

HISTORIC STRUCTURE REPORT

THE MATTHEWIS PERSEN HOUSE



A Case Study of the History of a House and the People who Lived There

The County of Ulster
Department of Buildings and Grounds
Kingston, New York

Kenneth Hewes Barricklo Architect, P.C.
Kingston, New York

April 2000

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Kenneth Hewes Barricklo

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The County of Ulster
Department of Buildings and Grounds
Mr. Harvey Sleight, Commissioner
Kingston, New York

by

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April 10, 2000

Table of Contents

Acknowledgements

I. Introduction

- A. Ulster County Location Map
- B. Kingston Location Map

II. Historical Analysis

- A. Historical Setting and Early Development of Kingston
- B. Persen Family History
- C. Persen House Property Timeline

III. Existing Conditions Report

- A. Floor Plans
- B. Development of House and Analysis of Building by Phase
 - ◇ Phase One
 - ◇ Phase Two
 - ◇ Phase Three
 - ◇ Phase Four
 - ◇ Phase Five
- C. Summary

IV. Appendix

- A. Records
 - ◇ Maps of Early Kingston
 - ◇ Kingston Court Records
 - ◇ Additional References
 - ◇ Persen House Deed Records
- B. Persen Family Genealogy
 - ◇ Register Report
 - ◇ Descendant Chart
- C. Details of the Early Dutch Stone House
- D. Bibliography
- E. Photographic Documentation
 - ◇ Historic 1-5
 - ◇ Exterior 6-39
 - ◇ Phase One 40-91
 - ◇ Phase Two 92-129
 - ◇ Phase Three 130-153
 - ◇ Phase Four 154-222
 - ◇ Phase Five 223-256

Acknowledgements

The information that is contained in this historical analysis was gathered during a survey of the basic documentary sources. This report brings together material that spans three-and-a-quarter centuries in order to piece together the story of this historic house through the ages, beginning with the very first records kept in Wiltwyck, later Kingston—court records, baptismal and marriage records, wills, deeds, and entries in family bibles—and continuing through the decades to include articles in local periodicals and minutes from the Kingston Board of Supervisors meetings.

This report would not have been possible without Mr. Harvey Sleight, Commissioner of the Department of Buildings and Grounds, County of Ulster, and Mr. Marc Phelan, Senior Project Manager, Department of Buildings and Grounds, County of Ulster. Throughout this research, a number of individuals have generously given of their time and energy in providing indispensable pieces of information. Among these are Mr. Bruce Berger, Ulster County Historian, Mr. Ed Ford, Kingston Historian and President of Friends of Historic Kingston. Mr. Robert Slater shared his years of research and historical notes with us, as well as archival photographs. Ms. Jane Kellar, Director of Friends of Historic Kingston, was a constant help in tracking down sources of local legends, and provided us with additional archival photographs of the Persen house in its many stages. Mr. James McTague, Senior Land Manager of the County of Ulster, gave us references from his own research to find the old deeds to the property.

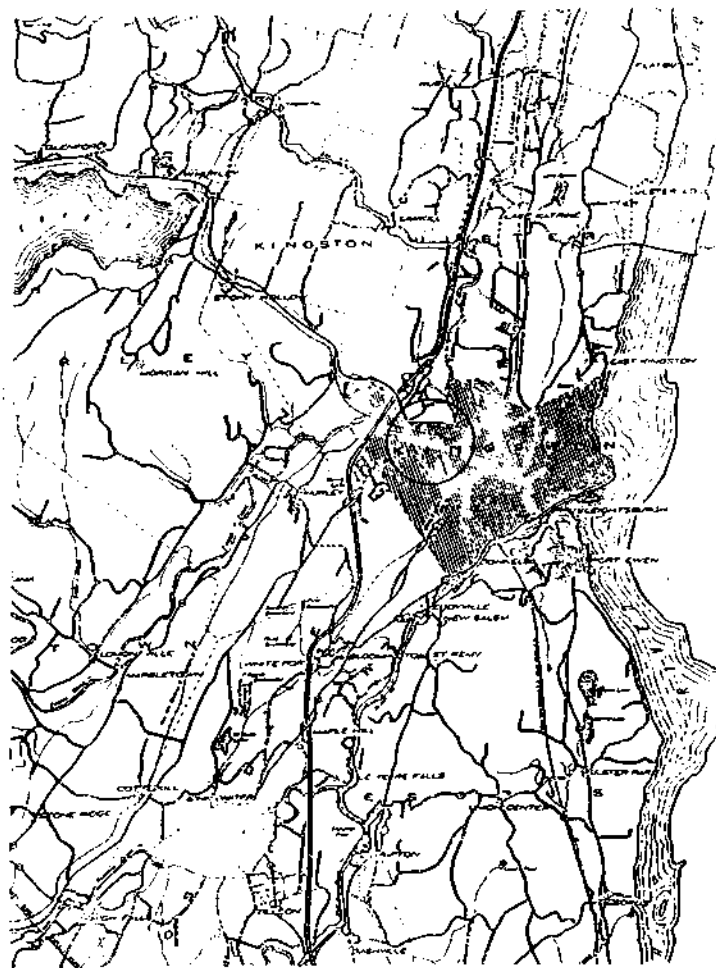
Special thanks and appreciation to my assistant Joëlle Francis for her interest in this work and her support and dedication to tracking down and rediscovering important information, and to David Welz and Tania Barricklo, who assisted with drawings and photography.

It is exciting that at this point in history so many people are deeply committed to the preservation of our historic treasures.

Kenneth Hewes Barricklo

Isn't it astonishing that all these secrets have been preserved for so many years just so we could discover them! —Orville Wright

I. INTRODUCTION



I. Introduction

This historic structures report is the beginning of the County of Ulster's commitment to restore this valuable cultural resource, which the County has owned since 1914. The existing conditions report, description, and drawings illustrate the development by phase of the existing fabric of the Persen House, based on visual observation and probes from October 1999 to April 2000. Since there has been no investigative work made for this house and how it has evolved, there are a number of questions that arise that cannot be answered at this time, but are asked and speculative answers given with the hope that the question and answer will lead to a more in depth understanding of the property and the lives that occurred here.

Survey work for the first phase of restoration work for the Persen House began in October of 1999. Immediately after the Cornell Cooperative Extension vacated the building the Architects made a visual survey of the building to evaluate its structural stability. Serious structural roof failure had been observed and the first phase of restoration was begun, roof stabilization for the winter. During that period the Architects were directed by the County to begin a survey and evaluation of the building that would form the basis of documentation that would inform the Architects during design efforts and decisions leading towards the restoration of the building.

It has been observed that over the years of use the original fabric of the building's interior from the earliest structure, to and including the most recent phase five addition work of 1922, was covered with a finish layer of modern materials. Plaster on wood lath walls were eventually covered with wood furring and sheetrock, and painted, or prefinished plywood paneling. Plaster on wood lath ceilings were covered with suspended acoustical tile ceilings or sound deadening board and painted. Beaded board walls and wainscoted walls were covered with sheetrock, and original wide board plank flooring, tongue and groove heart pine flooring was covered with plywood and vinyl asbestos tile.

Roof structural members had been cut off with modern boards scabbed or sistered to the sides. Roof rafters which had failed and split apart, or had been altered over a long period of time had been sistered. First floor hand hewn beams, seen from the cellar, had rotted and had wood posts and pipe supports added at structural bending or bearing points to shorten their spans. Plumbing pipes were drilled through structural wood beams.

Original wide board flooring and hand hewn beams that were originally exposed and painted, as seen from the first floor, had eventually had the bottoms of the

beams cut off to allow for the installation of a continuous lath and plaster ceiling of the first floor.

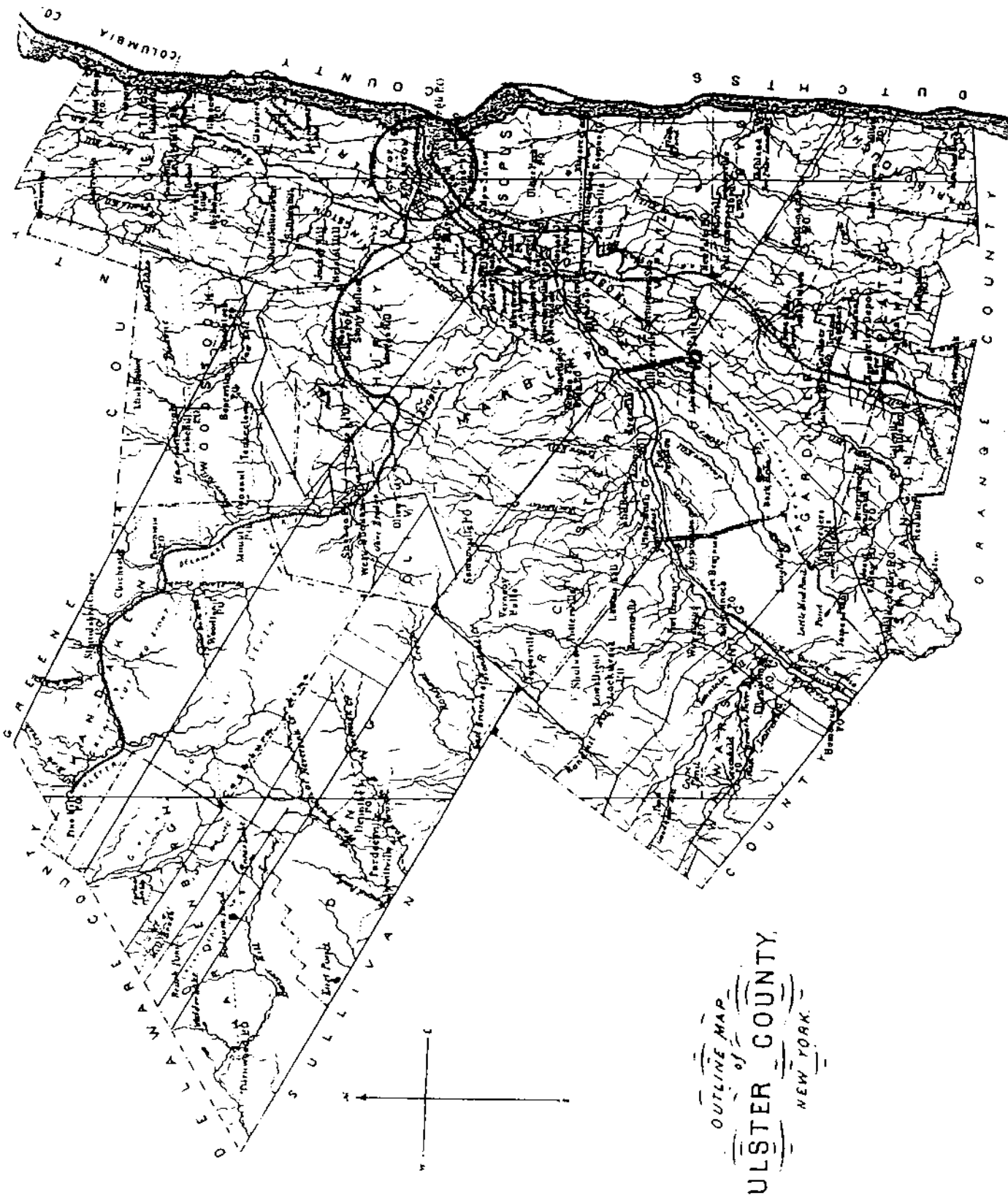
Due to the fact that almost all of the earlier, most original to the historic building fabric had been covered, the Architects made small probe holes through sheetrock walls and hung acoustic tile ceilings to view the earlier finishes. These probe holes were made throughout the building, and as a result of this investigation the Architect recommended that all of the modern materials of sheetrock, acoustical tile hung ceilings and asphalt tile on plywood should be removed, in order to observe and interpret the earlier construction and how the building had evolved over time, as well as to ascertain the degree of structural deterioration that was occurring to the original structure behind the modern materials. Prior to that removal work, the building was photographed, room by room, to document the present 1999 condition.

This report includes those photographs of the building from just after the Cornell Cooperative Extension moved out November 1999. Additional photographs were taken from the same vantage points for comparison and for documentation of the earlier finish surfaces, after the modern materials were removed in the early months of 2000.

In addition to measuring the building, making floor plans of the existing building, and more inspection probes and photographic documentation, the Architects collected family records, deeds, and court records, and have used them to determine family genealogy and property ownership to help evaluate how the house changed over time with the life of the families living there. These records have been included in the Appendix.

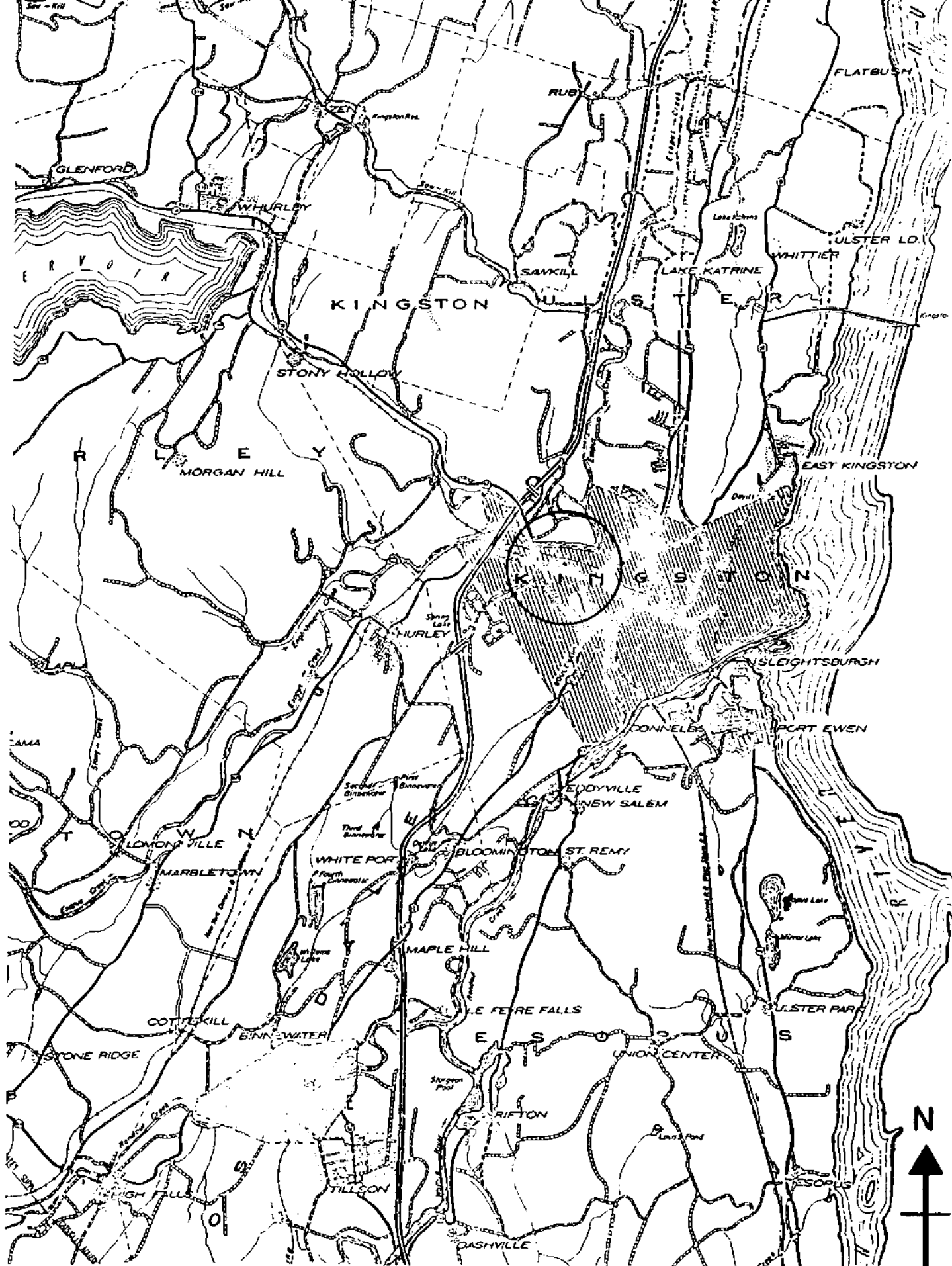
A paint analysis has not been made to date to establish the history and dateline of painting for the structure. Since there are significant changes in the plastered interior walls, an analysis of the plaster could help to date the material.

The next phases of work for the project should be the structural rehabilitation and stabilization of: the roof and roof structure, the stone cellar walls, the exterior stone and brick walls, and interior floor structure, closely followed by the interior restoration and new adaptive reuse.

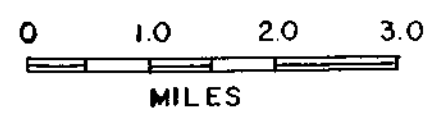


OUTLINE MAP
of
ULSTER COUNTY,
NEW YORK.

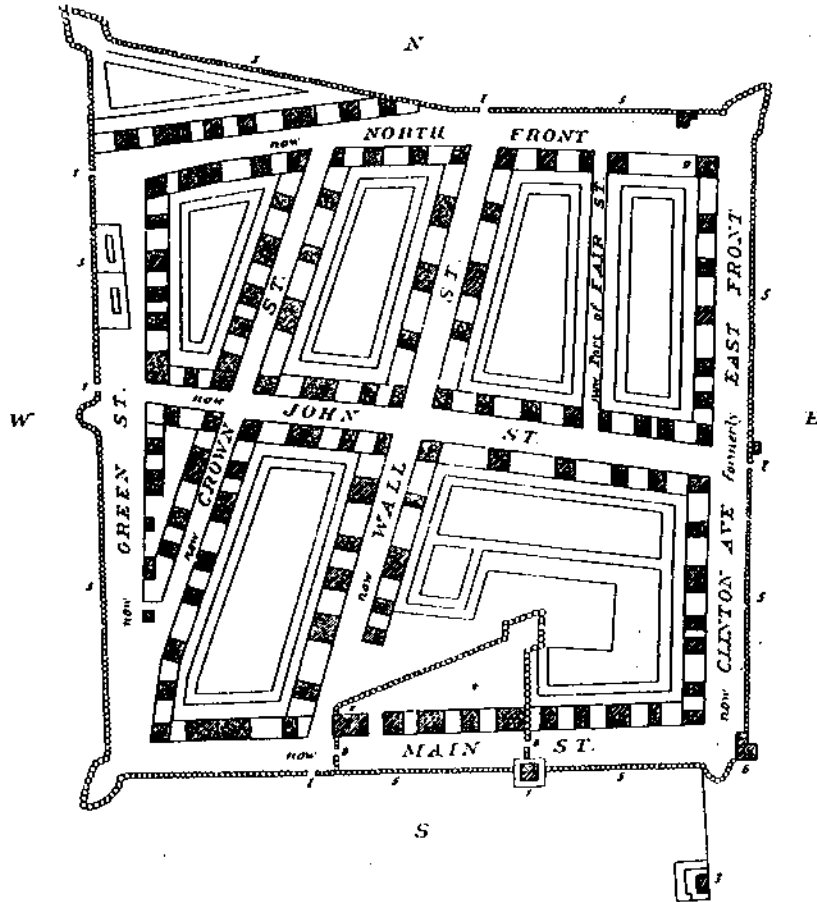
City of Kingston Location Map



Matthewis Persen House
 Kingston, Ulster County, NY



II. HISTORICAL ANALYSIS



MATTY PERSEN
[MATTYS PERSEN]

Cornelius Persen

A. Historical Setting and Early Development

The Esopus Creek, as it flows northeastward to the Hudson in its fertile valley between the Catskills and the Shawangunk Mountain ridge, meanders through rich, low-lying farmland. The Esopus Creek, however, runs through only a small section of a long, remarkable valley which connects the Hudson Valley with the Delaware Valley and once provided a vital route for colonial trade and communication. In contrast to the uninviting lower Hudson Valley, the fertile flats in this valley also offered a natural inducement to early Dutch traders and farmers as settlement extended down the Hudson Valley.

Strategically located in relation to the Indian trade, settlements along the Esopus during the 17th century enjoyed advantages of access to the interior country comparable in New Netherland only to the settlements near Fort Orange. Consequently, on May 28, 1658, Governor Stuyvesant, under orders from his Council at New York to restore peace with the Indians, left for Esopus on board a fleet of sloops with 50 or 60 soldiers. At the site of a new fortified town soon to be called Wiltwyck, Stuyvesant chose a commanding location overlooking the Esopus Creek from the south about two miles from the river. The site was on a high flat terrace protected to the east and north by steep bluffs and to the west by a ravine and mill stream. This area, enclosed by a log stockade during June 1658, was conveniently close to the luxuriant meadow and marsh land below the town extending northward and eastward to the Esopus Creek.¹

This land, although partly "unfitt for any use, but on the contrary is dangerous for Cattell²," was nevertheless carefully drained with ditches built for the purpose. During the 1670s, Captain Thomas Chambers' ditch, extending almost half a mile across the flat east of the town, became a local landmark, located not far from the ditch of Lieutenant George Hall³. It is probable these ditches connected with the defense system of the town, since Stuyvesant recorded in 1658 the digging of a moat around the stockade which could, if necessary, be flooded from the stream and mill pond on the west side of town. In 1694, Thomas Chambers in his will directed that a corn mill be built for his daughter and that "all the water out of my meadow or fflys is to be Drawn there to Druyve said mill⁴."

New York City merchants prospered from the trade up the Hudson to Kingston, Albany, and other strategic points, and on June 27, 1670, Governor Francis Lovelace at New York ordered that "no Stranger or Strange Vessell [be] permitted to Trade up to Albany or Sopez without paying ye Duties required here." The owners of any vessels unloading goods at New York and paying duties, however, were free to transfer their goods to any other New York merchant for transport by sloop up to Albany or Kingston⁵. (*Text from Kingston Senate House Historic Structures Report*)

B. Persen Family History

Fort Orange

In 1623, preceding the village of Wiltwyck by about 35 years, a "fort with four angles, named Orange" was built by thirty families of emigrants, mostly Walloons, who had sailed on the ship "New Netherland," which had been equipped by the Amsterdam chamber of the Dutch West India Company for the purpose of settling the New Netherlands. Eighteen of the families remained in the area and settled⁶. This was the beginning of the city of Albany.

Jan Hendrickse Persen's mother, Geertruy Andriessse, is recorded as being from Doesburgh, Gelderland, while Jan Persen and his sister Engeltje are recorded as having been born in Fort Orange⁷. At some point, therefore, the Persen family must have lived in Fort Orange before their arrival in Wiltwyck.

In 1663 Sergeant Jan Hendrickse Persen came with a small army of the Fort Orange militia under the command of Captain Martin Kregier to Wiltwyck to aid in the rescue of eight women and a number of children who had been taken hostage by the Esopus Indians during the second Esopus Indian War⁸. In 1664, when New Netherland was surrendered to the English, the Dutch army was forced to disband and many of the soldiers, including Jan Hendrickse Persen, decided to settle in the area.

Jan Hendrickse Persen's mother, Geertruy Andriessse, was noted in the records of the Dutch Reformed Church as partaking in the first Christmas supper of Wiltwyck's new church in 1660, so her presence in Wiltwyck may have been another reason he settled here instead of returning to Fort Orange.

In 1665 an incident is recorded in the Kingston Court records where Jan Hendrickse Persen was required to pay Dr. Gysbert von Imbroch a physician's fee of five beavers for healing Annetje Mattysen's leg, which Jan Hendrickse Persen had somehow hurt. Jan Hendrickse Persen was noted as saying that he "would not object to paying the same [another five beavers] if the patient only would not keep a stiff leg⁹." Interestingly enough, a few years later in 1667, the same Jan and Annetje were married.

In Wiltwyck, Jan Hendrickse Persen became a farmer, and his partner in this venture was noted as Frederick Pietersen Mouritz, who married Jan's sister Engeltje. There are numerous accounts of grain, namely oats and wheat, being used as currency by Jan Hendrickse Persen for the payment of services, debts, or house rent.

Jan and Annetje had six children in the years of 1669 to 1686: Geertruy, Margriet, Matthys, Jacob, Jan (John), and Thomas. Their third son, Jan (John) Persen,

married Anna Catryna Post, and moved to Saugerties where he bought land and became one of the first settlers in that area. Jannetje, who was Jan (John) and Anna Catryna's youngest daughter, married Myndert Mynderse, who built the Mynderse house on land that he bought from Jan (John) Persen, his father-in-law. John Persen's grand-nephew, Cornelius Persen, later owned a general store, called "the store of the whole region¹⁰" in Katsbaan, where patriotic meetings were held, and where the army renewed their supplies between New York City and Albany.

Jan Hendrickse Persen's eldest son, Matthys Persen, born in 1670, remained in Kingston. He married Tanne Winnen, and they had six children: Anna, Jan, Cornelis, Sarah, Maria, and Adam. Matthys Persen lived to the age of 81 years, which was something of note in that time period.

Matthys' son Cornelius Persen received the deed to the house on the corner of John and Crown in 1735, and both he and his brother Adam lived there with their wives and children¹¹. Cornelius and Adam were both tailors, and so most likely worked from home. Both Adam and Cornelius were Trustees of the Freeholders for many years, and so became Trustees of Kingston Academy when it was formed. Cornelius had married Catharina Dyrk Oosterhout in 1734, and they had six children: Jan, Johannis, Matthewis, Marya, Jannetje, and Cornelius¹². In 1737 Cornelius Sr. was elected as a town officer of Wiltwyck, while Jan Persen, Jr. was elected as an inspector of fireplaces and chimneys. Cornelius Sr. also held the office of town assessor from 1737 to 1757. Cornelius Sr.'s son Johannis upheld the family tradition by becoming a Trustee of the Freeholders, as well as being elected the town fence-viewer in 1788.

Adam Persen, who lived with his brother in the house on the corner of John and Crown Streets, married Catalyntje Swart in 1737, and no record of children has been found. Adam Persen was the one who recorded the marriages, births, and deaths of the Persen Family in the family bible.¹³ It is interesting to note that with the families of both brothers living in the historic house during the same period, that the house on the corner of John and Crown shows evidence of being a structure where two families could each coexist in their own homes.

Local legend, as well as Benjamin Myer Brink, a local historian in the early 1900s, states that the stone house "was erected about 1664 by Sergeant Jan Hendrickse Persen¹⁴," however, no other records can be found that support this. Jan Persen was taken to court on March 10, 1672/3 by Samuel Oliver, who wanted house rent paid to him¹⁵. If Jan Persen was paying house rent in 1672/3, this suggests that either the house was not built at this point, or that it was built and owned by another person. The earliest recorded deed for the Persen House¹⁶ states that

Christopher Tappen transferred the house to Anthony Slecht in 1728. The house was then transferred from Anthony Slecht to Cornelius Persen in 1735.

An earlier deed, dated 1698, refers to a "certain house, barne, and lot of ground, lying and being scituated in Kingstowne ... a certain corner house lying on ye Southside of ye Middle Street and having Cornelius Vernoy's house and lott to ye South, and John Cornelisson to ye East..."¹⁷ This deed most likely refers to the Persen House, because at that time, John Street was called Middle Street, as it ran east-west through the middle of the stockade (refer to 1695 map). This deed shows the transfer of property in 1689 from Robert & Elizabeth Bickerstaff to Thomas Hall of Marbletown, who was Elizabeth's eldest son from her earlier marriage to George Hall. Thomas Hall then sold the property to Teunis Tappen of Kingston in 1698. In 1688, Robert "Bigger" (Bickerstaff's) property was referenced in the sale of a neighbor's property. This is the earliest mention that can be found referring specifically to this corner property.

Cornelius Persen died on August 10, 1769. In his will, dated August 8, 1769, he left his properties to his four children: Jannetje, Cornelius, Matthewis, and Johannis. On May 15, 1770, a deed was made up where Matthewis bought his brothers' and sister's shares of the property, thus becoming the sole owner of the house on the corner of John and Crown Streets. Born on June 24, 1739, Matthewis is later recorded as "a rich old man who had many namesakes." In the record of houses and barns destroyed during the burning of Kingston by the British, Matthewis Persen is listed as having had one house and one barn destroyed. Matthewis reportedly kept a public house¹⁸, while his brother Cornelius took on the task of maintaining the family's records in the family bible after his uncle Adam died. Unfortunately, very little can be found about the life of Matthewis Persen other than what has been previously noted.

In the 1820s the historic house on the corner of John and Crown Streets passed out of the Persen family. Dr. John Goodwin occupied it around 1820 and kept a grocery store as well as a drug store in the wing on John Street.¹⁹ In 1830 Hiram Radcliff was granted a grocery license for \$6 for the house "located on the corner of Crown and John Streets."²⁰ In 1837, Henry Myer (married to Maria Persen), Isaac Post (married to Cattrina Persen), Cornelius Van Buren (married to Elizabeth Persen), Samuel Myer (married to Marregriet Persen), and others officially transferred the deed to the house to Hiram Radcliff. The deed passed to Charles Romeyn, who was then living on 64th Street in New York City, who transferred the house to the County of Ulster in 1914 for the amount of \$10,500.²¹

Under the County's ownership, the building became the offices for the local 4-H Club, the Agricultural Department, and later for the Cornell Cooperative Extension. In 1964 at a meeting of the Board of Supervisors of Kingston, the

renovation architect for the Persen House, Augustus R. Schrowang, was asked to explain the renovations of the electrical and heating system. Also, it was decided that keeping the 4-H Clubs and the Farm and Extension Services in the Persen House rather than constructing an additional floor for them in the new County Office Building would save the county over \$70,000 .²²

The Persen House is located within the National Historic Landmark Stockade District, and it is important to note that the Persen House is one of four National Historic Landmark buildings on each corner of the intersection of John and Crown Streets, each still located on their original sites. This four corners site is the earliest remaining original site in the United States with Pre-Revolutionary stone buildings.

Historic narrative by Joëlle Francis

References

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- ² New York State Library, New York Colonial Manuscripts, Endorsed Land Papers, Vol. I, p. 88.
- ³ New York State Secretary of State, Patents, Book 4, p. 236.
- ⁴ Will of Thomas Chambers, furnished by the Office of State History.
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- ⁶ Sylvester, Nathaniel Bartlett, History of Ulster County, NY. Philadelphia, Everts & Peck, 1880.
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- ¹¹ Brink, Benjamin Myer. Olde Ulster , February 1910, Kingston, NY. R.W. Anderson & Son Printers.
- ¹² Christoph, Peter R., Scott, Kenneth, Stryker-Rodda, Kenn, Eds.; Versteeg, Dingman, Trans. New York Historical Manuscripts: Dutch. Kingston Papers 1661-1675. Genealogical Pub. Co., Inc., Baltimore, 1976.
- ¹³ Brink, Benjamin Myer. "Records in the Persen Family Bible (In the handwriting of Adam Persen)" Olde Ulster, February 1910, Kingston, NY. R.W. Anderson & Son Printers.
- ¹⁴ Brink, Benjamin Myer. Olde Ulster , February 1910, Kingston, NY. R.W. Anderson & Son Printers.
- ¹⁵ Christoph, Peter R., Scott, Kenneth, Stryker-Rodda, Kenn, Eds.; Versteeg, Dingman, Trans. New York Historical Manuscripts: Dutch. Kingston Papers 1661-1675. Genealogical Pub. Co., Inc., Baltimore, 1976.
- ¹⁶ Deed transfer: Christopher Tappen to Anthony Slecht, December 13, 1728; Anthony Slecht to Cornelius Persen, August 23, 1735. Book DD, p. 264.
- ¹⁷ Deed transfer: Thomas Hall to Teunis Tappen, with deed history of Robert Bickerstaff to George Hall. Book AA pp 182-183.
- ¹⁸ Schoonmaker, Marius. The History of Kingston, New York. From its early settlement to the year 1820. New York, Burr Printing House, 1888.
- ¹⁹ Ibid, p. 450.
- ²⁰ Ibid.
- ²¹ Deed transfer: Charles Romeyn to the County of Ulster, February 16, 1914. Book 446, p. 251.
- ²² Minutes of the Ulster County Board of Supervisors Special Meeting, June 15, 1964

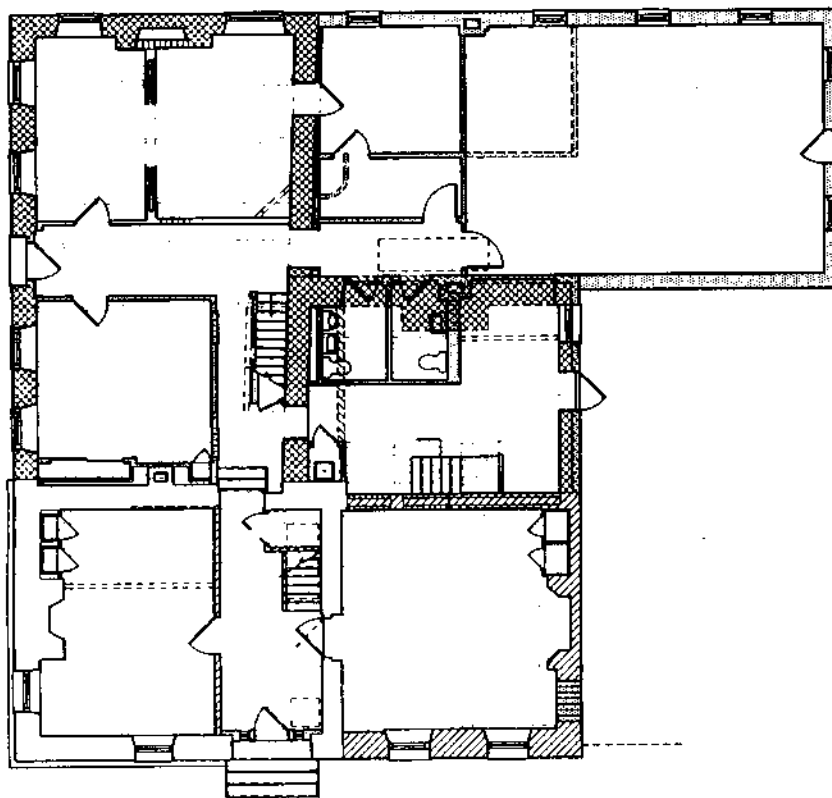
C. *Persen House Property Timeline*

[Note: Refer to Appendix for reproductions of original deeds and documents]

- 1688: Lot of Robert "Bigger" (Bickerstaff) is referred to in the sale of a neighbor's property
- 1689: Robert Bickerstaff and his wife Elizabeth transfer the property to Thomas Hall, Elizabeth's eldest son from a previous marriage
- 1698: Thomas Hall transfers the property to Teunis Tappen
- 1724: Teunis Tappen's will dated June 12, 1724
- 1728: Christopher Tappen (brother of Teunis Tappen) transfers property to Anthony Slecht
- 1734: Cornelius Persen marries Catharina Dyrk Oosterhout
- 1735: Anthony Slecht transfers property to Cornelius Persen
- 1735-1769: Families of Cornelius and Adam Persen (both tailors) live in house
- 1737: Adam Persen marries Catalyntje Swart
- 1769: Cornelius Persen's will dated August 8, 1769, wherein he leaves his house and properties to his four children
- 1770: Matthew Persen buys out his brothers' and sister's shares of the house. He is now the sole owner, and begins to operate a public house.
- 1777: One house and one barn belonging to Matthew Persen are listed as having been destroyed in the burning of Kingston by the British
- 1819: Estimated date of death of Matthew Persen (80 years)
- 1820: Dr. John Goodwin has grocery store and apothecary in the wing on John Street.
- 1830: Hiram Radcliff is granted a grocery license for the house on the corner of John and Crown. He is most likely renting the building.
- 1837: Henry Myer, John Van Buren and others (many married to nieces of Matthew Persen) transfer the property to Hiram Radcliff.

- 1914: Charles Romeyn, who lives on 64th Street in New York City, transfers house to County of Ulster.
- 1922: County adds brick addition. Farm and Extension Services as well as the local 4-H club, and later the Cornell Cooperative Extension occupy the building.
- 1964: Persen House is the subject of a Kingston Board of Supervisor's meeting. Renovations discussed as well as the option of moving the Agricultural Extension into the new County Building.
- 1999: Cornell Cooperative Extension is relocated for emergency roof stabilization
- 2000: Historic Structures Report prepared to establish basis for restoration of house

III. EXISTING CONDITIONS REPORT





A. Floor Plans

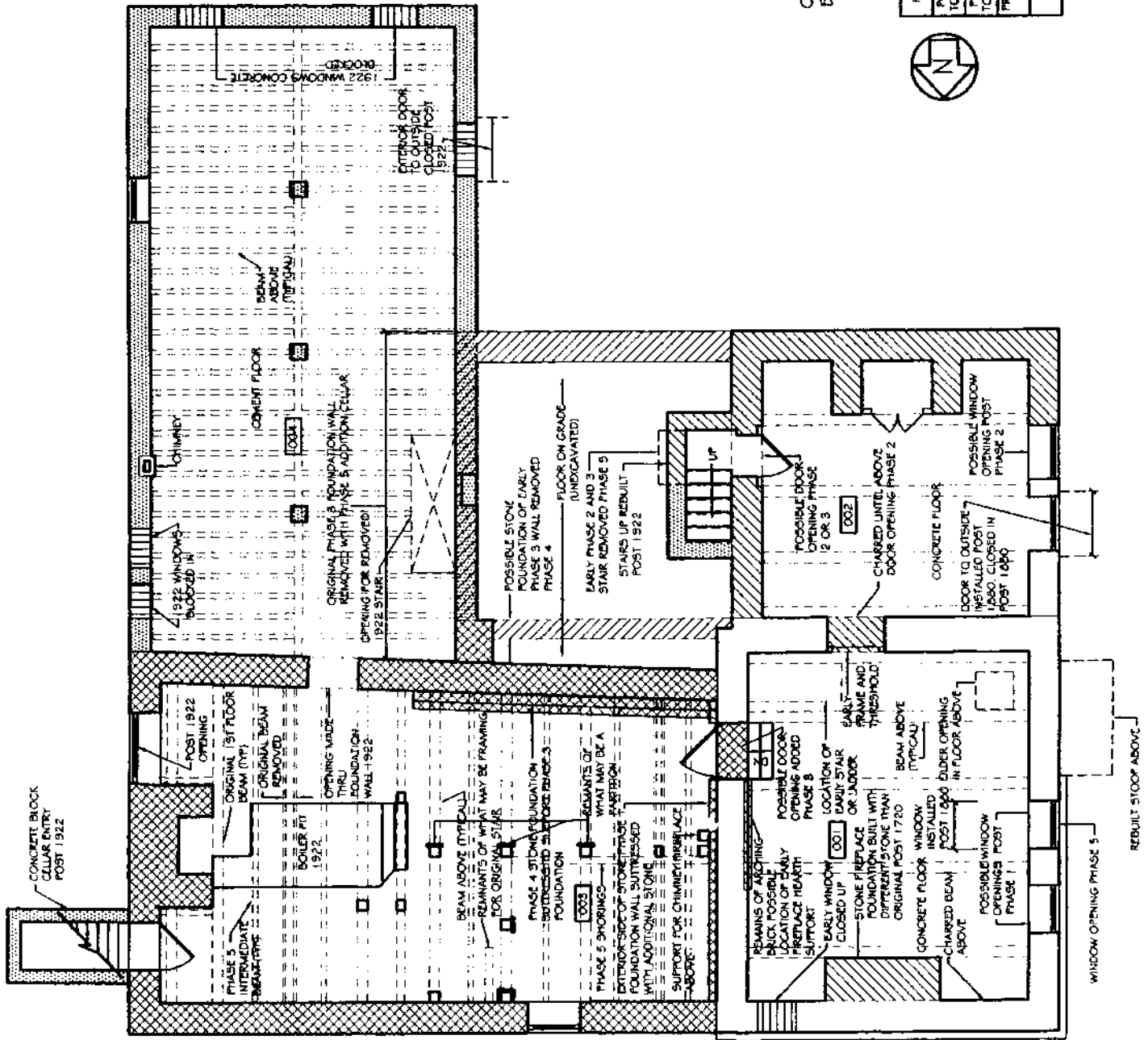


GENERAL NOTES:

- ALL ROOF RAFTERS AND COLLAR TIES IN PHASE 1, 2, 3 AND 4 APPEAR TO BE BUILT AT THE SAME TIME WITH THE SAME DETAILING, SUGGESTING THAT THE ROOF STRUCTURE WAS REBUILT AFTER THE BRITISH BURNING OF KINGSTON OCTOBER 16, 1777.
- SECOND FLOOR BEAMS AND FLOOR PLANKS MAY BE OF LATER CONSTRUCTION THAN PHASE 4 INITIAL CONSTRUCTION. RECORDS SHOW THAT A HOUSE AND BARN WERE LOST WITH THE BURNING OF KINGSTON OCTOBER 16, 1777.
- PHASE 3 MAY HAVE BEEN BUILT ON TOP OF PHASE 2 WITHIN A SHORT PERIOD OF TIME AS SQUALLY, KITCHEN OR BARN ADDITION PHASE 3 COULD HAVE BEEN A ONE STORY SHED ROOF ADDITION INITIALLY AND THEN WHEN REBUILT IN 1776 MADE INTO A TWO STORY STRUCTURE WITH SECOND FLOOR WHEN ALL OTHER ROOFS WERE REBUILT AFTER THE BURNING IN 1777.
- GOTHIC REVIVAL 1950S BOXED GUTTERS AND DECORATIVE FACIAS FOR PHASES 1, 2, 3, 4, REMOVED IN 1970S ALL SIDES. IT IS ASSUMED THAT PHASE 3 WAS A WOOD STRUCTURE.
- ALL WINDOWS IN CELLAR, 1ST AND 2ND FLOORS ARE REPLACEMENT WINDOWS.

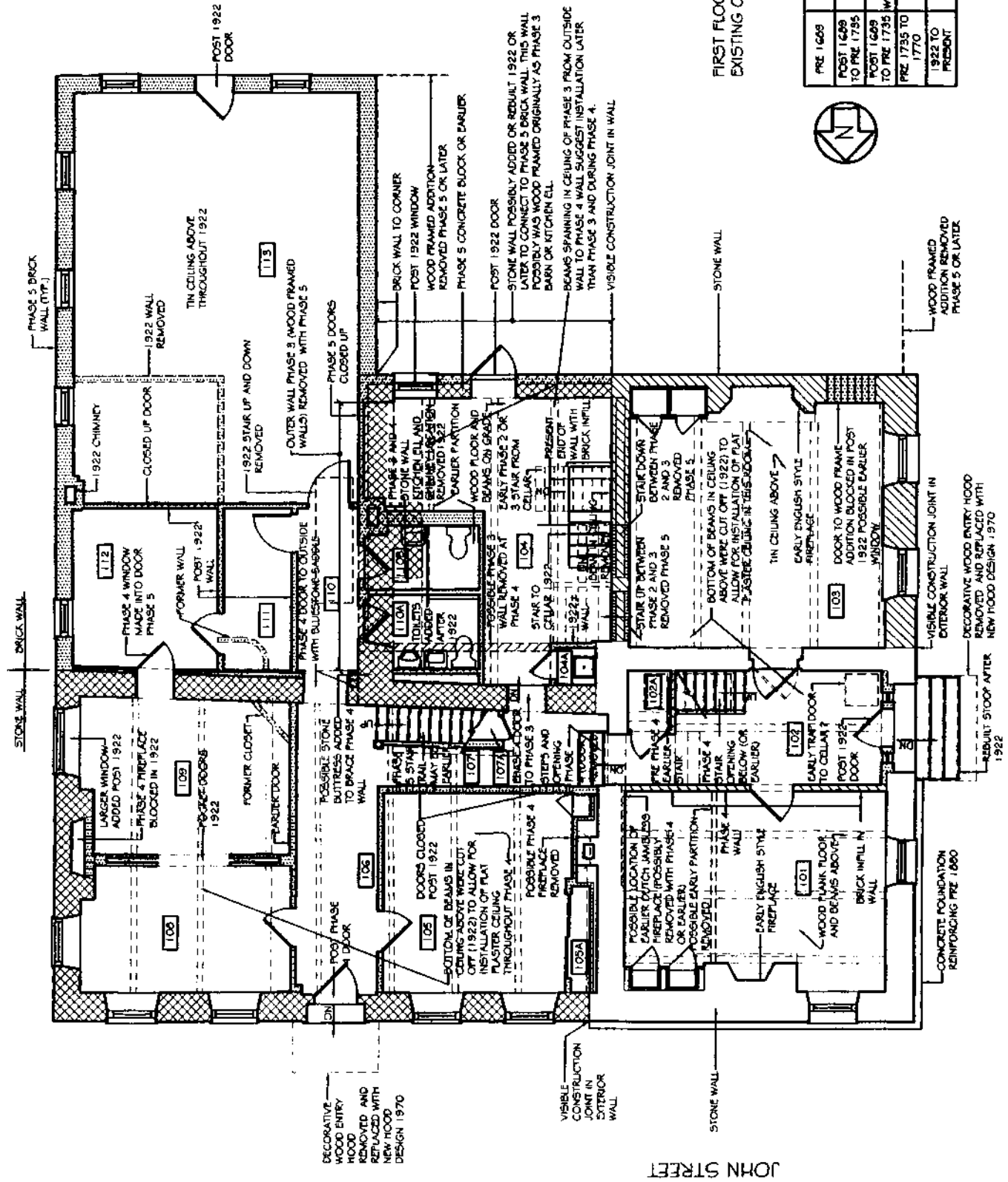
**CELLAR FLOOR PLAN
EXISTING CONDITIONS**

PRE 1609	PHASE 1 STONE
POST 1609 TO PRE 1735	PHASE 2 STONE
POST 1609 TO PRE 1735	PHASE 3 WOOD FRAME
PRE 1735 TO 1770	PHASE 4 STONE
1922 TO PRESENT	PHASE 5 BRICK



JOHN STREET

CROWN STREET



FIRST FLOOR PLAN
EXISTING CONDITIONS

	PHASE 1
PRE 1609	STONE
POST 1689 TO PRE 1735	STONE
POST 1689 TO PRE 1735	WOOD FRAME
PRE 1735 TO 1770	STONE
1922 TO PRESENT	BRICK



CROWN STREET

JOHN STREET

DECORATIVE WOOD ENTRY HOOD REMOVED AND REPLACED WITH NEW HOOD DESIGN 1970

VISIBLE CONSTRUCTION JOINT IN EXTERIOR WALL

STONE WALL

CONCRETE FOUNDATION REINFORCING PRE 1680

REBUILT STOOD AFTER 1922

DECORATIVE WOOD ENTRY HOOD REMOVED AND REPLACED WITH NEW HOOD DESIGN 1970

VISIBLE CONSTRUCTION JOINT IN EXTERIOR WALL

WOOD FRAMED ADDITION REMOVED PHASE 5 OR LATER

DOOR TO WOOD FRAME ADDITION BLOCED IN POST 1922 POSSIBLE EARLIER WINDOW

TIN CEILING ABOVE

EARLY ENGLISH STYLE FIREPLACE

STAIR UP BETWEEN PHASE 2 AND 3 REMOVED PHASE 5

STAIR DOWN BETWEEN PHASE 2 AND 3 REMOVED PHASE 5

WOOD FLOOR AND BEAMS ON GRADE EARLY PHASE 2 OR 3 STAIR FROM PHASE 4

WOOD FLOOR AND BEAMS ON GRADE EARLY PHASE 2 OR 3 STAIR FROM PHASE 4

BRICK WALL TO CORNER POST 1922 WINDOW WOOD FRAMED ADDITION REMOVED PHASE 5 OR LATER

POST 1922 DOOR

STONE WALL POSSIBLY ADDED OR REDUPT 1922 OR LATER TO CONNECT TO PHASE 5 BRICK WALL THIS WALL POSSIBLY WAS WOOD FRAMED ORIGINALLY AS PHASE 3 BARN OR KITCHEN ELL

BEAMS SPANNING IN CEILING OF PHASE 3 FROM OUTSIDE WALL TO PHASE 4 WALL SUGGEST INSTALLATION LATER THAN PHASE 3 AND DURING PHASE 4

VISIBLE CONSTRUCTION JOINT IN WALL

PHASE 5 BRICK WALL (TYP.)

1922 WALL REMOVED

TIN CEILING ABOVE THROUGHOUT 1922

POST 1922 DOOR

113

112

111

110

109

108

107

106

105

104

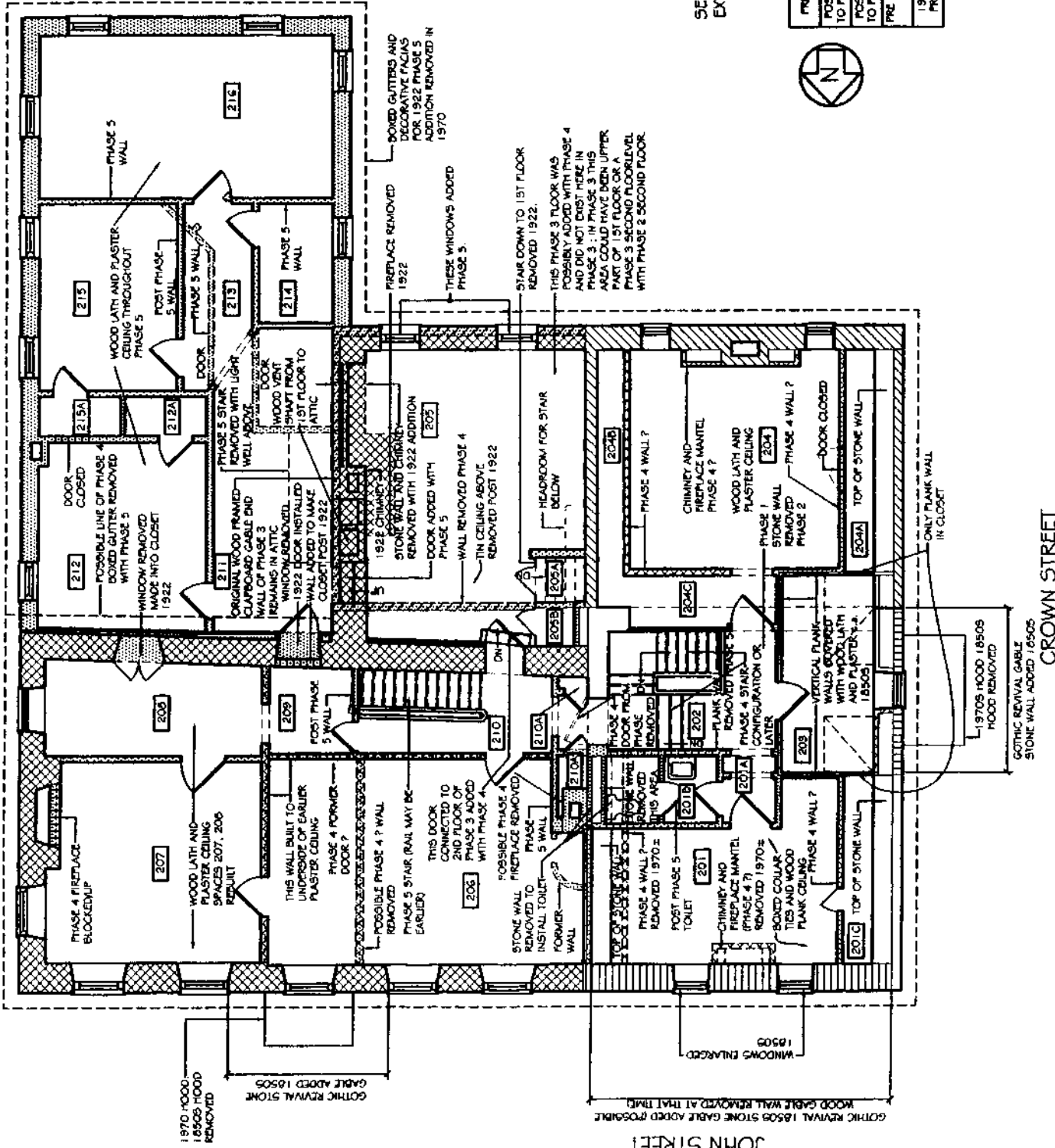
103

102

101

SECOND FLOOR PLAN
EXISTING CONDITIONS

PRE 1609	PHASE 1	STONE
POST 1609 TO PRE 1735	PHASE 2	STONE
POST 1609 TO PRE 1735	PHASE 3	WOOD FRAMING
PRE 1735 TO 1770	PHASE 4	STONE
1922 TO PRESENT	PHASE 5	BRICK



1970 HOOD
1850S HOOD
REMOVED

GOthic REVIVAL STONE
GABLE ADDED 1850S

GOthic REVIVAL 1850S STONE GABLE ADDED POSSIBLE
WOOD GABLE WALL REMOVED AT THAT TIME

JOHN STREET

CROWN STREET

1970S HOOD 1850S
HOOD REMOVED

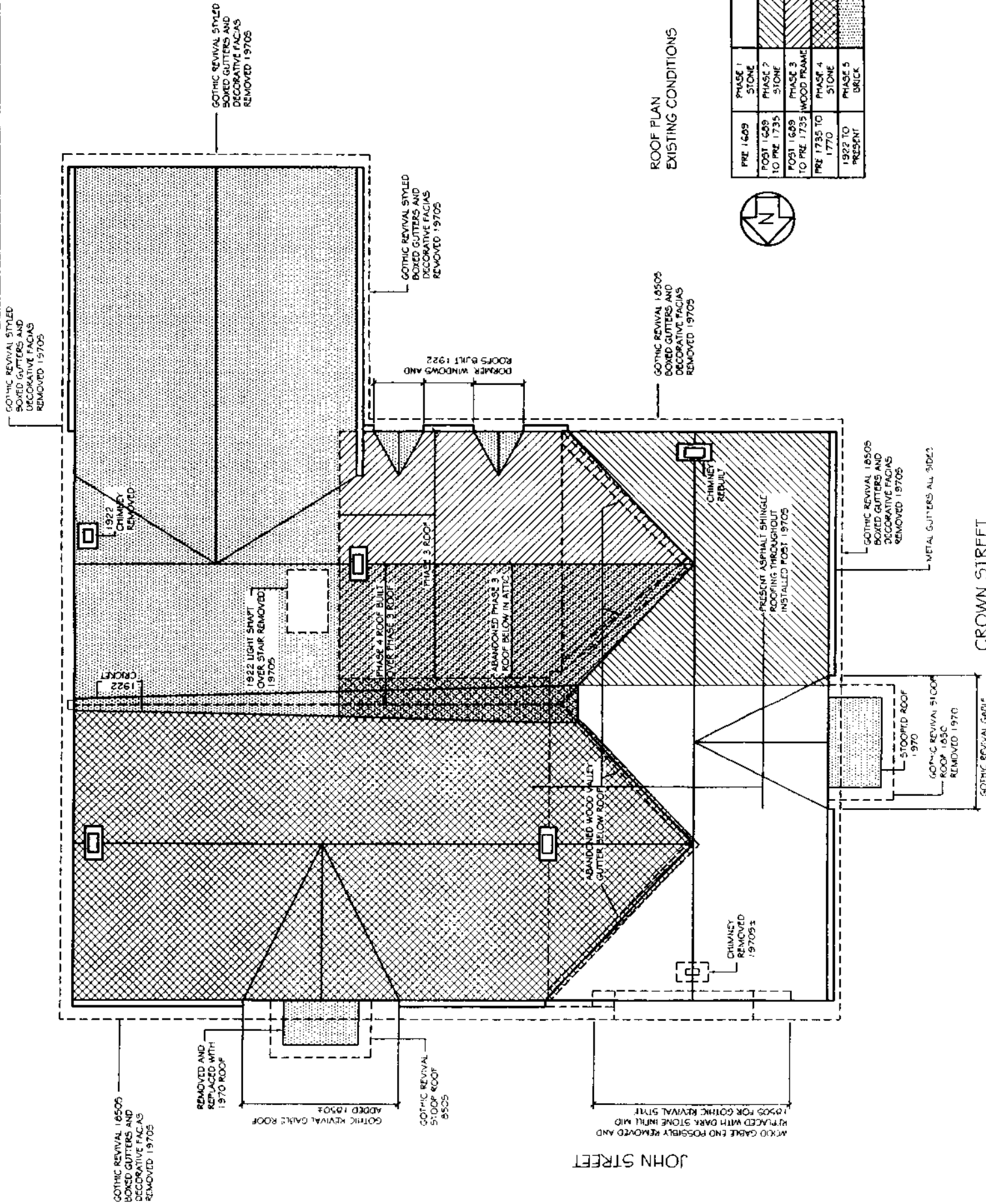
GOthic REVIVAL GABLE
STONE WALL ADDED 1850S

ONLY PLANK WALL
IN CLOSET

1970S HOOD 1850S
HOOD REMOVED

GOthic REVIVAL GABLE
STONE WALL ADDED 1850S

CROWN STREET



ROOF PLAN
EXISTING CONDITIONS

PRE 1609	PHASE 1 STONE
POST 1609 TO PRE 1735	PHASE 2 STONE
POST 1609 TO PRE 1735	PHASE 3 WOOD FRAME
PRE 1735 TO 1770	PHASE 4 STONE
1922 TO PRESENT	PHASE 5 BRICK



GOthic REVIVAL STYLED
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

GOthic REVIVAL STYLED
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

GOthic REVIVAL STYLED
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

GOthic REVIVAL 1850S
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

GOthic REVIVAL 1850S
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

METAL GUTTERS ALL SIDES

CROWN STREET

JOHN STREET

GOthic REVIVAL 1850S
BOXED GUTTERS AND
DECORATIVE FACIAS
REMOVED 1970S

REMOVED AND
REPLACED WITH
1970 ROOF

ADDED 1850S
GOthic REVIVAL GABLE ROOF

GOthic REVIVAL
STOOPED ROOF
1850S

WOOD GABLE END POSSIBLY REMOVED AND
REPLACED WITH DARK STONE BRILL MID
1950S FOR GOthic REVIVAL STYLE

CHIMNEY
REMOVED
1970S

ABANDONED WOOD VALLEY
GUTTER BELOW ROOF

STOOPED ROOF
1970

GOthic REVIVAL 5100P
ROOF 1850
REMOVED 1970

GOthic REVIVAL GABLE
ROOF ADD'D 1850S

1922
CRICKET

1922 LIGHT SHAWT
OVER STAR REMOVED
1970S

PHASE 4 ROOF BUILT
FOR PHASE 3 ROOF

PHASE 3 ROOF

ABANDONED PHASE 3
ROOF BELOW IN ATTIC

CHIMNEY
REBUILT

PRESENT ASPHALT SHINGLE
ROOFING THROUGHOUT
INSTALLED POST 1970S

DORMER WINDOWS AND
ROOFS BUILT 1922

B. Development of House and Analysis of the Building by Phase

The structure that became the Persen House, and is now at the beginning of an historic restoration in the early twenty-first century, has been located on this site probably from the late seventeenth century, a period of over 325 years.

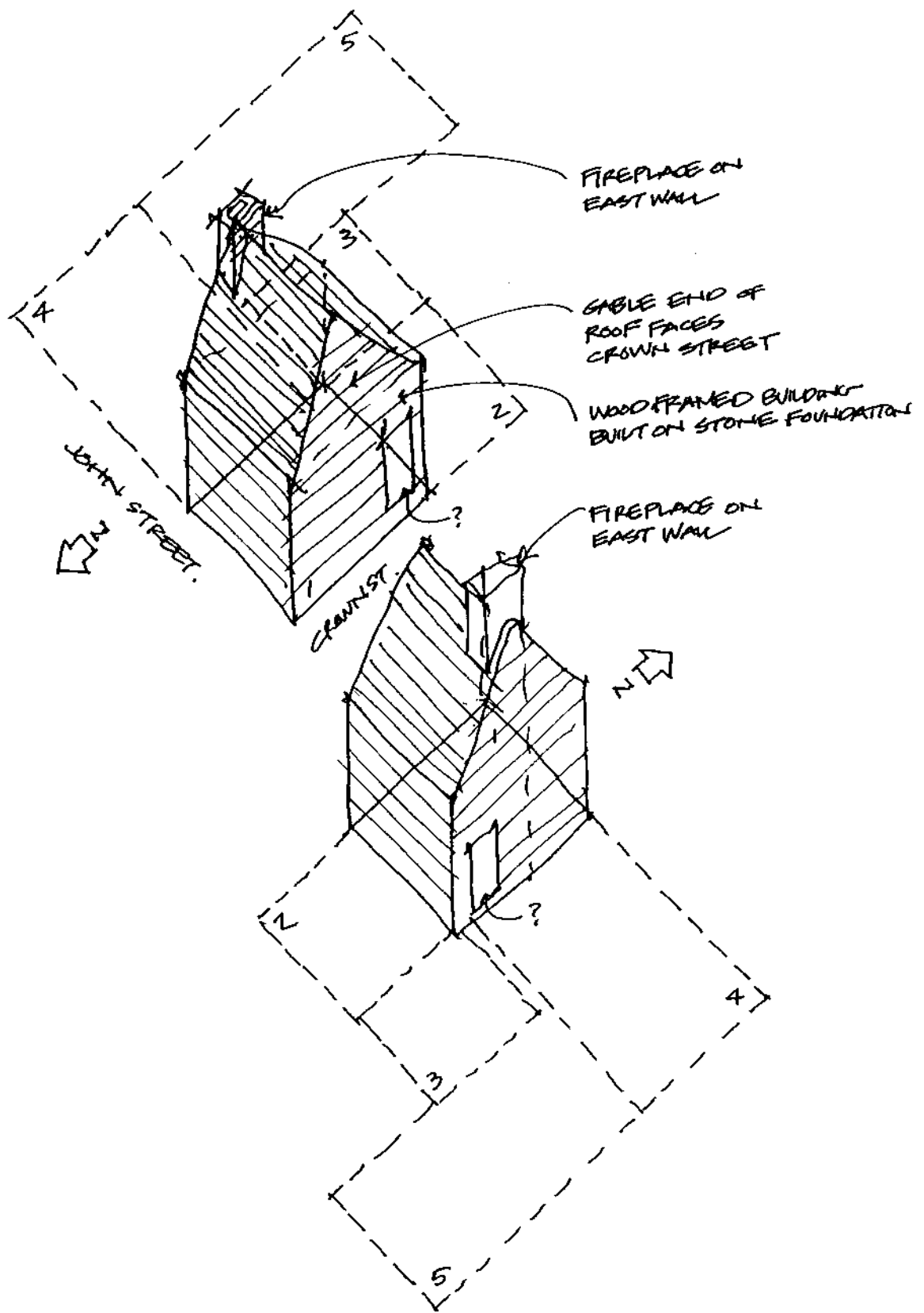
There are no documents that have been found that definitively date its beginnings and what the construction of the original structure was. Records indicate Jan Hendrickse Persen came to Kingston in 1663 and settled here after the end of the control of the Dutch government and the Dutch West Indies Company in 1664, but records show that the structure only came into the Persen family around 1735. The structure probably existed prior to the 1720s as a stone structure.

Upon examination of the exterior walls and foundation of the house, it is clear that there have been at least five major stages in the development of the plan where the building has been added to and modified, all of which reflect the various lifeways of its owners during each phase. It should be noted here that records show that a house and barn belonging to Matthewis Persen was burned by the British in 1777. The roof was rebuilt at that time, so changes in the roof can only be interpreted from that period forward. The changes that can be read from the structure of the house are the most valuable that still exist for us to interpret, not only in terms of the architectural evolution of the structure, but also to help us interpret the development of the City of Kingston in that period.

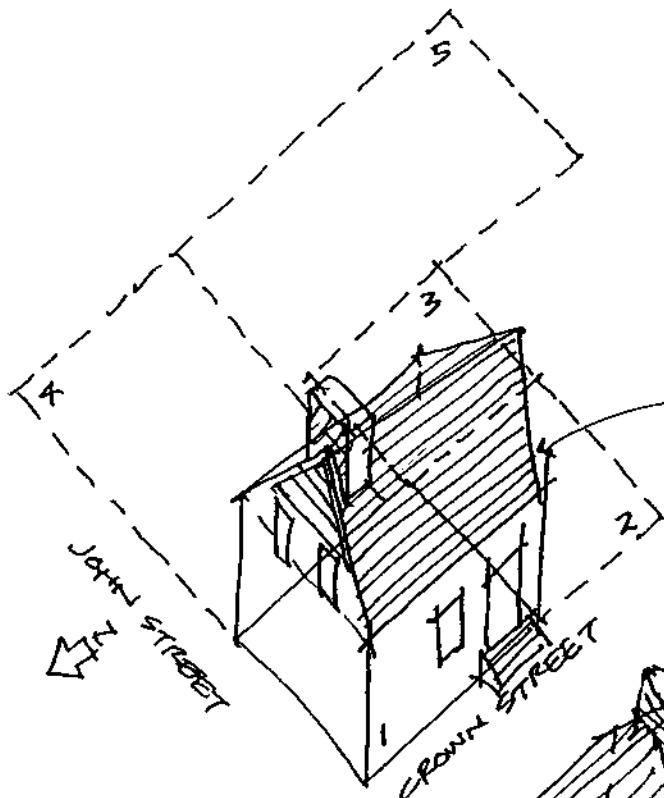
The accompanying floor plans and isometric drawings supplement the description of what has been found and interpreted for the building. The key in the lower right corner of each plan indicates the five stages of the building's development. The floor plans for the building show the plan organization found prior to our survey work beginning in October 1999. Notes have been added indicating earlier location of walls, doors, and windows that were observed, found, or intuited after the removal of the 20th century materials in the early months of 2000.

Phase One

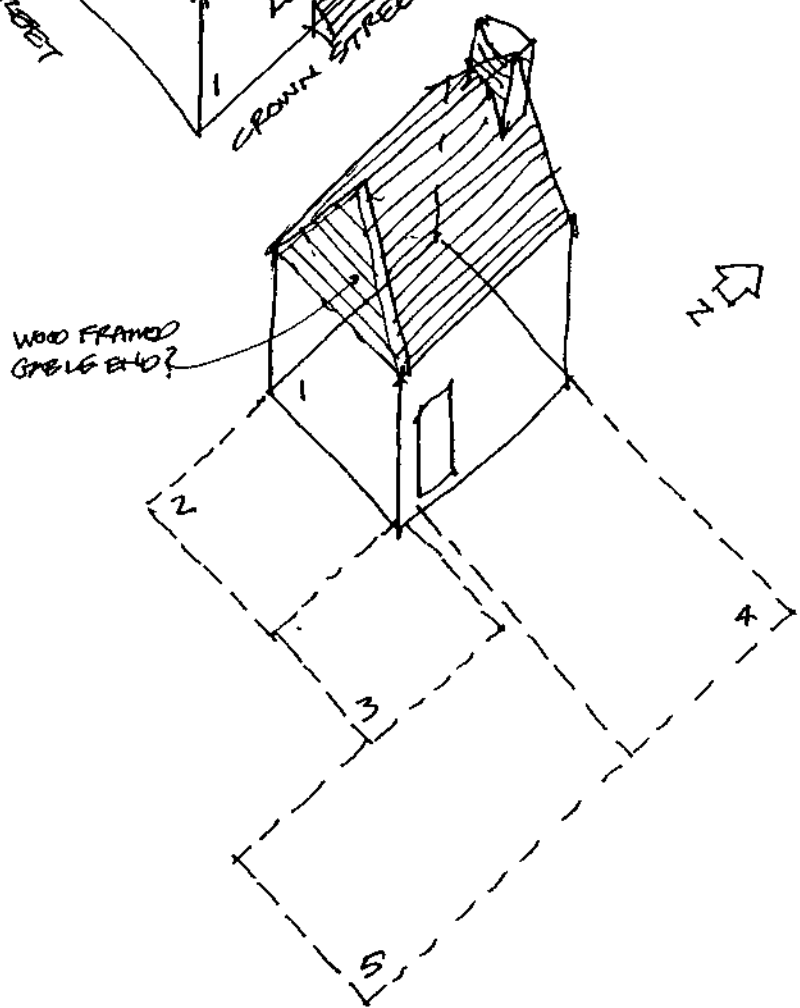
The phase one period is comprised of a square fieldstone structure on the corner of Crown and John Streets. The cellar foundation walls are clearly the earliest walls built and the joint lines for the phase two and four additions are clearly read from the exterior elevations. An interesting point regarding the foundation for the present fireplace of this first phase is that it was built at a later date than the exterior walls as seen by the use of a different stone and it was built against the wall in lieu of being built as an integral part of it. Another equally interesting detail is what appears to be possibly the remains of a brick arch on the east wall that may be the remains of an earlier arched fireplace hearth foundation that could have been a Dutch jambless fireplace for the first floor. There are numberless instances where foundations were kept from earlier houses and the upper structure rebuilt, at times with the upper roofline rotated ninety degrees to be able to add to more easily for subsequent additions. It is very likely that none of the present walls and floor framing above grade are part of the earliest seventeenth century house, which may have been a wood structure. The earliest Dutch dwellings in New Amsterdam (New York City) and Fort Orange (Albany) were not first built of stone or brick, but wood, and were often built in the traditional Dutch style of the times where the gable end faced the street. If the arching brick remains in the cellar are from an early fireplace, the fireplace would have been on a gable ended wall and away from the gable facing the street. Referring to the 1983 Stockade Development Plan (see map in appendix) indicating what could be the original limits of the stockade laid out by Peter Stuyvesant and its three subsequent phases, one can see that the site is outside the 1661 first addition, and could possibly have been built during or after the 1669-1670 second stockade addition. At that period Crown Street would have extended through and the gable end of the house would have faced Crown Street. Eventually, the early wood framed structure could have been rebuilt of stone on the cellar walls of the earlier structure, with a new fireplace positioned on the north wall, while rotating the ridge line and floor framing. This one-room stone cellar, one-room stone main floor, one-room garret and garret loft was the earliest dwelling. All living, eating, and sleeping would have taken place on the first floor. The garret was used for the storage of valuable farm products. At a later date, the second floor garret rafters and collar ties were covered, creating a plank ceiling down to the top of the stone walls. The collar ties were boxed out with finished wood trim, and then the ceiling and tie beams were painted, which created a finished sleeping space. The finishing of this space could have occurred prior to phase two addition or later.



Pre-Phase One Conjectural
pre-1669

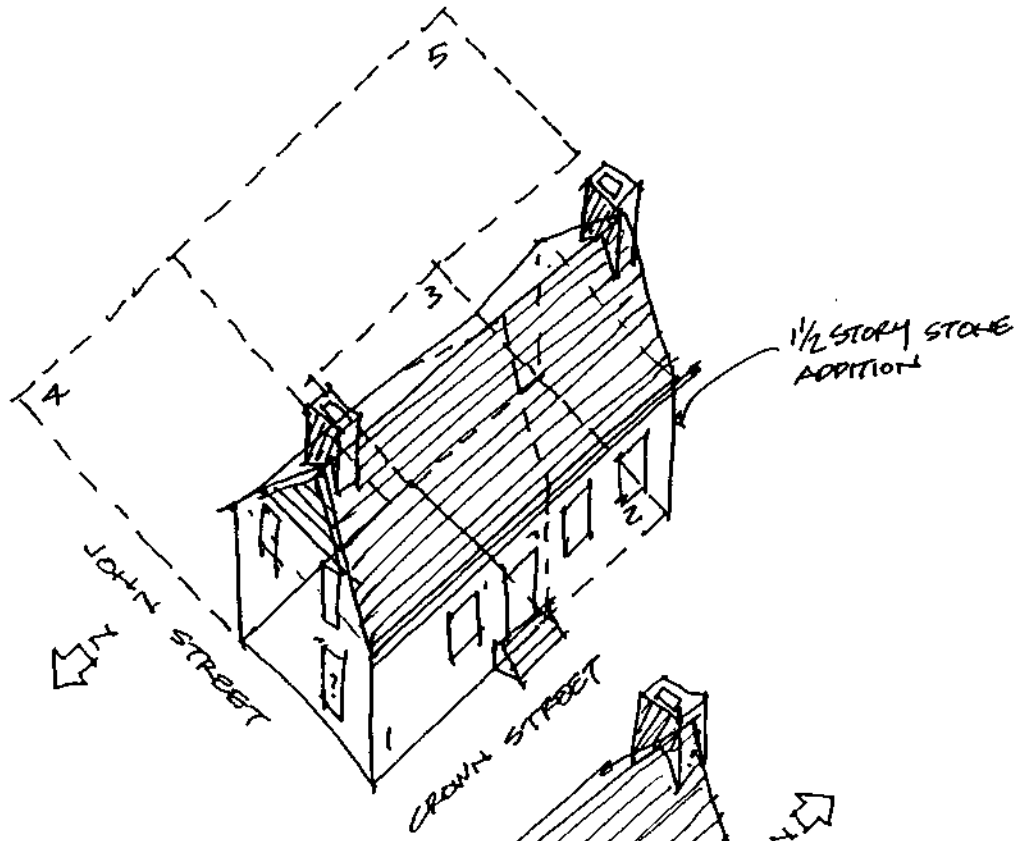


1/2 STORY STONE
STRUCTURE BUILT
POSSIBLY ON EARLIER
STONE FOUNDATION.
CHIMNEY BUILT LATER
ON NORTH WALL.



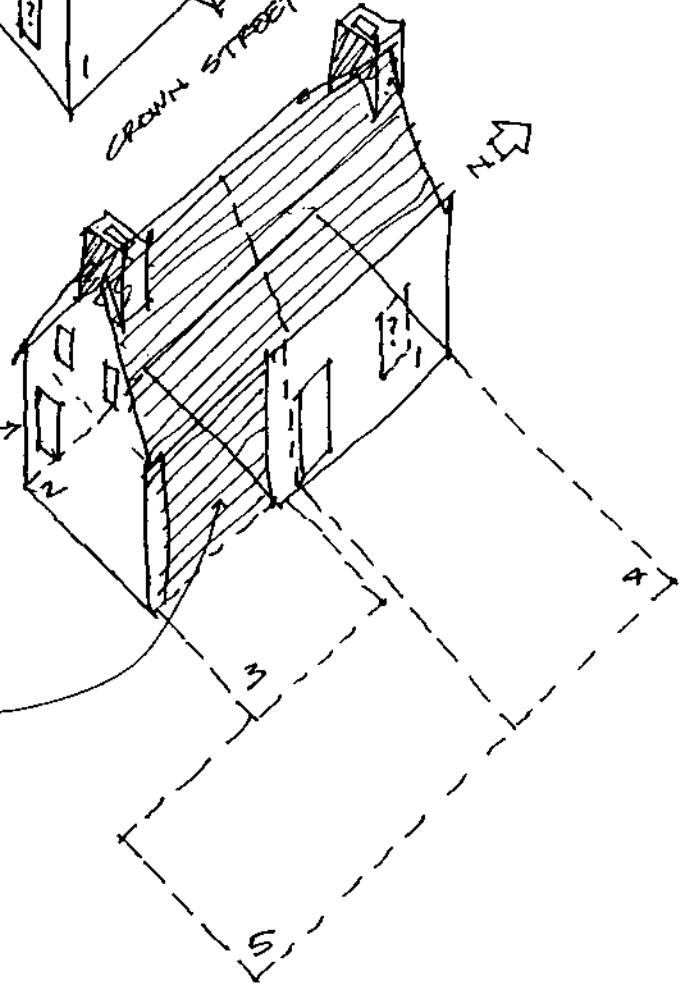
Phase Two

The phase two structure was added to the earlier structure, possibly after the 1720s. The English-style jambed fireplace of the new phase two addition was positioned at the opposite south end. This second phase addition was attached to the south wall of phase one with a full cellar, main floor, and garret roof space above. The roof framing was most likely matched to phase one. The existing partition of the entry hall could have been added to phase one to create a through hall from the front door to the rear door. The stair to the garret was most likely a ladder until the garret was converted to living spaces, at which time a more comfortable stairway may have been built. From the existing construction, the garret level of phase two may have remained a storage loft for some extended time because there is no evidence of a plank floor for the garret loft which would have created an enclosed sleeping space similar to what was over the phase one addition. This open attic to the roof may have extended into the second floor and attic space of the phase three structure because the phase three second floor ceiling, from the construction evidence, appears to have been altered during phase four when the wood framed phase three structure was re-roofed to connect it to the southern side of phase four.



1/2 STORY STONE
ADDITION

WOOD STUD WALL
W/CLAPBOARDS.
@ CONNECTION FOR
FUTURE PHASE THREE
WOOD FRAME.



Phase Two
post-1669 - circa 1698

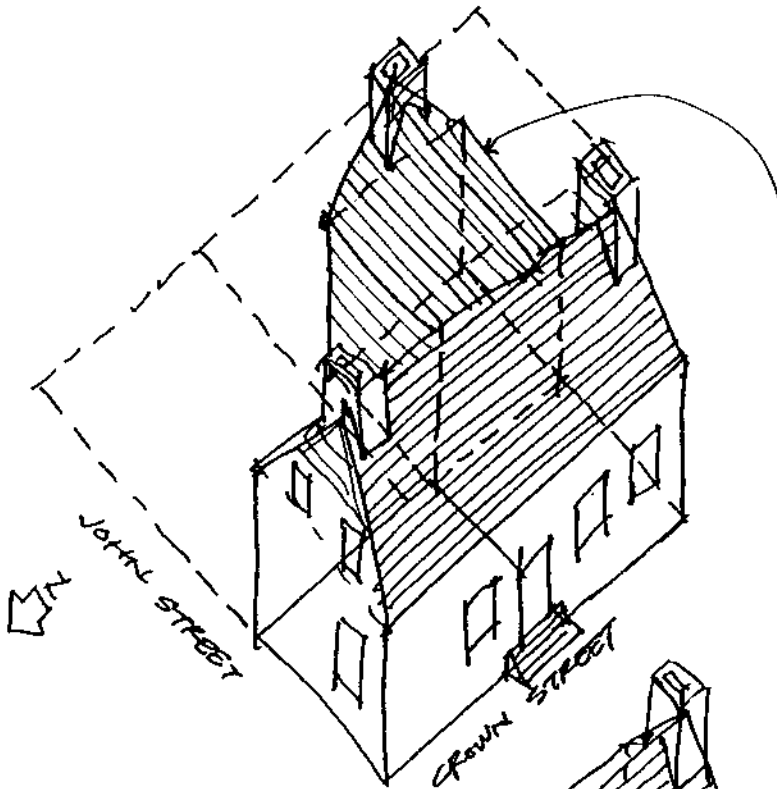
Phase Three

Phase three was built onto the eastern foundation wall of the phase two section and was built without a cellar. There is no evidence of the original wood-framed walls for this addition. It was common in the Kingston Stockade area for a wood framed extension to be added across the rear of a house that would become a barn, kitchen, scullery wing or storage shed. Often the extension was a shed only, with one floor. The extant remains of the roof framing of this addition indicates that it was last a double height structure with its ridge at right angles to the phase one and two ridge. The kitchen or barn would have been entered from phase two stepping down several steps. The present door and step from the John Street hall into the phase four hall may have been the rear door to the outside, or an enclosed ell of phase one or two.

The phase three common wall to phase two was built on top of the phase two cellar wall. The separating wall is a hand-hewn stud wall infilled with soft hand-made bricks appearing to be used as an interior wall, which is fire-separating the house and the barn or kitchen wing. Phase two and phase three could have been built at the same time; as a barn structure that became a kitchen with fireplace.

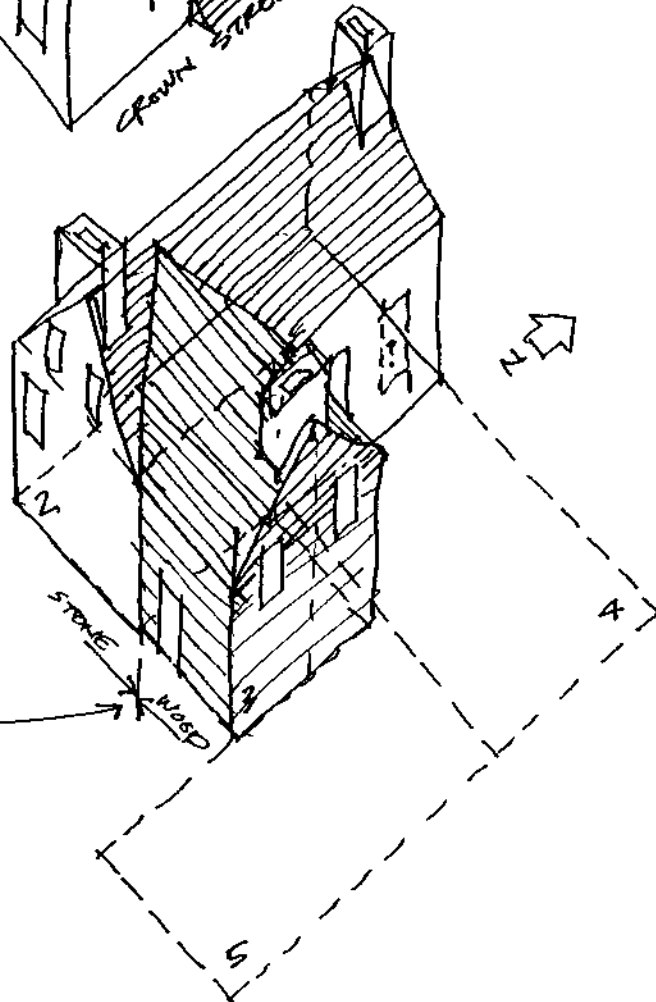
Upon examination of the second floor framing, an opening for what appears to be a large fireplace structure has been found at the east wall. This fireplace was most likely the phase two and three kitchen fireplace built into the original wood framed ell attached to phase two. Upon examination of the heavy plank flooring one sees that the planking was built up to a stone wall that has since been removed along with the fireplace. This stone wall was built under the earlier wood framed roof structure on the east and south sides. The stone wall and fireplace appear to have been removed when the phase five cellar was excavated. The north and south ends of the stone wall remain at the first and second floor levels.

The roof framing of this section indicates that the structure was rebuilt after the burning of Kingston in 1777 as the original size wood framed structure.



1/2 STORY WOOD
FRAMED BARN -
KITCHEN ELL
ADDITION

1/2 STORY WOOD
FRAMED BARN -
KITCHEN ELL
ADDITION



Phase Four

Records indicate that the structure was lived in by two of the Persen brothers, Cornelius and Adam, during the same time period. Phase four is definitely an addition to the phase one, two, and three house and it clearly could be an independent attached residence. Double residences built for separate related families such as Cornelius and Adam Persen were common. Upon examining the present post-1777 roof framing for the phase three scullery addition, one can see that the rafters and valley gutters were framed for a structure that originally had a wall approximately 3-4 feet away from the present phase four stone wall.

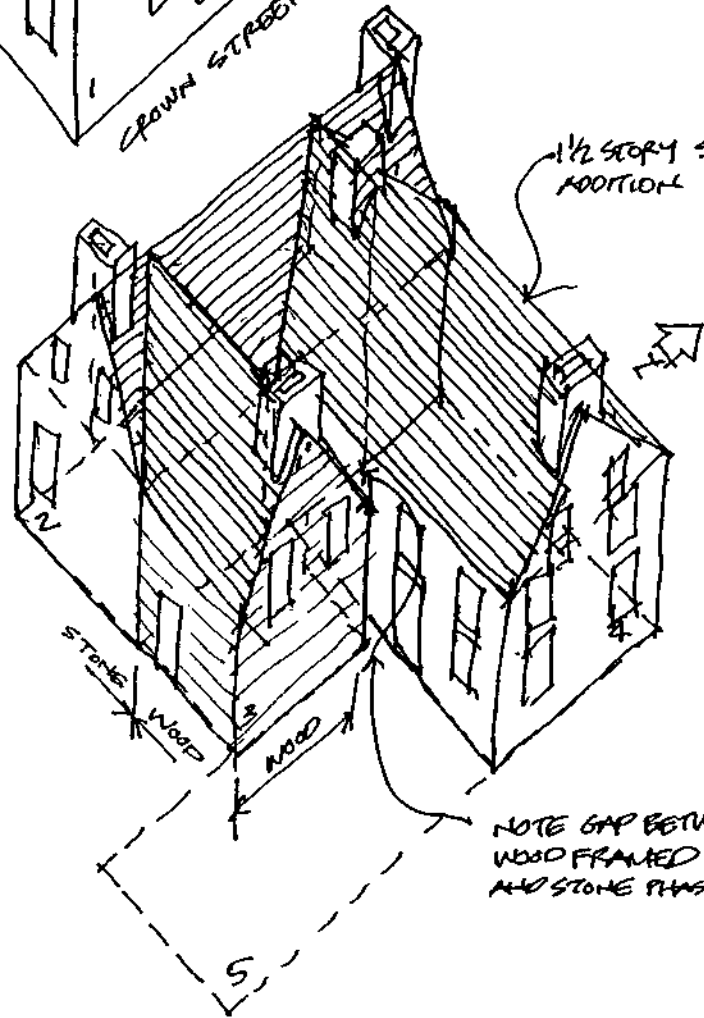
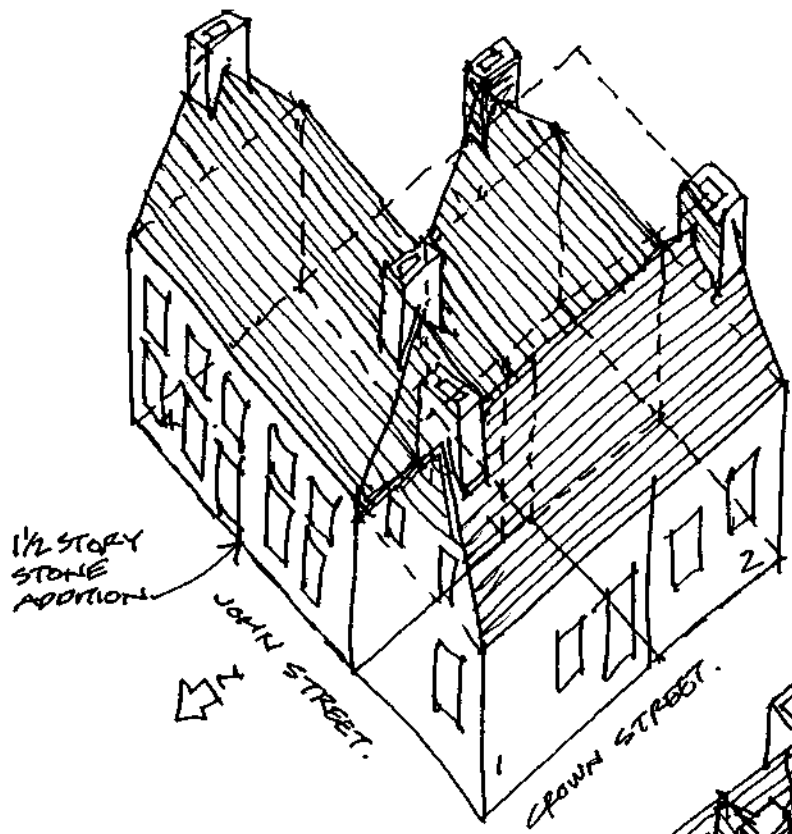
At the time that the phase four addition was built with its cellar, the builder positioned the first floor approximately on the same level as phase three and offset the southern wall of the new phase four addition at the corner, so that it would not undermine the existing phase three foundation supporting the barn or kitchen structure. As noted above, there appears to have once been an unusual, narrow separation between the phase three wood framed structure and the phase four stone structure. This separation was most likely open to the sky for some period and then roofed over to close the gap. After the burning of Kingston in 1777 the wood barn/kitchen structure was rebuilt. At a later date, possibly when the phase four structure was converted from a residence to a public house, the two exterior walls of the wood structure were replaced with stone walls and new second floor beams were built into the south walls of phase three and phase four. The 1798 Federal Tax Assessment records list a "stone kitchen" of 20'x18', so we know that this structure's walls were replaced with stone by 1798. The tax assessment records also list two houses, occupied by Matthew Persen, the first 40'x21', the second 34'x24', both stone and in good condition. 24 windows are listed on both buildings combined. The west side of the roof was reframed and a lath and plaster ceiling structure was added. The earlier wood clapboard gable end was extended over the top of the new stone east wall of phase three to connect to the east wall and roof of phase four. It is also possible that if there was a second floor to the original wood framed phase three addition, that the second floor would have been positioned to be level with phase two second floor. It is also possible that if the original first floor of phase three was a kitchen addition, the floor may have been built level with the phase two first floor instead of the present two feet lower. The kitchen could then have been accessible directly from the phase two living room.

On the interior of phase one, the original stair from the first to second floor and first to cellar would have been a much narrower and steeper stair, as evidenced by the closed opening of the floor as seen from the cellar. As mentioned before, second floors were originally garrets where valuable farm grains were kept and accessed by ladders or stairs. At the time when the phase four addition was built, each home would have had its own interior stair. To make the connection

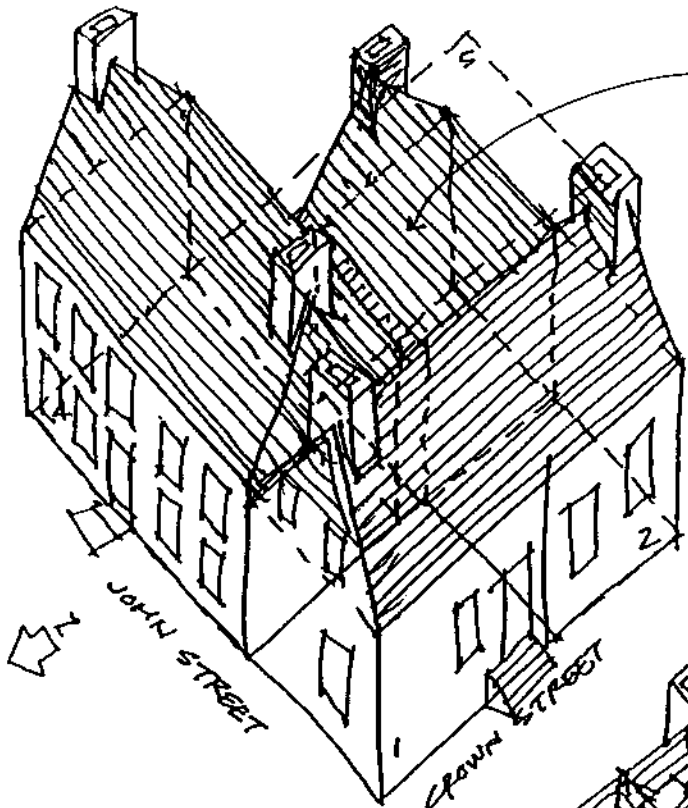
between the two buildings with different floor levels, the stair of phase one and two had to be modified, to be similar to what it is today. The intermediate landing of phase one was positioned lower to accommodate a door opening between the buildings. The stair to the cellar of phase one could have remained. The stair location from phase three first floor to phase two cellar would have been an additional entrance. There is presently no stair to the cellar directly from phase four first floor. The present stair seems to be from the phase five renovation work. Many of the first floor beams have been removed and replaced with new sawn beams. There is a little evidence left of what may have been a stair that may have been located inside the John Street entrance, the stair well would have been parallel to the beam framing. This would have been a more likely location for the stair in a residence.

From inspection of the present roof rafters it is clear that all of the roofs of phases one, two, three, and four were built of one hand from that period, after the burning of Kingston, October 16, 1777. An extremely interesting early roof framing detail still exists under the present roof; which is the existence of four hand hewn roof valley gutters where the phase three and four roofs and ridges were built onto the phase one and two roofs and ridges. The roof planking and shingles end to form an open sloped valley gutter. At the time that the phase five addition was added, the roof over phase three was reframed higher leaving earlier valley gutters and 30" long hand planed white pine or white cedar shingles in place.

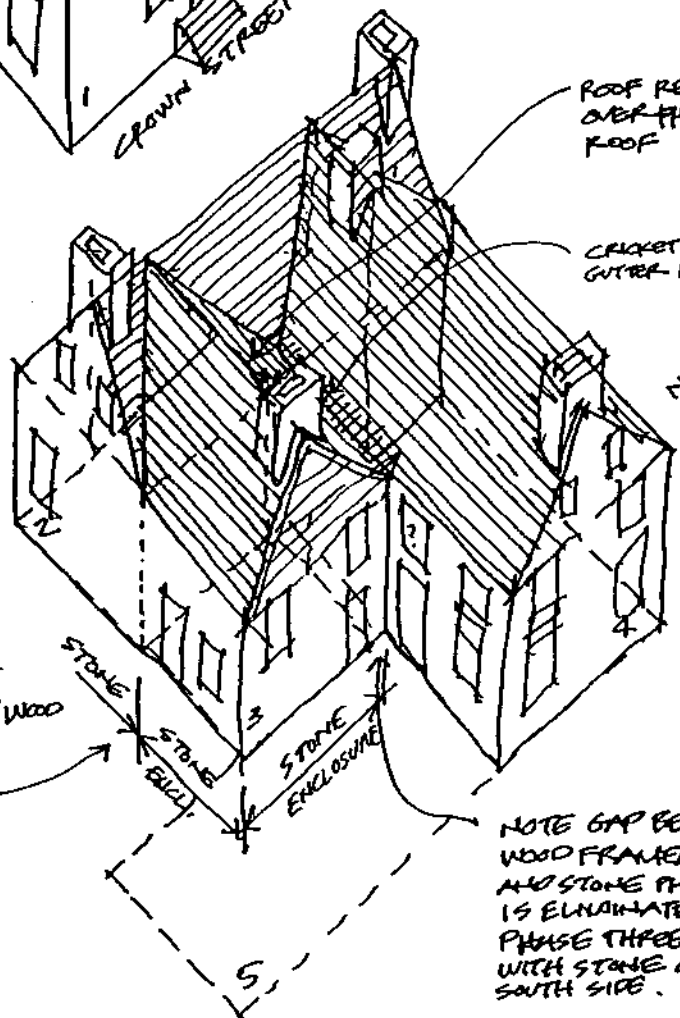
In the late 1700s the house was owned by Matthew Persen and the phase four addition was used as a public house. It appears that the second floor, which has finely finished floor boards and painted beams (as observed from the first floor), may have been rebuilt after the burning of 1777. By 1820, the Crown Street house was occupied by Dr. John Goodwin who used the John Street house as a grocery and apothecary. In 1830, Hiram Radcliff bought a grocery license for the house and in 1837, he bought the property from Henry Myer and others of the Persen family. He most likely continued using the John Street building as a grocery into the 1850s.



Phase Four
circa 1735 - circa 1778



ROOF REFRAMED
OVER PHASE THREE ROOF



ROOF REFRAMED
OVER PHASE THREE
ROOF

CRICKET
GUTTER BETWEEN ROOFS

1/2 STORY STONE WALLS
REPLACE PHASE THREE WOOD
WALLS

NOTE GAP BETWEEN
WOOD FRAMED PHASE 3
AND STONE PHASE FOUR
IS ELIMINATED WITH
PHASE THREE ENCLOSURE
WITH STONE ON EAST AND
SOUTH SIDE.

Phase Four

ca. 1850 gothic revival design change

The exterior of the phase one, two, three, and four building appears to have remained virtually unchanged from 1777 to circa 1850. With the Gothic Revival style, that began with the great industrial and commercial expansion in the Hudson valley, ending the colonial period, many stone houses in Kingston and elsewhere were "modernized" with stone gable ended dormers and decorative wood trim. The Persen House had two stone gable ended dormers added. The first was over the Crown Street entrance stoop, with the second floor ceiling raised and extended into that area of the dormer. The second stone-faced dormer was a false dormer built over the John Street phase four entrance with a wood louvered opening. Along with the gable dormers, the gable end of the original phase one roof onto John Street, which was most likely wood weatherboards, was removed and infilled with stone, and had a diamond wood louver vent.

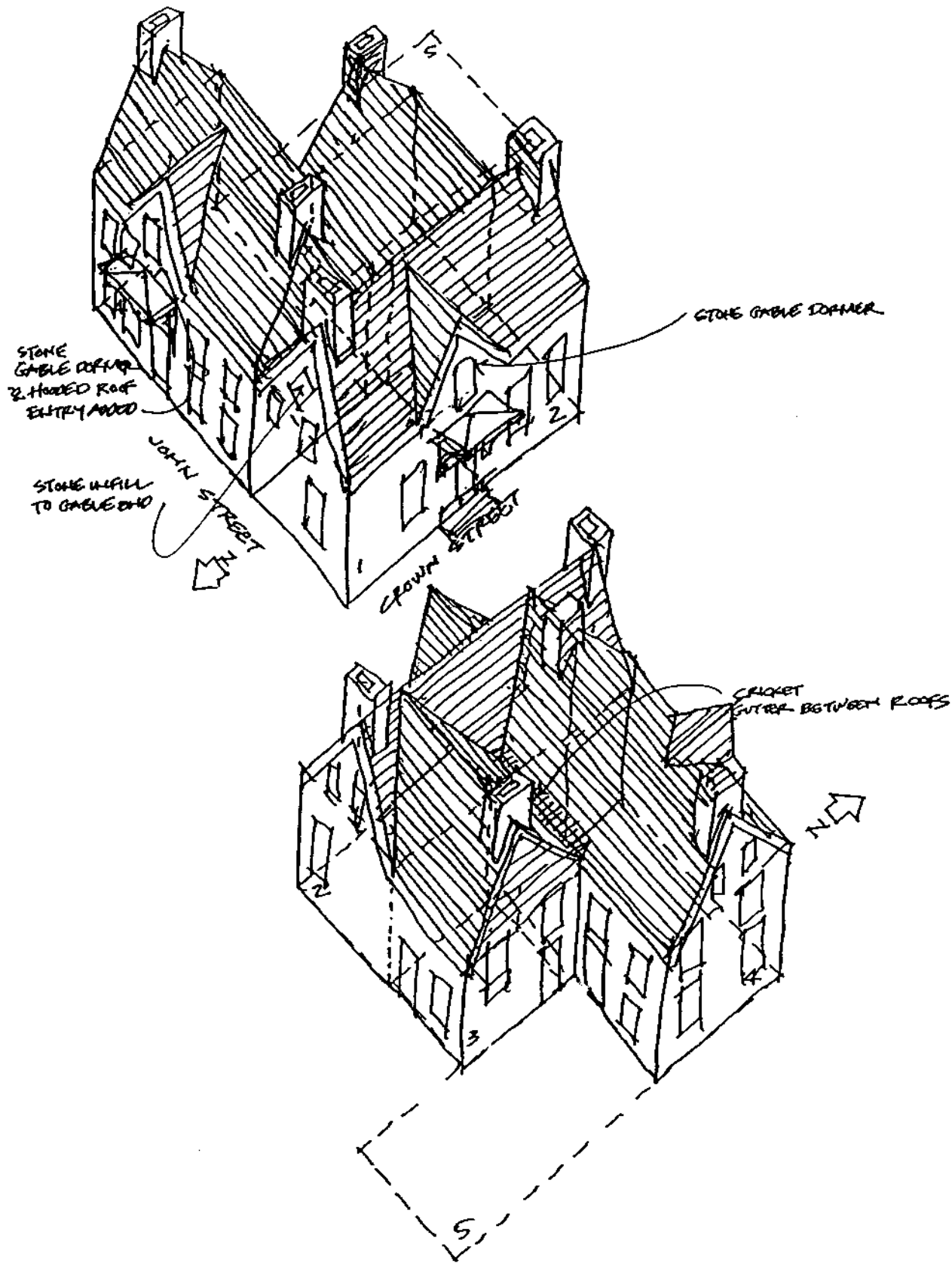
It is interesting to note that upon closer visual examination of the stone gable additions and infills, there was no attempt to match the earlier limestone walls. This is clear evidence that the building had been whitewashed up to this time and would continue to be whitewashed afterwards. Traces of whitewash are still evident in protected areas of the wall. The stone jointwork detailing was also struck with horizontal and vertical lines to make it appear more elegant. One especially notices how the rough rubble wall jointwork of Phase one was repointed and struck to blend it with the later work. It is not clear at what period this joint tooling would have occurred.

Along with the change of style from the earlier Dutch to the newer Gothic revival came the removal of earlier hung hand-hewn wood gutters at all roof eaves and their replacement with new built-in boxed gutters, concealed within a new cornice and frieze detail that became the new roof edge detail at eaves as well as gable end rake verge boards. The two entrances to the residence had new lowered hooded bracketed roofs built over the doorways. Louvered shutters appear on photos from this time period for all windows. These shutters would most likely have been solid shutters at the earlier phases of the house.

The earliest windows in the phase one addition of the 17th century could have been inswinging leaded casements with heavy mortise and tenon pegged frames and solid paneled outswinging wood shutters. The windows would have been much smaller and the building would have had fewer window openings. As the building grew in size, and the surrounding area of Kingston became more secure, the windows would have been replaced with larger windows with additional windows added. Ca. 1850s, the Dutch style window sash, probably twelve over twelve double hung windows on the Crown Street façade of phase one and two were replaced with six over six double hung windows, and the John

Street façade had two over two double hung windows of the Gothic revival style as seen in the ca. 1880 photos. Earlier doors, possibly Dutch, would have been replaced with the heavier molded Gothic revival style door, which was most likely a double door,. The exterior stone walls were whitewashed and eventually painted with what appears to be a non-white color with a darker color for wood trim, windows, shutters, and doors.

Photographs show that there was a one-story wood framed enclosed shed structure on the south end of phase two and three which was an entrance from the exterior. This structure was most likely removed in the 20th century.



Phase Four
circa 1850 - circa 1922

Phase Five

1914 to 1922

In 1914 the residence, which had been owned by Charles Romeyn, was sold to the County of Ulster. At this time the building began to be used as the office for the Farm and Extension Services. During this period of approximately eight years the residential building was converted to office use. It appears that the main changes that were made were to the phase four addition which had been used as a grocery store or for some other commercial use. The rooms were subdivided to make office spaces on the first floor as well as the second floor. The stair may have already been moved to the present location before this period. This could be the period that the bottoms of the exposed first floor ceiling beams were cut off to make a flat ceiling. There appears to be few, if any, changes to phases one and two at this period. Phase three first floor may have been finished with the beaded board wall and ceiling finishes and the second floor may still have been an attic storage space with windows through the east facing wood framed wall for light.

1922 to 1999

In 1922 the County built a brick addition, phase five, onto the south side of phase four, and the east end of phase three. With the excavation for the west wall of the cellar of this brick addition, the phase three east stone wall and fireplace were removed. The phase three south wall was rebuilt with a new stone facing. The wall buttressed a failing southeast corner of phase two, and connected it to the corner of the new brick structure. Note that the new stone wall is built of reddish-tan stone and doesn't match the earlier limestone. It appears that the two second floor south facing gable ended dormers built into this wall were added at this time, cutting through the earlier kitchen roof sill plate. The east-facing stone wall of phase three had a window, and possibly a door at the second floor to light the space before phase five was added.

In the south cellar wall of phase four a door opening was made to give access to the phase five cellar. On the first floor, the rear door of phase four became the entrance to the stair hall of the new brick addition. The bluestone sill of the door still remains in place.

On the second floor a new door connection was made through the east end of phase three, stepping up to the phase four floor. Phase five had an interior stair which was located in the hall outside of the present first floor toilets that connected the first floor to the second and cellar.

Phase two and three had a stair that connected the levels of the two phases. The stair existed with the beginnings of the 1914 and 1922 addition and was closed later with metal lath and plaster. This stair could have existed prior to the 1914

Hendrick Alberts (Persen)
& Geertruy Andries

Descendant Chart for Persen Family

Engeltje Hendricks
& Frederick Pietersen
m. 27 Jun 1666

- Pieter Pietersen (16 Oct 1667 -)
- Jannetje Pietersen (18 Jun 1671 -)
- Hendrick Pietersen (24 Apr 1675 -)
- Engel Pietersen (9 Feb 1679 -)
- Geertruyd Pietersen (28 Jul 1684 -)
- Elysabeth Pietersen (5 Dec 1686 -)

Jan Henderick(sen) (Persen) (- 22 Mar 1708)
& Annetje Matthys (- 3 Feb 1723)
m. 11 Mar 1668

- Geertruy Persen (12 Mar 1669 -)
- Margriet Persen (28 Sep 1679 -)
- Jacob Persen (25 Sep 1681 -)
- Jan (John) Persen (2 Sep 1683 - 1748)**
& Anna Catryna Post (1684 -)
 - Jan Persen
 - Jannetje Persen (15 Jan 1716 -)**
& Myndert Mynderse
 - Garret Mynderse (10 Nov 1776 - 22 May 1874)
 - Abraham Persen (11 Sep 1709 -)
 - Jacobus Persen (1 Jan 1711 -)

Thomas Persen (23 May 1686 -)

Matthys Persen (1670 - 21 Apr 1751)
& Anna (Tanna) Winne(n) (- 5 Aug 1763)
m. 7 Dec 1701

- Anna Persen (11 Oct 1702 - 1 Oct 1747)**
& Heskia Du Bois
 - Zara Du Bois (1 Sep 1723 -)
 - Hiskia Du Bois (5 Feb 1727 -)
 - Tanneken Du Bois (18 Feb 1733 -)
 - Jacobus Du Bois (15 May 1735 -)

Cornelis Persen (26 Oct 1712 - 10 Aug 1769)
& Catharina Dyrek Oosterhout (- 25 Jun 1747)
m. 31 Aug 1734

Jan Persen (1 Apr 1739 -)

Matthewis* Persen (24 Jun 1739 -)

Johannis Persen (23 Jun 1737 - 4 Apr 1800)
& Sarah Van Bunschooten (17 Sep 1728 - 15 Jun 1818)
m. 3 Feb 1786

Marya Persen (16 Jul 1735 - 2 May 1761)

Jannetje Persen (11 Mar 1741 -)

Cornelius Persen (18 Feb 1744 - 7 Feb 1827)
& Elizabeth Masten (5 Apr 1751 - 20 Jan 1827)

Catrina Persen (14 Aug 1771 - 22 Oct 1831)
& Isaac Post

Maria Persen (4 Oct 1772 -)
& Henry Myer

Elizabeth Persen (30 Sep 1774 - 9 Sep 1829)
& Cornelis Van Buren

John Van Buren (26 May 1799 -)

Cornelius (1) Persen (9 Nov 1776 - 11 Jan 1777)

Cornelius (2) Persen (20 Dec 1778 - 8 Feb 1779)

Marregriet Persen (5 Jul 1780 -)
& Samuel Myer

Benjamin Persen (15 Jan 1783 - 5 Feb 1783)

Annatje Persen (28 May 1786 -)
& Andrew Brink

Cornelius (3) Persen (24 Jul 1789 - 30 Jul 1789)

Jannetje Persen (10 Oct 1790 - 13 Jun 1792)

Maria Persen (22 Feb 1719 - 22 Jul 1729)

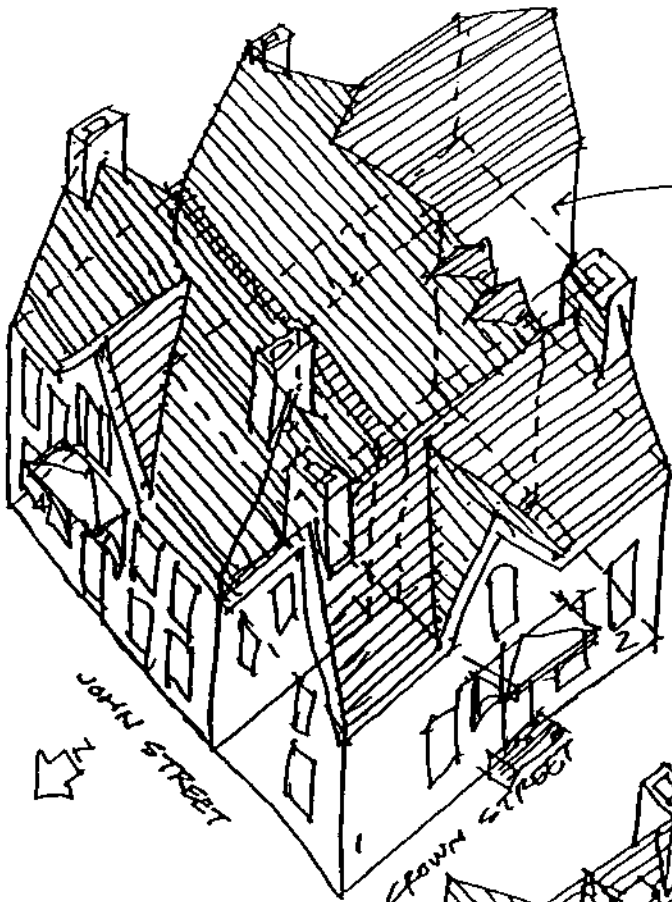
Adam Persen (17 Nov 1705 - 2 Feb 1778)
& Catalyntje Swart (13 Feb 1702 - 5 Feb 1752)
m. 25 Jun 1737

Jan Persen (24 Oct 1708 -)

Sarah Persen (10 Nov 1710 - 2 Feb 1770)
& Abraham Elting (- 7 Oct 1734)
m. 4 Mar 1731/1732

purchase by the County. It would have connected a main living space with a kitchen and upper level space directly.

Since the brick phase five addition was completed and used over the years, the older building has undergone a series of modifications that were made on the basis of economics, without keeping the historic value of the structure in mind. As the building deteriorated over the years, valuable historic details on the exterior were removed and replaced with simplified modern materials. In general, all of the ca. 1850s gothic revival details of decorative cornices and frieze, decorative bracketed entry hoods over doorways, and decorative doorways, wood shingle roof, original windows, and louvered wood shutters have been completely removed or altered with 20th century materials of asphalt shingles, flat fascia boards at eaves and gable ends, white aluminum gutters and downspouts, spring balance replacement windows installed into older wood frames. Original wood window frames are covered with new wood trim, 20th century replacement doors, hardware and sidelights, metal storm windows, poorly built wood panel shutters (plastic shutters on the phase five brick addition), and modern hood roofs over the entry doors.



TWO STORY BRICK ADDITION

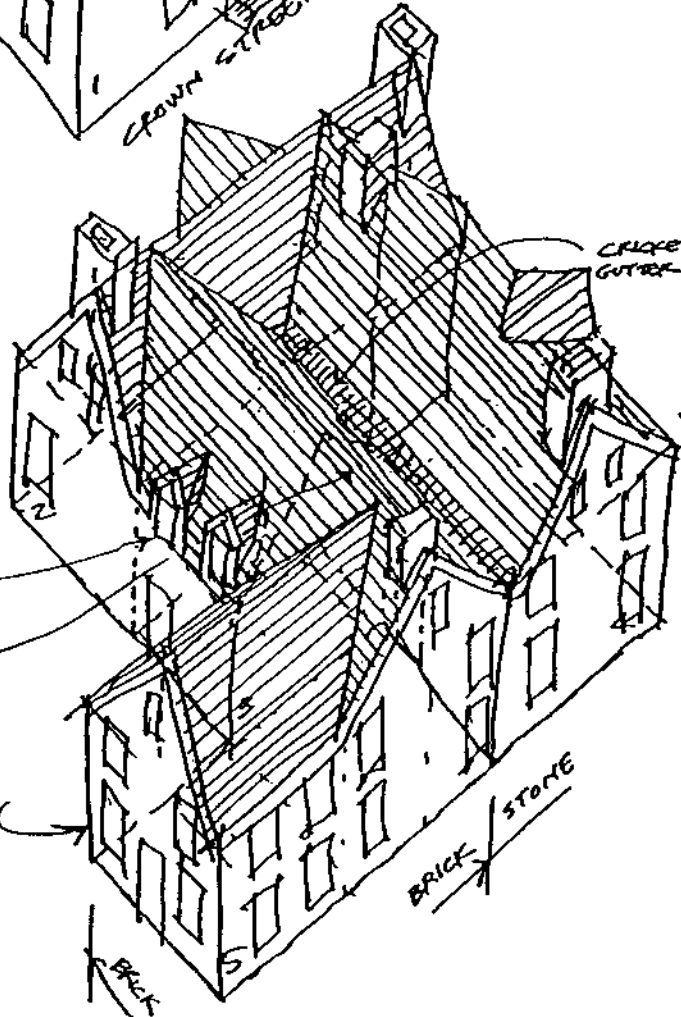
JOHN STREET

CROWN STREET

DORMERS ADDED

NOTE:
PHASE THREE
KITCHEN CHIMNEY
REMOVED
THIS PHASE

TWO STORY
BRICK ADDITION



CRICKET
GUTTER BETWEEN ROOFS

BRICK / STONE

BRICK

Phase One

Cellar Floor

In Room 001 one sees the space that was the earliest room of phase one. The floor is presently a rough concrete floor; the ceiling has early hand hewn floor beams and exposed wide plank flooring. In the ceiling at the southeast corner one sees what is probably the opening for an earlier stair. In the southwest corner is what appears to be a hatch. The foundation walls are fieldstone rubble construction with the remains of whitewashing. The east wall has the remains of what appears to be a very early brick wall that is arching, suggesting that it may be the remains of an early Dutch jambless fireplace hearth support, but the beams are turned at right angles to this wall where they would more typically be parallel to the fireplace wall. The north wall has a later stone foundation for the fireplace above, built of a stone that is a different type than the original foundation wall. To the right of the fireplace foundation is a closed-in earlier cellar window. Refer to the earlier description of how the earliest building may have evolved. On the west wall are two cellar windows which are of 19th or 20th century construction. The south wall has an opening into the phase two addition. The door is missing, but the heavy oak frame is mortise and tenon framed and pegged, and holes where earlier strap and pintel hinges were are seen with the keeper/latch marks on the opposite side.

First Floor

Spaces 101 and 102 together comprise the main room, what could be a late 17th century space, of the phase one building. In room 101, the existing floor is a narrow strip wood flooring that was laid down in phase five over earlier wide boards. The exposed painted beamed ceiling spanning from the east to the west walls has painted wide plank flooring. There are four beams, three of which have a beaded bottom edge. The fourth beam is smaller without the beading and appears to be a replacement beam. The beams carry over into the entry hall and span the same direction. The baseboard extends down to the top of the early floor.

The raised panel and pegged window casing and trim of the two windows appear to be very early and of the same period; the stool height above the floor is similar but the head height of the window facing Crown Street is higher.

The paneled fireplace and built-in cupboard to the right is of a recessed flat panel detail with raised panel detail to the inside. The bottoms of the cabinet doors were cut when the newer flooring was installed. On the interior of the end cabinet on the left side one sees below the broken shelf the use of early thin red brick indicating its early construction. It could be a rebuilt fireplace for heating only, and the room may have become a bed space or dining room.

The interior firebox of the fireplace has been rebuilt and painted. The hearth stone has been covered over by the strip wood flooring and cannot be seen beyond the face of the fireplace. The detail of the fireplace is different from that of the windows, which suggests the possibility that they are of different design periods.

The south door frame has the pintels of the early Dutch strap hinge. The paneled door has the shadows of the strap hinges. The heavy painted oak frame has marks from the attachment of early keeper hardware. The bottom of the door has been cut for the raised floor and the upper panels removed and glass installed.

The entry hall, space 102, has the same strip wood flooring over the early plank flooring as space 101. The exposed beam ceiling of the earliest phase was of painted planks and beams. During the phase five renovation, the bottoms of the beams were cut off to allow for a flat wood lath and plaster ceiling. During the phase five renovation, wood strips were nailed onto the plaster ceiling to be used to attach a decorative sheetmetal ceiling.

The entry door and sidelights are not original to the phase one structure. The earlier opening width has been widened, most likely in the mid-1850s when the Gothic revival style doors were added, as seen in the 1880s photo. The four-sided mortise and tenon pegged door frame of the door to room 103 is an early door, possibly from phase two. There is a heavy oak threshold below the strip wood flooring which is original and pegged to the door frame. This door opening is in the phase one wall. The phase two floor is roughly 2" higher than phase one. The threshold is worn on the raised phase one side. One sees the early pintel hole marks and marks from other hardware. The present door is hinged on the right side, where the earlier door was hinged outswinging into the hall on the left side against the present stair. This door is in the earliest south stone wall of phase one.

Over the years, the plaster wall has been replastered and repaired; the plaster is molded around the oak frame. Could this door have been an earlier phase one door? The existing stair is not original to phase one; there wasn't a need to have an intermediate landing or an upper lower landing, because phase four didn't exist. Looking in the closet below the stair, one can see the early planks with rose headed nails and later planks filling in what is probably an earlier stair well opening. All of the construction of the present stairs, treads, and risers is from the 20th century; the stringers are of earlier construction. One can see the paint shadow of earlier treads and trim mouldings on the outside of the stringer. The wall closing off the underside of the stair, which is made of wide boards with beaded edges, extends down to the top of the original floor. This planking

appears to be of the same period of renovation as the other beaded wall and ceiling of the stair at the second floor.

In the stairwell of the second floor, one can see what appears to be the floor beam against the wall that has been cut off. Also, at the first intermediate landing up, at the corner of the stone wall, one sees the remains of what is probably the return south end stone wall of phase one that is roughly two feet above the second floor. The remaining wall suggests that prior to phase two being added, phase one may have had a stone knee wall on the south gable end which would suggest that the gable wall may have been wood framed with weatherboards. This also relates to the possibility that a wood gable end was replaced with the darker stone endfill to the north wall with the ca. 1850s Gothic revival style renovation. The organization of the two landings for the stair was most likely from the phase four addition. One could walk from the second floor of phase one and step down three risers to the second floor of phase four. There is a heavy oak mortise and tenon pegged door frame with pintels for a door at the second floor stone wall into phase four.

The north wall of space 102 is most likely a phase two addition and has evidence at the east end of a heavy hand hewn stud behind the base board with brick on either side. The brick may be similar to that which is in the wall on the west end at the entrance door from Crown Street. This suggests that when the entry door was added (or made from a window) and the opening to the phase four addition was made (or possibly earlier), the exterior stone wall must have needed additional buttressing because of the large opening, so the interior wall was made into a heavier stud wall with brick infill to make it rigid for bracing. The opening to phase four could have been an early phase one or phase two exterior door to the rear yard.

Second Floor

Rooms 201, 201A, 201B, 202, and 203 comprise the garret level of the building. Typical Dutch, story-and-a-half stone house roof construction consists of the following: exterior stone walls extend up to approximately 30 inches above the floor; hand-hewn roof rafters rest on a heavy timber sill plate on top of the wall; spaced wide plank sheathing is nailed to the tops of the rafters on to which could be nailed 30" long hand planed shingles 5/8" thick of white cedar or white pine; horizontal collar ties at approximately six feet four inches above the garret floor which tie the pairs of rafters together making an "A" frame for a set of rafters, on top of the collar ties could be laid wide board planks creating a ceiling to the garret, used for additional storage, which is called the garret loft.

The garret and garret loft were the place where valuable grains and other farm products were kept. The triangular gable ends were built of stone, infilled with

wood, or built with stone up to the collar beam height and then closed with wood weather boards above.

The garret level (second floor) of phase one is built as described above. At the time that the second floor garret was made into a family space, wide tongue and groove pine boards one inch thick were laid over the collar beams, creating a ceiling. Additional boards were nailed to the undersides of the sloped rafters from the collar tie down to the sill plate. The hand hewn collar ties were boxed out in wood trim to hide the hand hewn marks, and the entire wood ceiling and plastered wall was whitewashed. The boxed-out trim remains over the wall between the room and the stair hall. The north wall has two replacement windows in the stone wall, on either side of a chimney flue and mantel that was removed in the late 1900s. One can see the chimney stack shadow on the wall as well as the mantel shadow and the chimney stack hole through the wide board ceiling above. On the floor one can read changes of flooring and partition marks as well as the infill in the floor where the chimney was. After the installation of the wood plank ceiling, wood lath and plaster walls were installed up to the east and west sloped ceiling. The present strip wood flooring of phase five was added after the baseboard was installed, indicating that the original wide board plank flooring was used as the floor. The east stone wall and hand hewn roof framing above has been severely removed, altered, and abandoned with no attempt to repair it. A portion of the upper north stone wall was most likely originally a wood framed wall with weatherboards. The wood framing was removed in the Gothic revival period of the mid-1850s and replaced with stone. One can see that the early ceiling planks extend into the masonry. There is also some very early plaster with grass in it, and whitewashed-over early stone set in clay. That plaster was skim coated for repairs at a later date.

The stair hall 202 as discussed above was modified with the addition of phase four. Room 203 was created with the Gothic revival 1850s period renovation. The exterior wall of that room was altered and a gable ended dormer was added with a window, and the phase one roof framing was modified. The stair wall and walls of room 203 are of beaded edge plank. The ceiling of room 203 was raised above collar tie height (the collar ties were removed) and the interior wall and ceiling of the room were plastered with wood lath. Before the ceiling was raised, there had been a wood plank ceiling over the original collar ties. The ceiling and collar ties were removed with the addition of the gable-end dormer and the window and raised ceiling. The wood roof structure over this area is particularly unstable at this point in time and needs attention.

Phase Two

Cellar Floor

Room 002 is the phase two addition. The floor is rough concrete and the ceiling has early hand hewn beams and wide plank flooring both of which have the remains of whitewashing. The foundation walls are of rubble construction with remains of whitewashing over plaster. The east wall has an early plank door with Dutch strap hinges and keeper. The frame is oak with mortise and tenon pegged joints. Through this door one steps up to phase three first floor. There is no cellar below phase three. The cellar stairs most likely stepped up straight ahead and were altered in the 20th century with phase five.

The west wall has the remains of a 20th century basement door to Crown Street that has been infilled with stone at the lower part below grade and a 20th century cellar sash and frame added above. An earlier cellar window to the left of the door has been rebuilt in the 20th century. On the south wall is the foundation structure for the fireplace above. The hearth support above is an arch of stone. There are wood blocks and wood shelf ledges built into the walls of the structure with early hand planed plank double doors. Parts of the frame for the doors are original. The remaining frame is 20th century. The hinges are mismatched.

First Floor

Room 103 is the phase two stone addition. When this room was added, phase one appears to have had the plaster partition wall added, creating an entry hall. The fireplace in phase two is larger than phase one. This room with the larger fireplace probably became the main room, the fireplace in phase one being too small to cook in. The existing flooring is a narrow strip wood flooring of phase five laid down on top of the earliest wide board flooring and butted to the earlier baseboard. The ceiling beams may have had a plaster ceiling added to match the entry hall ceiling, which was later covered with a tin ceiling of a different design from that of the entry hall, most likely during phase five.

What is interesting regarding the second floor beam framing is that it was turned from the phase one direction to span from north to south. The framing on the south phase two wall is such that the framing for the fireplace was headered off, in lieu of the Dutch design of having it parallel to the fireplace wall. At the north end, the stone parapet wall of the second floor, as discussed above, was removed to extend the flooring from phase one into phase two and the new beams were then built onto the top of the lowered earlier wall.

The south wall has a wood mantel surround built over a plastered masonry base up to mantel shelf height. The top of the firebox opening has a painted stone lintel. From the shelf height up to the ceiling the chimney breast is boxed out to cover the offset smoke chamber.

To the left of the fireplace is an early raised panel cupboard. The interior side of the cabinet door is a recessed flat panel. The cupboard has a large cornice on the top, which could have extended over the top of the mantel. The small moulding at the junction of the wall and tin ceiling is a recent moulding that was added with the tin ceiling; the wall over the mantel could have been paneled up to a larger molding.

To the right of the fireplace is the remains of a recently blocked-in door opening that connected to a one-story wood-framed addition that has been removed. This could have been part of the commercial phase of the building. Seen above the top of the concrete block infill are the remains of a flat painted wood panel that could be part of the early door opening. This location may likely be the location of an earlier window of phase two.

The window surrounds are recessed flat panels unlike the raised panels of phase one. The heads of both windows are hidden by the dropped tin ceiling. The interior casing of the door to the entry hall is narrower at the head than that of the jamb. The bottom of the beams that were cut off may have extended down to the casing top.

The east wall has no openings at this time, but when one observes the open wall from the phase three side, one sees half of the remains of the original hand-hewn stud wall with brick infill, as well as what were door openings connecting from phase two to the phase three floors. There were steps connecting the two levels at the first floors and a stair from phase two, first floor to phase three second floor. This brick-filled stud wall was a wall that separated the house from the wood-framed barn and kitchen ell that was built onto the phase two foundation wall, possibly at the same time as the phase two stone addition. Refer to the earlier discussion of the development of phase two and three.

Second Floor

Rooms 204, 204A, 204B, 204C comprise the phase two garret level, second floor. The roof framing of this section is the same as discussed for phase one. It appears that this floor was kept for storage and was not finished off with wood planks over the rafters. The plaster on wood lath walls seems to be of the same period as the walls that were built in the phase one garret. A plaster ceiling was added below the collar ties of room 204 in lieu of the wood plank ceiling and boxed out beams of phase one. Room 204C, as well as the stair hall, have a plank ceiling and boxed out beams that appear to be of the phase of plank walls of the stair hall and room 203.

The exterior stone walls have an early plaster and whitewash finish (which extends into the attic above the ceiling) over which another plaster coating was added, most likely at the time when the wood lath walls and ceiling were added. The south chimney was boxed out to make a chimney breast, and a wood mantel was added, similar to that which was removed in phase one. There is a round chimney connection for a stove at the ceiling. The strip wood flooring was added after the wood lath and plaster walls and baseboards, most likely phase five, pre-1922.

Phase Three

First Floor

Rooms 104, 104A, 110A, and 110B comprise phase three first floor. The first floor is a wood frame floor with floor joists on the ground. The earlier on-grade flooring and framing was replaced with phase five renovation work. There is a log floor joist which is seen from the steps down to the phase two cellar which could be original. There is no cellar below. The flooring is 3 ½" tongue and groove flooring and sawn floor joists. The ceiling is of beaded board that has been used to cover the original heavy plank flooring and smooth planed heavy floor beams. These early planks and floor beams were whitewashed. The beams span from the south stone wall of phase three to the south stone wall of phase four. Refer to the discussion above regarding the phased building of this addition as a wood framed structure, an early double height barn structure or kitchen ell. Refer to the description on the first floor of phase two describing the stair access and west wall. An early heavy board at the ceiling on the wall connection that supported the ends of the heavy floor planks above has been removed, leaving the plank end free and unsupported. It was most likely removed when the stair connections were removed during phase five work. The north wall has a door into phase four through the stone wall. The earlier east wall was originally wood framed and later stone, had a fireplace, but now has only a chimney. The stone wall and chimney were most likely removed with the 1922 addition. The wood framed gable end remains in the attic. The 20th century bathrooms were built into this phase three room which open into phase five. There was an entrance made into the large room for the phase five addition.

The south wall has a door and window that are built into concrete block with steel lintels and are not original. The stone south wall as it appears from the outside was re-built with phase five.

The existing beaded board wall on the south end of the wall covers a plaster wall of the reconstructed stone wall. In the northwest corner, the southeast stone corner of phase one projects into the room. It is an originally plastered exterior corner from phase one that has been covered and protected. Just off that corner one can observe where the wood stud wall of phase three was originally built onto the phase two cellar wall. There is a hand hewn early post on top of a wood sill on top of the phase two foundation wall. This post is the northern end of the stud wall, infilled with bricks, which separates phase two from the phase three structure.

Second Floor

Space 205 and 205A comprise the phase three second floor. Roof framing in the attic doesn't correspond with the location of the north wall of the space. The framing suggests that a wood framed wall was removed during an earlier

renovation. A subsequent roof was built to span from the original phase three roof ridge to the phase four stone wall plate. The earlier roof framing suggests that phase three was an independent wood-framed barn or kitchen ell that was double height, rebuilt after the burning of Kingston, and altered in relation to phase four. See previous discussion on plan development of the house. From the development of phase three, it appears that the floor planks and beams were added with phase four and after the burning of Kingston. The second floor during phase four was a finished room without windows on the south side, but with a window and possibly a door on the east gable end side. The roof and the entire lower structure appears to have been rebuilt after the burning of Kingston.

It appears, from the character of the construction detailing, that a level of ceiling joists were added to this structure after phase four and with the enclosure of the structure with a stone wall in order to build a dropped plaster ceiling. These new ceiling joists span from the south wall of phase three and were built into the stone wall of the south wall of phase four. The rafter ends of the early 1778 phase three roof were cut off and were sistered to new framing members built onto the side of the phase four wall sill plate to brace the stone phase four wall which had been shifting. This moving stone wall caused severe failure to the phase four wood roof structure. (See the previous discussion.) It seems logical that at this time the north wood-framed phase three supporting wall was removed and the new second floor beams were added. The north exterior stuccoed wall of phase four then became the new wall of the second floor. The north wall door opening appears to be early and part of phase four because the nosing of the original floor is seen under two layers of wood flooring.

In the northeast corner of the room, to the left of the door to phase five is the remains of the stone wall removed with the phase five addition. At the southeast corner of the room one sees the remains of the southeast corner of the phase three stone addition. The original roof sill plate can be seen from the phase five side of the wall.

The earlier stone east wall removed with the phase five construction is presently wood framed and the phase five brick wall was aligned with it. The plastered brick chimney on the center of the wall with a stove pipe connection replaced the kitchen fireplace and chimney that were removed with phase five construction. The south wall was stone and was rebuilt of stone and dormer windows were added during phase five.

The west wall is a wood-framed wall common to phase two, built out with wood studs and wood lath and plaster. This plaster work may have only been added after phase four and before phase five when the use of the building changed from a tavern to a residence.

Behind the wood framed wall is seen the earliest hand-hewn stud wall, brick filled and plaster finished that separated the phase two residence from phase three barn or kitchen.

Phase Four

Cellar Floor

Room 003 is the cellar of phase four. The floor is concrete. The ceiling is a collection of early hand hewn beams and early 20th century beams. At some point the original hand hewn timbers failed and intermediate sawn floor joists were added. Posts have also been added at mid span on the original beams. The floor boards are 5-6" wide tongue and groove boards and are not original. The foundation walls are rubble stone. The west wall is the exterior side of the phase one cellar that has been buttressed. The south wall as well has been buttressed due to having undermined the phase three grade wall. The flooring and sawn floor joists appear to be from the same period, phase five. Upon inspection of the original floor joists there is no positive remaining evidence of framing for a stair from the first floor, because many original beams were replaced.

The east wall has the foundation for the fireplace above, with an arched brick top. There are stone shelf support ledges in lieu of wood. The stone was plastered and whitewashed inside and out. The window to the right of the fireplace structure has been widened leaving a pegged timber beam hanging on the left side; there is a 20th century hatch door and stair to the outside on the left side of the fireplace.

The north wall has a 20th century replacement sash and frame to an earlier window. The south wall has an opening to the cellar of phase five which is trimmed in brick. The exterior side of the foundation wall is the original rough rubble foundation of phase four.

The west wall has an early hand-planed plank door that has been repaired over many years and has the shadows of the earlier Dutch strap hinges.

First Floor

Spaces 105, 106, 107, 108, and 109 comprise the first floor of the phase four addition to the residence. This phase is actually the addition of a new stone house to the existing phase one and two stone residence, at the time when the two brothers Cornelius Persen and Adam Persen were both married and living there with their respective families (about 1735-1770).

Throughout this addition on this floor the existing narrow strip wood of phase five is laid down over a narrow 5 1/2" wide tongue and groove flooring. The 5 1/2" flooring is not original to the building. The original would have been a wider plank. It is documented that with the burning of Kingston in 1777 Matthew Persen lost a house and barn. At a later date, most likely 1914-1925, it is evident that all of the interior walls in this section had to be rebuilt in order to install the new intermediate floor joists between the original hand hewn beams for the

cellar. The earlier planks would have had to be pulled up and the new flooring then leveled and shimmed from the top of the original remaining hand hewn beams. This 5 ½ " flooring then became the rebuilt finished flooring for this phase. Throughout this area of first floor beam replacement, all interior walls were rebuilt.

Upon inspection of the ceiling one sees that the earlier smooth plank flooring, which had been painted, does not have any evident places where the painting stops from earlier walls. The earlier walls most likely were positioned under the beams. It is also evident that the diagonal sub-framing for the support of the lath and plaster between the original beams was installed at a later date, and they cover painted planks and beams.

At a later date, after the burning of Kingston, what can be observed is the underside of a painted 1778 floor and beam structure. Sometime afterward, plaster and lath was built between the beams with the bottoms of the beams exposed. The original beam bottoms throughout this addition were cut off during phase five, so that the plaster ceiling would be continuous.

The wood lath and original plaster ceiling of phase four was left in place at the time that the plaster and lath walls were removed. The top wood stud wall horizontal plate is nailed below the earlier plaster, indicating that the plaster is of an earlier period. All early door trim and baseboards are placed on top of the first layer of 5 ½" flooring. There is a preserved original beam with beaded edges inside the wall at the fireplace in room 105 that shows the line of early plaster abutting the side of the beam.

During later phase five renovation work, narrow pine tongue and groove flooring was added as the finished flooring over the 5 ½" planks.

The fireplace mantel in room 105 is most likely from the 1922 renovation, its detail is of a 1922-style design. The original phase four would most likely have had a fireplace on this wall. It is possible that with the fire in 1777, when the first floor was replaced, the fireplace foundation was also removed. The present chimney breast which covers an early plaster chimney stack appears to have a closed stove hole near the ceiling.

The present wall arrangement of this floor is of the phase five period, and doesn't necessarily represent what the early wall arrangement was. From the description of ownership of the property and dates, it is clear to see that phases one, two, and three were in place when Cornelius Persen and his brother Adam added the phase four stone addition to make the building an attached two family building. Later, when Matthew Persen (Cornelius' son) lived in the building, he

kept a public house in the phase four addition. Matthewis lived in phase one and two; the size and character of the rooms is clearly residential. Phase three was a kitchen.

Phase four has a large fireplace in the east end of both the first and second floors. The size of each fireplace is designed and proportioned for much larger rooms. The entrance to the public house would most likely have been off of John Street, approximately in the same location as the present door, and would have opened into a hall space, with the stair up to the second floor nearby, and a door straight ahead out to the back.

The western end of the addition could have been a smaller room with a smaller fireplace or possibly the bar and grille area for the public house. The present hall space that is the connection to the rear of the phase one hall could have been there with the public house use. There is no longer a door to close off the phase one and two house from the phase four public house; these doors may not have existed prior to the John Street building becoming a public house. Food preparation would have been in the phase three wood or later stone addition, which was a kitchen storage area.

The period between 1914, when the county purchased the property, to 1922 when phase five was added, is the period that most of the renovation and rebuilding of the first floor of phase four occurred as well as the planning and redivision of the walls on the first and second floors of phase four.

Second Floor

Rooms 206, 207, 208, 209, and 210 comprise the second floor of phase four. All of the dividing walls of the addition have been built to the underside of an earlier plaster ceiling, possibly the early public house ceiling. The ceiling is actually a higher ceiling that suggests it was proportioned for large rooms. The location of the stair could have originally divided the long space where it landed in an upper hall or a large upper room with the large fireplace. A smaller room could have occurred over the first floor smaller room. There is an early door frame with pintels, now without a door, in the wall that divides phase four from phase one and two.

Phase Five

Cellar Floor

Room 004 is the cellar of the 1922 phase four with a concrete floor. The ceiling has sawn floor joists with diagonal sheathing floor above. The floor joists show vertical cuts from a non circular blade. This is a good example showing that the vertical saw was still being used well into the 1900s. On the northwest corner of the ceiling is the framed-in opening of the original stair access from the first floor. The stone foundation walls have a more regular rectangular shaped stone than the other foundation walls of the house. There is a line of square brick piers down the center of the space supporting a wood girder at mid span.

The east stone wall has the lower level brick chimney for earlier stove connections. Of three original cellar windows, two have been blocked up and one remains. The north wall is the outside face of the rubble foundation wall of phase four. The rough stone remains exposed. The south wall has two blocked-in cellar windows. The west wall has a blocked-in outside access door.

First Floor

Spaces 110, 111, 112, and 113 comprise the first floor of the phase five addition. The structure was added to the historic house in 1922. In space 110 there was a stair that connected the first floor to the second and cellar floor.

The first floor is a narrow strip flooring, the walls are beaded board wainscoting with wood lath and plaster above. The ceiling was wood lath and plaster. At a later date a furred tin ceiling was added throughout the phase five structure.

All of the original windows have been removed and replaced with wood replacement windows with metal tracks. There are aluminum triple track storm windows and plastic shutters outside. The rear door is a recent wood replacement door and aluminum storm door.

New bathrooms were built, at a more recent date, off of hall space 110.

Second Floor

Where phase five connects to the phase three east wall and the phase four south wall, new door openings were made. Two windows on the east wall of phase four were changed, one at space 209 had a window sill taken out and the one in space 209, which is presently a closet, was already either a door to the outside in phase four, or a window converted to a door and then a closet. The east exterior wall of the phase three addition, which was stone with the original kitchen fireplaces, was removed and was made into an interior wood-framed wall. One can observe the painted clapboard siding of the phase three altered gable end

from the attic. The floors are 5" tongue and groove boards. The walls and ceiling are lath and plaster.

All of the original walls had, or still have, a lath and plaster cove molding at their juncture. Window and door mouldings match the first floor mouldings of this phase. Baseboards are high with a heavy moulding on top. All of the windows have replacement sashes similar to those on the first floor. Over the stairwell is an abandoned light shaft from the roof. The roof is conventional 2 x 6 rafters and ceiling joists.

C. Summary

There is a great story that can be developed between the history of Kingston and the development of the various phases of the Persen House. It seems that the most significant period for interpretation of the house begins from the time when the house and property was bought by the Persen family in 1735, when Cornelius Persen added the phase four stone addition to the present house for his brother Adam, up to and including the period when Matthew Persen operated the house as a public house. At that time the structure that was two attached houses, which was a common building type of the period, evolved into an important public house where many people from the community socialized.

The stone house of phases one and two were the residence, phase three was a barn and kitchen, and phase four became the public house. When Dr. John Goodwin owned the house around the 1820s, phase four became a grocery store and apothecary, which continued when Radcliff owned the house in the 1830s and maintained it as a grocery store. In 1914 the County purchased the property from Charles Romeyn.

In 1914, the County of Ulster began to use the house as the Agricultural Extension, and the phases one, two, three, and four structures were renovated from the 17th, 18th, and 19th century phases as a residential building with their home businesses to a 20th century building, eventually becoming the Cornell Cooperative Extension offices.

In general, the stone house structures of phases one and two, which were always residential, should be restored to the residential period of prior to the 1914 purchase by the County. Phase three was a barn/kitchen structure and should be restored to reflect that type of use. Phase four, while initially a residence, became the public house and then grocery store and apothecary, and should be returned to that period, around the 1880s, as seen in the early photos. All of the changes that were made to these phase one, two, three and four early structures to convert them to office spaces should be removed, and the building should be restored to the earlier residential, pre-1914 use. Phase five, which was designed as the Agricultural Extension, should be restored to the detail of something of its original design character.

The building is an incredible example of early Dutch architecture that reflects the life of the times, and the history of the City of Kingston and Ulster County. It is especially fortunate that it is owned by the County who can restore it for public use. The use which seems to be appropriate is one that would have a public use for regional interpretation such as a museum-related historic property with a focus on the historic Hudson Valley.

IV. APPENDIX

To all Christian People To whom this
present Writing shall or may come Anthony Slegt
of Kingstone in the County of Ulster and Province
of New York in America Cordwainer and Heeltje his
Wife Sends Greeting Whereas Christopher Tappan
and Cornelia his Wife did by a certaine Deed Bearing
Date the thirteenth Day of December One thousand
Seven hundred and twenty eight Give Grant Bargain
Sell Release Ratification and Confirmation unto the said
Anthony Slegt his heire and Assignes for Ever all
that certain Stone House and Lot of Ground situ-
ate lying and being in Kingston aforesaid being a
Corner House and Lot Bounded on the North and West
by the Streets on the East by a Lot formerly belonging
to Barant Van Benthuysen and on the South by a Lot
of Abraham De Samate containing in Breadth in the

A. *Records*

Maps of Early Kingston

Approximate Location
of Persen House

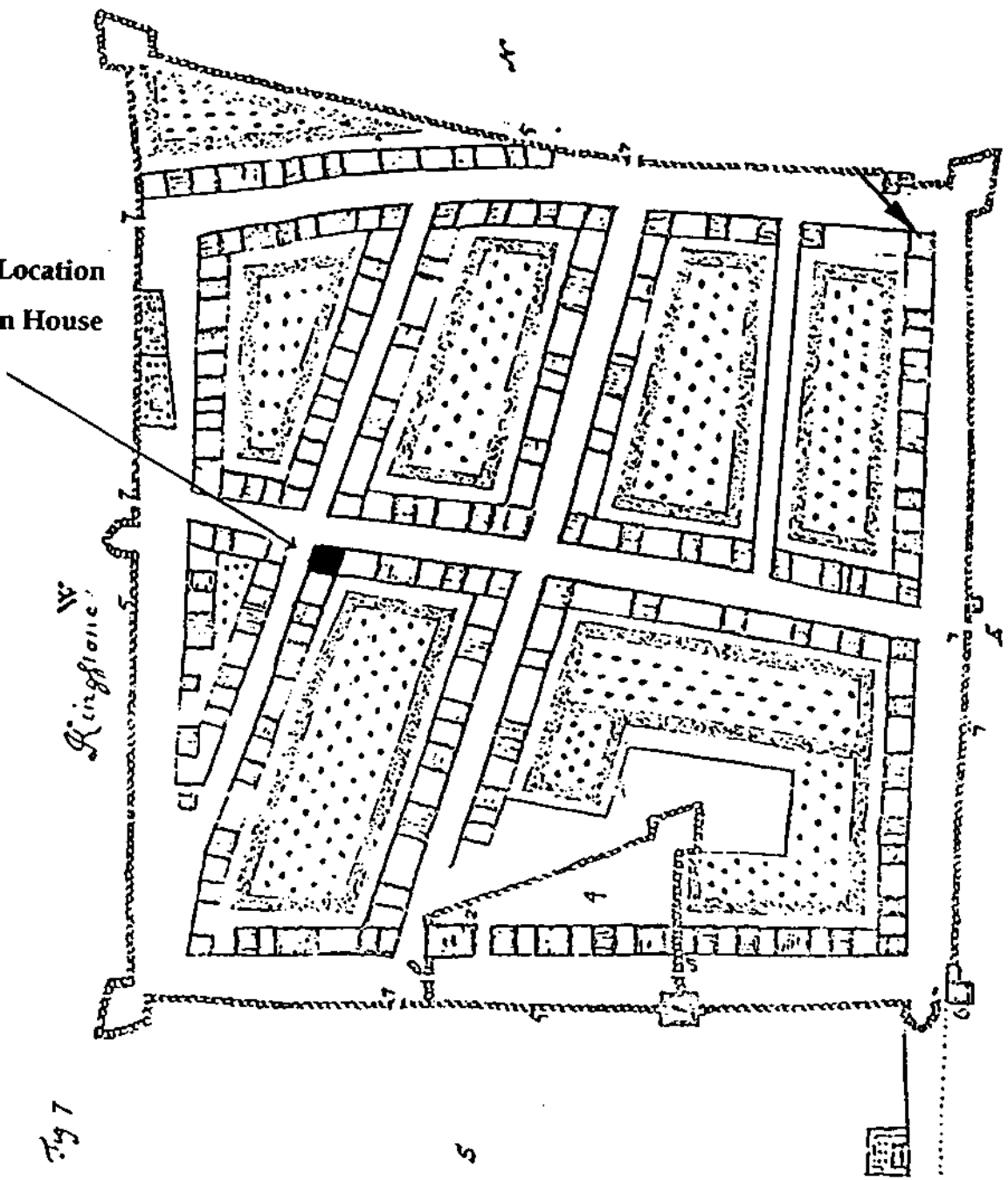
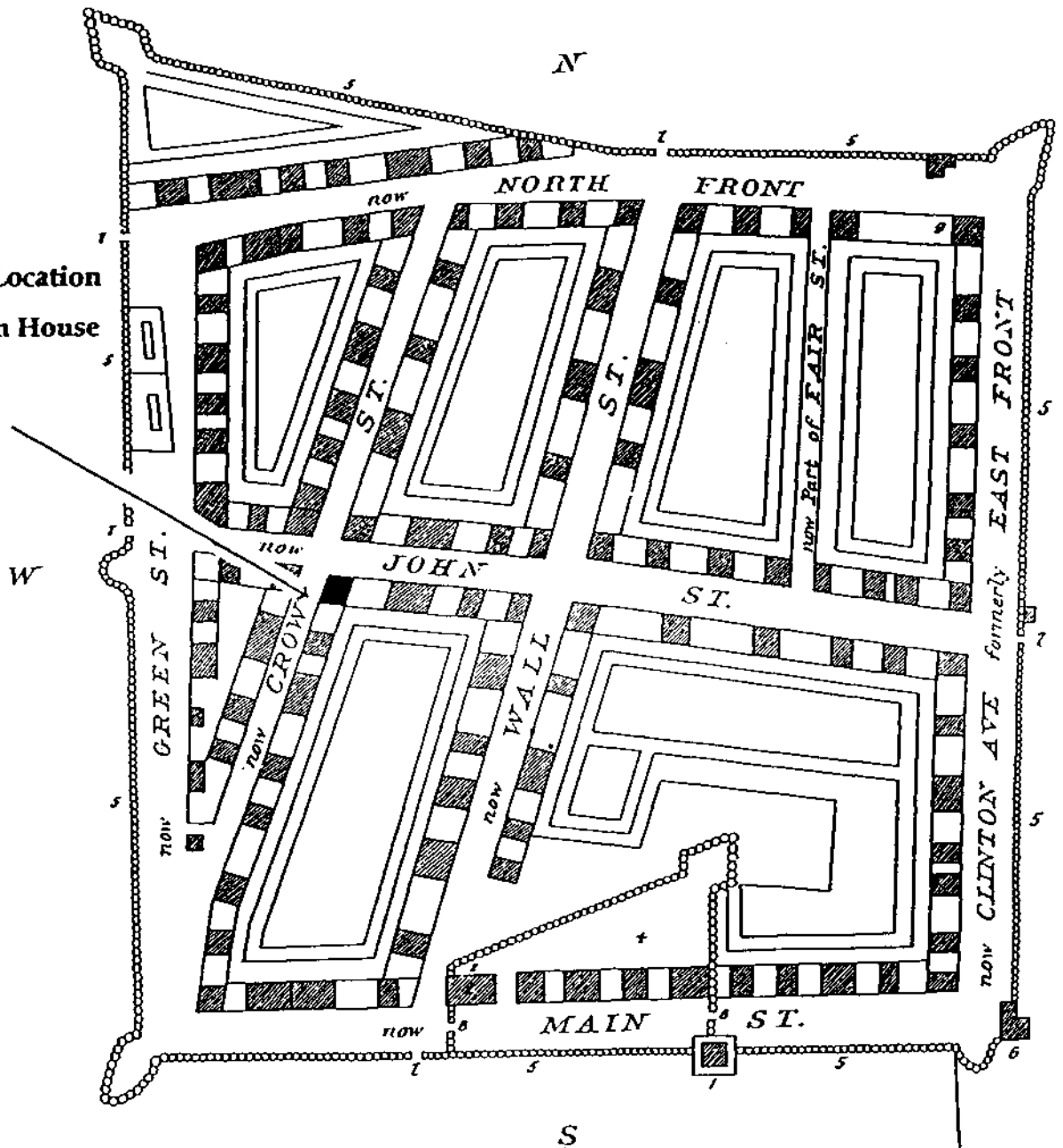


Fig 7

Plan of Kingston drawn in 1695 by Reverend John Miller
The British Museum, Add. Mss. 15490, p. 7

PLAN OF
KINGSTON
 IN 1695.

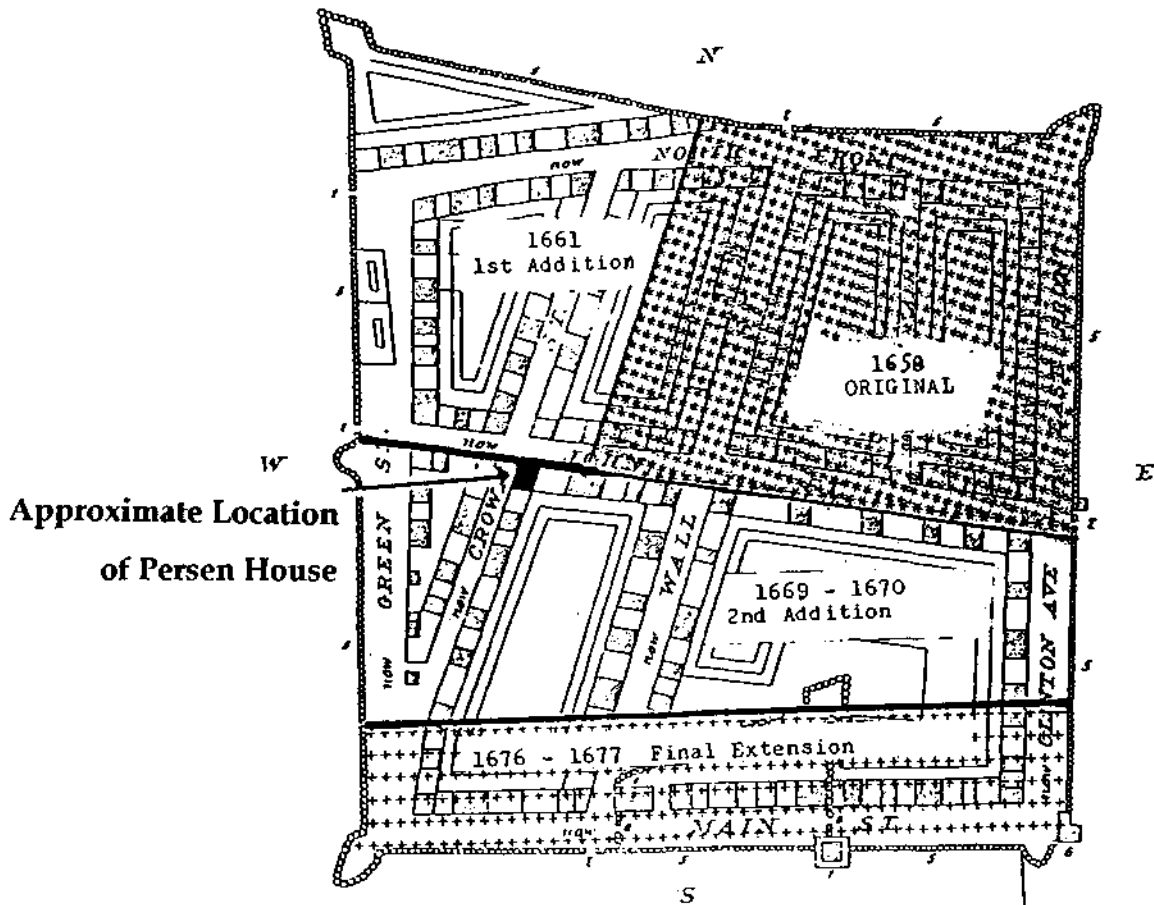
Approximate Location
 of Persen House



- | | |
|--|--|
| 1 The Blockhouse | 5 The Stockade |
| 2 The Church & burying place | 6 The House where the Governor is entertained. |
| 3 The Ministers House | 7.7 The Town Gates |
| ± The part separated & fortified | 8.8 The Gates to the separate fortified part |
| 9 The House where the first Senate of the State of New York sat in 1777. | |

Miller map of Stockade Area as designated by Gov. Petrus Stuyvesant. Documents Relative to the Colonial History of New York State, insert between pp. 84, 85, V XIII

PLAN OF
KINGSTON
 IN 1695.



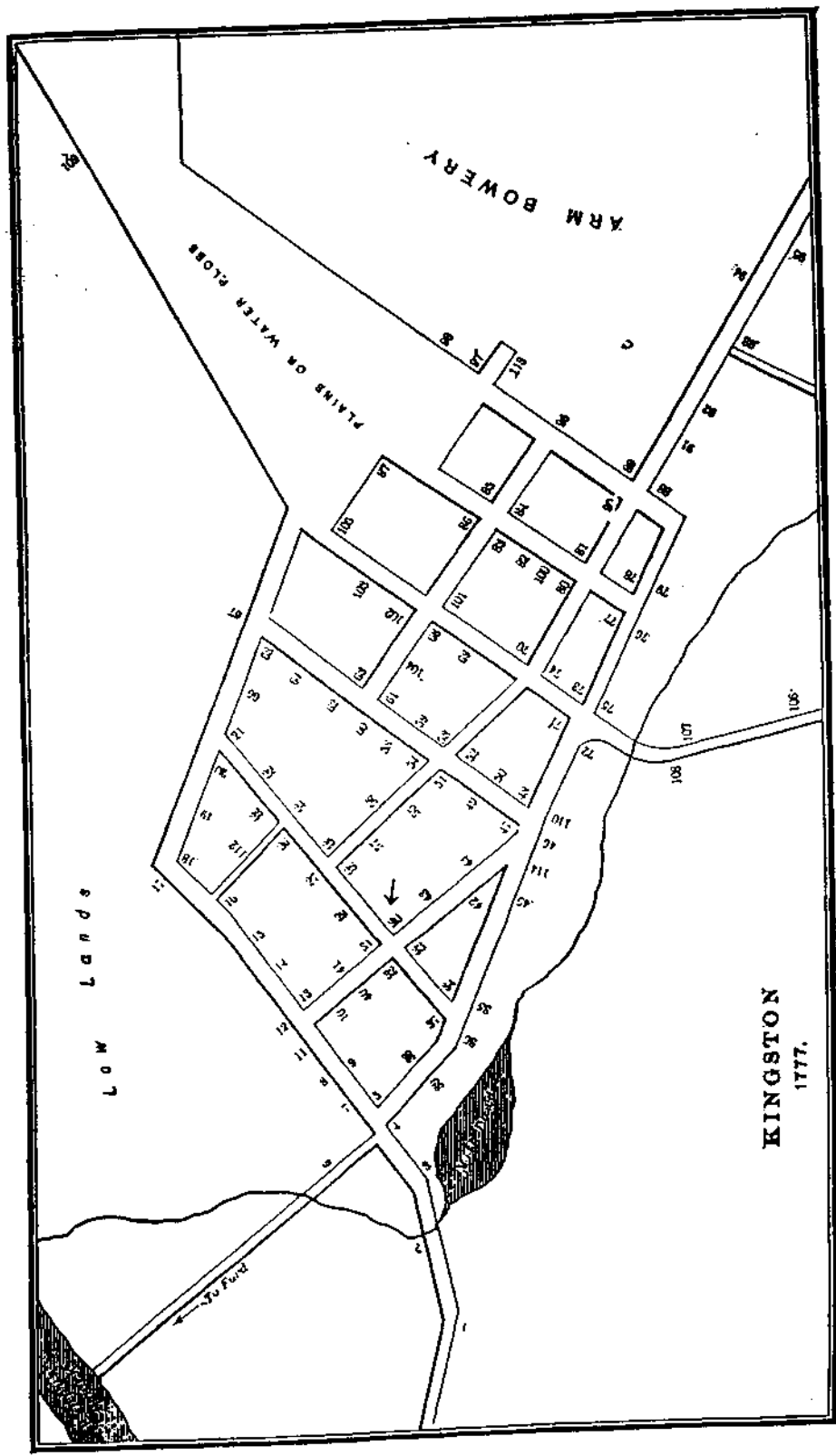
Approximate Location
 of Persen House

- | | |
|---|---|
| 1 The Blockhouse | 5 The Stockade |
| 2 The Church & burying place | 6 The House where the Governor is entertained |
| 3 The Ministers House | 11 The Town Gates |
| 4 The part separated & fortified | 88 The Gate to the separate fortified part |
| 9 The House where the first Senate of the State of New York sat in 1777 | |

Miller map of Stockade Area as designated by
 Governor Petrus Stuyvesant

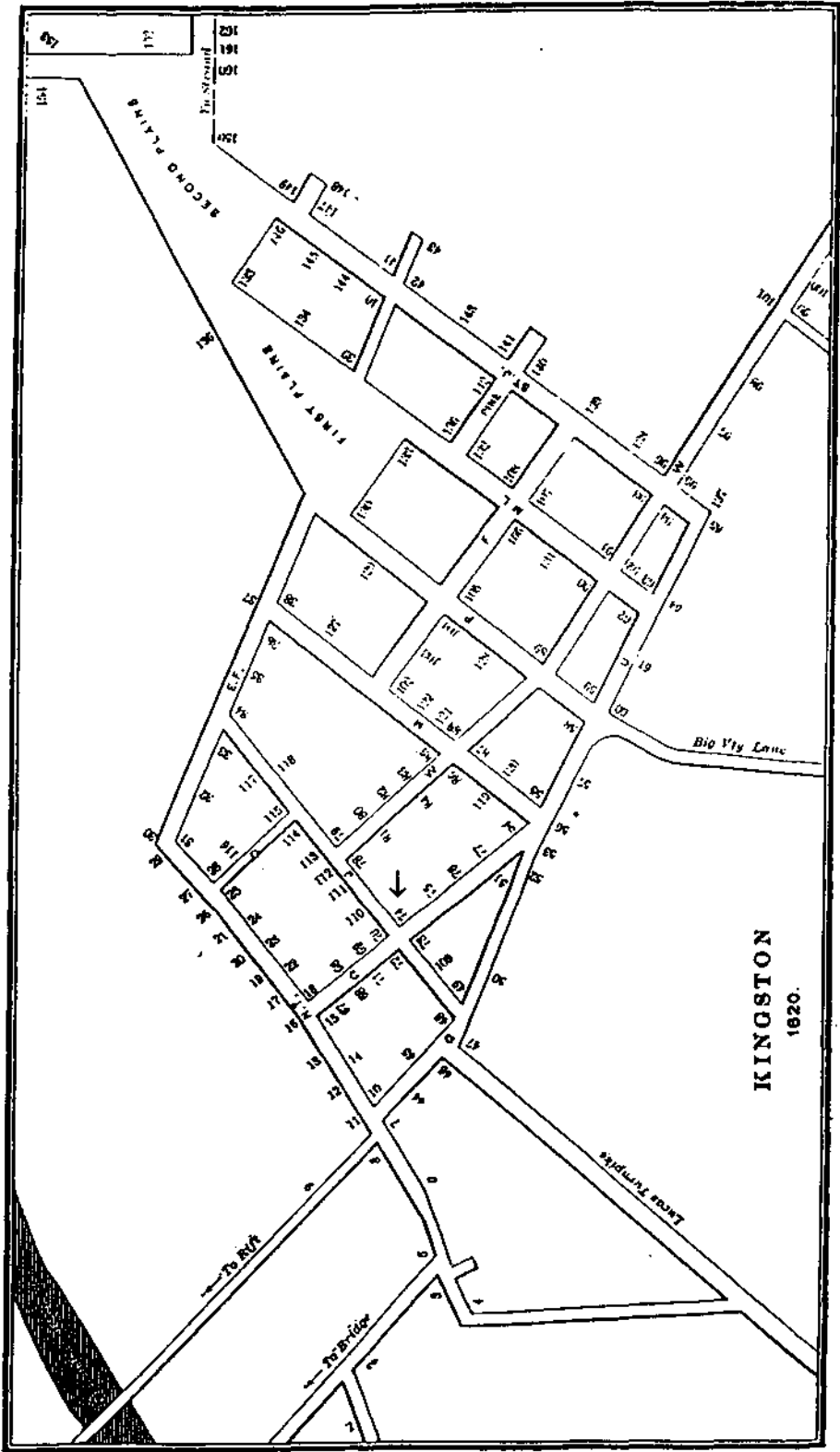
*Documents Relative to the Colonial
 History of New York State, insert
 between pages 84, 85, Vol. XIII*

Over-lay by Robert Slater, 1983



Map Indicating Location of Dwellings for List of the Sufferers at the Burning of Kingston by the British, October 16, 1777. M. Schoonmaker, History of Kingston, 1888

Abraham Freer.....	101	Anthony Freer.....	12
Johannis Freer.....	55	Solomon Freer.....	
Joseph Gasherie.....	8		
James Hamilton.....	89	Abraham Hasbrouck.....	67
Abraham Hasbrouck, Jr..		Elias Hasbrouck.....	51
Abraham Hermance.....	88	Jacob Hermance.....	90
Anthony Hoffman.....	5	Philip Houghteling.....	69
Teunis Houghteling.....	97	Petrus Hudler.....	112
Cornelius Janse.....	37	Johannis Janse.....	71
Richard Inglis.....		Dr. Thomas Jones.....	82
Catharine Kiersted.....	64	Dr. Luke Kiersted.....	37
William Kirby.....			
Abraham Low.....	40	Benjamin Low.....	56
Cornelia Low.....	25	Jacobus Low.....	58
Jacob Marius Groen.....	79	John McLean.....	77
Abraham Masten.....	19	Benjamin Masten.....	91
Cornelius Masten.....	108	Ezekiel Masten.....	87
Johannis Masten.....	10	Johannis Masten, Jr.....	90
Johannis Persen.....	29	Matthew Persen.....	30 ←
James Roe.....	7	Frantz P. Roggen.....	31
Henry Sleght.....	42	Henry Sleght, Jr.....	21, 23
Johannis Sleght.....	3 & 4	Johannis Sleght, Jr.....	
Petrus Sleght.....		Teunis Sleght.....	
Nathan Smedes.....	2	Johannis Snyder.....	84
Oke Sudam.....	26	Adam Swart.....	100
Benjamin Swart.....		Petrus Swart.....	80
Philip Swart.....		Tobias Swart.....	50
Benjamin Ten Broeck.....		Jacob Ten Broeck.....	109
Matthew E. Thompson....	20	Jacob Tremper.....	46
Abraham Turck.....		Jacob Turck.....	66
Christopher Tappen.....	15		
Philip Van Buren.....		Tobias Van Buren.....	81
Nicholas Vanderlyn.....	27	Cornelius Van Keuren....	98
Gerrett Van Keuren.....	34	Johannis Van Keuren.....	59
Abraham Van Gaasbeek..	18	Abraham Van Gaasbeek, Jr.	
Ann Van Steenbergh.....		Lena Van Steenbergh.....	
Matthew Van Steenbergh.	92	Tobias Van Steenbergh....	103
Tobias Van Steenbergh, Jr.			
(not burned).....	95	Cornelius Velie.....	21
Dirck Wynkoop.....	72, 68	Johannis Wynkoop.....	17
Cornelius Wynkoop.....	76		
The Academy.....	33	Church.....	54
Two Schoolhouses.....	104, 114	Market.....	110
Mill.....	2	Brewery (not burned).....	3



Kingston As It Was In and About 1820
M. Schoonmaker, History of Kingston, 1888.

70. Next on the same side is the stone house standing at the northeast corner of John and Crown streets. It is one of the old stone houses which was burned and rebuilt in the Revolution. It was the homestead of Frantz P. Roggen, and in 1820 was occupied by his descendants, Dr. John Roggen and his sisters.

71 was a small two-story frame building, occupied about 1820 by one Brennan for a dwelling and school-room, and soon thereafter by Herman M. Romeyn as a dwelling and law office.

72. On the northwest corner of John and Crown streets stands a large two-story double stone house, which occupies the site of the old homestead of Matthew Jansen. The present building was erected after the Revolution, and was occupied by his descendants in 1820, John C. Jansen and Katie Jansen.

73. On the southwest corner of John and Crown streets stands the old academy building, about in the form it was originally built. For a short time there was no classical school in the academy; this occurred in 1820. An English gentleman, Mr. Walworth, had then charge of the English department; his wife at the same time taught the young ladies in the Wynkoop house, as previously mentioned. A full description of the academy is given in the historical sketch of that institution, to be found in another part of this work. The janitor, Cornelius Elmendorf, familiarly known as "Academy Case," occupied some rooms on the first floor at the south end on Crown Street.

→ 74. On the other, the southeast corner of the street, stands another of the old stone houses of Revolutionary date. It was the homestead of Matthew Persen; he had kept a public house there for a number of years. In 1820 it was occupied by Dr. John Goodwin, and in the wing on John Street he kept a drug store and grocery.

75. Passing down Crown Street, the next building is a frame building of two stories standing on the site of one of the old De Witt homesteads. It was occupied in 1820 by one of the descendants, a maiden lady, Elizabeth De Witt.

76. On the east side of Crown Street, opposite the Tappen house before noticed, stands one of the old stone houses, occupied in 1820 by Cornelius Tappen, another son of Christopher Tappen. On the north side and within a few feet of the house stood the village hay-scales, the beam projecting over the sidewalk, with chains suspended to pass under the wagon and raise it up. It was, in fact, a large steelyard.

77. Nearly adjoining the last house on the east until recently stood another of the old stone houses, owned and occupied in 1820 by Henry Eltinge. A room at the south end was occupied by Samuel S. Freer as the printing and publishing office of the *Ulster Gazette*, the organ of the Federal Party.

Selected Minutes from Kingston Court Proceedings 1661-1675

(Note: Spellings of names varied greatly in old records)

JAN HENDRICKSE PERSEN

Tuesday January 20, 1665. Ordinary session.

Gysbert Van Imbroch, Plaintiff

vs. Annetje Mattysen, Defendant

Plaintiff demands from defendant (in whose place appear the guardians Roelof Swartwout and Cornelis Barentsen Slecht) the physician's fee, being five beavers. Defendant's guardians answer to have been informed that plaintiff has settled concerning the same with **Jan Peersen** who has hurt defendant.

Plaintiff answers and denies having settled, but says that he had a talk with **Jan Peersen**, at the time the patient was going to the Manhatans, about having earned five beavers with her, and if it should cost five more beavers (said Peersen) would not object to paying the same if the patient only should not keep a stiff leg, whereupon plaintiff, Mr. Gysbert Van Imbroch, answered **Jan Peersen**, "If any surgeon at the Manhatans says that the patient has not been well cured, or that her case should not have been well treated, he does not want anything for it."

The hon. Court decides that plaintiff shall settle with defendant or her guardians concerning the surgeon's fee, in consideration of the fact that defendant has been fully cured at the Manhatans.

On this September 10, N.S., 1666, Aert Martensen Doorn, assisted by his wife, Geertruyd Andriessen, living in the village of Wildwyck, of the first part, and **Jan Hendericks**, son of the deceased Henderick Alberts, and Frederick Pietersen, husband and guardian of Engelje Hendericks, daughter of the aforesaid deceased Henderick Alberts, as well for themselves, by the present, representing and acting as attorney for their step-brother Jan Jacobsen Slyckkooten, son of the Deceased Jacob Jansen Slyckkooten, yet being a minor, together sons and daughter of their beforenamed fathers and the beforenamed Geertruyd Andriessen, their mother, and therefore heirs ab intestato of all the effects left by their deceased fathers, of the second part, who, in the presence and through the mediation of the hon. Heer Willem Beeckman, officer, Jan Joosten and Roelof Swartwout, both commissaries of this village of Wildwyck, have in peace and friendship consented and agreed concerning the buying out from the aforesaid children of their patrimonial inheritances and legacies in the following manner: The aforesaid Aert Martensen Doorn, husband and guardian of the aforesaid Geertruyd Andriessen, promises to convey in free possession to his before-mentioned stepchildren, as he is conveying to them by the present, a farm situated under the village of Wildwyck, across the great Kil as per deed existing of the same, located between the farms of Henderick Jochemsen, Thomas Chambers, Petrus Stuyvesant and Jeronimus Ebbingh. Also three milch cows, one of which is to be delivered on May 1, 1667, further a heifer tow years old, a heifer one year old, and ox-calf, a one-year-old bull. Also two mares, one mare-colt, one stallion one winter old, further a wagon half ironwork, a plow, a wooden harrow, two hams and a fatted pig. He further promises to convey to the said children and heirs, as by the present he is conveying to them, one-half of the garden situated below the village. He also promises to stable and feed their horses and cattle all through this coming winter. Also the necessary winter grain for sowing, and for sowing the

summer grain: 30 sch. of oats, four sch. of white peas and four sch. of gray peas. He further still promises to convey to the aforesaid children on May 1, 1667, a dwelling, the small barn and stack with the lot of the same, situated in the village of Wildwyck between the houses and lots of the hon. Heer Willem Beeckman and Jeronimus Ebbingh, and said farm, half of garden, house and lot with barn and stack with such passive and actives, servitudes and rights as the said Aert Martensen Doorn is possessing the same up to date, all with the exception of the Lord's right. Of which aforesaid farm, house and lot, barn and stack besides one-half of the garden and the before-mentioned horses and cattle and specified farming implements and seed corn the aforesaid children and heirs shall be at liberty to dispose as they please and everyone of them shall, by sale or lease, receive an equal portion of the proceeds. Over against which the aforesaid Aert Martensen Doorn shall retain full possession of the furniture and all other effects, debits and credits to his gain and loss, and is further obliged to keep, educate, and bring up in the fear of God the minor, viz., Jan Jacobs Slyckkooten, until he shall have attained his majority. Provided the aforesaid children and heirs promise by this, their purchase, to pay said Aert Martensen Doorn for the purpose of satisfying his creditors or the debts contracted prior to this, an amount of 2,300 gilders in grain, the sch. of wheat valued at three gilders, in three installments or payments, the first installment being 766 and 2/3 gilders, a just one-third portion, from the next crop of the year 1667; the second installment a just equal one-third portion from the crop of the year 1668, and the third installment also an equal third portion from the crop of the year 1669, submitting as a mortgage or as a pledge specially the beforementioned farm, annexed house, half of the garden, the before-specified horses and cattle, and further in general their persons and other estate, moveable and immovable, present and future, none excepted, submitting them to all courts and judges.

Herewith parties declare to have finally separated, divided and amicably settled in regard to the aforesaid buying-out of the patrimony and legacy of the children and heirs of their patrimonial estates situated in this country without either one of the parties having any further claim against the other in regard to the beforenamed affair. The respective parties promising nevermore to proceed nor to have proceeded against this in any manner, neither by themselves nor by anybody else. Pledging their respective persons and effects, moveable and immovable, present and future, none excepted, submitting them to the jurisdiction of all courts and judges. Consequently, the aforesaid respective parties, besides the beforenamed hon. Heer officer and Heeren commissaries of this village of Wildwyck have signed the present with their own hand at Wildwyck on the day and in the year named above. (Signed) Aert Martensen Doorn, the Mark of Geertruyd Andriessen, **Jan Hendricksz.**, Frederick Peetersz. (Signed) Wilh. Beeckman, Jan Joosten, Roelof Swartwout.

On this April 2, N.S., 1667, appeared before me, Mattheus Capito, Secretary of the village of Wildwyck, and the belownamed witnesses the hon. Heer Willem Beeckmen, who declares to cede and convey as by the present he is ceding and conveying to Reynier Van der Coelen his house and lot, standing and situated in the village of Wildwyck between the farmhouse of the co-partners Frederick Pietersen and Jan Hendericks and that of the aforesaid Reynier Van der Coelen. The aforesaid lot is wide in the front and the back six rods Rhineland measure, and long 20 rods ten feet Rhineland measure, all according to a previous sale and conveyance by Aert Martensen Doorn and Geertruyd Andriessen,

wife of the said Aert Martensen, dated June 16, 1666, by virtue of a grant from the former hon. Lord Dir. General Petrus Stuyvesant to the farm.

[In which Jan Hendricks sells the farm and house in Wildwyck to Cornelis Wyncoop]

On this April 29/May 9 1667, appeared before me, Mattheus Capito, Secretary of the village of Wildwyck, Frederick Pietersen and Jan Hendericksen, co-partners, in the presence of the hon. Heer Willem Beeckmen, officer, Jan Joosten and Roelof Swartwout, commissaries of the village, who represent, by request, Jan Jacobsen Slyckkooten, yet a minor, son of Jacob Jansen Slyckkooten, deceased, of the first part, and Cornelis Wyncoop, of the second part, who in the presence of the below-named witnesses declare having agreed in the following manner: The aforesaid respective persons, the sellers, declare having sold, and Cornelis Wyncoop having bought of the aforesaid sellers a farm, situated under the village of Wildwyck across the Great Kil, between the land of Henderick Jochensen, Thomas Chambers, Petrus Stuyvesant and Jeronimus Ebbingh. Also a dwelling, barn and lot belonging to the same in the village of Wildwyck, with everything set in the ground and fixed by nails, standing and situated between the house lots of Jeronimus Ebbingh and Reynier Van der Coele, just as the said lot is surrounded by its fence (with such passive and active servitudes and rights as the aforesaid sellers have possessed and occupied the same). Also a wheel plow with its iron-work. For which aforesaid land, house, barn, lot and wheel-plow the purchaser promises to pay the sellers a quantity of 1,075 sch. of winter wheat in money to be paid in three payments or installments, the first of which will become due in the month of March of the year 1668, being a just one-third of the before-mentioned purchase money. The second installment in the month of March of the year 1669, and the third or last installment in the month of March in the year 1670. And the sellers promise to furnish a perfect deed and conveyance to the purchaser upon the receipt of the last or third installment. And it is agreed that the purchaser shall and may take possession of the aforesaid land on September 1 of this before-mentioned year, when the crops have been removed from the land, with such passive and active servitudes and rights as the aforesaid sellers have possessed the same. And that the grantors shall yet be permitted to occupy the dwelling, barn and stack situated in the village of Wildwyck till the following May 1 of the year 1668, provided they shall assume the risk for the same. The purchaser, in place of furnishing sureties, mortgages or pledges to the aforesaid sellers the aforesaid land, and house and lot belonging to the same until the full payment for the same shall have been made. With which aforesaid to irrevocably comply with the present without suspicion or cunning, binding their respective persons and properties as per law. For which purpose the respective appearers, besides Cornelis Barentsen Slecht and Swerus Teunissen as witnesses invited and requested for the purpose have signed the present with their own hand at Wildwyck on the day and in the year named above.

On this May 1/11 1667/8, appeared before me, Mattheus Capito, Secretary of the village of Wildwyck, and the below-named witnesses Jan Hendericks, son of the deceased Henderick Alberts, Frederick Pietersen, husband and guardian of Engeltie Hendericks, daughter of the deceased Henderick Albertsen, the Hon Heer Willem Beeckman and Roelof Swartwout appointed guardians for Jan Jacobsen Slyckkooten, son of Jacob Jansen Slyckkoten, deceased, which son is still a minor, in the presence of Aert Martensen Doorn, stepfather, and Geertruyd Andriesen, mother of the said children,

who declare having, on this beforementioned day, in all love and friendship, made with each other a partition, separation and division of their paternal property being here in New Netherland, and on Sept. 10, N.S., 1666, made, shown, ceded and conveyed to them by the said Aert Martensen Doorn. And the said Jan Hendericksen, at the division of the aforesaid estate has taken from among the animals a young mare and a young stallion. Frederick Pietersen, at the division of the said estate, has taken from among the animals two milch cows and a yearling heifer. There remain for the aforesaid guardians for the minor child Jan Jacobs Slyckkooten at the division of the said estate in animals: a heifer two years old, a two-year-old ox, a one-year-old ox and a stallion. Jan Hendericksen, therefore, must pay to the said guardians for his share eight sch. Of winter wheat valued at 48 guilders in sewan.

The farm under the village of Wildwyck, with house, barn and lot in Wildwyck, brought at the sale an amount of 6,450 guilders in sewan. The winter crop brought at the sale an amount of 1,380 guilders in sewan. The wagon, half iron work, brought at the sale 108 guilders in sewan. Amounting together to a sum of 7,938 guilders in sewan. There is to be deducted from the aforesaid amount of 7,938 guilders a balance of 2,635 guilders. 10 st. in sewan.

Out of which Jan Hendericksen is to receive for his full share of one-third the amount of 878 guilders 10 st. in sewan. Frederick Pietersen is to receive from the aforesaid amount for his share of one-third, also the amount of 878 guilders 10 st. in sewan. And the aforesaid guardians of the minor child, Jan Jacobs Slyckkoten, for his share of one-third of the before-mentioned amount, will also receive the sum of 878 guilders 10 st. in sewan. Each of the respective appearers still is entitled to his portion and share in the summer crop and in a garden situated here, below the village.

With which partition and division the aforesaid respective appearers declare to be mutually well satisfied, acknowledging that one has no more right or title to the share of the others as mentioned above, save only what has been specially mentioned in this present instrument of partition, with promise by the respective appearers to hold the present valid and to irrevocably comply with the same, under obligations as per law.

March 1/11 1667/8, were here legally married by the magistrates **Jan Hendrix** and **Annetie Mattysen**, both with the knowledge of their parents.

Tuesday April 21, 1668 Ordinary session

Jan Hendricx, Plaintiff
vs. Roelof Swartwout, Defendant

Plaintiff demands of defendant payment of what is owing him as guardian. Defendant answers that he has already assigned him upon his brother-in-law Matth. Matthysen and that he will further assign him there. The hon. Court orders defendant, as guardian, to assign to each child in particular what is coming to them, without further delay.

Tuesday October 26, 1668 Ordinary session

Catharina Du Booy, Plaintiff
vs. Jan Hendrick Defendant

Plaintiff demands of defendant a sum of 12 sch. (schepels) of wheat, with costs. Defendant says they did not agree about wheat. The hon. court orders plaintiff to prove that they agreed for wheat.

**W. Montagnie as attorney for Mr. Abraham Staets, Plaintiff
vs. Geertruy Andries [and Jan Hendricks], Defendants**

Plaintiff demands of defendant 120 sch. of wheat by virtue of an assignment, passed to Cornelis Wynkoop to be paid from the second installment for the farm, dated Oct. 11, 1667. Defendant says having been at the time up at Albany, and the wife of Mr. Abraham asked her for the money, and then defendant asked her what she owed, which said wife of Mr. Abraham did not know, notwithstanding such an assignment had been passed, and promises to pay the same at the earliest opportunity. Plaintiff answers and desires that the amount shall be immediately paid out of said installment when it falls due, or otherwise to pay inside the aforesaid time, and desires security for the same. Defendant, having been asked who contracted the debt, answers her deceased husband Jacob Jansen Stoll, and that it does not concern her son **Jan Hendricksen**, though he also signed out of ignorance. Defendant is ordered to pay plaintiff the demanded 120 sch. of wheat at the time when the second installment and assignment to Cornelis Wynkoop has fallen due and defendant **Jan Hendricksen** is excused because his mother declares that the debt was contracted by her deceased husband, and defendant shall, in the mean time, furnish security to plaintiff for the aforesaid amount.

Appeared before me W. Montagne, Secretary of the hon. Court at Kingston, and the below named witnesses Thoomas Hermansen and Edward Wittekar who declare having agreed in the following manner: Thoomas Hermansen declares having exchanged his house and lot besides a garden, situated outside the fort, belonging prior to this to **Jan Hendricksen**, for a cellar, lot and barn of Edward Wittekar having prior to this belonging to Jeronimus Ebbingh, and which are to be immediately delivered by either party, and Eduward Wittekar shall pay to Thoomas Hermans 300 gilders light money to be paid in grain. The effects contained in the same are to remain to each party, but each shall make a fence. Promising to comply with the above under obligations as per law, this June 8, 1670, at Kingston. Signed, Ed Whitkooor, Tomys Hermans.

January 27, 1670/1 **Harmen Hendrix, Plaintiff
vs. Jan Hendrix, Defendant**

Plaintiff says that while going along the Lord's street, even on the Sabbath, defendant has beaten him. Defendant says that plaintiff has beaten the aforesaid defendant's wife [Annetje] with a stick. Harmen Hendricx says that he did not touch his wife. The hon. court orders parties to prove their assertions.

March 1, 1670/1 **Jan Hendricksen, Plaintiff
vs. Thoomas Harmensen, Defendant**

Plaintiff demands of defendant a sum of 591 gilders. Defendant admits the debt. The hon. court orders defendant to pay plaintiff the above amount.

**Mrs. Brodheads, Plaintiff
vs. Jan Hendricksen, Defendant**

Plaintiff demands of defendant a sum of 26 guilders as per account. Defendant says that he only owes 20 guilders, because plaintiff had promised him 6 guilders for searching for her horses. The hon. court orders defendant to pay plaintiff 20 guilders.

The below-named witnesses **Jan Hendricksen** and Teunes Jacobsen declare having agreed in the following manner: Jan Hendricksen declares having sold and Teunis Jacobsen having bought of Jan Hendricksen his portion and share in the land situated at Maegspoch named Opwilts, as also his house and lot and his share in the barn and stack, besides the two other co-partners, with everything pertaining to the same, being a full third part. Jan Hendricksen is further to furnish a young cow. The house, the land and the lot are to be delivered on May 3 next, and **Jan Hendricks** shall up to that time do his share of the general work, besides the other two partners. For which Teunis Jacobsen is to pay a quantity of 200 sch. Of wheat, viz., in February 1672, 100 sch. And a year afterward again 100 sch. Then **Jan Hendricks** is obliged to grant a free and unencumbered conveyance. This January 6, 1671, in the presence of Joost Adriaens and Jan Jansen Van Oosterhout.

February 27, 1671/2 **Hendrick Jochemsen, Plaintiff**
vs. Jan Hendricksen, Defendant

Plaintiff demands of defendant an amount of 105 sch. of wheat, for the purchase of a house. **Jan Hendricksen** says that he paid the smith five sch. of wheat, and further says that the conditions contain that he can pay in all kinds of grain which he proves with the conditions. The hon. court orders **Jan Hendrix** to pay Hendrick Jochemsen as per conditions.

Jan Hendricksen, Plaintiff
vs. Thoomas Harmonsen, Defendant

Plaintiff demands of defendant the value of 227 sch. of wheat, one-half of said quantity in oats, the balance in wheat. Defendant admits the debt. The hon. court orders defendant to pay plaintiff, as per admission.

Appeared before me W. Montagne, Secretary for the hon. Court at Kingston, in the presence of the below-named witnesses Thoomas Harmensen, who declares to actually and honestly owe **Jan Hendericks** the quantity of 112 sch. of good winter wheat, two portions, and one portion in oats. Which quantity is to be paid next winter in January 1673/4. Originating from the sale of a house and lot. For the purpose of complying with the present the appearer specially mortgages his brewery with the tubs and is not permitted to alienate or dispose of the same until **Jan Hendricks** shall have been promptly paid.

March 10, 1672/3 **Samuel Oliver, P**
vs. Jan Hendrix, D

Plaintiff demands of defendant the amount of 44 guilders for house rent which has not been paid. Defendant says it is not so. Plaintiff proves it by two sworn witnesses, sworn at Marbleton.

Appeared before us the undersigned commissaries at Kingston, Aert Martensen Doorn, Jan Hendricks, Jan Slicoten, and Frederick Pietersen, Aert Martensen having married the mother of the above children. Who declare to convey and to cede, as they are conveying and ceding by the present to and in behalf of Cornelis Wyncoop a certain farm bounded to the northwest by Hendrick Jochemsen's, to the southeast by Thomas Chambers' or the great kil, to the west by Jan Willemsen's and Hendrick Jochemsen's land, of the same extent as is mentioned in the bill of sale existing of the same, and also of the same limits. Which bill of sale has been passed before the Secretary Capito and witnesses on May 9, 1667. And further a house and lot. For which farm, house and lot the aforesaid grantors declare having been fully satisfied, on account whereof the aforesaid appearers convey and cede the aforesaid farm to Cornelis Wyncoop in a real and actual possession and ownership, by virtue of deed and renewal of the same by the Heer General Richard Nicholis, dated May 27, 1668, in a real and actual possession and ownership, so that neither in their behalf nor in anybody else's anybody shall have any claim against the same, acknowledging to have been paid from the first to the last penny, releasing him of all ulterior claims and relinquishing their right, so that the aforesaid Wyncoop may do with the same as he pleases. Promise to hold and to have held valid this conveyance and have subscribed to the present besides the hon. Commissaries at Kingston this May 21, 1673.

[All notes in this section taken from the following reference unless otherwise noted:
Christoph, Peter R., Scott, Kenneth, Stryker-Rodda, Kenn, Eds. Kingston Papers: New York Historical Manuscripts: Dutch. Genealogical Publishing Co., Inc.]

Additional References

Olde Ulster, Brink

"...Matthew Persen lived in the old stone house still standing on the southeast corner of John and Crown Streets, in the City of Kingston, and long known as the Radcliffe house, or the Romeyn house. It was erected about 1664 by Sergeant Jan Hendrickse Persen, of the company under Captain Martin Cregier which rescued the captives taken by the Indians at the massacre and burning of the Esopus on June 7th, 1663. When New Netherland was seized by the English in 1664 and the Dutch forces disbanded, Sergeant Persen built this house, and settled here. Jan Hendrickse Persen died March 22, 1708. Here lived successively his son Mattys; Adam and Cornelius, sons of Mattys; and Cornelius and Matthew, sons of Cornelius. The elder Cornelius and Adam were often chairmen of the Kingston Trustees." (p. 41)

[Note: Brink is the only source that states that Jan Persen built the house. There is no evidence of this in court records, deeds, or wills.]

History of Saugerties, Brink

"John Persen was born in Kinston where he was baptized Sept. 2, 1683. He was the son of Sergeant Jan Hendrickse Persen of the New Netherland army and Annetje Mattys, his wife. Both came to Kingston from Albany." (pp. 20-21)

History of Kingston 1888, Schoonmaker

"On the other, the southeast corner of the street, stands another of the old stone houses of Revolutionary date. It was the homestead of Matthew Persen; he had kept a public house there for a number of years. In 1820 it was occupied by Dr. John Goodwin, and in the wing on John Street he kept a drug store and grocery." (p. 450, from an 1875 description)

"PERSEN—Jan Hendricks Pierson, who came to this country as a soldier and was a sergeant in the Netherlandish service, married Anna Persen. They became the ancestors of the Persen family." (p. 485, ancestral notes)

Geertruy Andries [mother of Jan Persen] celebrated the Christmas supper at the Dutch Church in Kingston in 1660. (p. 62)

History of Ulster County, New York, Sylvester

"On the opposite corner of Mr. Hiram Radcliffe lived Matthew Persen, a rich old man, who had many namesakes. He kept a public house." (p. 178)

Proceedings—Board of Supervisors—1964 Special Meeting Monday Evening, June 15, 1964

"Supervisor Rapp stated that there had been much misunderstanding concerning the proposed work at both the Ulster County Court House and at the County building at 74 John Street and called upon the architect, Augustus R. Schrowang to explain the proposed project in detail" (p. 119)

"Mr. Schrowang explained...what work is needed to renovate the heating and electrical system in the County building at 74 John Street." (p. 120)

"Mr. Thayer questioned the right of the Farm and Extension Services to remain at 74 John Street. Supervisor Quimby said that as a member of the Extension Service Committee he had discussed this question at great length with both the farm groups and the Building Committee of the Board and the decision had been made that if the farm groups remained at 74 John Street there would be no need to construct an additional floor in the new County Office Building and that even with the cost of renovating the building at 74 John Street the County would save over \$70,000.00."

"Mr. Richard Boice, Chairman of the Ulster County 4-H Clubs, asked for and was granted the floor and he stated that he was approached a year ago by members of the Board of Supervisors and offered space in the new County Office Building. Mr. Boice spoke of meetings with the Building Committee of the Board and the discussions which led to the decision that it would be better for both the farm groups and the County if they remained at 74 John Street."

"Mrs. Alice Loffee, Chairman [sic] of the Ulster County Home Extension Service asked for and was granted the floor and stated that she agreed with Mr. Boice concerning the advisability of remaining at 74 John Street. Mrs. Loffee cited how the Extension Service was now forced to rent offices and meeting space and how this expense could be stopped if the Extension Services were moved into 74 John Street."

"Mr. Melvin Hurd, Chairman of the Ulster County Agricultural Service, asked for and was granted the floor and stated that he agreed completely with Mr. Boice and Mrs. Loffee and cited the fact that it had been estimated that about \$77,000.00 of the cost of adding additional space in the new County Office Building would be saved if the farm services were allowed to remain at 74 John Street." (pp. 121-122)

Persen House Deed Records

Robert Bickerstaff transferred to Thomas Hall in 1689

Thomas Hall transferred to Teunis Tappen in 1698

Christopher Tappen transferred to Anthony Slecht in 1728

Anthony Slecht transferred to Cornelius Persen in 1735

Cornelius Persen transferred to Matthewis Persen in 1770

Henry Myer and others transferred to Hiram Radcliff in 1837

Charles Romeyn transferred to County of Ulster in 1914



The said parties made this 7th day of April 1698. In
 witness whereof I the said Justice of the Peace
 have signed these presents in the County of Middlesex
 at the County of the said Justice of the Peace
 and having caused every house to be let to the said
 and John Cornelius to the said as a patient from his
 the said Justice of the Peace. Under the seal of the
 the 15th day of October 1695. The said Justice of the Peace
 the said Justice of the Peace together with all and
 singular the appurtenances thereto belonging or appar-
 taining, to have and to hold the said house and land
 lot of ground and all the appurtenances unto him the
 said Justice of the Peace his heirs and assigns for ever, and the
 said Thomas Hall for him his heirs and assigns doth
 covenant promise and grant to and with the said Justice
 Tappen his heirs and assigns that the said Justice
 Hall at the time of the decease and delivery hereof
 hath full power good right and lawful authority
 to grant bargain and sell the same house and
 lot of ground unto the said Justice Tappen his heirs and
 assigns for ever hereafter without and defend the said
 Justice Tappen his heirs Executors and assigns in quiet
 and peaceable possession of the same house and
 lot of ground against any person or persons whatsoever
 claiming the right title interest of him or
 to the same by them or under him the said Justice Hall
 or any other person or persons whatsoever, In witness
 whereof the said Justice Hall has subscribed with his hand
 and seal the day & year first above written.

Signed sealed and Delivered
 in presence of us
 Bernard van Benthuizen
 Ruyshy Surveyor
 John the Justice of Peace
 Jacob de Justice of Peace
 A true Copy Examined by W. M. Meijer Esq.

Thomas Hall Bickerstaff (S)

1698: Deed transfer from Thomas Hall to Teunis Tappen for 780
 schepels of good marketable wheat. 1689 transfer from Robert &
 Elizabeth Bickerstaff to Thomas Hall noted at beginning.

Transcript of earliest deed from Bickerstaff to Hall to Tappen

This Indenture made this 7th day of April 1698: For Kingstowne in ye County of Ulster between Thomas Hall of Marbletowne in ye County of Ulster heir of George Hall deceased of ye said County of ye one part and Teunis Tappen of ye other part, heir of Jurian Tappen deceased both of ye said County witnesseth, that ye said Thomas Hall for diverse good Causes and valuable consideration him hereunto moving, more and especially for and in consideration of ye full and just summe of seven hundred and eighty scheppels of good marketable wheat, paid to Roberd Bickerstaff deceased, by Jurian Teunis aforeseaid deceased, as per a deed of sale under ye hand of ye aforeseaid Roberd Bickerstaff whose date is ye 11th of March 1688/9: Relation hereunto being had may more at Large appeare, and whereas I the said Thomas Hall being ye heir of the aforeseaid George Hall I do for me my heirs and predecessors as aforeseaid have done, I do as heir of ye aforeseaid George Hall deceased assigned, Sell and transport over into Teunis Tappen **all my right, title of a certain house, barne, and lot of ground, lying and being scituated in Kingstowne in ye county of Ulster aforeseaid, being a Certaine Corner house lying on ye Southside of ye Middle Streete and haveing Cornelius Vernoy's house and Lott to ye South, and John Cornelisson's to ye East as per a pattent from his Excellency the governor [?] Esq, whose date is the 15th day of October 1695.** Relation hereunto being had may more and large appear together with all and singular the appurtenances thereunto belonging or appurtaining, to have and to hold the said house barne and lott of ground and all ye appurtenances unto him the Teunis Tappen, his heirs and assignes fro them, and the said Thomas Hall tfor him , his heirs and assigns doth covenant promise and grant to and with ye Teunis Tappen, his heirs and assignes ... [etc.]

All Christian People To whom this
 present Writing shall come Anthony Slecht
 of Kingston in the County of Ulster and Province
 of the North in America Merchant and Neeltje his
 wife send greeting wher eas (Christoper Tappin
 and Cornelia his wife did by a Certain Deed bearing
 date the thirteenth Day of December One thousand
 seven hundred and eighty eight give Grant Bargain
 Sell Release Ratiffie and Confirm unto the said
 Anthony and Neeltje and their heirs and assigns
 that certain Stone House and Lot of Ground situate
 lying and being in Kingston aforesaid being the
 former House and Lot Bordered on the North by the
 Streets on the East by a Lot formerly belonging
 to Barant Van Benthuysen and on the South by the
 of Abraham DenSembale containing in Breadth in the
 front One Hundred Twenty and Seven feet and in the
 rear One Hundred Twenty and Two feet and in width
 on both sides Ninety and five feet to have and to
 hold the said House and Lot of Ground with all and
 singular the Appurtenances thereto and to
 belonging as hereunto more especially for and in
 more fully and at Large appears Now kinder beed
 that the said Anthony Slecht and Neeltje his wife
 was good Lawer and Lawfull Consideration them
 thereunto moving but more especially for and in
 consideration of the Sum of Seventy pounds Current
 Money of the said Province of the said Anthony and
 Neeltje or to be paid before the Enrolling
 and Delivery hereof by Cornelia's Heirs or their Heirs
 of Kingston To wit the Receipt whereof they

Do hereby Acknowledge and theroford these from
 and of out from every Part and Place thereof as for our
 legit Exercite and Liacharge of our said Province
 and our said County of Ulster by their said Heirs
 from Grant Bargain Sell Release Ratiffie and
 Confirm and by their said Heirs fully and abolute
 by their said Heirs and assigns the said Anthony and
 Neeltje and their heirs and assigns the said Stone House and Lot of
 Ground lying and being in Kingston aforesaid
 being the said Stone House and Lot of Ground
 lying and being in Kingston aforesaid being the
 former House and Lot Bordered on the North by the
 Streets on the East by a Lot formerly belonging
 to Barant Van Benthuysen and on the South by the
 of Abraham DenSembale containing in Breadth in the
 front One Hundred Twenty and Seven feet and in the
 rear One Hundred Twenty and Two feet and in width
 on both sides Ninety and five feet to have and to
 hold the said House and Lot of Ground with all and
 singular the Appurtenances thereto and to
 belonging as hereunto more especially for and in
 more fully and at Large appears Now kinder beed
 that the said Anthony Slecht and Neeltje his wife
 was good Lawer and Lawfull Consideration them
 thereunto moving but more especially for and in
 consideration of the Sum of Seventy pounds Current
 Money of the said Province of the said Anthony and
 Neeltje or to be paid before the Enrolling
 and Delivery hereof by Cornelia's Heirs or their Heirs
 of Kingston To wit the Receipt whereof they

Sealed & Delivered
 In the presence of us
 Nicholas Hoffman
 Wm Hopkins
 Abraham

Anthony Slecht
 Neeltje Slecht

This Indenture Made the
Eleventh Day of April in the Tenth year of the
Reign of our Sovereign Lord George Third by the
Grace of God of Great Brittain France and
Ireland King Defender of the Faith &c. Anno 7^o
Domini One thousand seven hundred and

seventy.

Between Johannes Persen
Cornelius Persen and Petrus Swart and Jannetje his
wife of Kingston in the County of Westchester and former
of New York of the one part and Matthew Persen
of the other part.

Witnesseth Whereas
Anthony Slight and Mellicie his wife by their Certain
deed of Conveyance bearing date the Twentieth Third
day of August One thousand seven hundred and
twenty first did Grant Bargain sell Release Ratify
and confirm unto Cornelius Persen his heirs and
assignes forever.

All that certain Straw
lime and lot of Ground situate lying and being
in Kingston aforesaid being a Corner House and
lot bounded on the North and West by the Streets
on the East by a lot formerly belonging to Baron
Nauvilliers and on the South by the lot of
Abraham DeLamater containing in breadth in the
front One hundred Twenty and seven feet and in
the Rear One hundred Twenty and Two feet and in
length on both sides Fifty and One feet (Except
a small square piece at the southern corner of
said lot being in length and breadth fifteen feet)
Reference being had unto said deed of Conveyance
may more fully and at large appear.

Whereas the said
Cornelius Persen deceased in his life time and at
the time of his decease was also lawfully seized
and possessed of sundry lots pieces or parcels of
land adjoining each other situate lying and being
in the Corporation of Kingston aforesaid on the South
West side of the Road that leads to the water side
and on the West side of the Old Tomafs Kees path or
Road Reference being had unto sundry deeds of
Conveyance may more fully and at large appear
And Wherefore the said

Cornelius Persen deceased made in his last will and
Testament bearing date the Eighth day of August One
thousand seven hundred and sixty four which
and which among other things therein contained
he did give and give unto his four children

1770: Johannes Persen, Cornelius Persen, Petrus Swart and
Jannetje (Persen) Swart sell their shares of the property to
Matthew Persen for £ 210 (apiece?)

Johanna, Mattheus, Cornelius and Janette (wife of Peter Swart) parties of the present Indenture) and their respective heirs and assigns all and singular his dwelling houses, lands and tenements situate lying and being within the limits of Kingston to hold to them and to their respective heirs and assigns forever in fee simple equally to be divided between them share and share alike as by the said indenture duly proved. Relation being had may more fully and at large appear.

Now this Indenture Mattheus and Peter Swart and Janette his wife for and in consideration of the sum of 500 pounds and five pounds current money of the province of Maryland to them in hand paid by the said Mattheus, Peter and before the executing and delivery of these presents the Receipt whereof they do hereby acknowledge and themselves to be thenceforth fully satisfied and thereof and therefrom and of and from every part and parcel thereof so fully clearly and absolutely acquit, Release Exonerate and discharge the said Mattheus Peter his heirs Executors Administrators and assigns and every of them, by these presents Have Granted Bargained and Sold aliened Remitted Released and Confirmed and by these presents do Grant Bargain, Sell, Alien Release and confirm unto the said Mattheus Peter (The true in his actual possession now being by virtue of a bargain and sale to him thereof made for one whole year by Indenture bearing date the day next before the day of the date of these presents and by force of the statute made for the transferring of sales into possession) and to his heirs and assigns forever.

All the Three fourth part of all the above mentioned Stone houses and lot of Ground so as the same is above Parted and Bounded (Except the said small square piece at the south west corner of the said lot being in length and breadth fifteen foot

And also all the Three fourth part of all that certain Lot piece or parcel of Land now

called the Anne Downy situate lying and being within a portion of Kingston of record or title south west side of the Road that leads to the Water side being part and parcel of the above Last Recited Lot of Land Beginning at the South East corner of a lot of land of Jacobus Edmunds on the South West side of the Road thence along said Road South Fifty Nine degrees and thirty minutes East 500 chains Fifty Nine links to a stone set in the Ground in the North East corner of a lot of Johanna Peter thence along said Lot South sixty Degree West Five Chains Thirty links to the fence on the West side of the Richard Thomas Milling said fence South Twenty Eight degrees East to the bounds of a lot of land formerly conveyed by the Trustees into John Lasher thence along said Lot South sixty Five degrees West to a lot of Dutch More lot 500. thence along said Lot South sixty five degrees West Five Chains Fifty Three links to the Lot of Henricus Swart wife of Petrus Swart thence along said Lot North Twenty 500 degrees West Three Chains sixty six links to the said Lot of Jacobus Edmunds thence along said Lot North sixty Five degrees East sixteen Chains Twenty Eight links to the first Station containing Five Acres Two quarters and Ninety pence

Excepting and Reserving the liberty and privilege of a free Wagon Road over said Lot of Land for the use of James Swart wife of Petrus Swart her heirs and assigns for to pass and Repass with Wagons and Cattle for to pass and both at the West End of the above said Lot of Land called the Anne Downy, is only Excepted

Together with all and singular the Liberties Privileges

Privileges Hereditaments and appurtenances to the said three fourth part of the said messuages or tenements and lots of land belonging in and upon the Appertaining and the Release and Remission Remander and Remainder Reside Residue and profits thereof and all the Estate Rights Tithes Rents property possessions Claims and Demands whatsoever of them the said Johanna Peter Cornelius Peter Swart and Janette his wife of and onto the said Three fourth part of the said Messuages or

Document and lots of land and all and singular
other the premises with the appurtenances hereby
granted and Released or Intended to be hereby granted
and Released and every part and parcel thereof.

To Have and to Hold the
said three fourth part of the aforesaid messuage or
Tenement and lots of land and other the premises
with the appurtenances hereby granted hereinafter sold
alike Released Released and Conveyed & Intended
or Intended to be and every part and parcel thereof
unto the said Mathewes Peter his heirs and
assigns forever.

(Except as before excepted)
In testimony whereof we hereunto set our hand and seal the day
and year first above written.

Jametic Smart. O Petrus Smart O Cornelius
Petersen O Johanne Petersen O.

Recd on the day of the date of the within deed of
the within named Mathewes Petersen the within
mentioned sum being the free consideration of the
within deed in say therein

Johanne Petersen
Cornelius Petersen
Petrus Smart.

Christophel Skuted Jm.
Joseph Gaschere
Mester } as: Christophel Skuted &
County } as: Joseph Gaschere

Test Remembered that on the 15th day
of May in the year of our Lord One Thousand
seven hundred and twenty. Personally appeared
before me such Magistrate Jm. Esq. one of the judges
of the Court of Common Pleas for said County Johanne
Petersen, Cornelius Petersen, Petrus Smart and Jametie
Smart His wife and severally acknowledged that
they had signed, sealed and delivered the within
Indenture as their voluntary act and deed and I
having examined the said Jametie apart from the

Husband and she acknowledged I do have executed the
same voluntary act and deed for Compulsion from
her husband deny other person and I Hearing Judge
held the same and finding no objection or Intention
therein therefore I do accept the same to be entered on
Record.

10: Maguloo Jm.

A true Record entered
Apr. 14, 1899. 5. P. M.

Jm. J. Skothed
Clerk.

This Indenture, made the first day of August One Thousand Eight Hundred and Thirty Seven between Henry Myer and Maria his wife, Cornelius Van Buren and Jane his wife, Henry Snyder and Elizabeth his wife, Garret D. Orpell and Sarah his wife, Garret C. Rosa and Catharine his wife, Abraham Hoffman and Ann his wife, Hans Post, Isaac Post and Amanda his wife, Tobias Van Buren and Clether his wife, John Van Buren and Laura A. P. his wife, Isaac Van Buren and Agnes his wife, Cornelius P. Van Buren & Henry Van Buren and Jane C. his wife, all of the Town of Kingston, Ann Drink, Samuel Myer and Margaret his wife and Covert H. Myer, Joseph and Maria his wife of the Town of Saugerties in the County of Ulster and State of New York of the first part, and Hiram Radcliff of the Town of Kingston in the County and State aforesaid of the second part, Witnesseth, That the said parties of the first part, for and in consideration of the sum of Two Thousand Dollars lawful money of the United States to them in hand paid by the said party of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the second part, his heirs, executors, and administrators, forever released and discharged from the same, by these presents, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by these

1837: Henry & Maria (Persen) Myer, Isaac & Cattrina (Persen) Post, Cornelius & Elizabeth (Persen) Van Buren, Samuel & Marregriet (Persen) Myer and others (29 people in all) sell property to Hiram Radcliff for \$2000 lawful money.

presents do grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part, and to his heirs and assigns forever. All that certain messuages, lot and Barn thereon, situate lying and being in the Village of Kingstou in the County of Ulster Bounded on the Northernly side by and along John's street, on the Southernly side by the Lot now in the possession of Elizabeth Curwitt, on the Easternly side by the Lot of James Cook huro to the Corner of the Court House lot belonging to the County of Ulster, and on the Westernly side by and along Brown street so as the same is now enclosed, and in the possession of the said James Radcliff. Containing about One half Acre of Land, be the same more or less. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, and with the reversion and reversions, remainder and remainders, heirs, issues, and profits thereof. And also all the estate, right, title, interest, dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in, and to the same, and every part and parcel thereof with the appurtenances: Do Have and to Hold the above granted bargained and described premises, with the appurtenances, unto the said party of the second part, his heirs and assigns to his and their own proper use, benefit and behoof forever. And the said parties of the first part for themselves and their heirs, executors, and administrators, do covenant, grant and agree, to and with the said party of the second part his heirs and assigns, that the said parties of the first part at the time of the sealing and delivery of these presents, are lawfully seized in themselves of a good, absolute, and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances and have good right, full power, and lawful authority, to grant, bargain, sell, and convey the same, in manner aforesaid: And that the said party of the second part his heirs and assigns, shall and may, at all times hereafter, peaceably and quietly, have, hold, use, occupy, possess, and enjoy the above granted premises, and every part and parcel thereof with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said parties of the first part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same: And that the same, now are free, clear, discharge and incumbered, of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and encumbrances, of what nature or kind soever. And also, That the said parties of the first part, and their heirs and assigns and any person or persons whomsoever, lawfully or equitably deriving any estate, right, title, interest, of, in, or to the hereinbefore granted premises, by, from, under, or in trust for them, shall and will, at any time or times hereafter, upon the reasonable request and at the proper costs and charges in the law, of the said party of the second part his heirs and assigns, make, do, and execute, or cause to be made, done, and executed, all and every such further and other lawful and reasonable acts, covenants, and assurances in the Law, for the better and more effectually vesting and confirming the premises hereby granted, or so intended to be, in and to the said party of the second part his heirs and assigns forever, as by the said party of the second part his heirs or assigns, or his or their counsel learned in the law, shall be reasonably advised

is required: And the said parties of the first part & their heirs the above described
 and hereby granted and released premises, unto every part and piece thereof, with
 the appurtenances, unto the said party of the second part, his heirs and assigns
 against the said parties of the first part, and their heirs and assigns, and every
 person and persons whomsoever, lawfully claiming or to claim the same; shall and
 will warrant and by these presents swear & defend. And witness whereof the parties
 to these presents have hereunto interchangedly set their hands and seals, the day
 and year first above written.

John Van Duren & Elizabeth Van Duren
 Sarah and with the presence of: J. Lubin Crispell & Sarah Crispell &

Maria Mynkopf & Georhert Kosa & Catharina Kosa &

Margaret Myler & Margaret Myler &

Isaac Van Duren & Agnes Van Duren &

Henry Snyder & Elizabeth Snyder &

John Post & Amanda Post &

John Van Duren & John Van Duren &

Cornelius Mynkopf & Henry Van Duren &

Sarah Mynkopf & Cornelius Van Duren &

Henry Myler & Sarah Mynkopf &

Agnes Myler & Maria Myler &

John Van Duren & John Post &

Abraham Hoffman & Anna Hoffman &

Allegheny County: I Certify that on the 23rd day of September 1837
 before me came John Van Duren and his wife Elizabeth Van Duren
 Elizabeth his wife, Sarah C. Crispell and Sarah his wife, Cornelius Van Duren and
 Jane his wife, Henry Myler and Maria his wife, Henry Snyder and Elizabeth his wife,
 Sarah C. Kosa and Catharina his wife, Abraham Hoffman and Agnes his wife, John
 Post and Amanda his wife, Isaac Van Duren and Agnes his wife, Samuel Myler and
 Margaret his wife, Sarah Mynkopf and Catharina his wife, John Post, Cornelius Mynkopf
 Van Duren and Anna Myler, all of them well known to me to be the persons named in
 and who executed the within conveyance and they individually acknowledged the
 contents thereof. And the said Sarah C. Crispell, Elizabeth Kosa, Catharina Kosa, Maria Myler, wife of the said
 Henry Myler, Elizabeth, Catharina, and Amanda, Agnes, Margaret, Catharina, wife of the
 said Sarah Mynkopf, each of them individually and separately acknowledged on a private
 examination apart from their respective husbands aforesaid that they executed the
 said conveyance freely and without any fear or compulsion of their husbands aforesaid.

Howard Chippe, Commissioner of Deeds

Allegheny County: I Certify that on the 25th day of September 1837 before me came Henry Van
 Duren and Jane C. his wife to me well known to be the persons named and who ex-
 ecuted the within conveyance, and acknowledged that they executed the same and the
 said Jane C. on a private examination apart from her husband acknowledged that she
 executed the same freely and without any fear or compulsion of her said husband. And now
 Howard Chippe, Commissioner of Deeds & the Record entered the 26th day of September 1837 at 2 o'clock P.M.
 delivered: interlined out this page

Howard Chippe, 815: 10

THIS INDENTURE, Made the Sixteenth day of February, in the year Nineteen Hundred and Four teen.

BETWEEN CHARLES W. ROMEYN and ESTELLE Y. ROMEYN, his wife, of 63 East Sixty-fourth Street in the City, County and State of New York, parties of the first part, and

THE COUNTY OF ULSTER, in the State of New York, party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of TEN THOUSAND FIV HUNDRED DOLLARS, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the said party of the second part, its successors and assigns forever,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate in the City of Kingston, in the County of Ulster, in the State of New York, and being bounded and described as follows, to-wit: Bounded on the North by John Street, on the East by the property and premises of the County of Ulster, which were formerly owned by Jane McKinley Maben, on the South by the Court House property, owned by the County of Ulster, and on the West by Crown Street; the same being a lot, about rectangular in form, of about one hundred seventeen feet front on John Street, and one hundred twenty-one feet depth, on Crown Street.

The parties of the first part reserve unto themselves, the occupancy of the premises and all rents which may become due or accrue thereupon up and until the first day of May 1914, upon which date absolute and complete control and possession will be given to the party of the second part.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part, in and to the said premises.

TO HAVE AND TO HOLD the above granted premises, unto the said party of the second part, its successors and assigns forever.

AND the said Charles W. Romeyn and Estelle Y. Romeyn, parties of the first part, do covenant with said party of the second part, as follows:-

FIRST:- That the said parties of the first part, are seized of the said premises in fee simple, and have good right to convey the same.

SECOND:- That the party of the second part, shall quietly enjoy the said premises.

THIRD:- That the said premises are free from encumbrances.

FOURTH:- That the parties of the first part, will execute or procure any further necessary assurance of the title to said premises.

FIFTH:- That the said Charles W. Romeyn, one of the parties of the first part, will forever Warrant the title to said premises.

IN WITNESS WHEREOF, The said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

In Presence of
P. F. Cooley.
P. F. Cooley.

Charles W. Romeyn (L. S.)
Estelle Y. Romeyn (L. S.)

STATE OF NEW YORK,
COUNTY OF NEW YORK, SS:
CITY OF NEW YORK,

On this 16th day of February, in the year Nineteen Hundred and Fourteen, before me, the subscriber, personally appeared,

---CHARLES W. ROMEYN and ESTELLE Y. ROMEYN, his wife,---

to me known and known to me to be the same persons described in, and who executed the within instrument, and they severally acknowledged to me that they executed the same.

(Seal)

Paul F. Cooley,
Notary Public.
New York County, N. Y.

Term Expires March 30, 1916

1914: Charles & Estelle Romeyn, residing at 63 E 64th Street in New York City sells property to The County of Ulster for \$10,500 lawful money

B. *Persen Family Genealogy*

First Generation

1. Hendrick Alberts Persen died in prior to 1661. He married Geertruy Andriessse, who was from Doesburgh, Gelderland. They had the following children:

- 2 i. Engeltje Hendricks
- 3 ii. Jan Henderick(sen) Persen

Geertruy Andriessse second married Jacob Jans Slyckkooten. The baptism of their child is recorded in the Dutch Reformed Church of Kingston:

- i. Jan Jacob Slyckkooten

Geertruy Andriessse third married Aert Martensen Doorn, who sold his property to Jan Hendrickse and Engeltje and her husband in order to repay debts. They had no children.

Second Generation

2. Engeltje Hendricks. Daughter of Hendrick Alberts (Persen) & Geertruy Andriessse. Born in Fort Orange, near Albany, NY. Religion Dutch Reformed. She married Frederick Pietersen Mouritz on 27 Jun 1666 in Kingston, NY, who was born in Bruykom, Gelderland. He was a farmer (wheat, oats). Religion Dutch Reformed. They had the following children:

- 4 i. Pieter Pietersen
- 5 ii. Jannetje Pietersen
- 6 iii. Hendrick Pietersen
- 7 iv. Engel Pietersen
- 8 v. Geertruyd Pietersen
- 9 vi. Elysabeth Pietersen

3. Jan Henderick(sen) Persen. Son of Hendrick Alberts Persen & Geertruy Andriessse. He was born in Fort Orange, near Albany, NY. Died 22 Mar 1708 in Kingston, NY. Religion Dutch Reformed. He married Annetje Matthys, daughter of Matthys Janse Van Keulen & Margaret Hendricks, 11 Mar 1668 in Kingston, NY. She was born in Fort Orange, near Albany, NY. She died 3 Feb 1723 in Kingston, NY. Religion Dutch Reformed. They had the following children:

- 10 i. Geertruy Persen
- 11 ii. Margriet Persen
- 12 iii. Jacob Persen
- 13 iv. Jan (John) Persen
- 14 v. Thomas Persen
- 15 vi. Matthys Persen

Third Generation

4. Pieter Pietersen. Son of Frederick Pietersen & Engeltje Hendricks. Born 16 Oct 1667.

5. Jannetje Pietersen. Daughter of Frederick Pietersen & Engeltje Hendricks. Born 18 Jun 1671 in Kingston, NY.

6. Hendrick Pietersen. Son of Frederick Pietersen & Engeltje Hendricks. Born 24 Apr 1675 in Kingston, NY.
7. Engel Pietersen. Daughter of Frederick Pietersen & Engeltje Hendricks. Born 9 Feb 1679.
8. Geertruyd Pietersen. Daughter of Frederick Pietersen & Engeltje Hendricks. Born 28 Jul 1684 in Kingston, NY.
9. Elysabeth Pietersen. Daughter of Frederick Pietersen & Engeltje Hendricks. Born 5 Dec 1686 in Kingston, NY.
10. Geertruy Persen. Daughter of Jan Henderick(sen) (Persen) & Annetje Matthys. Born 12 Mar 1669 in Kingston, NY.
11. Margriet Persen. Daughter of Jan Henderick(sen) (Persen) & Annetje Matthys. Born 28 Sep 1679 in Kingston, NY.
12. Jacob Persen. Son of Jan Henderick(sen) (Persen) & Annetje Matthys. Born 25 Sep 1681 in Kingston, NY.
13. Jan (John) Persen. Son of Jan Henderick(sen) (Persen) & Annetje Matthys. Born 2 Sep 1683 in Kingston, NY. Died 1748. He moved to Saugerties and bought land. He married Anna Catryna Post, born 1684. They had the following children:

- | | | |
|----|------|-----------------|
| 16 | i. | Jan Persen |
| 17 | ii. | Vannitje Persen |
| 18 | iii. | Abraham Persen |
| 19 | iv. | Jacobus Persen |

14. Thomas Persen. Son of Jan Henderick(sen) (Persen) & Annetje Matthys. Born 23 May 1686 in Kingston, NY.
15. Matthys Persen. Son of Jan Henderick(sen) (Persen) & Annetje Matthys. Born in Kingston, NY. He married Anna (Tanna) Winne(n), 7 Dec 1701 in Kingston, NY. Born in Albany, NY. Died 5 Aug 1763 in Kingston, NY. They had the following children:

- | | | |
|----|------|-----------------|
| 20 | i. | Anna Persen |
| 21 | ii. | Cornelis Persen |
| 22 | iii. | Maria Persen |
| 23 | iv. | Adam Persen |
| 24 | v. | Jan Persen |
| 25 | vi. | Sarah Persen |

Fourth Generation

16. Jan Persen. Son of Jan (John) Persen & Anna Catryna Post.
17. Vannitje Persen. Daughter of Jan (John) Persen & Anna Catryna Post. She married Myndert Mynderse. They had the following children:

26 i. Garret Mynderse

18. Abraham Persen. Son of Jan (John) Persen & Anna Catryna Post. Born 11 Sep 1709 in Kingston, NY.

19. Jacobus Persen. Son of Jan (John) Persen & Anna Catryna Post. Born 1 Jan 1711 in Kingston, NY.

20. Anna Persen. Daughter of Matthys Persen & Anna (Tanna) Winne(n). Born 11 Oct 1702 in Kingston, NY. Died 1 Oct 1747 in Kingston, NY. She married Heskia Du Bois. They had the following children:

27	i.	Zara
28	ii.	Hiskia
29	iii.	Tanneken
30	iv.	Jacobus

21. Cornelis Persen. Son of Matthys Persen & Anna (Tanna) Winne(n). Born 26 Oct 1712 in Kingston, NY. Died 10 Aug 1769 in Kingston, NY. He married Catharina Dyrck Oosterhout, 31 Aug 1734. Died 25 Jun 1747 in Kingston, NY. They had the following children:

31	i.	Jan Persen
32	ii.	Matthewis Persen
33	iii.	Johannis Persen
34	iv.	Marya Persen
35	v.	Jannetje Persen
36	vi.	Cornelius Persen

22. Maria Persen. Daughter of Matthys Persen & Anna (Tanna) Winne(n). Born 22 Feb 1719 in Kingston, NY. Died 22 Jul 1729.

23. Adam Persen. Son of Matthys Persen & Anna (Tanna) Winne(n). Born 17 Nov 1705 in Kingston, NY. Died 2 Feb 1778. He married Catalyntje Swart, 25 Jun 1737 in Kingston, NY. Born 13 Feb 1702. Died 5 Feb 1752.

24. Jan Persen. Son of Matthys Persen & Anna (Tanna) Winne(n). Born 24 Oct 1708.

25. Sarah Persen. Daughter of Matthys Persen & Anna (Tanna) Winne(n). Born 10 Nov 1710. Died 2 Feb 1770. She married Abraham Elting, 4 Mar 1731/1732 in Kingston, NY. Died 7 Oct 1734 in Kingston.

Fifth Generation

26. Garret Mynderse. Son of Myndert Mynderse & Vannitje Persen. Born 10 Nov 1776 in Kingston, NY. Died 22 May 1874.

27. Zara. Daughter of Heskia Du Bois & Anna Persen. Born 1 Sep 1723 in Kingston, NY.

28. Hiskia. Son of Heskia Du Bois & Anna Persen. Born 5 Feb 1727 in Kingston, NY.

29. Tanneken. Son of Heskia Du Bois & Anna Persen. Born 18 Feb 1733 in Kingston, NY.

30. Jacobus. Son of Heskia Du Bois & Anna Persen. Born 15 May 1735.
31. Jan Persen. Son of Cornelis Persen & Catharina Dyrck Oosterhout. Born 1 Apr 1739 in Kingston, NY.
32. Matthewis Persen. Son of Cornelis Persen & Catharina Dyrck Oosterhout. Born 24 Jun 1739 in Kingston, NY.
33. Johannis Persen. Son of Cornelis Persen & Catharina Dyrck Oosterhout. Born 23 Jun 1737 in Kingston. Died 4 Apr 1800 in Kingston. He married Sarah Van Bunschooten, 3 Feb 1786. Born 17 Sep 1728. Died 15 Jun 1818 in Kingston, NY.
34. Marya Persen. Daughter of Cornelis Persen & Catharina Dyrck Oosterhout. Born 16 Jul 1735 in Kingston. Died 2 May 1761 in Kingston.
35. Jannetje Persen. Daughter of Cornelis Persen & Catharina Dyrck Oosterhout. Born 11 Mar 1741 in Kingston.
36. Cornelius Persen. Son of Cornelis Persen & Catharina Dyrck Oosterhout. Born 18 Feb 1744 in Kingston. Died 7 Feb 1827 in Kingston. He married Elizabeth Masten. Born 5 Apr 1751. Died 20 Jan 1827 in Kingston. They had the following children:

- | | | |
|----|-------|----------------------|
| 37 | i. | Catrina Persen |
| 38 | ii. | Maria Persen |
| 39 | iii. | Elizabeth Persen |
| 40 | iv. | Cornelius Persen (1) |
| 41 | v. | Cornelius Persen (2) |
| 42 | vi. | Marregriet Persen |
| 43 | vii. | Benjamin Persen |
| 44 | viii. | Annatje Persen |
| 45 | ix. | Cornelius Persen (3) |
| 46 | x. | Jannetje Persen |

Sixth Generation

37. Catrina Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 14 Aug 1771 in Kingston. Died 22 Oct 1831 in Kingston.
38. Maria Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 4 Oct 1772 in Kingston.
39. Elizabeth Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 30 Sep 1774 in Kingston. Died 9 Sep 1829 in Kingston.
40. Cornelius Persen (1). Son of Cornelius Persen & Elizabeth Masten. Born 9 Nov 1776. Died 11 Jan 1777 in Kingston.
41. Cornelius Persen (2). Son of Cornelius Persen & Elizabeth Masten. Born 20 Dec 1778. Died 8 Feb 1779 in Kingston.

42. Marregriet Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 5 Jul 1780 in Kingston.

43. Benjamin Persen. Son of Cornelius Persen & Elizabeth Masten. Born 15 Jan 1783. Died 5 Feb 1783 in Kingston.

44. Annatje Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 28 May 1786 in Kingston.

45. Cornelius Persen (3). Son of Cornelius Persen & Elizabeth Masten. Born 24 Jul 1789. Died 30 Jul 1789 in Kingston.

46. Jannetje Persen. Daughter of Cornelius Persen & Elizabeth Masten. Born 10 Oct 1790. Died 13 Jun 1792 in Kingston.

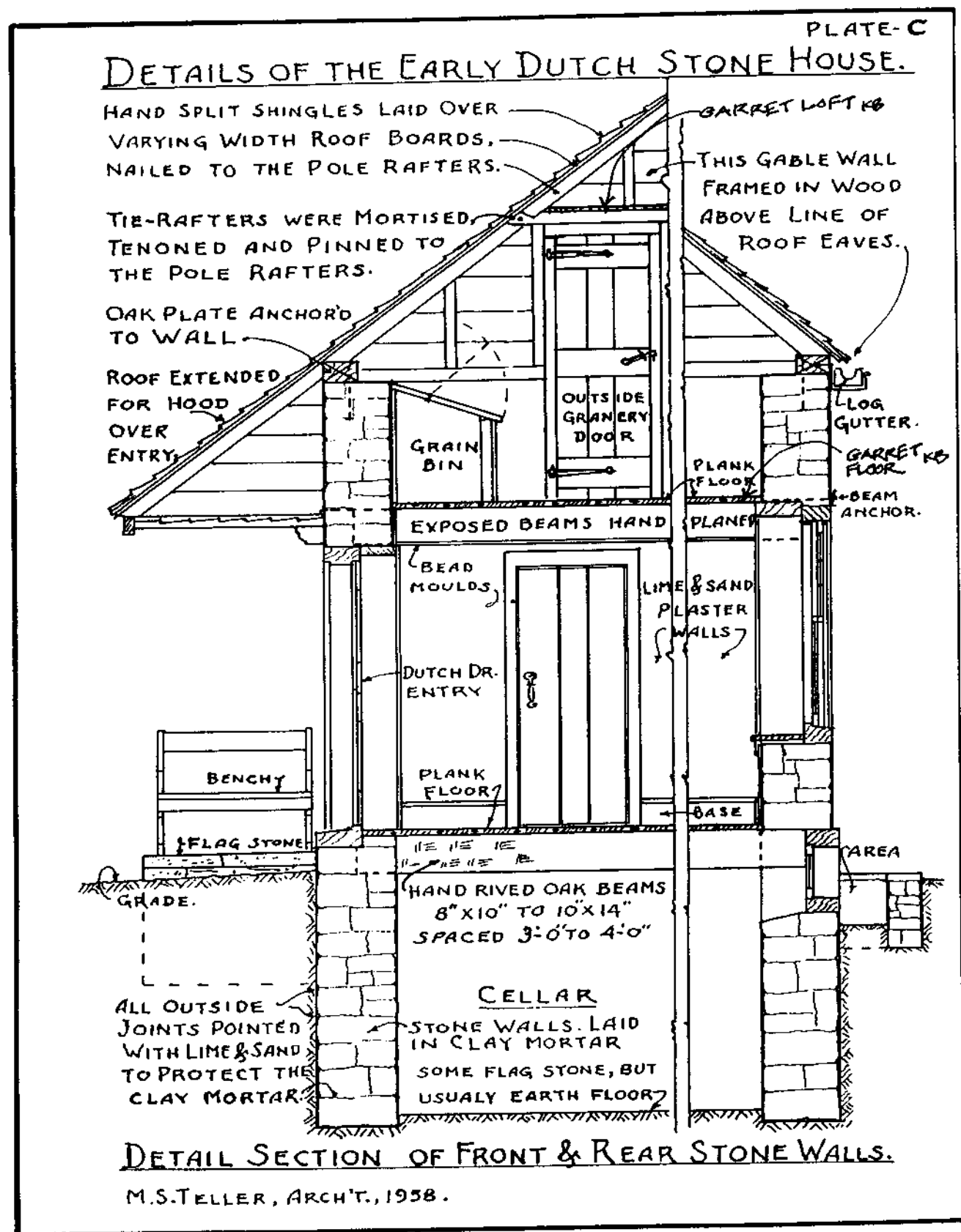
Index

Abraham Elting, spouse of 25	Mynderse, Myndert, spouse of 17
Anna (Tanna) Winne(n), spouse of 15	Persen, Abraham 18
Annatje Persen 44	Persen, Adam 23
Annetje Matthys, spouse of 3	Persen, Anna 20
Benjamin Persen 43	Persen, Cornelis 21
Catalyntje Swart, spouse of 23	Persen, Geertruy 10
Catharina Dyrck Oosterhout, spouse of 21	Persen, Jacob 12
Cattrina Persen 37	Persen, Jacobus 19
Cornelius Persen 36	Persen, Jan 16
Cornelius Persen (1) 40	Persen, Jan 24
Cornelius Persen (2) 41	Persen, Jan 31
Cornelius Persen (3) 45	Persen, Jan (John) 13
Elizabeth Masten, spouse of 36	Persen, Jannetje 35
Elizabeth Persen 39	Persen, Johannis 33
Engeltje Hendricks 2	Persen, Margriet 11
Frederick Pietersen, spouse of 2	Persen, Maria 22
Geertruy Andries, spouse of 1	Persen, Marya 34
Hendrick Alberts (Persen) 1	Persen, Matthewis 32
Heskia Du Bois, spouse of 20	Persen, Matthys 15
Hiskia 28	Persen, Sarah 25
Jacobus 30	Persen, Thomas 14
Jan Henderick(sen) (Persen) 3	Persen, Vannitje 17
Jannetje Persen 46	Pietersen, Elysabeth 9
Maria Persen 38	Pietersen, Engel 7
Marregriet Persen 42	Pietersen, Geertruyd 8
Sarah Van Bunschooten, spouse of 33	Pietersen, Hendrick 6
Tanneken 29	Pietersen, Jannetje 5
Zara 27	Pietersen, Pieter 4
Mynderse, Garret 26	Post, Anna Catryna, spouse of 13

Persen Family Genealogy researched and compiled by Joëlle Francis



C. Details of the Early Dutch Stone House





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E. Photographs

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photos 1-5



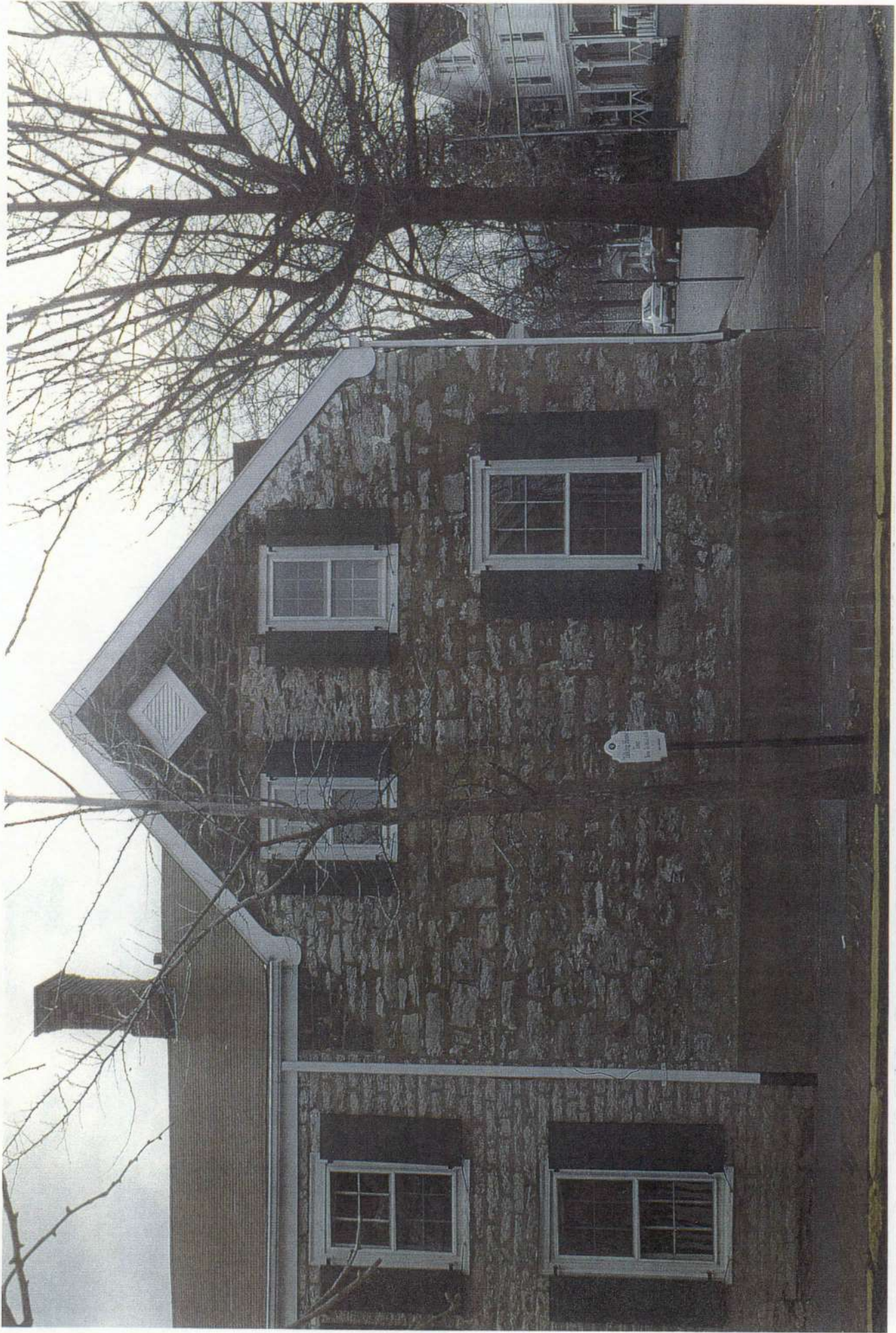
6. Persen House North and West Elevations, phase one, two, and four, April 2000. From intersection of Crown and John Streets as seen from northeast.



7. Persen House West Elevation, phase one and two from Crown Street.



8. Persen House North Elevation, phase one and four, from John Street.



9. Persen House North Elevation, phase one, from John Street.



10. Persen House North Elevation, phase four, as seen from John Street.



11. Persen House East and North Elevations, phases one, four, and five, as seen from the northeast on John Street.



12. Persen House East Elevation, phases four and five.



13. Persen House East and South Elevations, phases four and five, as seen from the southeast.



14. Persen House South Elevation, phase two, three, and five.



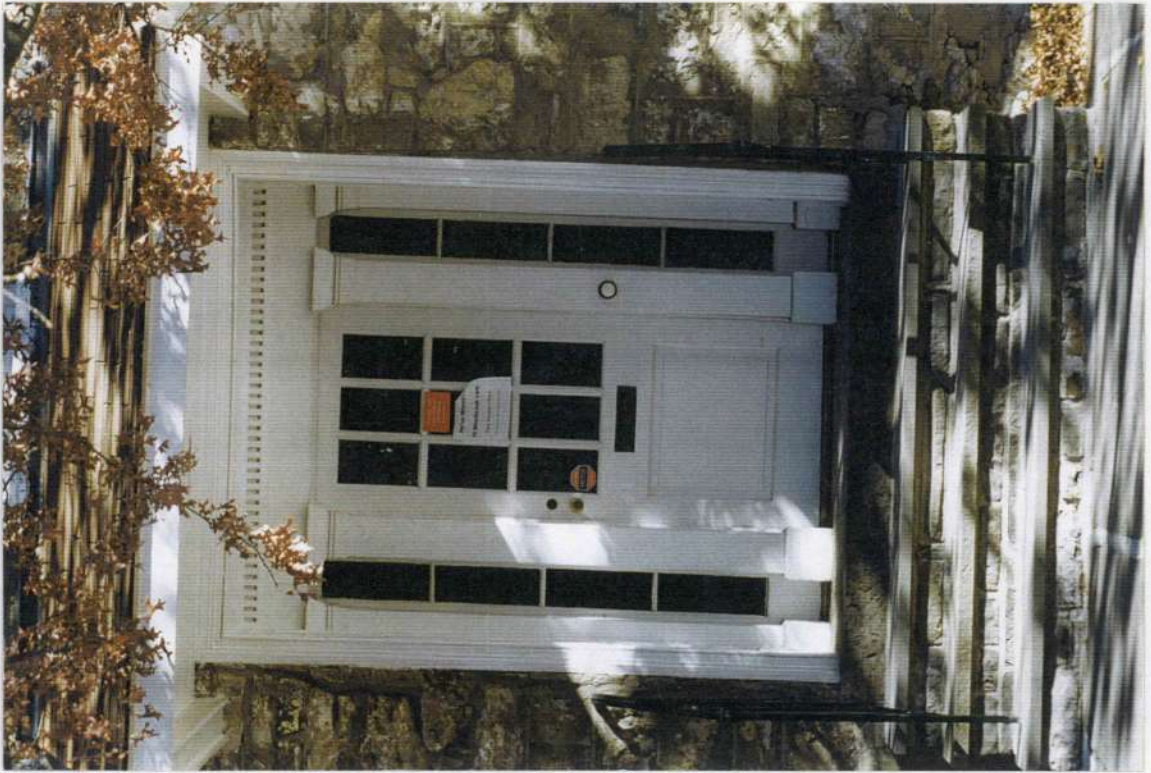
15. Persen House South Elevation, phase five.



16. Persen House South Elevation, phases two and three.



17. Persen House West and South Elevations, phase one, two, three, and five, as seen from the southwest on Crown Street



18. Entry door on John Street.



19. Cellar window to south of entry door. Note timber lintel over left window, earlier door to exterior.



20. Joint in stonework between phase one and phase two.



21. Detail: Note stone coursing in jointwork of rubble stone of phase one made to match phase two and four.



22. Detail: Applied concrete base to lower phase one wall at corner of Crown and John Streets.



23. Applied concrete base to lower phase one wall at corner of Crown and John Streets.



24. John Street gable end wall where darker stone replaced earlier wood gable end in ca. 1850s gothic revival period. Windows enlarged. Diamond detail added. Chimney removed. Dark stone was whitewashed to match earlier stonework.



25. Detail: ca. 1970s cornice removed leaving pre-1850s whitewash.



26. Joint between phase one and four. Note change in stone pattern, concrete base reinforcement of phase one, iron beam anchor at second floor level.



27. Detail: ca. 1850s stone infill where phase one roof framing line was before phase four addition was attached.



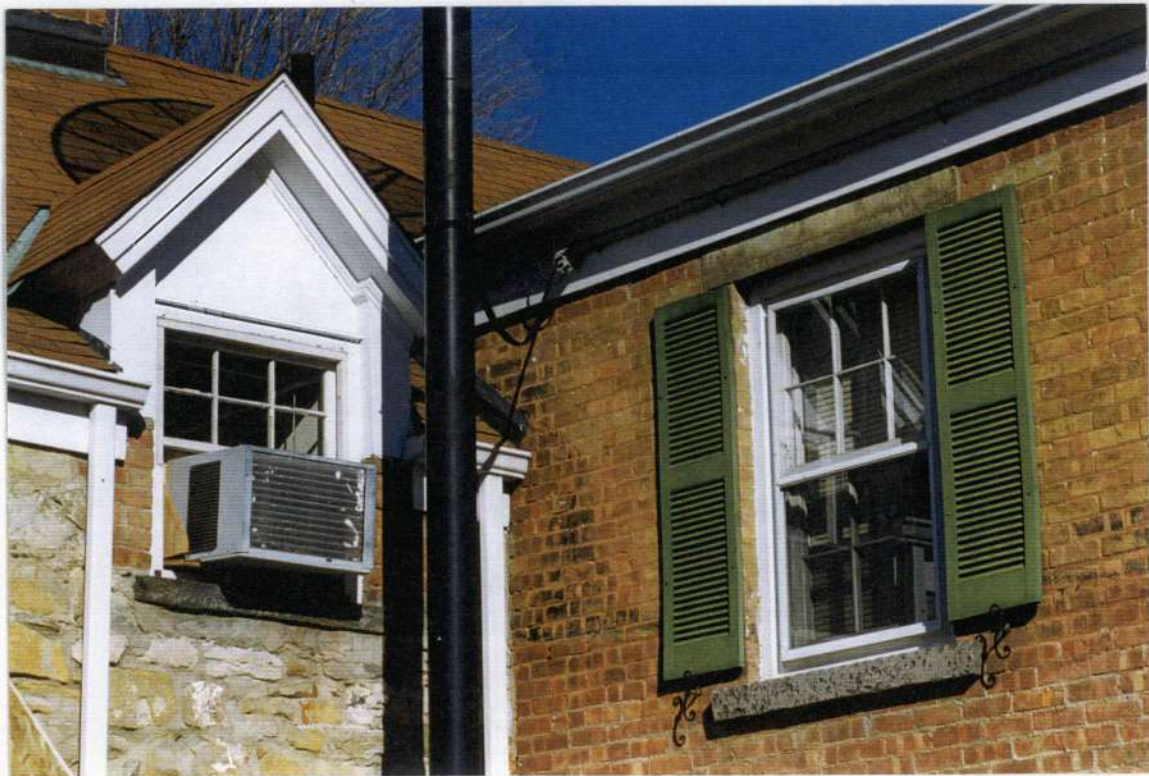
28. John Street ca. 1850s gothic revival stone gable and louver opening addition. 20th century entry door with ca. 1970s hood roof.



29. Typical replacement window and shutters and aluminum storm windows.



30. Joint between phase four stone and phase five brick addition. Note bluestone lintels and sills of phase five added over tops of phase four east façade windows; wider first floor window added phase five. Note wood shutters and plastic shutters of phase five.



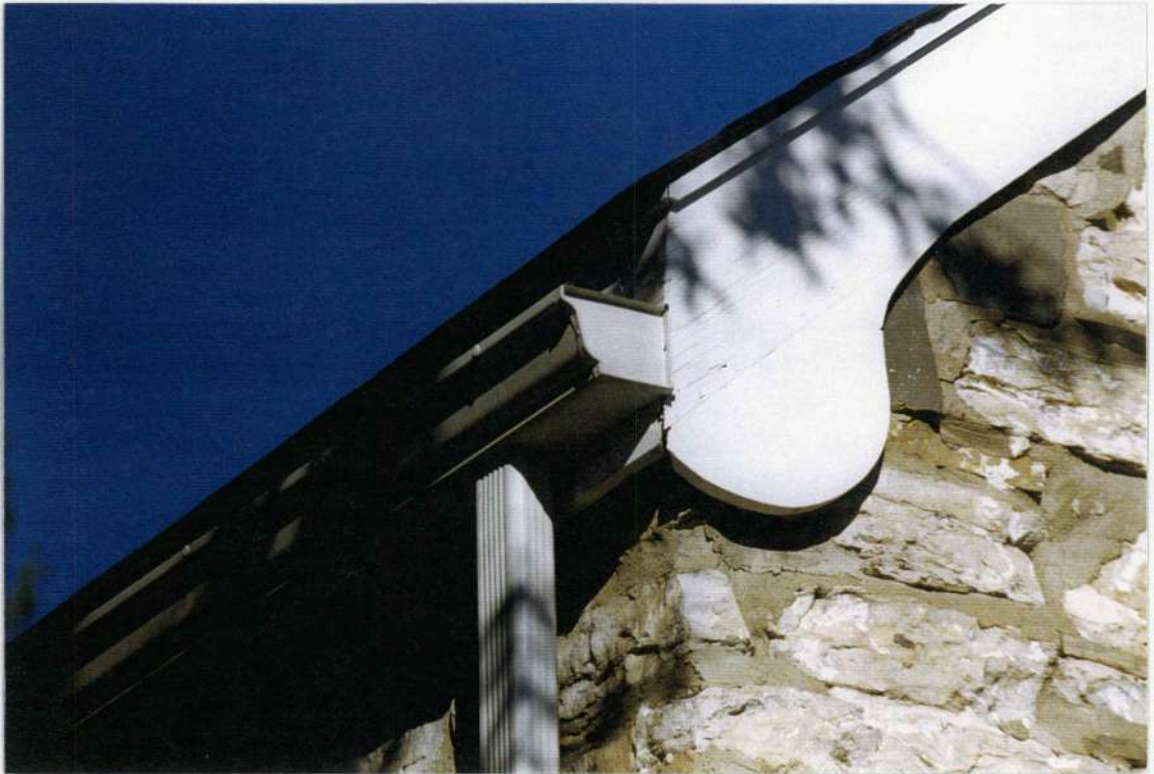
31. Joint between phase five brick and phase three (Phase five stone wall). Note similar bluestone sills of windows and similar brick of window jambs of stone façade.



32. Stone infill wall phase three (phase five stone wall). Gable-ended dormers added phase five. This non-limestone wall was whitewashed to match earlier finish of stonework.



33. Joint between phase two addition and phase three (phase five stone wall). Note whitewash on phase two wall.



34. Ca. 1970 phase five replacement cornice and gutter detail to ca. 1850s gothic revival cornice.



35. South phase two wall where door removed during phase five. This end of building had one story wood framed addition in late 1800s.



36. Upper John Street gable end of phase one where changes of stonework occurred that were whitewashed and eventually painted.



37. John Street detail at right of entry door where ca. 1850s gothic revival decorative hood was removed leaving impression of earlier paint below.



38. Phase five brick addition indicating painted or whitewashed wall.



39. Phase three (phase five stone wall) with remains of whitewash finish.

Phase One Existing Conditions
photos 40-91



40. Space 001 east wall. Possible early arched brick Dutch fireplace first floor hearth support detail. Note wide board floor planks and hand hewn beams.



41. Detail of remains of arched brick.



42. Space 001 west wall. Typical rubble foundation wall requiring repointing.



43. Space 001 southeast corner. Earlier stair opening to first floor (below present stair).



44. Space 101 north wall. Early paneled fireplace and cupboard.



45. Space 101 west wall. Paneled window, beam ceiling with exposed wood planks. Note smaller beam to left of window. May be replacement beam.



46. Space 101 north wall. Detail of English style paneled fireplace with heavy cornice moulding.



47. Space 101. Detail of warming cupboard at west end above fireplace mantel.



48. Fireplace cupboards. Flat panel detailing.



49. Exterior of fireplace cupboards: flat panel detailing. Doors have raised panel detailing on interior side.



50. Space 101. West wall raised panel detailing of wood window surround.



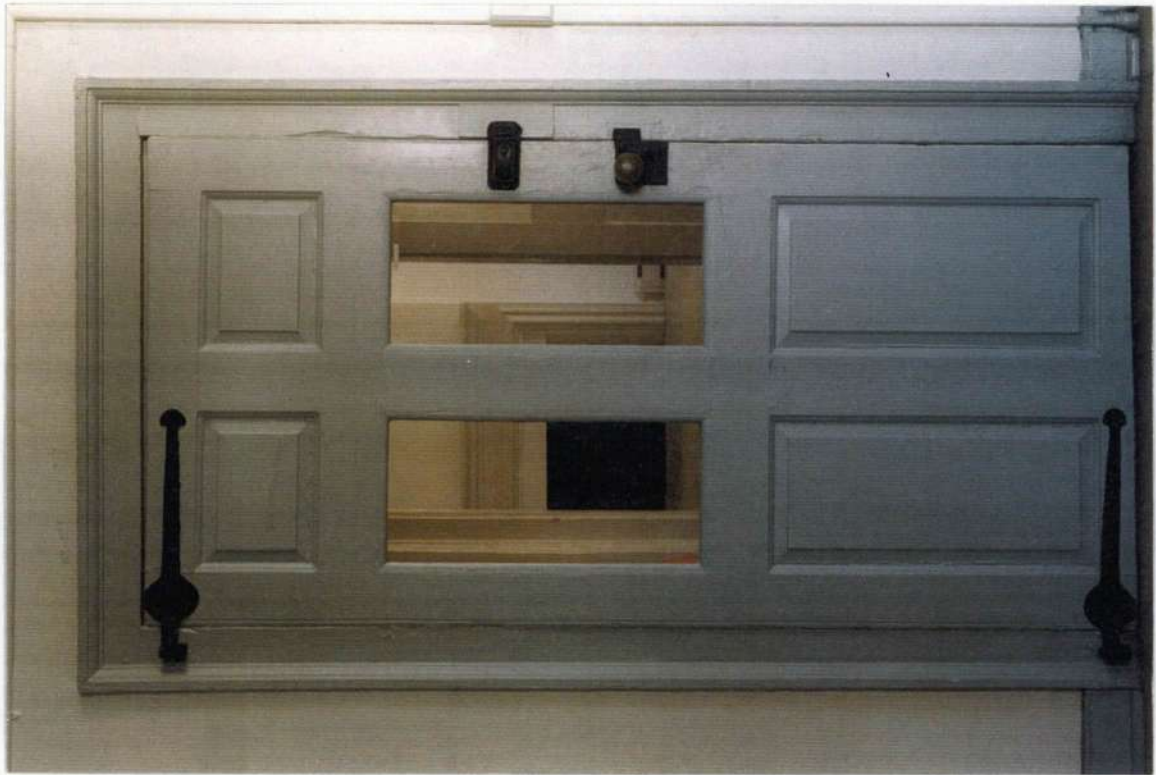
51. Space 101. North wall raised panel detailing of wood window surround.



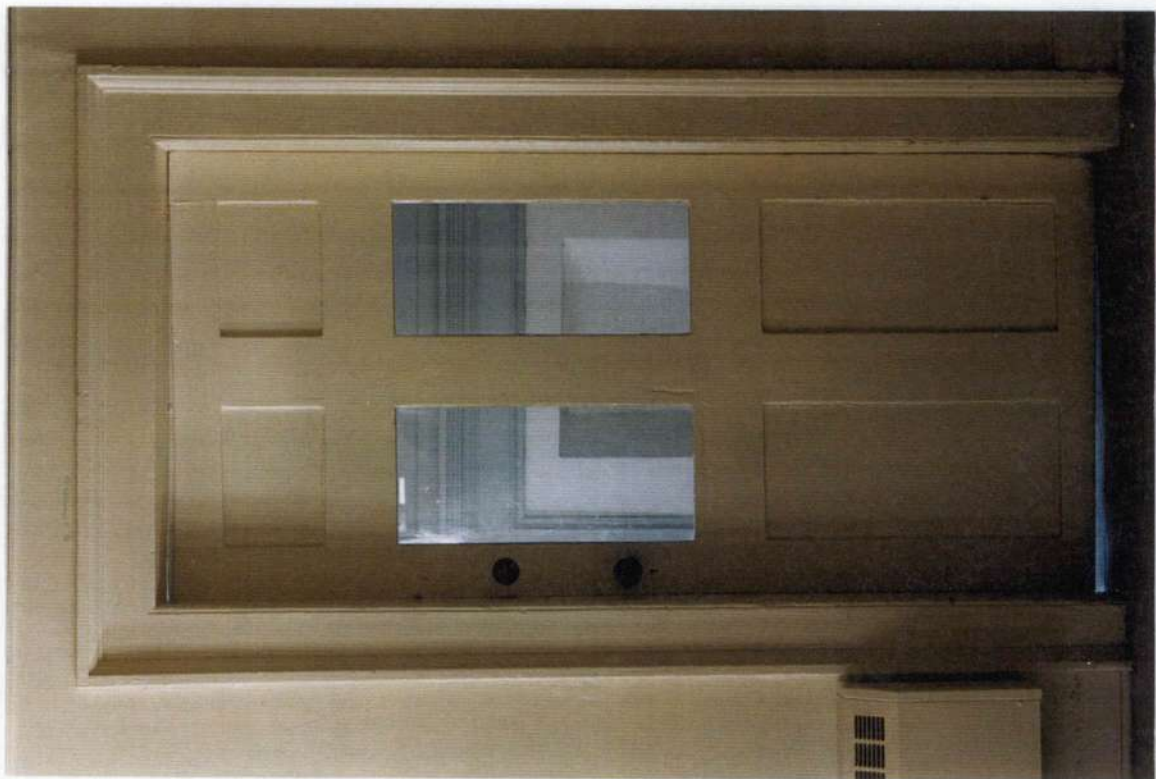
52. Space 101 east wall.



53. Space 101 south wall. Door with Dutch strap and pintel hardware.



54. Detail of door with Dutch strap and pintel hardware



55. Detail of door from space 102.



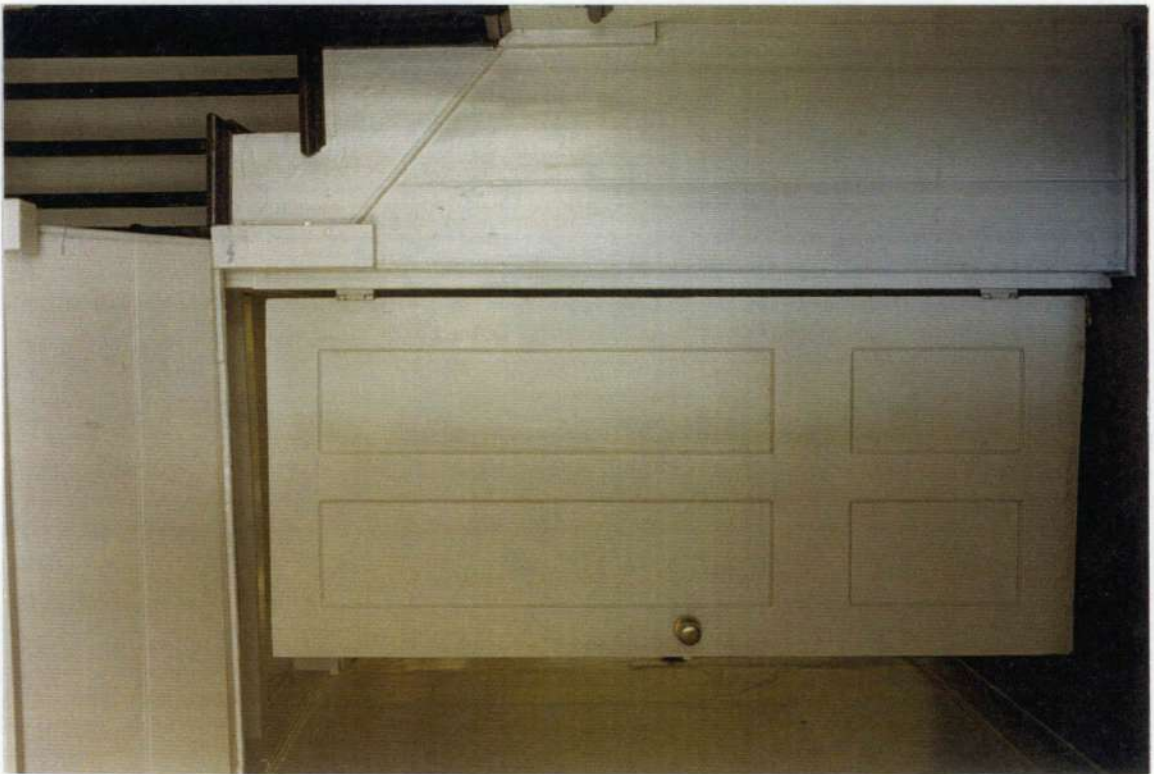
56. Space 102. Entry hall and stair looking east. Stone wall on right, vertical board wall below stair.



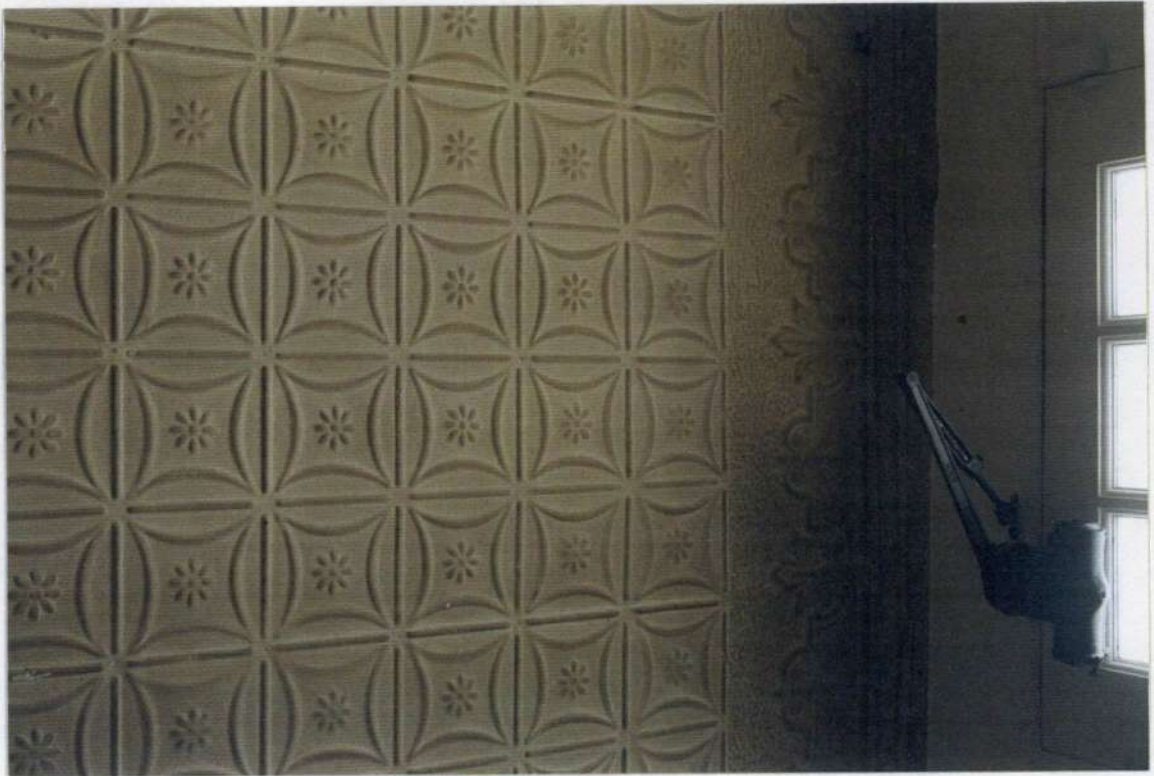
57. Detail: Stair railing and ceiling beyond.



58. Space 102. Phase five entry door and sidelights. Note tin ceiling.



59. Space 102A Door below stair.



60. Space 102. Phase five tin ceiling of entry hall.



61. Space 102. North wall, east end behind baseboard. Brick infill between hand hewn stud. Similar detail possibly at west end of wall.



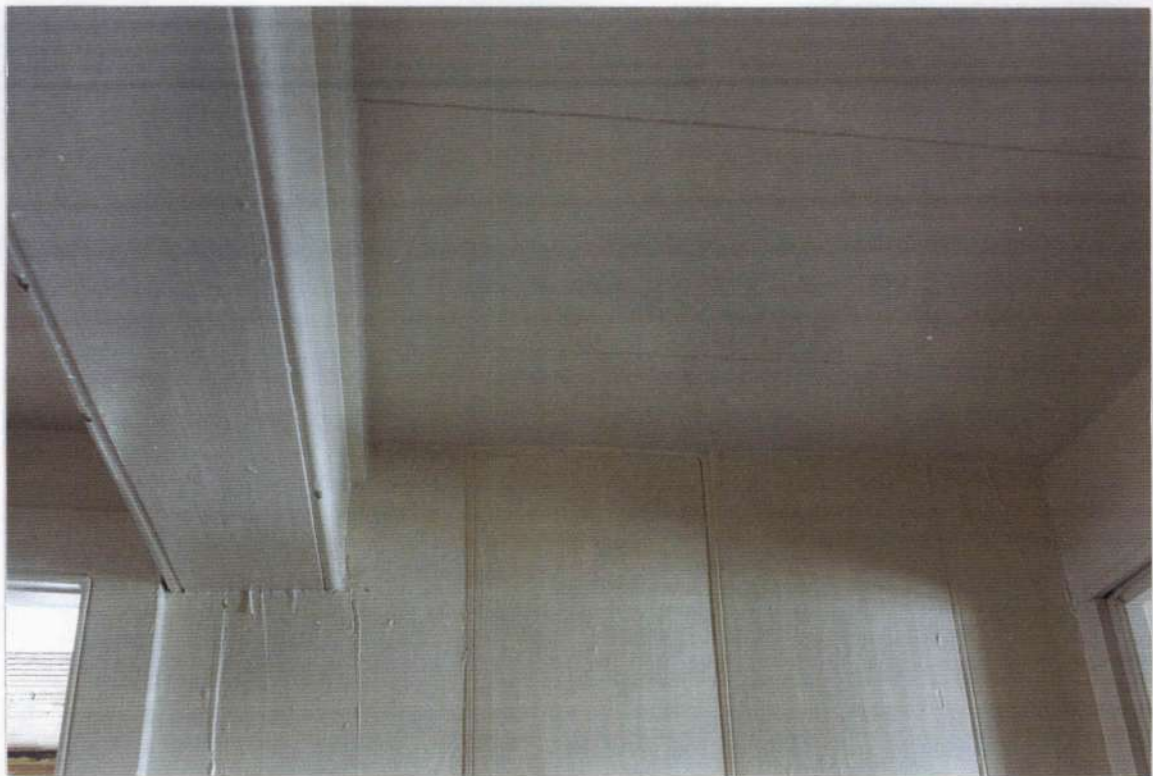
62. Space 202. Stair hall looking west. Stair steps down from phase one to phase four second floors.



63. Space 202. Stair hall looking east. Note vertical board wall and ceiling. Ceiling collar beams with boxed trim detail.



64. Space 202. Second floor phase one stone wall and wood ceiling juncture. Note knee wall common to phase two removed except at corner.



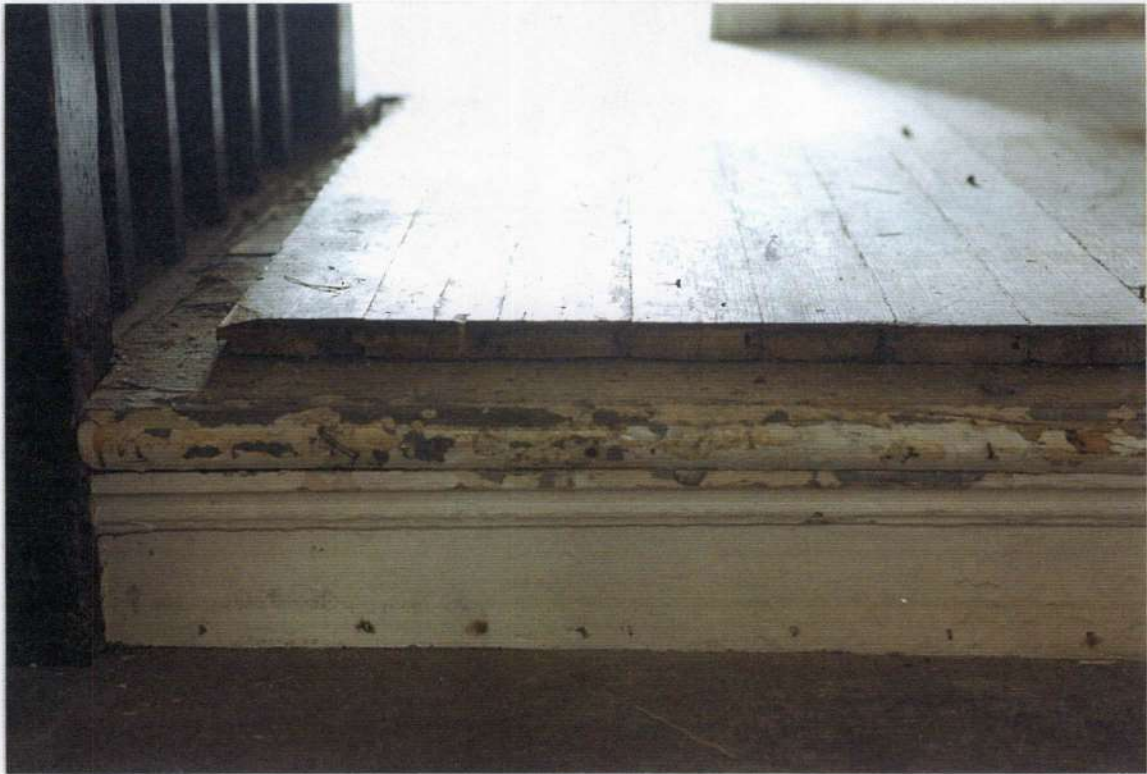
65. Space 202. Vertical beaded edge board wall and tongue and groove plank ceiling with boxed collar beam detail.



66. Space 202. East wall where rafter and stone wall removed of phase one to make door connection to phase four. Beaded board wall on left is phase five alteration.



67. Detail of mortise and tenon pegged detail door frame with pintel in stone wall between phases one and four.



68. Space 202. Phase one floor below later phase five flooring.



68a. Door between space 201 and 201a.



69. Space 201. East wall before removals.



70. Space 201 after removals. Note stone knee wall; upper phase four stud and plaster wall; and phase five altered collar beams and roof rafters below wood plank garret loft floor.



71. Space 201. North wall before removals.



72. Space 201. North wall after removals. Note shadow where removed chimney was located; condition of knee wall juncture and stone gable end; altered collar beams.



73. Detail: northeast corner of stone wall missing.



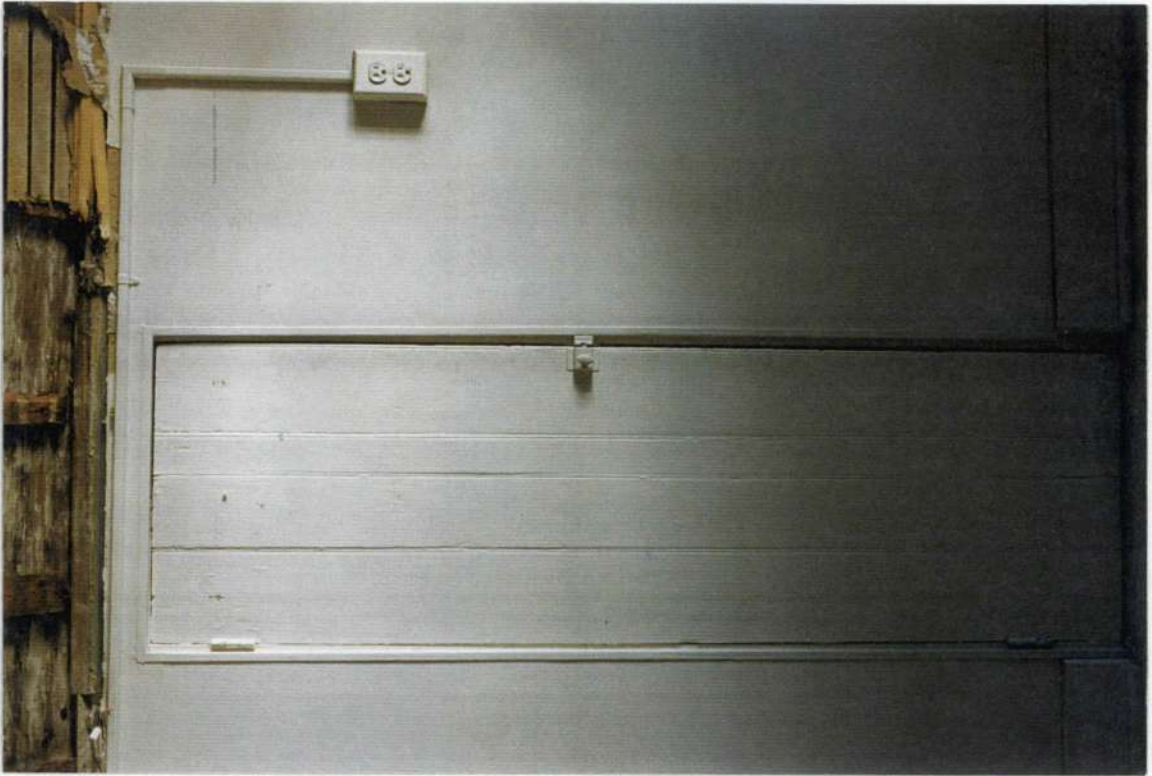
74. Detail: Shadow of removed chimney and chimney breast.



75. Space 201. West wall before removals.



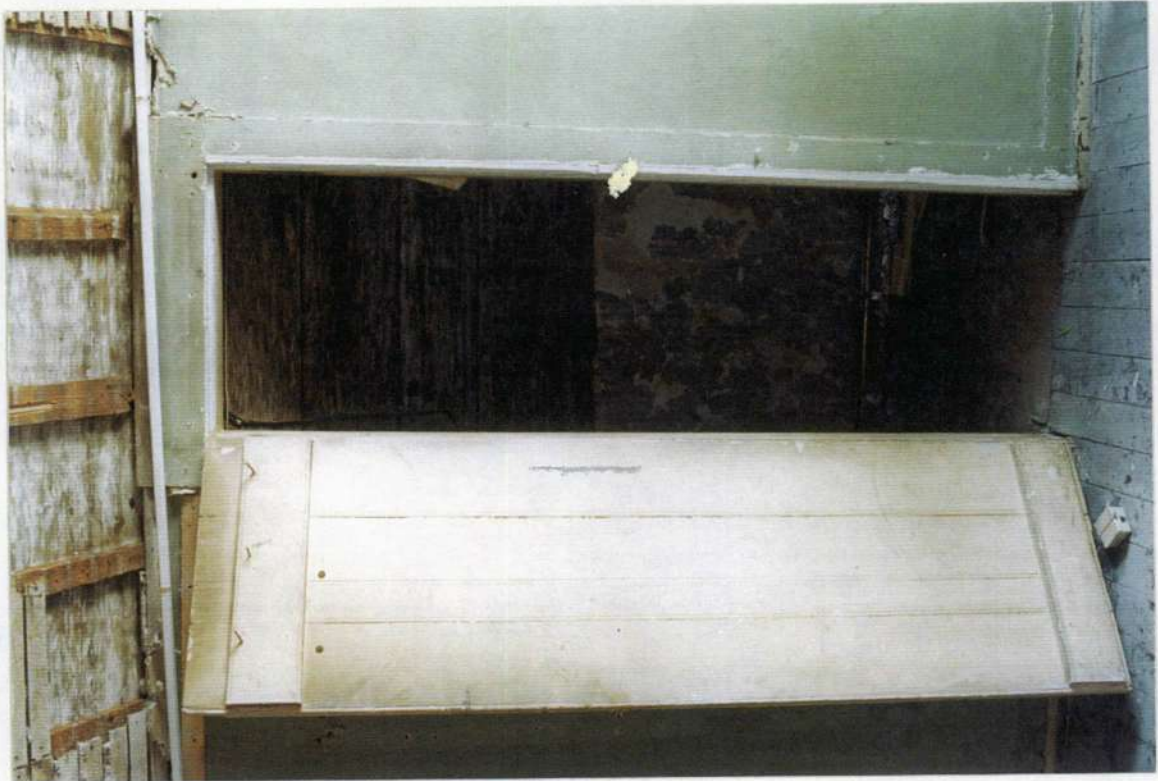
76. Space 201. West wall after removals. Note plaster end wall (a similar wall was removed on east side of room); plaster and wood lath added over sloped wood plank ceiling.



77. Detail: door to space 201C.



78. Detail: Removed stone wall on south end of east wall room 201.



79. Detail: west wall door to space 201C.



80. Detail: stone wall and board ceiling of space 201C.



81. Detail: Space 201 southwest ceiling corner showing original boxed trim collar beam and wood plank ceiling with wood lath and plaster ceiling and wall added over earlier wood plank.



82. Detail: Space 201 north wall: early ceiling plank adjacent to removed chimney opening showing that stone gable end wall was built on top of planks at window height. Earlier wood framed upper gable end wall was removed and replaced with stone ca. 1850s.



83. Space 201. South wall before removals.



84. Space 201. South wall after removals.



85. Space 203 east wall. Ca. 1850s wood lath and plaster applied over earlier vertical plank wall.



86. Door to space 203 as seen from space 202. Note vertical plank wall.



87. Space 203 north wall. Ca. 1850s wood lath and plaster over earlier vertical plank wall. Note valley detail of roof and new gable.



88. Space 203 west wall. Note plastered exterior stone wall; higher window of ca. 1850s ceiling in this space was raised above the wood plank ceiling of other phase one spaces. This space would not have had a window before this period.



89. Space 203 west wall. Note plastered exterior stone wall; higher window of ca. 1850s ceiling in this space was raised above the wood plank ceiling of other phase one spaces. This space would not have had a window before this period.



90. Space 203 south wall. Ca. 1850s wood lath and plaster over earlier vertical plank wall. Note valley detail of roof and new gable.



90a. Space 203 east wall.



91. Attic of phase one over space 201 looking north. Note diamond detail in end wall where wood framed wall replaced. Brick chimney was removed in front of end wall with phase five renovation. Note remains of removed wood cornice board on attic floor.



91a. Attic of phase one looking at phase four hand-hewn valley gutter and rafter built on top of phase one rafters.



91b. Attic of phase one looking at phase four hand-hewn valley gutter and rafter built on top of phase one rafters. Note stone infill to north gable end.

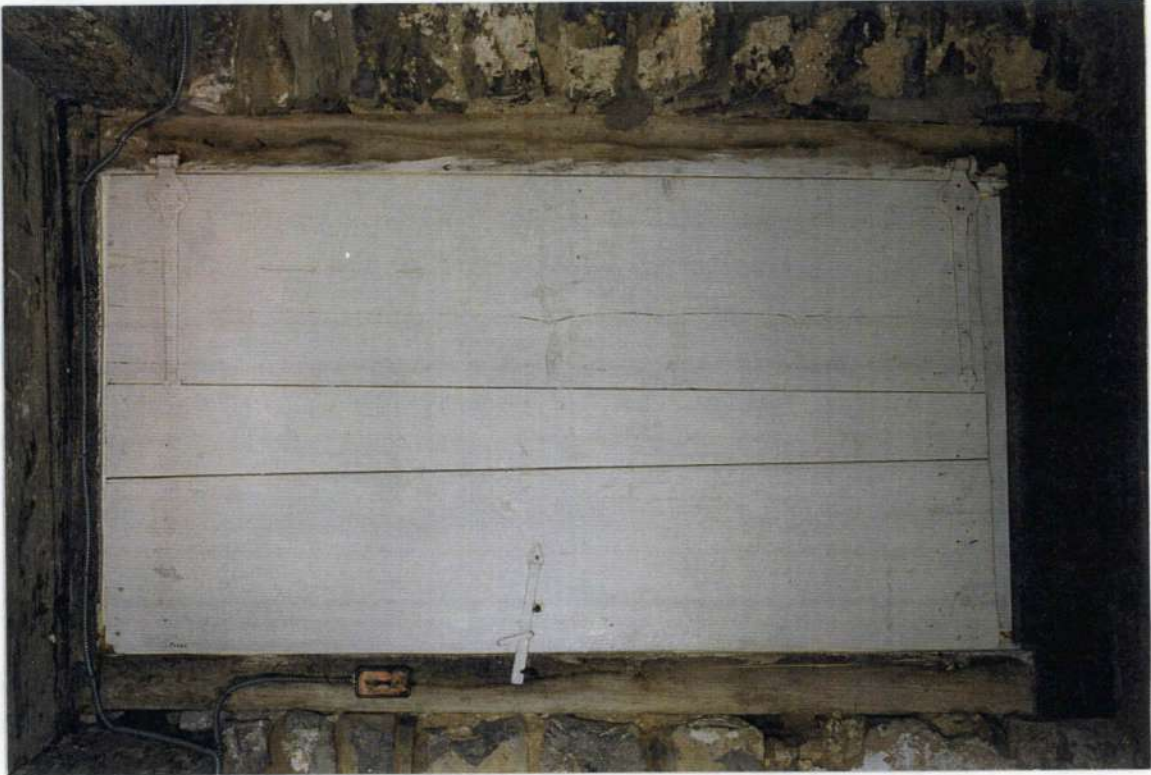
Phase Two Existing Conditions
photos 92-129



92. Space 002. East cellar rubble stone foundation wall with heavy oak framed Dutch detailed door; Steps up to first floor of phase three.



93. Space 002 north wall (exterior side of south phase one wall) with heavy oak door frame to space 001. Note early plaster on stone wall with paint finishes; wide board plank floor and hand hewn beams above.



94. Dutch detailed plank door from Space 002 with pancake strap and pintel hinge detail and keeper latch.



95. Space 104. Opposite side of door showing batten construction.



96. Detail: Wrought iron Dutch pancake strap and pintel hinge with mortise and tenon pegged heavy timber door frame.



97. Detail: Wrought iron keeper latch.



98. Detail: Heavy timber mortise and tenon pegged door frame between phase two and phase one as seen from space 002.



99. Detail: Heavy timber mortise and tenon pegged door frame between phase two and phase one as seen from space 001. Note possible pegged timber threshold at buried floor.



100. Space 002. West wall with cellar windows and abandoned mortise and tenon pegged door frame to Crown Street.



101. Detail: Mortise and tenon pegged door frame and later cellar window.



102. Space 002 south wall. Fireplace stone foundation and early plank doors over foundation opening.



103. Interior of fireplace foundation.



104. Space 103 South wall with early English style fireplace and built-in cupboards.



105. Detail: fireplace mantel and wood surround.



106. Detail: Raised panel wood cupboard with raised panel detail and heavy cornice.



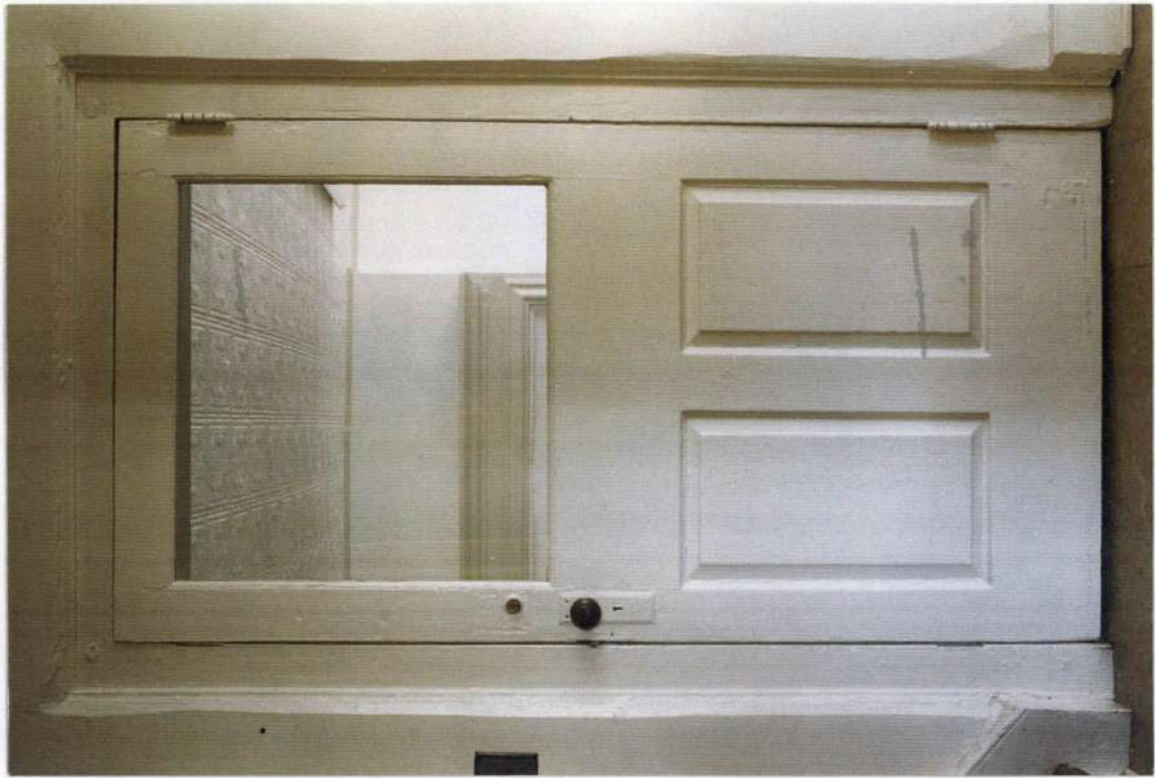
107. Detail: Cupboard opened position showing recessed flat panel detailing.



108. Space 103 North wall



109. Space 103. West wall with flat panel window surrounds detail.



110. Detail: entry hall elevation of door to room 103. Raised panel with upper panels removed and replaced with glass.



111. Detail: Space 103 side of door. Note shadows of Dutch pancake style strap hinge top and bottom. This door swing was reversed. The frame has pintel holes where door was hung on hall side of frame.



112. Detail: Flat paneled window surround.



113. Detail: Tin ceiling of space 103.



114. Space 102 to 103 Door frame mortise and tenon pegged door threshold.



115. Detail: at lower right from Space 102.



116. Space 204. East wall before removals.



117. Space 204. East wall after removals. Note wood lath and plaster ceiling (below collar ties).



118. Space 204. North wall before removals.



119. Space 204. North wall after removals. Note wood lath and plaster ceiling on sloped and flat ceiling.



120. Space 204. West wall before removals.



121. Space 204. West wall after removals. Note covered door frame.



122. Space 204. South wall before removals.



123. Space 204. South wall after removals. Note remains of plaster and lath built out chimney breast and mantel surround. Masonry chimney inside is similar to masonry chimney removed at north end phase one.



124. Detail: built-out chimney breast and mantel. Note round sheetmetal stove pipe connection.



125a. Detail to right of chimney breast above.



125. Attic framing over space 204. Note collar ties at floor above wood lath and plaster ceiling. Note abandoned mantel; note plastered chimney and south end wall.



126. Second floor ceiling framing from attic.



127. Space 204B looking south. Note cracked south stone wall of phase two; horizontal timber supported with vertical (sloping) posts down to top of first second floor beam at wall.



128. Space 204B looking north. Note that horizontal timber that supports the roof rafters has a mortise hole on the side, appears to be a recycled timber.

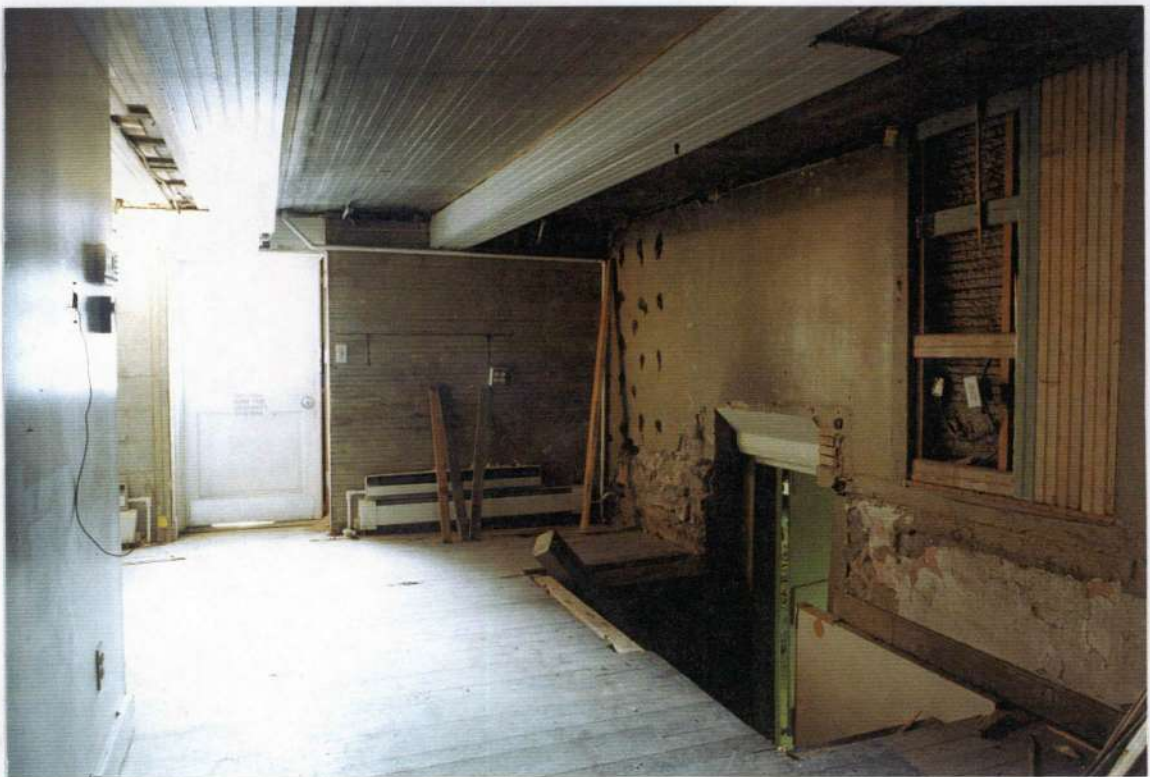


129. Space 204B view from above rafters and timber sill looking south.

Phase Three Existing Conditions
photos 130-153



130. Space 104 south wall before removals.



131. Space 104 south wall after removals.



132. Space 104 south wall before removals.



133. Space 104 south wall after removals.



134. Space 104 west wall before removals.



135. Space 104 west wall after removals. Note stone wall on south end and metal lath and plaster infill where stairs were removed.



135a. Space 104. West wall after removals. Sill plate for wood framed phase three structure with hand-hewn posts and brick infill. Right side of door to phase two cellar.



135b. Space 104. West wall after removals. Sill plate for wood framed phase three structure with hand-hewn posts and brick infill. Left side of door to phase two cellar.



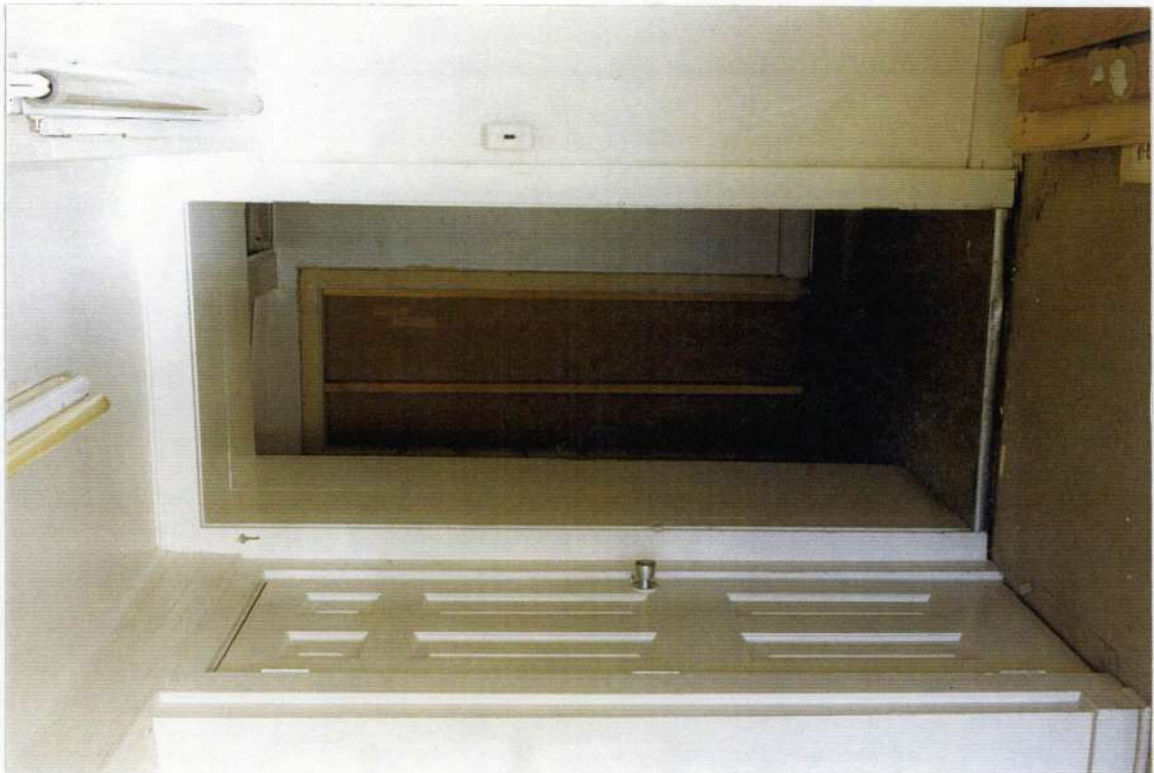
136. Detail: space 104 south wall, north end where stair up and down removed.



137. Detail: exposed plastered exterior corner of phase one showing shadow of stair stringer up in corner. Note rounded lower exterior wall corner of phase one stone wall.



138. Detail: original beam showing the stair construction attachment and painted first riser down from the second floor of phase three to the first floor of phase two.



138a. Opening through phase four stone wall from space 104 towards space 107.



139. Space 205 north wall before removals.



140. Space 205 north wall after removals. Note beaded board walls; lath and plaster ceiling which was installed phase five.



141. Door to space 205 from space 210.



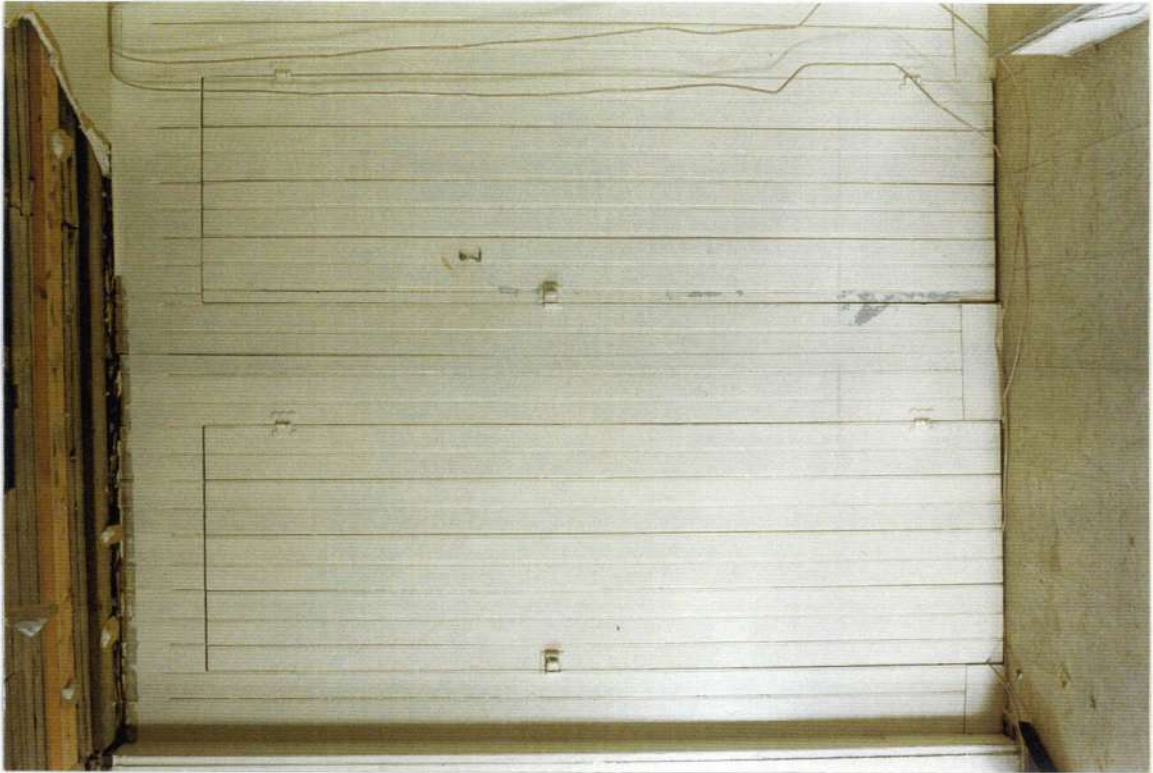
141a. Opening from space 211 into space 205.



142. Space 205. West wall before removals.



143. Space 205. West wall after removals. Closets and door to stair down built as part of phase five. This space had a tin ceiling over the earlier plaster ceiling.



144. Detail: doors to space 205 A and B.



144a. Detail: doors to space 205A and B.



145. Space 205 south wall before removals.



145. Space 205 south wall after removals.



147. Space 205 east wall before removals.



148. Space 205 east wall after removals. Note plastered chimney and stove pipe connection.



148a. Space 205. West wall after removals. Second floor beam and floor planks of phase two at south end wall with hand-hewn post and brick infill, stucco finish.



148b. Space 205. West wall after removals. (See note above) Note remains of hand-hewn beam in stone wall above top of phase two beam. Could be remains of phase three framing.



148c. Space 205. Southwest corner. Phase two roof sill plate into stone wall; phase three roof framing at corner.



148d. Space 205A. Southeast exterior corner of phase one roof framing. Note sill plate and last rafter. Phase two east roof sill plate seen to left.



148e. Space 204C. Southeast corner of phase one stone wall at garret level. Note phase two roof sill plate.



148f. Space 204B. Southeast corner of phase two roof sill plate and stone wall. Note side of wood beam in stone wall at floor, possible phase three wood framing.



148g. Space 205 north wall. Baseboard removed. Burned stone, possible remains of burning in 1777.



148h. Space 205 northeast corner of remains of phase four stone wall added to phase three east wall.



148i. Space 205 northeast corner of remains of phase four stone wall added to phase three east wall. Note ends of wide board plank flooring at stone wall.



148j. Space 205 east wall looking north. Area where stone wall and fireplace of phase three removed in phase five.



148k. Space 205. East wall looking south. Area where stone wall and fireplace of phase three removed in phase five.



148l. Space 205. Southeast corner. Remains of stone wall removed in phase five. Note that edge of wide board planking stops at line of stone wall.



148m. Space 205. Remains of southeast corner of phase three stone wall.



148n. Space 205. Top of stone wall as seen in photo above. Note underside of sill plate installed with phase four stone wall, end of original phase three hand-hewn rafter and phase five brick wall.



148o. Space 205. Top of early chimney in east wall attic.



148p. Space 205. Top of early chimney in east wall attic.



148q. Attic over space 205 at east clapboard gable end. Original phase three roof and framing at chimney and later phase four upper roof.



148r. Attic over space 205 at east clapboard gable end. Underside of original phase three roof and hand hewn beam framing. Note cut-off rafter end.



148s. Phase three attic over space 205, northeast corner. Note top of phase four stone wall and phase four gable end wall plate with wood clapboards on the outside.



148t. Phase three attic over space 205, southeast corner. Note top of phase four stone wall, and phase four gable end wall plate with wood clapboard on outside. Note earlier phase three end hand-hewn rafter at clapboard.



148u. Attic over space 205 looking west toward phase two roof.



148v. Attic over space 205 looking west at phase two roof rafters. Both attics are open into each other.



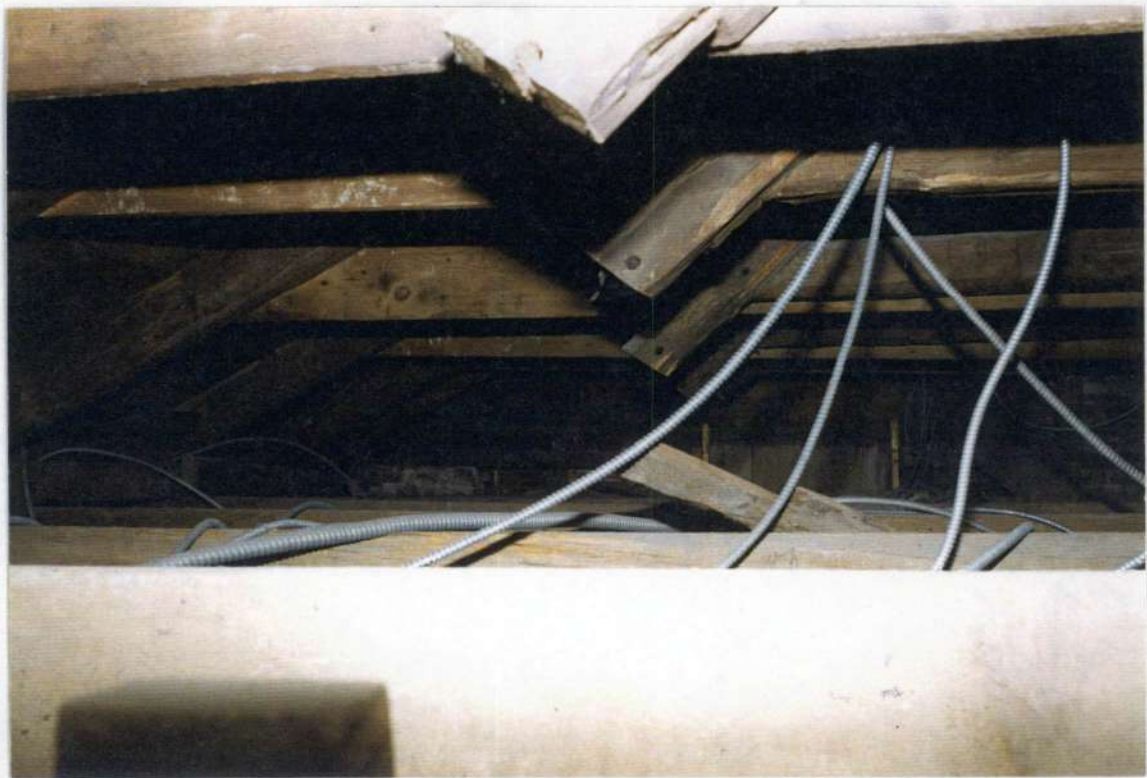
148w. Detail: Attic over space 205. Phase three ridge detail supporting jack rafters over roof connection between phase two and three. This ridge detail is similar between the connections of phase one and four.



148x. Detail: Attic over space 205. South slope showing that collar ties were raised. Note dovetail notch in rafter below collar tie.



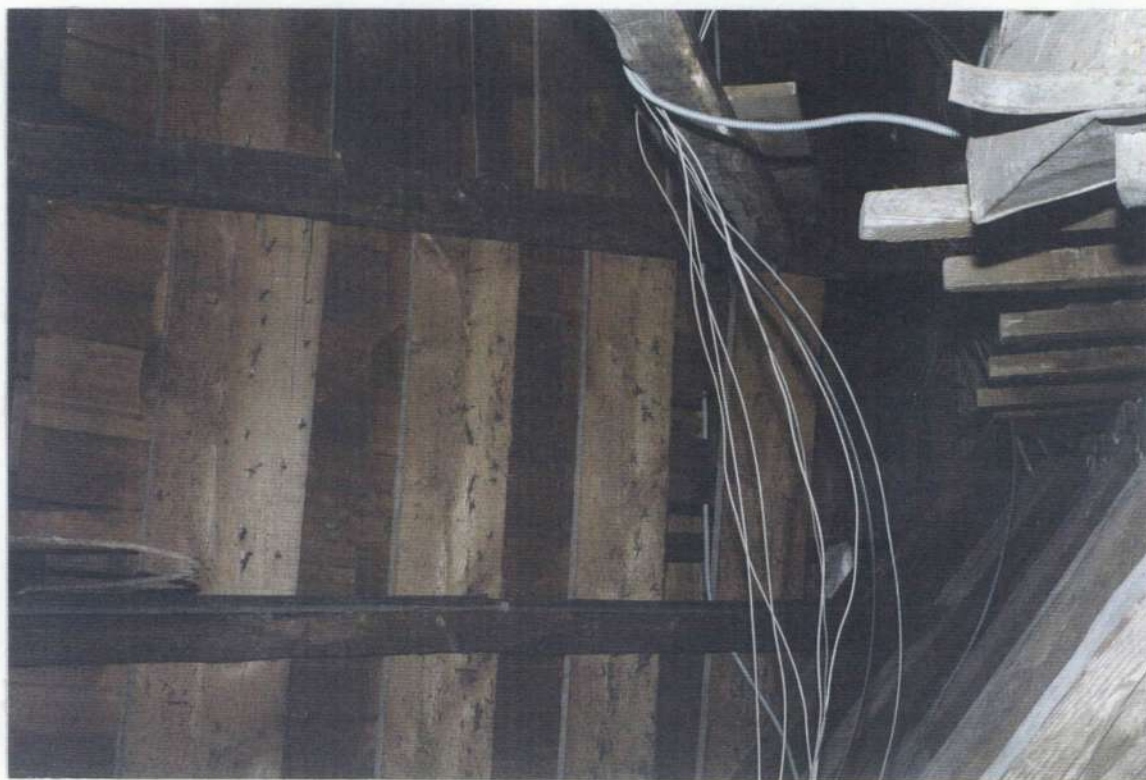
149. Attic over space 205 looking east at brick chimney. Note ends of sistered collar ties (left).



150. Attic over space 205 looking east between original collar ties (right), cut off rafters (center), sistered collar tie exteriors (left) and lowered ceiling rafters. All this alteration work occurred with phase five renovation.



150a. Space 205 attic from southeast corner looking east. Note spliced ceiling rafters to hand-hewn early roof rafters.



150b. Space 205 attic. Underside of abandoned roof of phase three as seen from space 204b looking north.



150c. Phase two attic rafter sill plate for wall between phase two and three looking north. Note valley rafters of phase four, to the left, built on top of phase two rafters. Valley gutter behind valley rafter.



150d. Phase two attic rafter sill plate for wall between phase two and three looking south. Note valley rafter of phase three built on top of phase two rafters to the right.



151. Abandoned 30" long hand planed shingle roof below phase five roof built over phase three roof. Note cut rafter end and sistered collar tie extension; phase five reframed roof is seen above.



152. Hand hewn valley gutter (covered with tin) at valley intersection of phase three roof to phase two. There is a similar condition where phase four frames into phase one. All roof framing appears to be from 1778 period.



152a. Hand hewn valley gutter of phase four, upper left, built on top of phase one roof. Note end of phase four south stone wall to the right. View looking north.



152b. Hand hewn valley gutters of phase four (right) and phase three (left) built on top of phase one and two roofs respectively. The sloped rafter in the center of the photo is the last gable end rafter of the south end of phase one.



152c. Abandoned valley gutter intersection of phase two and three roofs.



152d. Lower end of valley gutter above, sawn off at time of reframing of phase three roof, during phase four, and installation of plaster and wood lath ceiling.



152e. East wood framed exterior clapboard gable ended roof of phase three as seen from phase five attic.



153. East wood framed exterior clapboard gable ended roof of phase three as seen from phase five attic.



153a. Southeast corner of phase four stone wall added to east wall of phase three looking west, as seen from phase five. Note end of south roof sill plate at corner and brick end wall of phase five.



153b. Northeast corner of phase four stone wall added to east wall of phase three. As seen from phase five. This is the junction at the phase four south wall.

Phase Four Existing Conditions
photos 154-222



154. Cellar door between spaces 001 and 003 as seen from space 001. Door frame mortise and tenon pegged framed.



155. Cellar door between space 001 and 003 as seen from space 003. Door shows shadows of Dutch pancake strap hinges. Stone wall to right of door reinforced with stone and butterssing original east wall of phase one exterior side.



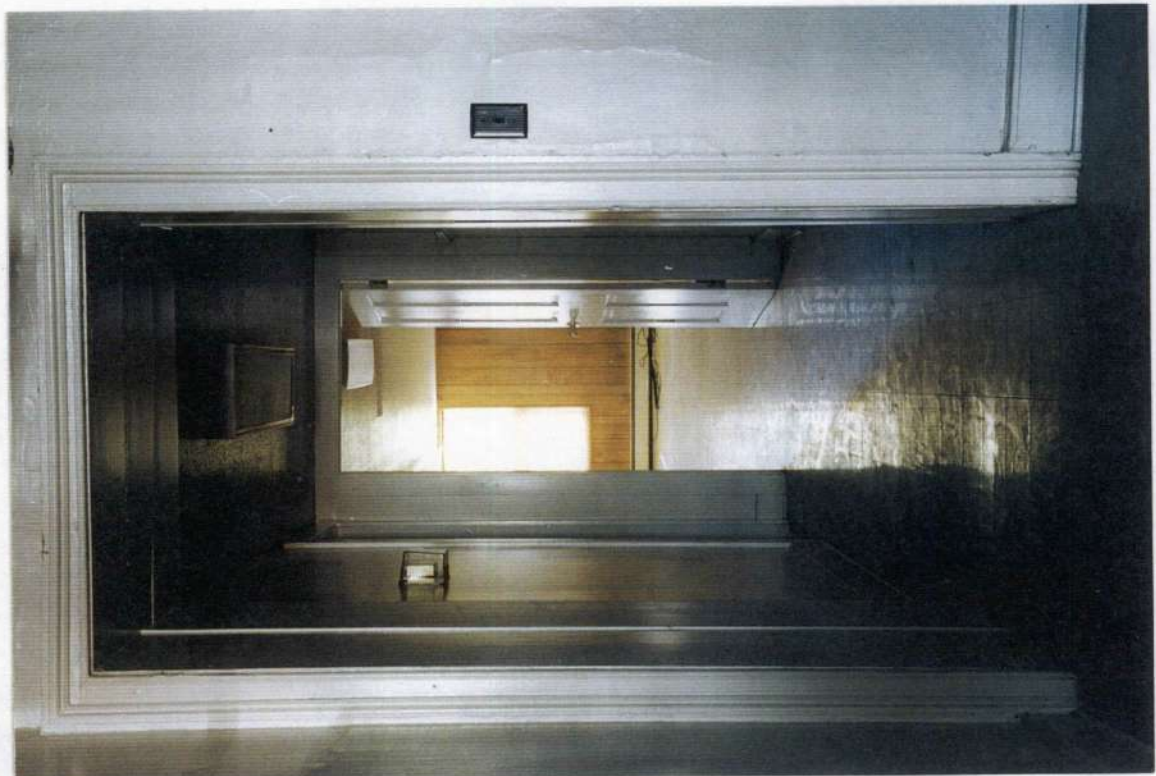
156. Opening in phase four foundation wall from space 003 to phase five. Note bricked opening and rough exterior side foundation wall of phase four.



157. Same opening as above as seen from space 004.



158. Space 003 east wall fireplace foundation.



158a. Opening from stair hall 107 into space 110.



159. Space 107 stair hall. Stair and railing most likely not original.



160. Door to space 107A below stair.



161. Tin ceiling in stair hall outside space 107A above.



161a. Space 107 stair hall. Stair and railing.



162. Space 105 west wall before removals.



163. Space 105 west wall after removals. Note emergency roof shoring from above; lath and plaster ceiling with original beam bottoms cut off.



164. Detail: west wall, north side of fireplace chimney breast showing uncut original beaded corner beam. Note where original wood lath and plaster ceiling abutted side of beam.



165. Detail: same location at wall looking south. Note early plastered chimney behind and shadow of early plaster where it abuts chimney with paint below. Note that stud framing for built out chimney breast was built under the more original wood lath and plaster ceiling.



166. Space 105 south wall before removals.



167. Space 105 south wall after removals. Note two earlier (phase five) doors covered. This wall was also built below an earlier plaster ceiling and after the beam bottoms were cut off.



168. Space 105 east wall before removals.



169. Space 105 east wall after removals.



170. Detail: northeast end of north wall space 105 showing cut beam bottom, and line of early wood lath and plaster ceiling.



170a. Door from space 105 to space 106.



171. Space 105 north wall before removals.



172. Space 105 north wall after removals.



173. Space 108 east wall before removals.



174. Space 108 east wall after removals. Note uncovered pocket doors.



175. Space 108 north wall before removals.



176. Space 108 north wall after removals.



177. Space 108 north wall window.



177a. Space 106. John Street entrance door looking north.



178. Space 108 west wall before removals.



179. Space 108 west wall after removals.



180. Space 108 south wall before removals.



181. Space 108 south wall after removals.



182. Detail: pocket doors in wall phase five.



182a. Detail: Door from space 106 into space 108.



183. Space 109 north wall before removals.



184. Space 109 north wall after removals.



185. Space 109 west wall before removals.



186. Space 109 west wall after removals. Note earlier door (phase five); location of closet on left side at exposed phase four stone wall.



187. Space 109 south wall before removals.



188. Space 109 south wall after removals. Note wood lath and plaster ceiling, cut beams, exposed interior side of phase four stone wall plastered (right side), and wood lath and plaster over stone wall (left side) indicating possible stone wall deterioration.



189. Space 109 east wall before removals.



190. Space 109 east wall after removals. Note blocked in fireplace.



191. Space 210 looking west before removals.



192. Space 210 looking west after removals. Note plaster on stone wall on left.



193. Space 210 looking east before removals.



194. Space 210 looking east after removals. Note space 209 wall removed; hall wall on left built to underside of earlier plaster ceiling. This wall is built as thin stud wall.



195. Closet door for space 210A looking east.



195a. Door to closet 210B.



196. Space 206 south wall before removals.



197. Space 206 south wall after removals. Note ceiling height above recent hung ceiling.



198. Door between space 206 and 210.



198a. Space 209 looking towards space 208.



199. Space 206 east wall before removals.



200. Space 206 east wall after removals. Note emergency roof shoring.



201. Space 206 north wall before removals.



202. Space 206 north wall after removals.



203. Space 206 west wall before removals.



204. Space 206 west wall after removals.



205. Space 207 east wall before removals. Note blocked in fireplace.



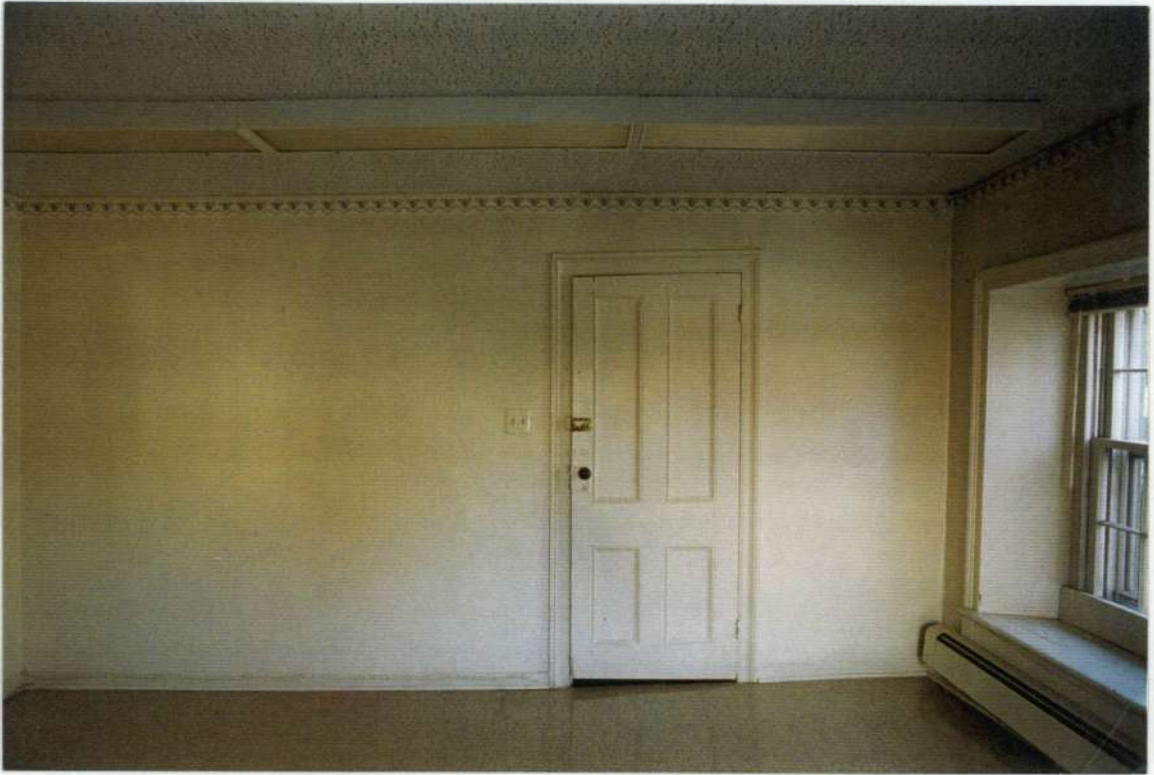
206. Space 207 east wall after removals.



207. Space 207 north wall before removals.



208. Space 207 north wall after removals.



209. Space 207 west wall before removals.



210. Space 207 west wall after removals.



211. Space 207 south wall before removals.



212. Space 207 south wall after removals.



213. Door between space 206 and 207 as seen from 207.



214. Door between space 206 and 207 as seen from 207.



215. Space 208 east wall before removals.



216. Space 208 east wall after removals.



217. Space 208 south and west walls before removals.



218. Space 208 south and west walls after removals.



219. Door into east stone wall of space 208.



220. Attic over space 206 looking at ca. 1850s gable dormer.



221. Attic over space 207 looking west.



222. Attic over space 208 looking west. Note emergency shoring for failing roof along east stone wall.

Phase Five Existing Conditions
photos 223-256



223. Hallway opening between phase four and five spaces 106 and 110.



224. Detail: early bluestone threshold in opening above.



225. Space 112 north wall before removals.



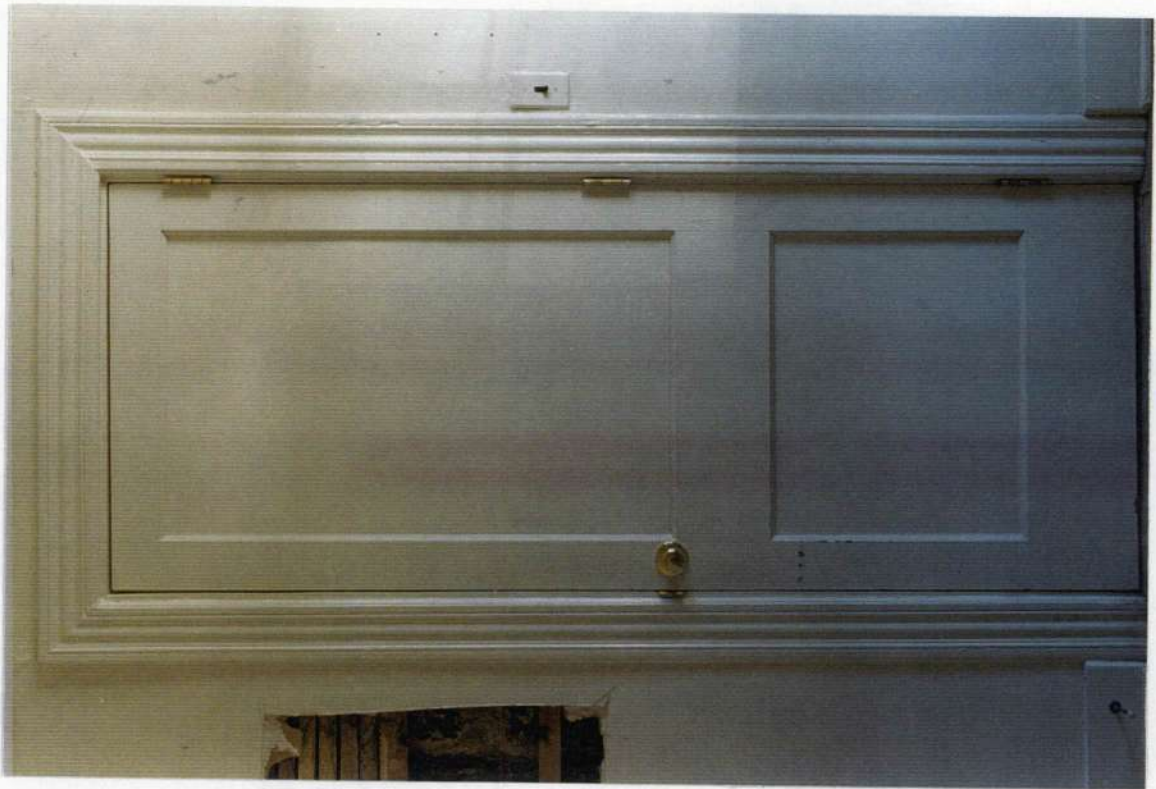
226. Space 112 north wall after removals. Note exposed exterior wall of phase four behind framing of phase five wainscoting. Note tin ceiling.



227. Space 112 west wall after removals.



228. Space 111 north wall after removals. Note wood wainscot and plaster upper wall over early exterior stone wall of phase four.



229. Door between spaces 109 and 112.



229a. Door to space 110B with wainscoting wall.



230. Space 112 east wall before removals.



231. Space 112 east wall after removals.



232. Space 112 south wall before removals.



233. Space 112 and 113 tin ceiling after removals.



234. Space 113 south wall after removals.



235. Space 113 west wall after removals.



236. Space 113 north wall after removals.



237. Space 113 east wall after removals.



238. Space 212 north wall after removals. Wood lath and plaster furred wall over phase four exterior wall.



239. Space 212 west wall after removals. Note strips (bands in wood lath wall) are from nailers used to attach recent wood paneling.



240. Space 212 south wall door to left was covered by recent paneling.



241. Space 212 east wall after removals.



242. Space 211 east wall after removals. Note stairwell in floor.



243. Space 211 west wall after removals.



244. Space 211 south wall after removals.



245. Space 211 north wall after removals.



246. Space 211 laylights in ceiling opening to roof covered over by recent dropped ceiling.



247. Door to closet in north wall of space 211.



248. Spaces 213, 215, 216 looking north after removals. Note cove moulding at ceiling and wall.



249. Space 213 and 216 looking southwest after removals.



250. Space 216 looking southeast after removals.



251. Space 215 and 216 north wall east wall after removals.



252. Space 214 east wall after removals.



253. Space 214 north wall after removals.



254. Space 214 south wall after removals.



254a. Door and closet off of space 211.



255. Attic over space 212 looking east. Note abandoned brick chimney.



256. Attic from space 211 of phase five looking south.

