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Nat. Register of Historic Places
National Park Service

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 Walter Beckwith House

other names/site number _____

2. Location

street & number 482 Jameson Hill Rd

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	not for publication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

city or town Stanford

state NY code NY county Dutchess code 027 zip code 12514

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

Ruth A. Purpoint DBAHO 4/4/16
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:

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): _____

for Edison H. Beall 5-31-16
Signature of the Keeper Date of Action

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

Contributing	Noncontributing	
5	0	buildings
0	0	sites
2	0	structures
0	0	objects
7	0	Total

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

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling

AGRICULTURE / Animal Facility

AGRICULTURE / Storage

Current Functions
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE VICTORIAN / Second Empire

Materials
 (Enter categories from instructions.)

foundation: Stone

walls: Wood

roof: Wood Shingle

other: Slate

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Walter Beckwith House is located at the southwest corner of Route 82 and Jameson Hill Road in the Town of Stanford, Dutchess County, New York. Stanford, situated in the central part of the county, is primarily rural; the landscape is dominated by agricultural fields, wooded lots, and a scattering of hamlets. Route 82 runs northeast through the town and connects the house to the hamlets of Stanfordville and Bangall to the north and Washington Hollow to the south. Jameson Hill Road, which runs southwest, connects the house to the hamlet of Clinton Corners and the Taconic State Parkway (NR listed). Single-family homes on large lots and farmsteads line the roads.

The Beckwith House is slightly set back from the road and is partially screened from view by a wooden fence and mature evergreen trees. A small number of mature trees defines the yard around the house, and a line of densely planted evergreens marks the southern boundary of the property. The farm's agricultural complex and approximately three acres of open, former agricultural land are west of the house. The carriage house is situated on a small parcel adjacent to the house, on the north side of Jameson Hill Road. The Beckwith House and outbuildings substantially retain their historic integrity. The nominated parcels include the lots historically associated with the Beckwith house and farm, carriage house, and the remaining land associated with the house that has not been subdivided and developed.

Narrative Description

The Walter Beckwith House, built ca. 1876, is a three-bay Second Empire style residence divided into two masses: a primary, L-shaped, three-story section and a rear, two-story section. The frame building rests on a brick foundation, is covered in clapboard, and is capped by a concave-shaped mansard roof covered in slate shingles. The walls are filled with brick nogging. Central brick chimneys project from the roofline of each of the two masses. A one-story, shallow hipped-roof porch runs the length of the façade and wraps around the north elevation to the ell on the north elevation. Small scrolled brackets run under the roofline. The porch is supported by square columns with exaggerated square caps. A short wall covered in clapboard siding connects the base of the columns. Each bay has a two-over-two window with a wooden surround that is wide at the top, narrow in the middle, and widens again at the base; these surrounds are repeated around all of the windows on the house. A massive wooden surround, which mimics that of the windows, and a two-paned transom highlights the double entry doors in the northernmost bay; each door has an elongated, arched panel and a small, square panel at its base. Three two-over-two windows light the second-story. Scrolled brackets decorate the cornice band under the roofline. Two dormers with two-over-two windows project from the roofline. Each has a rectangular surround with an arched window and is capped by a small, shallow pediment and two small, scrolled brackets; this design is repeated on all of the dormer windows on the house.

On the north elevation, the main block is five bays long; the western bays form part of the house's ell. Two of the three easternmost bays are filled with two-over-two windows; a dormer window projects from the center of the roofline over this section. The two-bay-wide, one-bay-deep ell has two windows on each of the first and second stories. The rear block is three bays wide. A one-story, flat-roofed porch supported by square columns covers its two easternmost bays. The central bay has an entrance flanked to the west by a two-over-two window; an enclosed bay with a narrow, one-over-one window flanks it to the east. Two dormer windows project from the roofline.

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On the south elevation, the easternmost bay of the main block has a one-over-one window on each floor, while the central bays lack fenestration. A large, tripartite, two-story bay window covers the two westernmost bays. The bay window is capped by a shallow roof with brackets. Two dormer windows and a brick chimney project from the roofline. A one-story projection with a shallow hipped roof underscored by scrolled brackets extends from the rear block. To the east, a two-bay section lit by two two-over-two windows connects the main block to the rear block; a simple, exterior brick chimney is located on the west side of this section. A shallower, connecting projection that is lit by a set of paired two-over-two windows is located to the west. Though these projections seem somewhat inconsistent with the house's design, stylistic details and building materials indicate that they were likely part of the original intent. Three dormer windows extend from the roofline. The rear block has a ca. 1950 one-bay, gable-roofed enclosed entrance porch on the rear elevation. It is flanked to the north by a two-over-two window. One dormer window projects from the roofline of the rear block, and two extend from the main block roof.

The Beckwith house has a full basement, two primary floors, and a third floor within the main block. The first floor is divided into an entry stair hall, a large, divided formal parlor, a dining room, back hall, back stairs, kitchen, and pantry; all but the back stairs, back hall, kitchen and pantry are located within the main block. All of the rooms within the main block feature plaster molding, decorative corner elements, and original trim, doors, and floors. The stair hall features a staircase with a turned balustrade and a large octagonal newel post. A simple baseboard capped by molding follows the exterior wall along the stairs, including its delicate curve to the second floor. The entry hall is further decorated by a plaster medallion with a light fixture. To the south, the large parlor is divided into two rooms by a partial wall and large pocket doors. Each room retains an original stone fireplace surround and central plaster medallions on the ceiling. The back hall, back stairs, kitchen, and pantry, located in the rear wing, have simple moldings and floors, with a fireplace in the back hall. The second floor has a central hallway, 3 bedrooms, two with fireplaces, and one bathroom, all in the main block, with a back hall and three former servants bedrooms, now converted into a dressing room and bathroom, in the back block. These rooms retain original trim, fireplace surrounds, and wood flooring. The third floor has a hall, bathroom and three bedrooms, and was likely originally intended to house farm staff; each of the rooms retains its original trim.

Carriage House, 1876. The carriage house is three-bays-wide by two-bays deep, is covered in board-and-batten siding, and has an asphalt side-gabled roof. A set of slightly arched double doors fills each of the three bays on the south elevation. Each door features a different board pattern: four crosses, four X's or four stars (X with an added, central line). A hayloft door is located above each of the doors; the two outer hayloft doors have an X pattern, while the central door has a W pattern. On the interior, the lower floor is divided into one large room and one smaller room and the upper floor is one open space.

Dairy Barn, ca. 1830 with ca. 1900 and 1930 modifications. The dairy barn is the largest, most prominent agricultural building on the property. Its T-shaped plan is the result of a series of additions to the building over time. The northern, side-gabled wing of the barn, built ca. 1830, is covered in board-and-batten wood siding and is built on a slight hill. The barn's primary entrance is located on the eastern elevation. The three-bay by four-bay barn has heavy timber square rule framing. A one-story, ca. 1930 concrete block shed-roofed addition is located on the western elevation. A five-bay by three-bay, ca. 1900 dairy barn was built to the south of the original barn. The two-story barn is covered in board-and-batten siding and has four six-pane windows and three doors on its eastern elevation. On the interior, the first floor of the barn features a milking parlor with wooden stanchions. A one-story, flat-roofed, concrete block wing is located south of this barn. Built ca. 1930, this wing holds a milking parlor with two parallel sets of metal stalls and stanchions. A two-story, ca. 1930, front-gabled barn covered in board and batten siding extends from the ca. 1830 barn to the east. A one-story, ca. 1950 section with two blocks of four six-pane windows extends east.

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Silos, ca. 1930. Two concrete stave silos with half-dome metal roofs. The silo roofs were added after 1950. A third, round concrete pad indicates the former location of an additional silo. Historic photographs indicate that it was shorter and was made of a different material, likely wood.

Shed, ca. 1930. Two-bay by three-bay, shed-roofed building covered in wood siding. Western elevation is open and is protected by a slightly cantilevered roof overhang. Standing-seam metal roof.

Tractor Barn, ca. 1930, with 2012 renovations. One-bay by six-bay side-gabled shed covered in board-and-batten siding. Western elevation is open and has three wide vehicle bays. Standing-seam metal roof.

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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.

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.)

Architecture

Agriculture

Period of Significance

ca. 1830 - 1960

Significant Dates

ca. 1876

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

James H. Seaman

Period of Significance (justification)

The period of significance begins ca. 1830, when the earliest phase of the barn on the property was constructed, continues through the construction of the main house ca. 1876, and ends in 1960 when the property was sold and no longer in agricultural use.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Walter Beckwith House, built ca. 1876, is significant at the local level under Criterion C as a good example of a Second Empire style residence in rural Dutchess County. A decade after purchasing a dairy farm south of Stanfordville, Walter Beckwith hired Poughkeepsie builder James H. Seaman to build an impressive new house and carriage house. Seaman, who had recently built several Second Empire houses in the city, employed a nearly identical design for the Beckwith House. The Second Empire style was popularized by pattern books, and it is likely that Seaman drew inspiration from one or several published designs. The Beckwith House features the hallmarks of the style, including a mansard roof, brackets, and decorative dormer windows, highly decorative porches, and fine plasterwork and woodwork on the interior. The property is also significant under Criterion A for its association with nineteenth and twentieth century agricultural patterns in the county. Early Stanford-area farmers practiced diversified agriculture with an emphasis on wheat. By the early nineteenth century, dairy farming became the region's primary enterprise. A series of additions to the farm's early barn reflect the growing importance of dairying, both to the farmers who operated the property as well as within the region. The Hall family made a series of significant additions and modifications after purchasing the property in 1930. Though dairy farming at the property ceased in 1960, its agricultural buildings illustrate their historic use and patterns of growth.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Early History of Stanford

Granted by New York Governor Benjamin Fletcher in 1697, the Great Nine Partners' Patent included approximately 145,000 acres of land in Dutchess County. The nine partners, all prominent English and Dutch men who obtained the land speculatively, did not formally survey and divide the land until 1734. The survey anticipated new settlement; families had established farms in the future town of Stanford by 1750.¹

By the early 1770s, Sylvanus Gilbert Beckwith (1742-1839), a carpenter and joiner from Connecticut, moved to the Poughkeepsie Precinct. He signed the Precinct's Articles of Association in 1775 and may have served as a soldier in the Continental Army. After the war, Beckwith and his wife, Amy, established a farm. He purchased 83 acres in the Town of Stanford in 1779. Sylvanus's agricultural operation, likely supplemented by his carpentry work, appears to have been a success. He purchased an additional 39 acres six years later and 100 more acres in 1793.²

Sylvanus's hard work to establish a positive reputation for the Beckwith family was carried on by his sons. Nathan (1778-1865), his eldest son, trained in civil engineering at Kinderhook Academy. Nathan selected and surveyed the route of the Erie Railroad and served in the War of 1812. By the early 19th century, he had established a farm in Red Hook.

¹ Philip H. Smith, *General History of Dutchess County from 1609 to 1876, inclusive* (Pawling, N.Y., 1877), 43, 407; Richard Edsall and Judge Ter Bos, "The Great Nine Partners Map No. 4," 1877 rendering. Available at <http://www.bostonraremaps.com/catalogues/BRM1713.HTM>.

² Clifford M. Buck, ed., *Dutchess County, NY Tax Lists, 1718-1787* (1991); Frank Hasbrouck, *History of Dutchess County* (Poughkeepsie, N.Y.: S.A. Matthieu, 1909), 210; Clifford Buck and William McDermott, eds., "Eighteenth Century Documents of the Nine Partners Patent," 1979; Although local histories report that Sylvanus Beckwith served in the Continental Army, neither James A. Roberts' *New York in the Revolution as Colony and State* (1897) or Bethold Fernow's *New York in the Revolution* (1887) include Beckwith in their lists.

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Sylvanus's second son, Isaac (1788-1823), helped operate and maintain the success of the family farm in Stanford.³

Development of the Walter Beckwith Property

Stanford continued to attract new settlement through the eighteenth century; Stanford became a town in 1793. Isaac Vail, the earliest documented owner of the nominated parcel, was born in 1736. He moved to Dutchess County by 1760 and there married his wife, Lydia. Isaac established a farm in Stanford and operated it through his death in 1794. The 200-acre parcel formally passed to Isaac's son, Solomon, in 1802. Solomon Vail continued to develop the farm. In addition to what was necessary for subsistence, it is likely the Vail family grew wheat as its primary cash crop. The Hudson River and the Albany Post Road facilitated the easy transport of goods to urban markets; by the early decades of the nineteenth century, Dutchess County had become the state's largest producer of flour.⁴

Daniel H. Tweedy, a Quaker farmer, purchased a 173-acre farm from Solomon Vail's heirs in 1838 for \$12,509. The Erie Canal, completed in 1825, enabled the shipment of grains from western farms. Unable to compete with the influx of cheap wheat, Dutchess County farmers sought out a new cash crop. Many, including Daniel Tweedy, established dairying operations and further diversified their produce. The oldest section of the barn, which has a square rule frame, likely dates to the late Vail or early Tweedy ownership; as dairying became more important, it was raised to transform it into a basement barn. By 1850, Tweedy's farm was home to two horses, five milk cows, four oxen, 20 other cattle, 70 sheep, and 24 swine. With the assistance of two hired hands, he produced butter (500 pounds), Indian corn (500 bushels), oats (500 bushels), potatoes (400 bushels), wheat (200 bushels), wool (200 pounds), beeswax and honey (100 pounds), and lesser amounts of buckwheat, orchard products, and hay. Tweedy likely sent milk, butter and other products to New York City via the Harlem Railroad or to the nearby dairying centers of Pawling and Dover.⁵

In 1859, Tweedy sold the farm to Cornelius Campbell, a physician and farmer, for \$12,525. Campbell expanded the farm's sheep herd but otherwise maintained it at a similar level of production. The 1860 agricultural census recorded that Campbell had four horses, six cows, four oxen, 152 sheep, and 27 swine. His farm produced butter (600 pounds), Indian corn (500 bushels), oats (240 bushels), wool (220 pounds), potatoes (100 bushels), and smaller amounts of rye and hay. Three hired laborers lived with the family and helped with the farm operation. After the onset of the Civil War, Campbell left to serve as a physician and surgeon for the Union army. Perhaps as a result of his prolonged absence, Campbell and his wife sold the farm to Walter Beckwith in 1864.⁶

Walter Beckwith

By 1820, Isaac Beckwith had surpassed his father as the primary farmer and head of the household. Sylvanus lived with the young family and may have grown close to Isaac and Amelia's son, Walter, who was born in 1816. Isaac's death in

³ Sylvia Hasenkopf, "Descendants of Sylvanus Gilbert Beckwith," September 12, 2014. On file at NY SHPO.

⁴ The Heirs of Isaac Vail to Solomon Vail, March 1, 1802, Liber 17, Page 431, Dutchess County Deeds Office, Poughkeepsie, New York; "Ancestors of Isaac Vail," available at: <<http://genforum.genealogy.com/vail/messages/1511.html>>; William Penn Association of Philadelphia, *Dutchess County* (Philadelphia: William Penn Association, 1937), 15.

⁵ Solomon B. Vail et. al to Daniel H. Tweedy, May 1, 1838, Liber 65, Page 32, Dutchess County Deeds Office; New York, Federal Census, 1850.

⁶ Daniel H. Tweedy to Cornelius Campbell, April 30, 1859, Liber 113, page 313, Dutchess County Deeds Office; New York, Federal Census, 1860.

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1823 left the fate of the family farm uncertain. Amelia promptly remarried, to Stanford-area farmer Benjamin Palmer, and brought Walter with her. Though advanced in age, Sylvanus remained at his farm in Stanford.⁷

Under the instruction of his stepfather, Walter Beckwith learned to manage and operate a farm. Walter inherited a ½ interest in Sylvanus's farm after the patriarch's death in 1839. Instead of taking over its management, Walter sold his interest to his cousin. The oldest son at the Palmer farm, Walter was critical to its success. Though he was no longer listed as part of the Palmer household in 1850, Walter lived nearby and likely still worked at his stepfather's farm. By 1860, Walter Beckwith had purchased a 192-acre farm valued at \$13,000 on the north side of Stanford. With the assistance of a hired helper, David B. Jackson, Beckwith kept four horses, seven milk cows, two oxen, eight other cattle, 161 sheep, and 36 swine (all valued at \$1,723). In addition, he produced Indian corn (800 bushels), oats (800 bushels), rye (220 bushels), wool (300 pounds), butter (200 pounds), and lesser amounts of wheat, potatoes, buckwheat, hay, and orchard products.⁸

In 1864, Walter Beckwith purchased a 164-acre farm parcel from Cornelius Campbell. Campbell retained the farmhouse on an adjoining three-acre parcel. As dairying grew in economic importance in the region, Beckwith was likely interested in purchasing a successful dairy farm rather than investing money in new barns and equipment. Beckwith lived in a small frame house on the property with David B. Jackson and a housekeeper, Mariah Porter. By 1870, Beckwith's new farm was in good order and valued at \$17,000. It was home to six horses, eight milk cows, two oxen, two other cattle, four swine, and 55 sheep; the livestock's comparatively high value, \$3000, may have been the result of the purchase of specialized breeds. He also produced butter (700 pounds), oats (325 bushels), Indian corn (300 bushels), wool (230 pounds), potatoes (150 bushels), and lesser amounts of wheat, rye, hay, and orchard products.⁹

Carpenter-Builder James H. Seaman and the Beckwith House

Pleased with the success of his farm, Beckwith decided to build an impressive new farmhouse on the property. By the mid-nineteenth century, Poughkeepsie was undergoing a building boom as developers laid out and filled new neighborhoods with stylish homes. Beckwith likely traveled to Poughkeepsie to find and hire a builder. Walter Beckwith's Second Empire home and carriage house, completed ca. 1876, can be attributed to contractor-builder James H. Seaman.

James H. Seaman (1824-1898) began to establish himself as a builder and city leader in Poughkeepsie by the early 1850s. He served on the city's first Board of Aldermen, briefly acted as the Dutchess County treasurer, and was an active member of the Democratic Party in Dutchess County. Seaman primarily built residences, typically with a team of workers, during the early years of his career. In 1880, he reported having an average of four men working for him, including two full-time employees. Later in his career, Seaman worked as the primary carpentry contractor for the

⁷ Sylvia Hasenkopf, "Descendants of Sylvanus Gilbert Beckwith," September 12, 2014.

⁸ Walter Beckwith to George Beckwith, May 1, 1840, Liber 71, page 347, Dutchess County Deeds Office; New York, Federal Census, 1840, 1850; New York, Federal Census, Agricultural Schedule, 1860; Palmer's occupation is identified as "farmer" during the 1850 census. However, no real estate value is ascribed to his name and he is not listed in that year's agricultural census.

⁹ Cornelius Campbell to Walter Beckwith, March 22, 1864, Liber 127, Page 175, Dutchess County Deeds Office; New York, Federal Census, 1870; New York, Federal Census, Agricultural Schedule, 1870.

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Hudson River Asylum in Poughkeepsie and was the superintendent of carpentry on the New York State Capitol from 1883-85.¹⁰

Walter Beckwith's choice of an attractive, stylish Second Empire design for his farmhouse was intended to project a vision of his means and status. The Second Empire style, which was first introduced in American pattern books during the 1850s, became popular in the years after the Civil War. The mansard roof, the hallmark of the style, is attributed to French architect Francois Mansart. The distinctive, steep, and often sloped mansard roofline, dormer windows, molded cornice, and brackets made the style recognizable. Particularly in the Northeast and Midwest, Americans sought to build in this new French style just as they sought out new French fashions in clothing and objects. Second Empire was particularly popular for residential architecture, but it was occasionally used for civic, commercial and religious buildings. The style was also easily adapted to the new American building technology of light, balloon framing. Invented in Chicago, the balloon frame used lighter, milled studs instead of large, traditional timbers to frame buildings. Through its combination of simple carpentry techniques, balloon framing allowed for quicker, cheaper, and more efficient construction.

Carpenter-builders like James H. Seaman commonly relied on architectural treatises, manuals, and pattern books to help them keep up with architectural trends. Intended for use by craftsmen and builders, these books helped spread design ideas, motifs, and styles across America; in particular, they hastened the spread of architectural ideas from Europe and from urban to rural areas. Pattern books served as an effective way for craftsmen to learn new styles and techniques and allowed for creativity in the execution of the final design; it was not uncommon for builders to adapt a design from multiple sources. During the last quarter of the nineteenth century, pattern books spiked in popularity and were increasingly targeted toward non-professionals. Nearly 70 new titles were published during the 1870s and over 100 titles during the 1880s.¹¹

George Corlies, a prominent Poughkeepsie developer, particularly favored the Second Empire style, which resulted in compact, attractive houses. He started using it for residential construction by 1861 and commissioned a number of houses on South Hamilton, Carroll, Franklin, Montgomery, and Academy streets in the style. James H. Seaman built 116 Franklin Street, a two-and-a-half story, Second Empire house in 1872. It featured a small ell on the eastern elevation, a two-story bay window to the west, and a two-story, hipped roof block to the rear. Seaman used the same plan and massing, though with a mansard-roofed rear block, for 103 South Hamilton Street (NR 2013). Seaman may have drawn inspiration for the houses from *Bicknell's Village Builder*. The manual, which was published in 1872, included 17 designs; five were in the Second Empire style. His design for the Poughkeepsie houses and the Beckwith house appears to be a scaled-down version of the "first class dwelling" shown in Plates 20-22.¹²

¹⁰ New York, Federal Census, Manufactures Schedule, 1880; Sylvia Hasenkopf, "James Seaman Timeline," June 19, 2014. On file at NY SHPO.

¹¹ Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park: Pennsylvania State University Press, 2000), 78-79.

¹² "George Corlies," obituary, *Poughkeepsie Daily Eagle*, May 28, 1892; National Register of Historic Places, South Hamilton Street Row, Dutchess County, New York (90NR00423); National Register of Historic Places, Corlies-Ritter-Hart house, Dutchess County, New York (14NR06547); *Poughkeepsie Daily Press*, February 28, 1872; A.J. Bicknell & Co., *Bicknell's Village Builder: Elevations and Plans for Cottages, Villas, Suburban Residences, Farm Houses, Stables and Carriage Houses, Storefronts, Schoolhouses, Churches, Courthouses and a Model Jail* (New York: A.J. Bicknell & Co., 1872).

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Seaman and his team were able to build the Beckwith house efficiently due to their familiarity with this particular design, having built variations on it at least twice before within the decade. Though the Beckwith house was larger, it followed the same design and floor plan. In addition, Seaman used identical porch piers, brackets, windows, and slate roofing on the exterior; on the interior, he used similar or identical detailing, including pocket doors, marble fireplace surround, plaster ceiling medallions, and plaster moldings. Either Beckwith or one of Seaman's workers marked the occasion of the house's completion by marking "1876" in a patch of concrete in the basement.

Though his farm was doing well, Beckwith overextended his finances in the course of building his new house. In April and May 1879, he took out a series of promissory notes with friends and acquaintances exceeding \$6,000. Before he had an opportunity to repay them, Walter Beckwith was fatally gored by one of his bulls when he was letting his cattle out of the stables on the morning of June 8, 1879. Though he was quickly assisted by his hired man, Lyon, and two doctors, Beckwith's injuries were fatal. Newspaper accounts described Beckwith as a prominent farmer and "highly esteemed bachelor" with a large property. His funeral was held at his residence.¹³

20th Century Agricultural Use & Later History of the Property

Due to his debts and lack of close relatives, Walter Beckwith's farm was sold at public auction in May 1880. Chappell Robinson purchased the 167-acre farm for \$18,125. Born in Putnam County, Robinson purchased a farm in Stanfordville soon after marrying his wife, Mary, in 1845. They moved to the Beckwith house soon after purchasing it but continued to maintain their original farm as well. The process of putting the farm back into successful operation after Beckwith's death, as well as Robinson's reputation as an industrious man, is demonstrated by the 1880 agricultural census. Robinson reported that he had two oxen, five milk cows, 50 sheep, 16 swine, 30 poultry, and 4 other fowl at the farm. During the course of the previous year, five calves and 50 lambs had been born; eight cows and 90 sheep were sold. He produced butter (300 lb), wool fleece (247 lb), Indian corn (480 bushels), oats (725 bushels), wheat (375 bushels), apples (175 bushels), and fewer amounts of rye, potatoes, and wood. In 1895, Chappell and Mary held a large party at the house to celebrate their 50th anniversary; nearly 60 friends and neighbors attended. Robinson continued to operate the farm, with the assistance of hired hands, through his death in 1904; Mary died soon thereafter.¹⁴

The following spring, the entire Robinson estate, including the farm, livestock, equipment, and household furniture, was sold at auction. Evelyn B. Wood, who had recently received an inheritance from her aunt, purchased the estate and hired William Monahan, Robinson's former hand, to help bring the farm into working order. Evelyn and her husband, Henry, had farmed in Stanford for decades and likely considered the well-kept Beckwith dairy farm an attractive upgrade. The farm's proximity to the Stanfordville Borden creamery, built 1900, must have also seemed promising. However, Henry died a few years after she purchased the property. Evelyn continued to operate the farm with the assistance of her older sister, Catherine, and a series of farm workers. After Evelyn sold the property in 1917, the farm passed through the hands of several short-term owners before it was purchased by Fred L. Hall on April 2, 1930.¹⁵

¹³ "Gored to Death by a Bull," *Poughkeepsie Daily News*, June 8, 1879; *The Dutchess Farmer*, June 17, 1879; Walter Beckwith Surrogate File, File 9019, Dutchess County Surrogate's Court, Poughkeepsie, New York.

¹⁴ Walter Beckwith Surrogate File; Allison Butts, Referee to Chappell Robinson, May 1, 1880, Liber 200, Page 375, Dutchess County Deeds Office; New York. Federal Census, Agricultural Schedule, 1880; "Golden Wedding," *Poughkeepsie Daily Eagle*, December 13, 1895; J.H. Beers & Co., *Commemorative Biographical Record of Dutchess County, New York* (Chicago: J.H. Beers & Co., 1897).

¹⁵ *Pine Plains Register*, Mar. 3, 1905; New York, Federal Census, 1880, 1910; New York, State Census, 1892; Ida B. Harrison et. al. to Evelyn B. Wood, January 13, 1906, Liber 244, Page 432, Dutchess County Deeds Office; *The Register Herald*, July 23, 1936.

Walter Beckwith House

Name of Property

Dutchess County, NY

County and State

Fred L. Hall had been renting a dairy farm in Washington, southwest of Stanfordville, but was attracted by the opportunity to become an owner-operator. In partnership with his son Harry, Fred expanded and improved the dairy farm, adding several additions to the barn, two concrete stave silos, and small sheds. The barn's expanded milking parlor allowed the Hall family to increase production at the farm. The Hall farm was one of thirty local dairies that contracted with the Stanfordville Borden creamery during the 1930s. Fred divided the farm between his two sons, Arthur and Harry, in 1952.¹⁶

By the mid-twentieth century, Dutchess County's dairy industry was in decline. Rapid refrigerated transportation increased competition from other regions, and the Hall family struggled to maintain successful operations. After Arthur and Harry sold the farm, house, and land in 1960, its use as a dairy farm ceased. Over the next several decades, the farmland was subdivided. Some of the land was kept in agricultural use, but the remainder, including the Beckwith house, carriage house, and outbuildings, was subdivided into 9.97 acre house lots. The Beckwith house parcel was divided further during the late 1970s to its current acreage. The current owners, who purchased the property in 2007, have been progressively restoring the house and outbuildings and have retained the remaining former agricultural land as open space.

¹⁶ *The Register Herald*, July 23, 1936; William Penn Association, Dutchess County, 17.

Walter Beckwith House
Name of Property

Dutchess County, NY
County and State

9. Major Bibliographical References

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

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Hasbrouck, Frank. *History of Dutchess County*. Poughkeepsie, N.Y.: S.A. Matthieu, 1909.

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Walter Beckwith House
Name of Property

Dutchess County, NY
County and State

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Smith, Philip H. *General History of Dutchess County from 1609 to 1876, inclusive*. Pawling, N.Y., 1877.

The Dutchess Farmer, June 17, 1879.

The Register Herald, July 23, 1936.

Walter Beckwith Surrogate File. File 9019. Dutchess County Surrogate’s Court. Poughkeepsie, New York.

William Penn Association of Philadelphia. *Dutchess County*. Philadelphia: William Penn Association, 1937.

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 6.71 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>605568</u>	<u>4633126</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

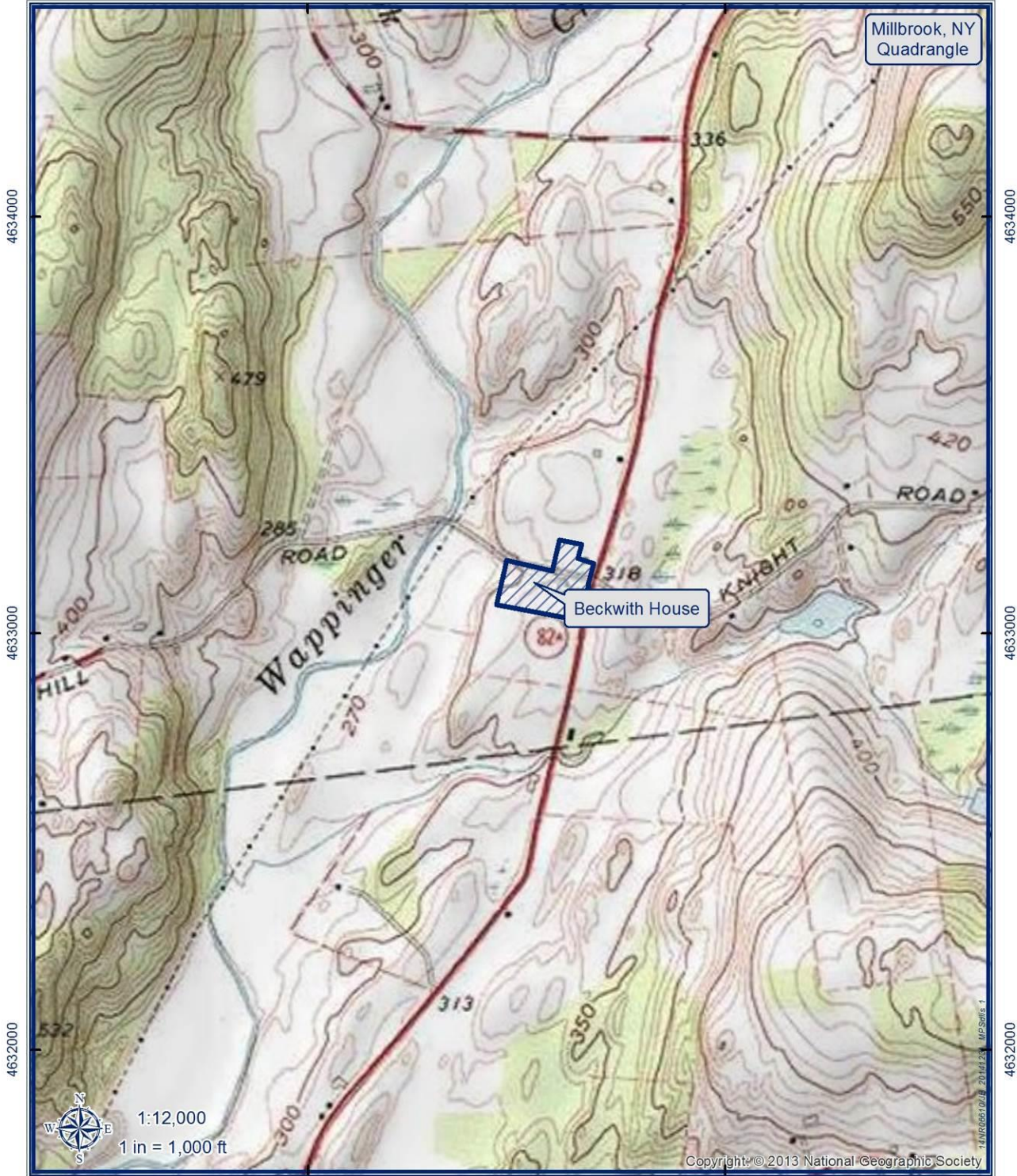
The boundary includes the house, carriage house, agricultural outbuildings, and remaining former farmland.

Walter Beckwith House
Name of Property

Dutchess County, NY
County and State

Walter Beckwith House
Stanford, Dutchess Co., NY

482 Jameson Hill Rd.
Stanford, NY 12514



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



 Beckwith House

Tax Parcel Data:
Dutchess Co. RPS
www.co.dutchess.ny.us



Walter Beckwith House
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Tax Parcel Data:
Dutchess Co. RPS
www.co.dutchess.ny.us



Walter Beckwith House
Name of Property

Dutchess County, NY
County and State

11. Form Prepared By

name/title Jennifer Betsworth (NY SHPO), based on research by Sylvia Hasenkopf
organization _____ date December 2014
street & number Peebles Island telephone 518-237-8643 ext. 3296
city or town Waterford state NY zip code 12188
e-mail _____

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.

Name of Property: Walter Beckwith House
City or Vicinity: Stanford
County: Dutchess State: NY
Photographer: James Sansum
Date Photographed: April-May 2015
Description of Photograph(s) and number:
NY_Dutchess County_Walter Beckwith House_0001
Façade and north elevation, facing southwest
NY_Dutchess County_Walter Beckwith House_0002
Façade and south elevation, facing northeast
NY_Dutchess County_Walter Beckwith House_0003
North elevation, facing south
NY_Dutchess County_Walter Beckwith House_0004
West elevation, facing east

Walter Beckwith House

Name of Property

Dutchess County, NY

County and State

NY_Dutchess County_Walter Beckwith House_0005
South elevation, facing north

NY_Dutchess County_Walter Beckwith House_0006
Façade & porch (detail), facing south

NY_Dutchess County_Walter Beckwith House_0007
Interior, first floor, stairhall, facing north

NY_Dutchess County_Walter Beckwith House_0008
Interior, first floor, first parlor, facing east

NY_Dutchess County_Walter Beckwith House_0009
Interior, first floor, second parlor, facing southeast

NY_Dutchess County_Walter Beckwith House_0010
Interior, first floor, second parlor, facing northeast

NY_Dutchess County_Walter Beckwith House_0011
Interior, first floor, dining room, facing northwest

NY_Dutchess County_Walter Beckwith House_0012
Interior, second floor, hallway, facing west

NY_Dutchess County_Walter Beckwith House_0013
Interior, second floor, bedroom, facing south

NY_Dutchess County_Walter Beckwith House_0014
Interior, third floor, hall, facing northeast

NY_Dutchess County_Walter Beckwith House_0015
Barns, facing west

NY_Dutchess County_Walter Beckwith House_0016
Barns, sheds, and silos, facing east

NY_Dutchess County_Walter Beckwith House_0017
Dairy barn, interior (ca. 1830 section), facing north

NY_Dutchess County_Walter Beckwith House_0018
Dairy barn, interior (ca. 1930 section), facing northwest

NY_Dutchess County_Walter Beckwith House_0019
Dairy barn, interior (ca. 1930 section), facing south

NY_Dutchess County_Walter Beckwith House_0020
Carriage house, facing northeast

NY_Dutchess County_Walter Beckwith House_0021
Carriage house, facing west

NY_Dutchess County_Walter Beckwith House_0022
Carriage house, interior, facing east

Walter Beckwith House
Name of Property

Dutchess County, NY
County and State

Property Owner:

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

name Markham Roberts
street & number 33 East 68th Street, 6th floor telephone 845-868-3148
city or town New York state NY zip code 10065

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.



Beckwith House, ca. 1930

Walter Beckwith House
Name of Property

Dutchess County, NY
County and State



Beckwith House and Barns, ca. 1950













































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Beckwith, Walter, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Dutchess

DATE RECEIVED: 4/15/16 DATE OF PENDING LIST: 5/19/16
DATE OF 16TH DAY: 6/03/16 DATE OF 45TH DAY: 5/31/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000306

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5.31.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RECEIVED 2280

APR 15 2016

Nat. Register of Historic Places
National Park Service

7 April 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

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

Bodine's Tavern, Orange County
Downs House and Farm, Suffolk County
Walter Beckwith House, Dutchess 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