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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 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 VERNOOY-BEVIER STONE HOUSE AND BARNS

other names/site number \_\_\_\_\_

name of related multiple property listing N/A

### Location

street & number 7075 U.S. ROUTE 209

city or town WAWARSING

state NEW YORK code NY county ULSTER code 111 zip code 12446

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	vicinity

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  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  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  local

Ryan David Neely \_\_\_\_\_  
Signature of certifying official/Title Date 3-7-2018

DSHP  
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:

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 Date of Action 4/20/18

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
6	0	buildings
0	0	sites
3	0	structures
0	0	objects
9	0	<b>Total</b>

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

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

N/A

N/A

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: storage, agricultural  
 outbuilding, agricultural field

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural  
 outbuilding, agricultural field

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

COLONIAL: Dutch Colonial

**Materials**  
 (Enter categories from instructions.)

foundation: STONE

walls: STONE, WOOD CLAPBOARD

roof: WOOD

other: GLASS, BRICK

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**Narrative Description**

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**Summary Paragraph**

The Vernooy-Bevier Stone House and Barns, located in the Town of Wawarsing, is an eighteenth century New World Dutch masonry house located in the U.S. Route 209 corridor in rural Ulster County, New York. This story-and-a-half house, built of locally quarried limestone in a fashion consistent with contemporary regional vernacular building practices, was built in two distinct phases, having been expanded laterally from its original one-room configuration into a longer rectangular-plan construct. While the date of construction of the house remains a point of contention—some accounts suggest a date of construction near ca. 1700—it is presently presumed to be a mid-eighteenth century construct which was expanded to its full extent in the third quarter of that century or slightly thereafter. Following its aggrandizement, the stone dwelling assumed a multi-room configuration with a centrally located chimney servicing back-to-back fireplaces in the main first-floor rooms, the eighteenth century spatial arrangement that it continues to exhibit today. The interior retains its massive exposed ceiling beams and two jambed hearths, the eastern one serving as the kitchen fireplace; the upstairs appears to have been partitioned and finished in the nineteenth century and likely at one time consisted at least partially of open garret space. The Vernooy-Bevier house at one time had a frame dependency which is depicted in a 1906 image—it appears to have been connected to the house by means of a lean-to feature and presumably served as a summer kitchen and possibly slave quarters; although it and the lean-to feature no longer survive, the stone hearth and fire back that once occupied its south wall does, and as such chronicles its precise location and interrelationship with the dwelling. In addition to the stone house, the nominated property contains a remarkable collection of later nineteenth century farm outbuildings, all of which appear to date to the ownership of the Hoornbeek family and their operation of the property as a farm in the latter stages of that century. These timber and light-frame wood outbuildings, which are grouped so as to form a tight farm cluster to the immediate north and east of the earlier dwelling, consist of two timber-frame barns, ca. 1875; a ca. 1895 granary; and an ice house, chicken coop, and a building which presently serves as a pig barn. The nominated stone house remains an outstanding example of domestic vernacular architecture in Ulster County and retains any number of features and elements which speak to localized eighteenth century building traditions, while the farm outbuildings, remarkable in their own right, illuminate the later nineteenth century development of this agricultural property.

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**Narrative Description**

*Location & Setting*

The nominated property is located in the Town of Wawarsing, Ulster County, New York, with a street address of 7075 U.S. Route 209. The associated parcel, which consists of approximately eight acres of land, is situated on the southeast side of the Route 209 travel corridor and is bordered on the east by Kelsey Lane and on the

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west by Carpenter Lane, the nominated house and outbuildings being disposed on an open expanse of land situated between those two roads. The Rondout Creek and historic Delaware & Hudson Canal alignment are located to the south, as is a tributary of the former, the Vernooy Kill. The Shawangunk Ridge rises beyond these and serves as a geographic division between this part of Ulster County and that which lies to the east and is bordered by the Hudson River. The nominated resources, which are for the most part tightly clustered around a crushed stone driveway that enters the property from Route 209, are largely shielded from that travel corridor and by deciduous and coniferous trees. The house exhibits a decidedly southern orientation characteristic of an early vernacular house in this region while the main barn was oriented with its principal elevation facing to the southwest. The areas immediately around the house and the principal outbuildings are flat and consist of mown lawn; the area west of the house includes a tract of arable land on which a variety of crops are cultivated in association with a small commercial operation. To the south of the stone house, and beyond the pig barn, there is a wooded hill which contains an early cemetery associated with the Wawarsing Reformed Church; although it contains interments of individuals who historically occupied the nominated dwelling, this area is outside of the nomination boundary. Although the property on which the house and outbuildings are located is bordered by recent residential development to the east and west on Kelsey and Carpenter lanes, there are natural vegetative buffers which limit the visit impacts on the nominated property, much as they shield it from Route 209. There are two historically unrelated mid-nineteenth century two-story wood frame dwellings to either side of the driveway that enters the property from Route 209, and there is additionally a large wood-frame barn on the opposite side of the road, west of George Young Boulevard.

*Contributing Resources*

Vernooy-Bevier Stone House, ca. 1751 & later

The stone house retains ample physical evidence of its two-phase, eighteenth century date of construction. It was originally a one-room, story-and-a-half dwelling with roughly square-shaped footprint and a steeply pitched gable roof, and was subsequently expanded laterally to assume its present rectangular-shaped footprint and spatial configuration. The eastern half appears to be the original section, with the western portion having been added subsequently. At one time the house had a small frame adjunct which presumably served as a summer kitchen and perhaps as slave quarters in a customary fashion for this date and region; this feature is no longer extant, although its stone fireplace and fireback remain in situ to document its existence and precise location relative to the main house. The exterior walls of the house to eave's level consist of undressed and roughly coursed limestone of light gray and charcoal hue laid up with clay mortar and pointed on the exterior with lime putty; in some areas original and later historic-period pointing has been replaced with gray cement. There is a

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perceptible vertical seam between the two phases of construction on the longer north and south walls, and this division between the original and later section is further readable at eaves and roof level. The gable fields are not stone and were instead framed out and finished with wood clapboard, a characteristic feature of eighteenth century stone houses in this region. The exterior of the house exhibits little in the way of ornamental elaboration or stylistic reference and is instead of straightforward vernacular characteristics and typical in that regard of early Ulster County stone houses. Notwithstanding the loss of the small frame section, it forms an excellent representation of an eighteenth century stone house in terms of form, scale, workmanship and treatments.

The north elevation features two asymmetrically placed windows, one each corresponding with the original and later sections. That corresponding with the eastern section is conspicuously squarish in shape and presumably was fitted with a heavy wood casing and casement window earlier in its history, but which is now fitted with an eight-over-eight wood sash window; the westernmost window is of more conventional vertical proportion and accommodates a six-over-six wood sash window. Both have flanking board-and-batten wood shutters affixed with surface-mounted hardware to the wood casings. A plain wood fascia board is present at eaves level, as is an aluminum gutter with downspouts on either end. A shed-roofed dormer, centrally placed and fitted with a small six-over-six wood window, brings natural light into the upper story and what is now a bathroom. The side walls and front of the dormer are finished with fitted wood boards. Wood shingles cover the roof and a central brick chimney, which serves the two first-floor fireplaces, straddles the roof ridge.

The east gable elevation consists of stonework up the level of the two half-story windows, above which is clapboard sheathing. Fenestration at ground level consists of an offset entrance door which is presently shielded beneath a small pent-roofed porch, and to the north of it is located a smaller window and a bulkhead entrance door to the basement. A historic image of the house dating to 1906 indicates that, at that time, a wood frame lean-to with open central porch aligned this elevation, and that the half-story windows at that time were much smaller; it also indicates that the north and south dormers post-date 1906. The entrance door is of a glazed and paneled type with 12-lites above four wood panels. The three windows are hung with six-over-six wood sash. Plain bargeboards with a curving lower end align the rake of the gable and there is a modern louvered attic vent just below the apex.

The south elevation of the house, like the northern one, is punctuated by only two bays: the eastern section has a squarish opening matching that on the opposite elevation and as with its counterpart it is fitted with eight-over-eight wood sash; the other bay is fitted with a glazed-and-paneled door which is set beneath a pentice hood. As with the north elevation a shed-roofed dormer punctuates the roofline, though in this instance it is more offset. As with the north elevation there is a plain fascia board and aluminum gutters with downspouts at either end.

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The west gable elevation has two windows at first-story level fitted with six-over-six wood sash and two windows at half-story level also with six-over-six wood sash. This elevation is bisected at its mid-point by an exterior brick chimney which serves a furnace. The lower windows have flanking board-and-batten shutters. The gable field is fitted with clapboard, though unlike the opposite east gable end the boarding beings beneath the level of the upper windows, and not above them.

Inside the house, the first floor retains its basic spatial configuration, notwithstanding minor alterations, such as the removal of a partition that at one time divided the west room into larger and smaller volumes, as evidenced by ghosts of partitioning visible on the ceiling beams and floorboards. The upper floor, meanwhile, consists of two rooms located on the east and west sides of the plan which are connected by a passage astride of which are smaller rooms, including the bathroom. The fully excavated basement is unfinished and visible there are the massive hewn oak floor beams which sustain the first-floor flooring of the original section, and also the hearth support for the east room's fireplace and chimney, consisting of masonry piers and log timbers. The beams beneath the western section have been replaced with laminated beams with lally column supports, but the hearth support that sustains the west room fireplace above remains.

The eastern room at first floor level serves as the house's kitchen, as it appears to have historically. It has a massive stone fireplace with brick-laid hearth, the fireplace being of the jambed type with a massive hewn timber serving as a lintel. It is presently presumed that this fireplace, with its deep splayed firebox, replaced an earlier jambless hearth of the more customary New World Dutch type at some point subsequent to the original mid-eighteenth century construction. This room exhibits modern floor and wall finishes, including kitchen cabinetry, but is nevertheless spanned by massive ceiling beams, planed to a smooth finish, which sustain the original wide-plank flooring; both the beams and undersides of the flooring are presently painted white.

The western room has a jambed fireplace of similar characteristics as that in the opposite room, having a deep, splayed firebox and a brick-laid hearth. The fireplace wall is fitted with vertical beaded pine boards and would appear, like the mantel, to represent a more recent reworking. This room is also spanned by large-scale ceiling beams and evident on them is the ghost of a partition that divided this space into a larger and smaller room, presumably the larger functioning as a formal parlor and the other possibly as a bed chamber. The windows in this room are trimmed with moulded architraves and have a beaded interior edge.

Hearth/fireback remnant from out-kitchen, ca. 1790 (contributing structure)

This feature, a remnant of the frame out-kitchen which appears in the 1906 image, is located a short distance from the stone house's southeast corner and is presently incorporated into a deteriorated stone patio. It is of

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stone construction, the squared firebox opening being spanned by splayed stone and small quantities of brick masonry sustained by a cast-iron bar.

Main Barn, ca. 1870 (contributing building)

This is a large gable-roofed building of timber frame construction consisting of a tall L-shaped section with a long low shed on the east side, these combining to form a U-shaped plan which is open on its south side; the exterior of the timber frame is clad with vertical board-and-batten wood siding and the roof is covered with slate shingles. The principal section of the barn is oriented to face to the southwest, its roof ridge aligned on a roughly north-to-south axis. Large sliding doors shielded by a pentice roof provide access to the interior; four louvered vents, equally spaced, are present on the southwest wall and served to ventilate the interior, which contained hay mows. The timber frame was cut on the square-rule and consists of sawn hemlock framing components with mortise-and-tenon joinery. The transverse bents have upper and lower ties beams and the roof consists of common rafters which bear at their mid-point on outward-canted purlin posts. A hay track runs from gable end to gable end and assisted with the movement of hay to the commodious mows.

Barn, ca. 1870 (contributing structure)

This barn, located to the immediate south of the main barn and east of the stone dwelling, is a self-contained gable roofed building with vertical board-and-batten exterior siding and a slate-shingle roof. It was oriented with its principal elevation facing northwards, tending to the northwest, its roof ridge aligned on a roughly east-to-west axis. The timber frame was cut on the square-rule and consists of sawn hemlock framing components with mortise-and-tenon joinery. The tie beams of the principal transverse bents and a series of common joists which bear on front and rear girts sustain a loft space which is accessible by means of a staircase located in the northwest corner. Large sliding doors provide access to the interior from grade on the principal elevation, and there are additionally two six-over-six wood sash windows on that elevation, one each corresponding with ground level and the loft, in addition to sliding loft doors on that elevation and the west gable end.

Granary, ca. 1895 (contributing building)

This timber-frame building with a tall, self-contained profile was built above a rectangular plan with an end-gabled roof and is raised above ground level on concrete piers. It is oriented with its principal elevation facing eastwards, towards the main barn, its roof ridge aligned on a north-to-south axis. The exterior is sheathed with vertical board-and-batten wood siding, excepting the elevation facing the house, which is clapboarded, and the roof is clad with a slate shingles. Fenestration on the principal elevation consists of an offset entrance door,

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reached via a short flight of wood steps, to one side of which is a six-over-six window; on the south elevation there is a six-over-six window corresponding with the main floor above which is a wood door which provides communication with the loft. The date of 1895 is painted in lamp black inside and is presently presumed to be the date of construction of the building.

Ice House, ca. 1895 (contributing building)

The ice house is a light wood-frame building with gable-front roof and was erected for the storage of ice blocks. The exterior is fitted with narrow wood clapboard siding and the roof has a wood shingle surface. A tall door consisting of three separate leaves is positioned on the east gable end and allowed for the loading of ice blocks into the interior; the upper leaf is fitted with a louvered wood vent, and there is additionally a second vent in the opposite gable field.

Pig Barn, ca. 1870 (contributing building)

This is a small timber-frame barn with end gable roof that extends downwards on the west pitch to create a distinctive "saltbox" profile. The exterior has vertical board-and-batten wood siding while the roof is covered with sheet metal. Fenestration includes a sliding door and window on the east elevation in addition to an open doorway and louvered loft vent on the south elevation. The interior framing consists of sawn hemlock components and there is evidence that the building served another purpose previously, given the presence of lime-washing in the loft area, which suggests an area where food was stored or otherwise processed.

Chicken coop, ca. 1900 (contributing building)

This rectangular-plan wood frame building has a pent roof, wood clapboard siding, and a sheet-metal roof. It is positioned in a discreet location north of the granary and northwest of the main barn and is oriented with its longer eaves elevations facing north and south. There is a human door on the east elevation and a series of windows, some of which retain six-over-six wood sash, on the south elevation.

Well, ca. 1900 (contributing structure)

The well is located to the northeast of the house. It has a rounded stone wall and is presently capped.



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**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.

**Areas of Significance**

(Enter categories from instructions.)

**EXPLORATION/SETTLEMENT**

**ARCHITECTURE**

**Period of Significance**

ca. 1751- ca. 1900

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

**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.

**Period of Significance (justification)**

The cited period of significance, ca. 1751- ca. 1900, is initiated with the construction of the stone house in the mid-eighteenth century and is terminated with the construction of the last of the associated outbuildings ca. 1900.

**Criteria Considerations (explanation, if necessary)**

N/A

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**Statement of Significance Summary Paragraph**

The Vernooy-Bevier Stone House, located in the Town of Wawarsing, is an architecturally and historically significant example of eighteenth century New World Dutch domestic architecture located in the mid-Hudson Valley in rural Ulster County, New York. Constructed in two distinct phases, the first of which likely occurred near the mid-point of the eighteenth century, the nominated dwelling remains an excellent representation of the stone house and domestic traditions fostered in Ulster County by that region's early Dutch and French Huguenot population. The house exhibits distinctive aspects of this traditional Ulster County building type, inclusive of its roughly laid load-bearing limestone walls, story-and-a-half form, steeply pitched gable roof, limited ornamental elaboration and the expression inside of its heavily scaled ceiling beams, which sustain the upper story floor. It is complemented by a highly intact later nineteenth century barn grouping which includes a main and secondary barn, both of timber-frame construction with vertical board-and-batten wood sheathing and slate-clad roofs, in addition to a granary and ice house, among other agriculture-related resources. These date to a later epoch in the property's history and that time when the adjoining lands were farmed by the Hoornbeek family. As for the stone house, the precise circumstances of its early history and construction remain undefined, though it has long been traditionally associated with both the Vernooy and Bevier families; at the time that Wawarsing was attacked in August 1781, during the American Revolution, it was being resided in by the family of Peter Vernooy (1738-1813). Among those scenarios which have been advanced in association with the house's earliest history, and that which is cited in this NRHP documentation, is that it was built ca. 1751 following the marriage of Jacobus Bevier and Anna Vernooy; a second and seemingly less likely possibility is that the house was built roughly a half-century earlier, ca. 1707, for Abraham Bevier and Rachel Vernooy, a potentially dubious claim given the site's remote location and what would appear a very early date of construction for a stone house in the region.<sup>1</sup> Regardless of the absence of precise documentation relative to the dwelling's age, the Vernooy-Bevier Stone House remains an important expression of this traditional Ulster County dwelling type, and although it lost a small frame out-kitchen and lean-to which are depicted in a 1906 image, it nevertheless survives with many important features intact. It is being nominated in association with NRHP Criterion A, in the area of Exploration/Settlement, given its strong associations with the Bevier and Vernooy families, both important in the early history of Wawarsing, and in association with Criterion C, in the area of Architecture, for both the house and the remarkable collection of barns which surround it.

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<sup>1</sup> Wendy E. Harris, "History of the Vernooy-Bevier house, Town of Wawarsing, Ulster County," Society for the Preservation of Hudson Valley Vernacular Architecture newsletter, January-March 2015, 4.

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**Developmental history/additional historic context information**

*Historic Context*

The Town of Wawarsing, the name of which means “a place where the stream bends” in the Warwarsink language, is located in the southwestern part of Ulster County, New York. The name forms a reference to a prominent aspect of the town’s geography, that being the confluence of the Ver Nooy Kill and the Rondout Creek, both of which flow through the town. The area was first settled by European-Americans in the late seventeenth century, with Waarner Hoornbeek being generally credited as the first pioneer; he is recorded as leasing land there in 1685. In the wake of the 1663 attack on Wiltwyck, or present-day Kingston, and nearby Hurley by Native Americans, the Lenape settlement at what was then termed “Wawarasinke” was burned in retaliation by Dutch militiamen under the command of Maarten Krieger. In 1703 the areas then known as Mombaccus and Wawarasink were formed into the Town of Rochester; in 1806 the lands of Wawarsing, Napanoch, Laurenkill, Lackawack, and Greenfield were used to form the new Town of Wawarsing, which was partitioned off from the southern portion of the Town of Rochester. This region of New York State was a veritable frontier early in its history and continued to be so up until the time of the American Revolution, which brought considerable tribulations and suffering, the result of savage attacks by pro-English Native American forces in which settlers were massacred and their farmsteads burned out.

Both the Vernooy and Bevier families were prominent in the early history of Wawarsing and representative of the Dutch and French Huguenot ethnic composition of that part of Ulster County at an early date. Cornelis Cornelissen Vernooy, a Dutch native, arrived in New Amsterdam from Holland in 1664, and that same year he and his wife, Annatje Van de Cuyt, traveled northward up the Hudson River and settled in Kingston. In 1702 the Vernooys secured title to 400 acres of land from the Phenix family, the owners of the Beek Patent, a 1685 land grant and the first to be confirmed by the English Crown within the Town of Wawarsing. The deed for this land acquisition described Vernooy as “of Wawarsink” and thus suggests that family was residing there prior to 1702. Cornelis Vernooy oversaw the erection of a grist mill, which was in all likelihood the first business concern established within the town. Vernooy and his wife, Annatje, had at least 11 children, and following his death (his will was filed in 1727), his land holdings were dispersed to heirs. Deed research conducted by Wendy E. Harris suggests that a great-grandson, Peter Vernooy (1738-1813), following a partitioning of a parcel within the original land holding, came to hold ownership of the lot containing the stone house; deeds filed following his death indicate his ownership, as does a description of burning of the hamlet

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during the American Revolution.<sup>2</sup> As for the Beviers, they were of French Huguenot extraction, and came to America from France following a brief period in the German Palatinate. Louis and Maria Bevier were the first of this family to settle in the Hudson Valley, having been among the original families which purchased land and settled in New Paltz in the later seventeenth century.

Genealogies for the local Bevier and Vernooy families indicate a clear pattern of intermarriage between them, and this pattern presumably accounts for the dwelling being referred to traditionally as the Vernooy-Bevier house. As early as 1707, Rachel Vernooy, a daughter of Cornelis Vernooy who was baptized in 1686, married Abraham Bevier (b. 1678), another of Wawarsing's first European-American settlers. He was the son of Louis Bevier, the New Paltz patentee, and as noted in a 1916 family genealogy, this first New World marriage "united the old Huguenot stock to the Dutch. From this union a strong and hardy race was born."<sup>3</sup> A second union of these families occurred in 1751, at which time one of Abraham and Rachel Bevier's children, Jacobus Bevier (1717-1800), married Anna Vernooy (baptized 1726). Deed research indicates that the house is located on land which belonged to the Vernooy family since the time of settlement in the seventeenth century, and thus it was presumably constructed on the occasion of either the 1707 or 1751 marriage. It is presently theorized that the original portion of the house dates to the 1751 marriage of Jacobus Bevier and Anna Vernooy. The date of 1707 would appear early for a stone house erected in a remote location away from the more densely settled areas like Kingston, Hurley and New Paltz, as houses of this type were oftentimes preceded by dwellings of a less permanent type; dendrochronological testing of the house's timbers remains the best hope of definitively dating the house in the absence of sound documentary evidence.

In August 1781 the modest settlement of Wawarsing was attacked by Native American forces with Tory assistance, an event which was later captured in oral history interviews with survivors compiled by A.G. Bevier and published in the 1840s as *The Indians, or, Narratives of Massacres and Depredations on the Frontier in Wawasink and its Vicinity During the American Revolution*.<sup>4</sup> Bevier's account differed to some extent from military reports; the former claimed that 14 buildings were burned, while the official military report indicated that 30 were instead burned. As noted by Harris, the limited loss of life—only one resident was killed—was due to the local

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<sup>2</sup> Ibid, 5.

<sup>3</sup> Katherine Bevier, *The Bevier Family: A History of the Descendants of Louis Bevier* (1916); as quoted in Harris, "Vernooy-Bevier house," 4.

<sup>4</sup> A.G. Bevier, *The Indians or Narratives of Massacres and Depredations on the Frontier in Wawasink and its Vicinity During the American Revolution* (Rondout, N.Y.: Bradbury & Wells, 1846); as cited in Harris, "Vernooy Bevier house," 5.

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citizenry being forewarned of impending danger.<sup>5</sup> The nominated stone house figured prominently in the 1781 attack on Wawarsing, as noted in Bevier's account:

At Peter Vernooy's, who lived about a quarter of a mile southeast of the fort, [the Native Americans] made an attack but were bravely repulsed by the little garrison, which consisted of but one efficient man, and two others who were not able to provide much assistance. On the first advance of the Indians, Vernooy shot one from a window in the southeast side of the house... The conduct of the women at this place was worthy of the daughters of liberty, and deserves to be noticed. It appears that there were three in the house—Mrs. Peter Vernooy and two of her connections from Lackawack. Some of them loaded the guns for the men... whilst others stood with axes, determined to plunge them into their foes, if they should attempt to break through the windows... Mrs. V. had a family of small children at this time. Some of them were laying in the bunk, and became very uneasy at the unusual proceedings about them, but the heroic matron addressed them in language so decided and unequivocal as instantly to secure their quiet.<sup>6</sup>

Peter Vernooy and his wife, Mary Clearwater Vernooy (1748-1840), were the house's occupants during the period inclusive of the American Revolution, and as noted previously Peter Vernooy is the earliest inhabitant whose presence could be confirmed through documentary sources and the research conducted by Wendy Harris. The deed filed in 1815, two years after Peter Vernooy's death at age 74, indicates that much of his farm had been partitioned and divided among his heirs as directed in his last will and testament. Although the map made at this time no longer exists, an 1817 deed indicates that these subdivided lands were numbered; lot no. 3 was described in a subsequent mid-nineteenth century deed as "the house lot." Of those deeds representing the numbered lots, only one made reference to a house lot, and thus it is assumed that lot no. 3 was that upon which the stone house was located.<sup>7</sup>

Between 1865 and 1896, lot no. 3 and several other parcels which once constituted Peter Vernooy's farm were purchased to form a single large holding by John Calvin Hoornbeek (1834-1910) and his wife, Amelia Van Leuvan Hoornbeek (1834-1911). As with the Beviers and Vernooys, the Hoornbeeks were an early Wawarsing family descended from Warnaar Hoornbeek, who is generally credited as the first European-American settler of the town. A direct descendant of this pioneer, Johannis Hoornbeek Jr. (d. 1855), served as the town's first supervisor at the time of its formation in 1806, and was the grandfather of John Calvin Hoornbeek. The following was noted by Harris in her overview of the property's history:

...Katharine Terwilliger tells us that John [Calvin Hoornbeek] had begun his career operating a small store on

<sup>5</sup> Harris, "Vernooy-Bevier house," 5.

<sup>6</sup> Bevier as quoted in Harris, "Vernooy-Bevier house," 5.

<sup>7</sup> Harris, "Vernooy-Bevier house," 5-6.

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the [D&H] canal at Port Ben, eventually becoming “a wealthy and prominent man in the Wawarsing area.” According to Nathaniel Sylvester’s *History of Ulster County, New York*, John C. Hoornbeek eventually became the owner of Wawarsing’s Excelsior Mill, which manufactured “packing.” He was also one of the founders of the Ellenville Savings Bank, organized in 1869. The published Hoornbeek genealogy further describes him as “in the tannery and mercantile business.”<sup>8</sup>

By the 1920s the Vernooy-Bevier stone house and the outbuildings which had been erected around it by J.C. and Amelia Hoornbeek had come under the ownership of Arthur V. Hoornbeek (1873-1967), the youngest of the couple’s four surviving children. In 1940 the house and outbuildings were sold to Edward Davenport, and in 1965 a tract containing these were sold by Davenport’s heirs to Nadia and Max Shepard.

*Architectural Context*

Constructed with load-bearing walls of locally quarried stone and built during two distinct phases to arrive at its present form, the Vernooy-Bevier house remains an excellent example of traditional New World Dutch stone architecture in rural Ulster County, New York. The building relates to a distinctive tradition of masonry domestic architecture in Ulster County which was fostered in the pre-Revolutionary War period by the region’s predominately Dutch, Palatine German and French Huguenot 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 stone walls it has a two-room plan, evidence of a jambless fireplace, exposed and finished ceiling beams, and a steep gable roof, all characteristics of the domestic architecture of this region during the eighteenth century.

Stone houses remain an enduring architectural legacy of Ulster County’s settlement by Northern European ethnic groups and they undoubtedly survive in disproportionate numbers in comparison with their frame and log counterparts, by virtue of the durability of their construction. The stone houses built by the county’s Northern Europeans, while emblematic of a certain economic standing—stone houses were costlier to construct than frame dwellings—nevertheless reflected traditional building methods and domestic arrangements. Like the Vernooy-Bevier house, many were built as single-cell edifices, roughly square in plan, and subsequently aggrandized, often in linear fashion, as need dictated and means allowed. The story-and-a-half dwelling with steeply pitched roof was a patent form in this region, the half story being a distinguishing aspect from the one and two-story houses customary of English architecture. Heating and cooking were most often accomplished, in the earlier examples, in large jambless-type fireplaces. After the conclusion of the Revolution, as a new national identity began to emerge and bridge provincialism, features characteristic of English architectural influence become more pronounced in Ulster County, among them five-bay facades with

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<sup>8</sup> Ibid, 6.

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centrally placed entrances and the associated adoption of center-hall plans. These supplanted the less formalized arrangement of fenestration and interior spaces characteristic of earlier stone houses like the Vernooy-Bevier house. In response to the same impulse earlier houses were sometimes augmented to achieve more fashionable and up-to-date standards.<sup>9</sup>

The earliest identified stone houses, those dating from the early to mid-eighteenth century like the Vernooy-Bevier house, were oftentimes erected as one-room buildings with a roughly square-shaped room heated by jambless fireplace, this principal room serving a variety of functions for the family. Additions to the original construct were commonplace, oftentimes to create a two-room plan, although in some instances an earlier house was subsumed within a more expansive footprint. As with New World Dutch timber frame houses, stone houses of this type often had additional domestic space in 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, as was the case with the Vernooy-Bevier house. 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; it appears the nominated house's kitchen was one of the two rooms in the stone section, though a summer kitchen was also erected though it no longer remains. 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 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.

In addition to the stone house, the nominated property is noteworthy for its outstanding collection of extant farm outbuildings which chronicle the property's later nineteenth century history and its association with John Calvin Hoornbeek. While the stone house undoubtedly was once complemented by a New World Dutch barn which served the needs of animal, grain and hay storage and grain threshing, that building did not survive to present times, and may have been replaced during Hoornbeek's tenancy as being no longer efficiently configured for contemporary agricultural endeavors. The centerpiece of Hoornbeek's new complex was a tall gable-ended English barn of square-rule, sawn hemlock construction, it serving in large measure as a hay and

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<sup>9</sup> For a comprehensive account of the stone house in Ulster County see Neil Larson, *The Masonry Architecture of Ulster County, New York: An Evolution, 1665-1935*, Vernacular Architecture Forum, 1986.

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grain storage building with cows being quartered in the attached sheds behind it. This was augmented by a second, slightly smaller barn that apparently served in large measure for equipment storage, in addition to other specialized buildings such as the granary and icehouse. Although the vast majority of the farmland once associated with these buildings no longer remains in agricultural use, the barns form an excellent late nineteenth century collection of representative types, and can be understood individually but also collectively, so far as their relationship to one another.

*Conclusion*

The Vernooy-Bevier Stone House and Barns remain a significant touchstone to the eighteenth and nineteenth century history of the Town of Wawarsing, Ulster County, New York. The stone house, which was erected in two distinct phases, remains an excellent representation of this domestic typology and the domestic traditions fostered by the region's early Northern European population, and it is strongly complemented by the highly intact barn grouping which dates to a later epoch in the property's history.



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**9. Major Bibliographical References**

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

Bevier, A.G. *The Indians or Narratives of Massacres and Depredations on the Frontier in Wawasink and its Vicinity During the American Revolution*. Rondout, N.Y.: Bradbury & Wells, 1846).

Bevier, Katherine. *The Bevier Family: A History of the Descendants of Louis Bevier* (1916).

Harris, Wendy E. "History of the Vernoooy-Bevier house, Town of Wawarsing, Ulster County." Society for the Preservation of Hudson Valley Vernacular Architecture newsletter (January-March 2015).

Larson, Neil. *The Masonry Architecture of Ulster County, New York; An Evolution, 1665-1935*. Vernacular Architecture Forum (1986).

**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**

7.73 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>553768</u> Easting	<u>4623161</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

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

The boundary is shown on the enclosed mapping, all of which is entitled "Vernoooy-Bevier Stone House and Barns, Wawarsing, Ulster County, NY." These maps, 3 total, were drawn at a scale of 1: 24,000, 1: 12,000 and 1: 3,000.

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

The boundary for this NRHP nomination has been drawn to include the remaining core area of what was once a larger farm property which has since been developed, leaving only the 7.73-acre farm core, which nevertheless retains the mid-eighteenth century stone house and the full complement of agricultural outbuildings constructed in a subsequent era. Only historically associated land has been included within the boundary area; no non-related or "buffer" land has been included.

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**11. Form Prepared By**

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date September 2017

street & number PO Box 189, Peebles Island State Park

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city or town Waterford

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:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Property Owner:**

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

name \_\_\_\_\_

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.).

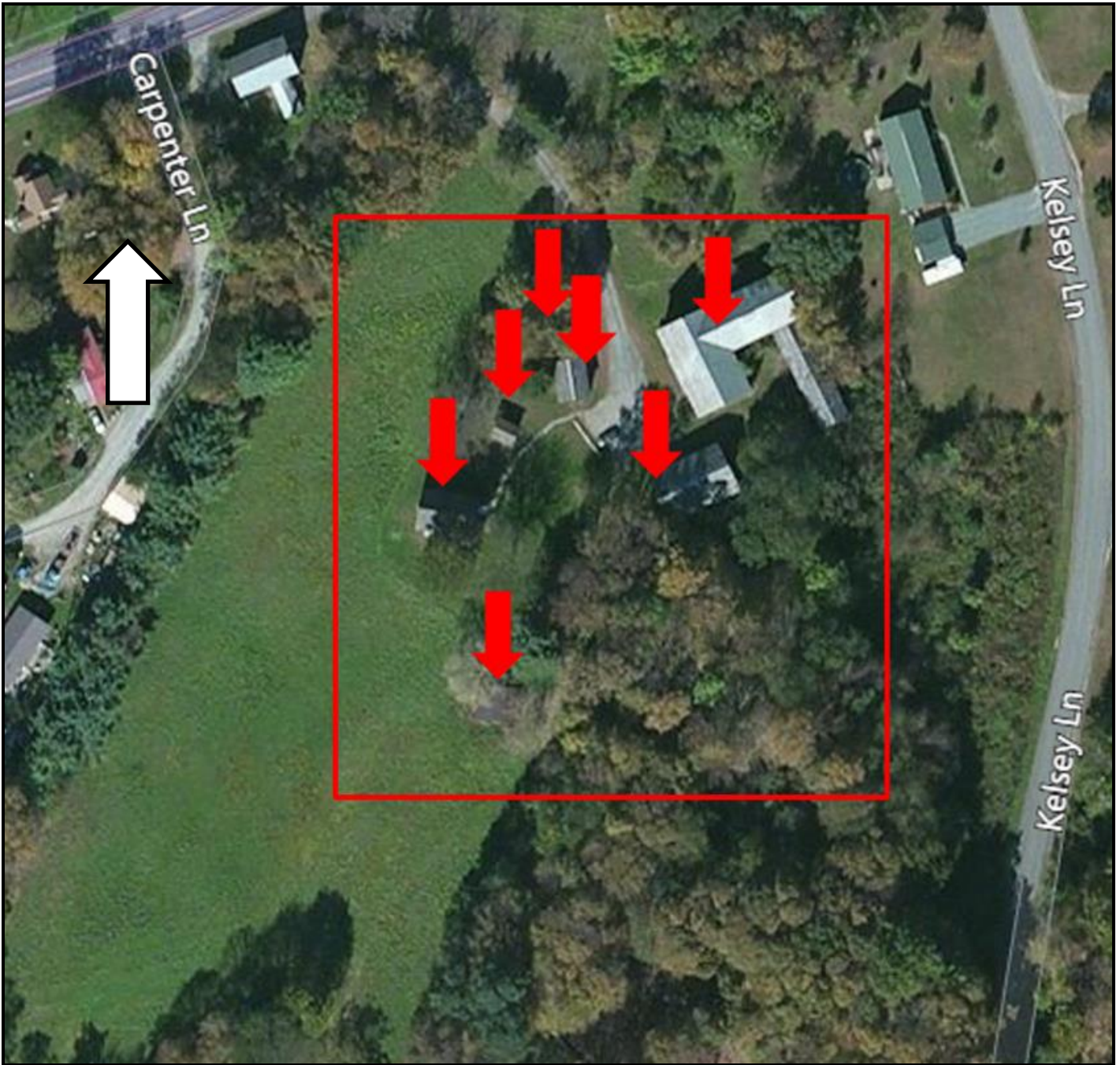
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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*Vernooy-Bevier Stone House & Barns aerial site plan with contributing resources indicated by arrows; Route 209 is visible at the upper left hand portion of this aerial image. Moving clockwise from the bottom left arrow, the resources depicted are as follows: pig barn; stone house; ice house; chicken coop; granary; large barn; smaller barn.*



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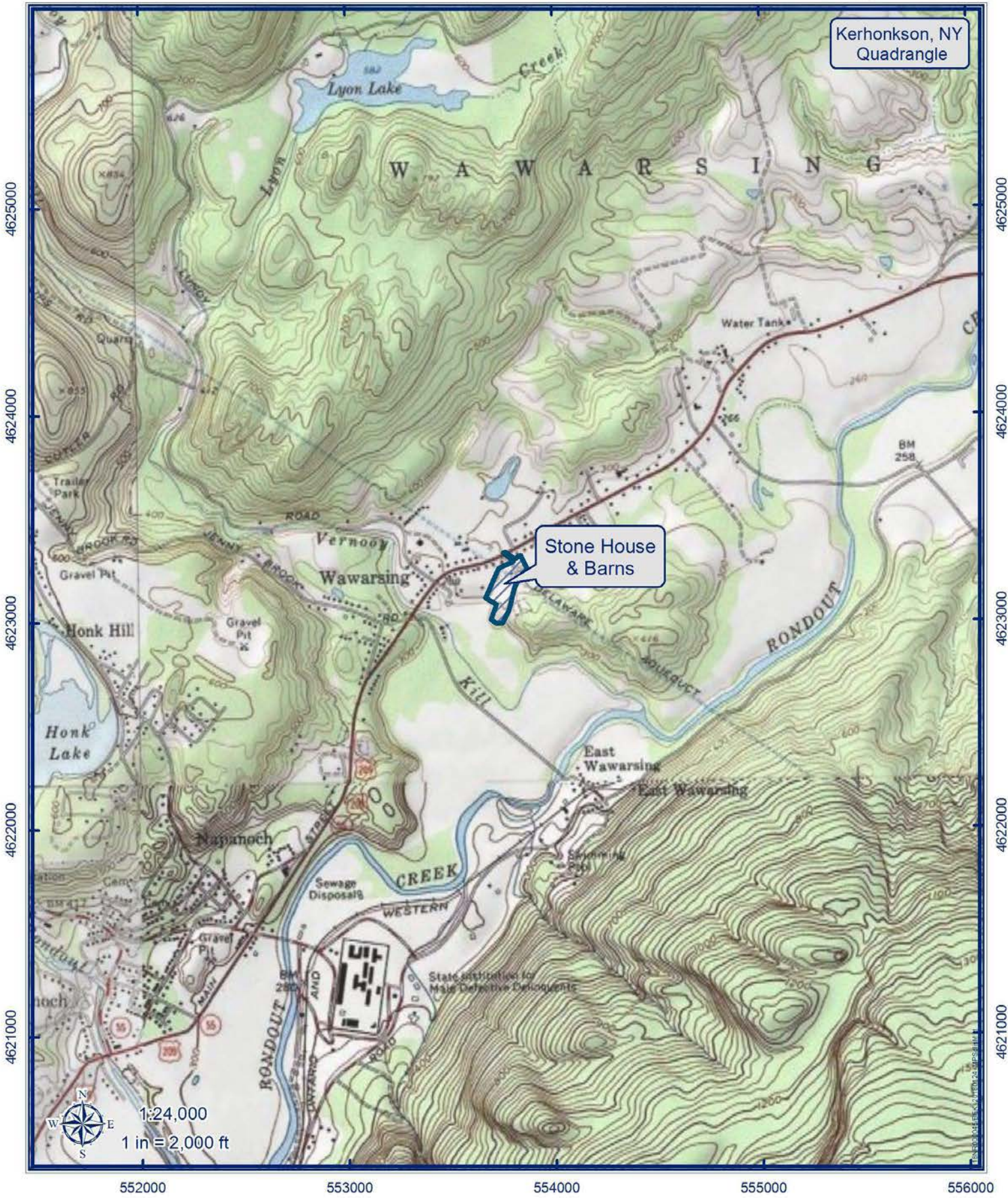
County and State



*Comparison of existing conditions with 1906 photograph by Clarence J. Elting. The historic image shows the frame adjunct and additionally shows a wood frame lean-to, a portion of which is an open porch, aligning the gable end. It also indicates that the half-story windows were increased in scale and that the shed-roofed dormers post-date the image. The right half-story window, since enlarged, appears to have been fitted with a casement at the time of the 1906 image, and both roofs appear clad with metal.*







Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

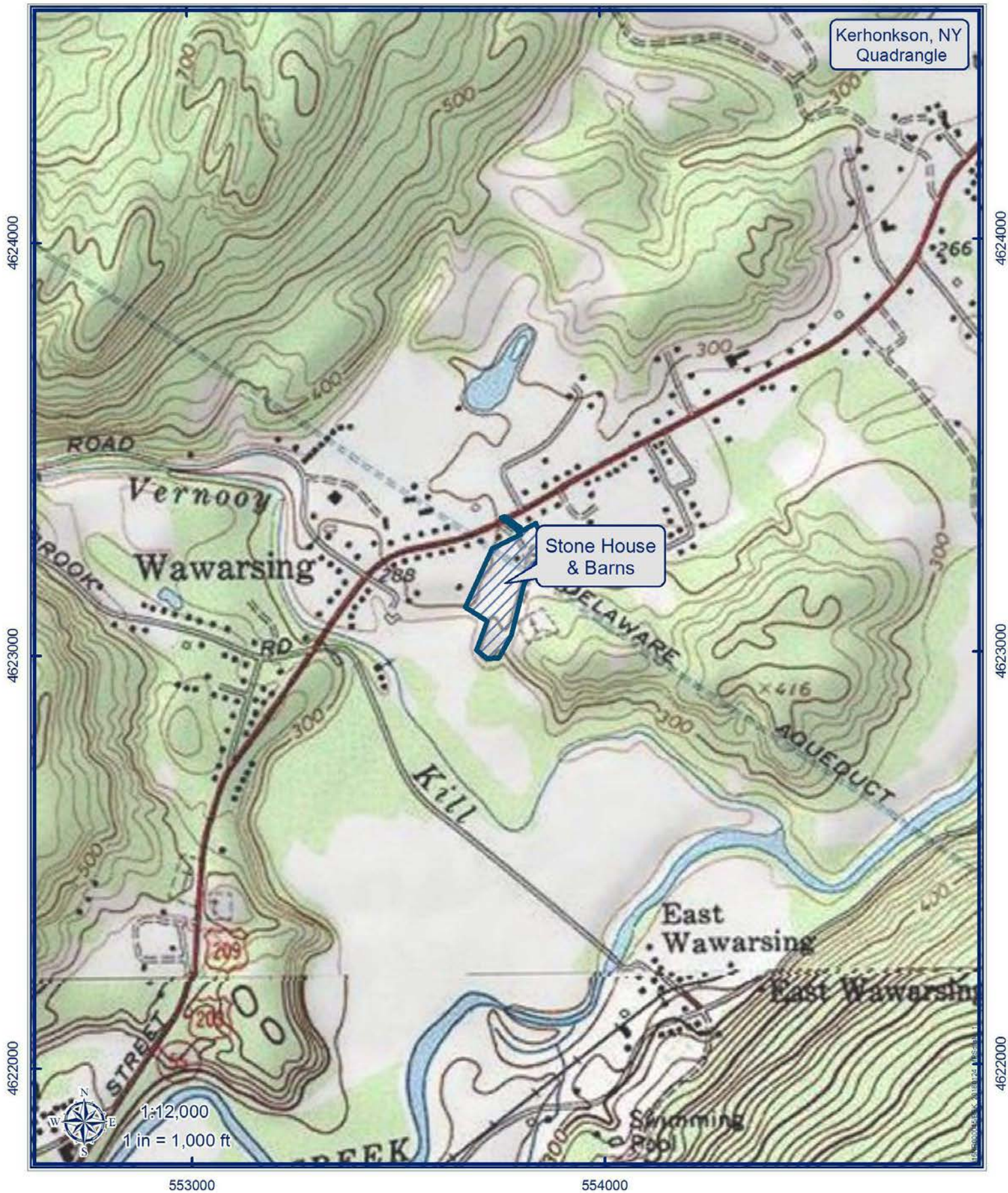


 Stone House & Barns



**Parks, Recreation  
and Historic Preservation**





Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

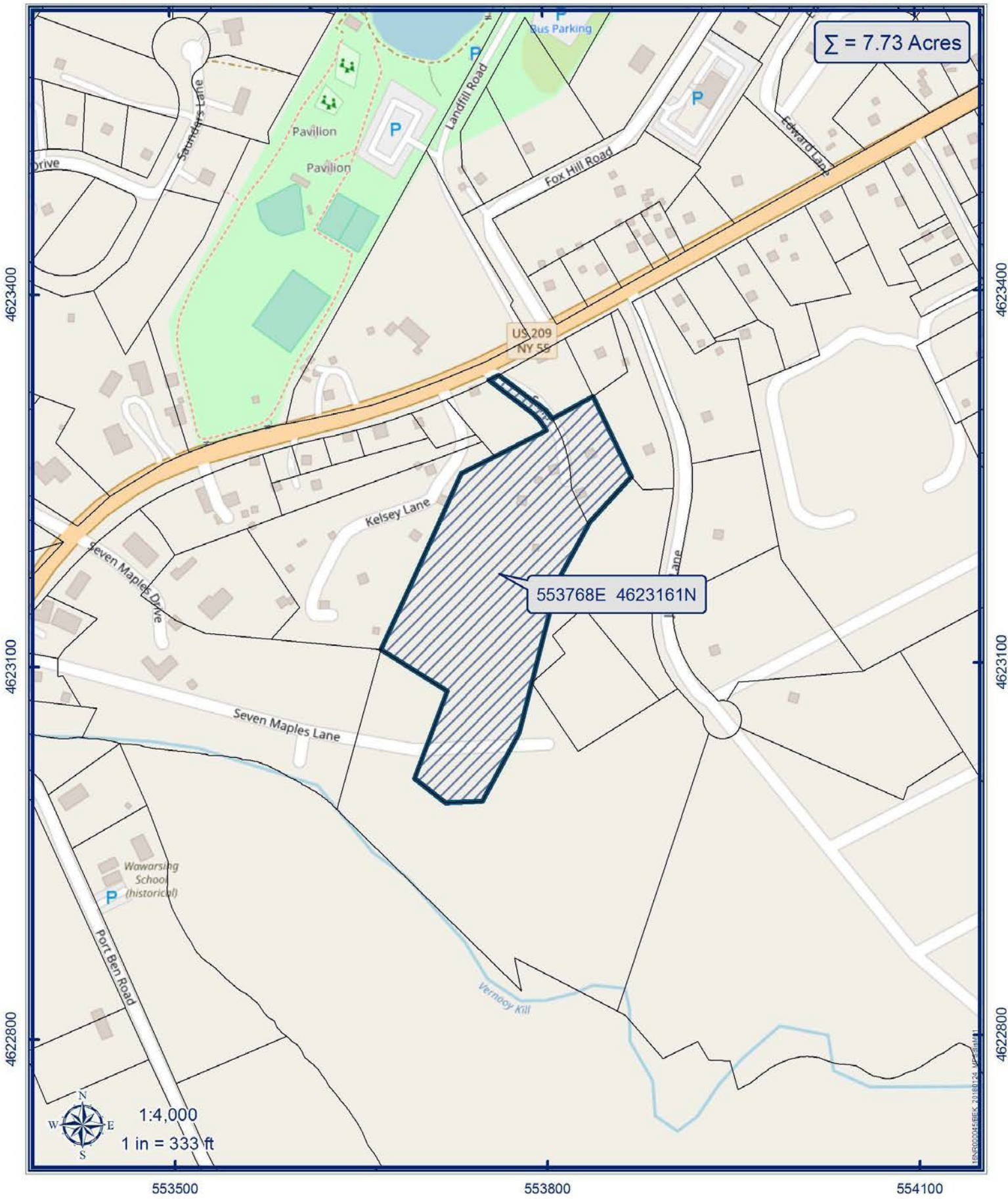


 Stone House & Barns



Parks, Recreation  
and Historic Preservation





Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



 Stone House & Barns



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DEN CRANET  
HEBT VOEVS  
MANCHLIEN

GESTELT  
DEPISATEL  
HELT

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/14/2018      Date of Pending List: 4/11/2018      Date of 16th Day: 4/26/2018      Date of 45th Day: 4/30/2018      Date of Weekly List: 5/4/2018

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      4/30/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Alexis Abernathy      Discipline Historian

Telephone (202)354-2236      Date \_\_\_\_\_

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.



**Parks, Recreation  
and Historic Preservation**

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner



9 March 2018

Alexis Abernathy  
National Park Service  
National Register of Historic Places

Mail Stop 7228

1849 C Street NW  
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

Mount Hope Cemetery, Monroe County  
Whitehall Fire Station, Washington County  
Vernooy-Bevier Stone House and Barns, Ulster County  
Dunix, Greene County  
Colonial Flats and Annex, Erie County

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

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office