

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Van Benschoten Residence & Guest House

other names/site number _____

2. Locationstreet & number Margaretville Mountain Road☐ not for publicationcity or town Margaretville☒ vicinitystate New Yorkcode NYcounty Delawarecode 025zip code 12455**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☒ does not meet the National Register criteria. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title _____

Date 1/22/02

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper _____

Date of Action _____

☐ entered in the National Register.
☐ See continuation sheet.☐ determined eligible for the
National Register.
☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National
Register.☐ other, (explain): _____

Van Benschoten Residence & Guest House

Name of Property

Delaware County, New York

County and State

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

(Check as many boxes as apply)

☒ private☐ public-local☐ public-State☐ public-Federal**Category of Property**
(Check only one box)

(Check only one box)

☒ building(s)☐ district☐ site☐ structure☐ object**Number of Resources within Property**
(Do not include previously listed resources in the count.)

(DO NOT INCLUDE PREVIOUSLY LISTED RESOURCES IN THE COUNT.)

Contributing

Noncontributing

30

buildings

00

sites

00

structures

00

objects

30

Total

Name of related multiple property listing

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

N/A**Number of contributing resources previously listed
in the National Register**0**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC, single dwellingDOMESTIC, hotel**Current Functions**

(Enter categories from instructions)

DOMESTIC, single dwellingDOMESTIC, hotel**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN, Queen Anne**Materials**

(Enter categories from instructions)

foundation STONEwalls WOOD, weatherboardWOOD, shingleroof STONE, slate

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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The Van Benschoten Residence & Guest House is located high on the southern slope of Margaretville Mountain, north of the village of Margaretville in Delaware County, New York. It is situated on a 5.7 acre parcel on the east side of Margaretville Mountain Road. The house is prominently sited where Margaretville Mountain Road and Cross Road intersect (this intersection has been recently relocated downhill from the house) and within an expansive view down across sloping meadows and fields into the Catskill Mountains beyond. The property also contains two barns that occupy positions behind (north of) the house, outside of its corners. The old route of Cross Road is still evident and forms the rear boundary of the present property, except where the line bulges to incorporate the easterly barn, which is on the northerly side of the old road. Utility lines still use the right-of-way of the road. The entire nominated parcel is landscaped with lawns and ornamental plantings. A looping driveway enters the property from two locations along Margaretville Mountain Road: one hedge-lined entrance near the house and another near the westerly barn. The old entrance to Cross Road remains at the rear of the westerly barn, although it is no longer in use. The boundary has been drawn to include the 5.7 acres associated with the house in the context of its resort era significance. Although the house and its property are surrounded by fields and meadows that were once associated with it, these areas do not relate to the documented themes of architecture and recreation and are no longer connected to the house by ownership or function. With additional research focusing on the agricultural history of the original farm, the boundary could be expanded to include these resources.

The house is a distinctive example of late nineteenth century summer boarding house design applied to a working farmhouse. The exterior massing of the two-story residence is broken up into four gabled pavilions emanating from a hipped-roof core. An octagonal tower with tall, pointed roof is engaged into the hollow where two of these pavilions intersect on the southern façade. The slate roof is composed of many intersecting planes to cover these projecting components, drawing immediate attention to this architectural feature. The corners of these pavilions are chamfered with braces supporting the roof over these voids. Otherwise, the

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clapboarded walls are rectilinear. The gable spaces are decorated with fish-scale shingles, verge boards and multi-paned windows. The rest of the windows contain one-over-one, double-hung sash. The openings are surrounded by plain flat trim; there are no shutters. Plate glass windows have been added in the east elevation of the sitting room in the kitchen wing, and a later three-part picture window was installed in the kitchen. A deep, shadowy veranda extends across the entire south façade of the house. It is rounded at the east end, echoing the shape of the tower there. With the exception of the above-mentioned alterations, the exterior of the house remains intact to its c1890 date of construction.

The house has a large, rambling plan and is composed of three parts that form the legs of a "C" shape. On the ground floor, the center section contains the principal entrance, a stair hallway, two parlors that flank the hall in the front of the house, and a large dining room across the rear. The second-floor spaces are in a plan similar to the first. A transverse hallway bisects the space east-west in the center of the section. The second-floor spaces functioned as bed chambers. The east chamber has a rounded bay that creates the tower form on the exterior. A kitchen wing abuts this center mass on the east side of the house and contains a kitchen and sitting room on the ground floor as well as a bathroom and a second set of stairs. There are bedrooms on the second floor, originally planned for live-in domestics and farm laborers. The west, boarding house wing is larger than the kitchen wing and contains three bedrooms on each of the ground and second floors. The wing was essentially divided into quarters, with bedrooms occupying three corners and a hall and service space in the fourth one, where it intersects with the hallway in the central block. Three bathrooms have been added in this wing to accommodate contemporary tourists. Few other changes have been made on the interior.

Decorative woodwork is most elaborate in the center core, where the family entertained guests and tourists. The beveled corners on the exterior create faceted spaces on the interior. This effect is carried over into the interior as well by the use of angled partitions in the corners of hall spaces. The entrance hall, flanking parlors and

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dining room are embellished with fancy stained-wood doors and trim. The entrance contains paired doors and a multi-pane transom glazed with colored glass. The surrounds have wide side boards that extend above the top board and terminate in a scrolled pinnacle decorated with a chiseled pattern. Brass door and window hardware is intact. A hardwood floor was added in the dining room; the wide-board floor it conceals was likely carpeted in the house's heyday. Doors and trim elsewhere on the ground floor and throughout the second floor are designed in the same way, though in a softer wood and without the embellishments. The extent of doors and windows in the dining room convey a sense of elaborate decoration although they are the only features in the room.

The building incorporates the dry-laid bluestone basement from the earlier farmhouse. The dimensions of the original house included what is now the entrance hall, east parlor and dining room in the center of the house. It was likely no more than one-and-one-half-stories in height and would have been similar to other early nineteenth century tenant houses that survive in the region. No other components of the old house are visible in the upper levels of the present building, although it is possible that existing framing members may have been retained to form portions of the front wall of the house and certain interior partitions. The roof frame, which is exposed in the attic, is constructed of uniform materials and was built in a single campaign. The 2" x 8" rafters were sawn with a circular blade; they are nailed to the plates and to ridge boards.

The cow barn was built c1920. It was constructed on a molded concrete block basement, exposed on the south elevation, where the cows were housed. A large gambrel roof spans the upper level, supported by a patent truss system of bent laminated rafters lag-bolted to the roof sheathing. A ramped entrance on the north elevation is enclosed in a small, gambrel-roofed pavilion. The ramp, which is characteristic of mountainside barns in Delaware County, is constructed of stone, suggesting that the present barn replaced an earlier stone basement barn of similar dimension. The wooden portion of that barn was moved to the east side of the property, where it

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functioned as a poultry house and machinery shed. A milk house and a manure shed were added to the cow barn in the 1950s. The Van Benschoten Residence & Guest House retains an outstanding level of integrity to its construction period. The house and its landscaped setting in the heart of the western Catskills provide significant information about recreation in the region during the period of significance.

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Van Benschoten Residence & Guest House

Name of Property

Delaware County, New York

County and State

8 Statement of Significance**Applicable National Register Criteria**

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

property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ArchitectureArchitectureRecreation**Period of Significance**1867-1936**Significant Dates**1867; c1890**Significant Person**

(Complete if Criterion B is marked above)

N/A**Cultural Affiliation**N/A**Architect/Builder**unknown

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The Van Benschoten Residence & Guest House, built c1890, is significant as a large and distinctive example of a Queen Anne style residence that illustrates the evolution of farm architecture in the town of Middletown and in Delaware County at the end of the nineteenth century. It is also significant for its association with the important theme of recreation, one of the major factors in Delaware County's economic and social history in the late nineteenth and early twentieth centuries. As the central element of the property that Nelson Van Benschoten had assembled by 1899, the house reflects his success as well as his pride of place. Situated high on the southerly hillside of Margaretville Mountain with dramatic views into the Catskills, the building is distinguished by multiple planes of roofs and pinnacles that echo the rugged landscape. However, its large scale and refined style also reflects the impact summer tourism was having on the local economy and the influence of boarding house design on farmhouses that were built to accommodate that function. Surrounded by neat farm buildings and expansive pastures, meadows and fields, the house epitomizes the civilizing of the Catskills. Nelson Van Benschoten's grandfather, Jacob, was one of the earliest settlers to venture into Margaretville after the Revolutionary War. Nelson Van Benschoten was born and raised on the homestead his grandfather established in New Kingston and ventured out on his own after his marriage to Agnes Miller in 1851. In 1867, he purchased a 169-acre farm lot just outside the New Kingston tract on Margaretville Mountain. From the modest tenant house and farm he acquired, he developed a prosperous agricultural enterprise. As a result of their success, Nelson Van Benschoten and his son William Francis built the present house in c1890 to provide better living conditions for their households and new space expressly for tourists. By this time, Margaretville and other Catskill towns in reach of the railroad had become popular vacation destinations. The new house reflects the massive, pointed Queen Anne style popular in vacation homes and boarding houses of the period and the restrained ornament characteristic of house building in the region. Aspects of the building's siting, plan and functional divisions provide evidence of how multiple uses were accommodated in the region's building stock during this transitional period. Very few farmers built houses of the scale and elaboration of the Nelson

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Van Benschoten house. Success of their scale was denied to most mountain farmers, and the Van Benschotens enjoyed a certain prominence as the founding family of New Kingston. These factors are visually evident in this singular house.

Van Benschoten Family

On 16 March 1867, in consideration of the sum of \$4,700, Nelson Van Benschoten (1833-1915) acquired two parcels of land amounting to 169 acres from Samuel and Margaret Birdsall of the town of Middletown.¹ The mountainside property was located southeast of New Kingston, where Nelson Van Benschoten had been living, and north of Margaretville, which was situated at the base of the mountain along the East Branch of the Delaware River. Based on information contained in the one of the two previous deeds that described the property, a tenant named Alexander Ruckbee had been in possession of the greater portion of the property (115 acres) for an undisclosed number of years. The deed by which Ruckbee conveyed his property to Birdsall on 23 December 1865 stated that he had obtained title to the land from Robert J. Livingston of New Jersey, likely in the settlements of this type that occurred following the "rent wars" of 1845. Birdsall purchased the second parcel, amounting to 54 acres, directly from Livingston on 23 December 1863. These two parcels composed Lot No. 118 or Great Lot No. 39 of the Hardenburgh Patent.

The Hardenbergh Patent was granted to Johannis Hardenbergh and six partners on 20 April 1708 by Edward, Viscount Cornbury, one month after he had been recalled as the governor of New York. It was a large and controversial land grant that amounted to over one million acres and encompassed most of the Catskill Mountains. Settlement in Ulster County had begun to venture up the Esopus River and its many tributaries, and speculators coveted the raw materials they envisioned in the hills. The patent papers required that the partners initiate settlement within five years, but it took over forty years to survey the boundaries of the enormous tract

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and subdivide it into forty-two great lots to distribute to shareholders. By this time, the shares of all but two of the original seven partners had been divided and distributed among heirs or sold. Judge Robert R. Livingston, scion of one of New York's leading families and proprietor of Clermont in Columbia County, obtained a number of these shares, enough to provide him with title to one-third of the patent when land was distributed in 1753.² Great Lot 39 was included in his holdings.

Judge Robert R. Livingston and his son, Chancellor Robert R. Livingston, made an expedition to the East Branch of the Delaware River in the 1740s to visit the land he was purchasing. Ownership of the area between the East Branch, which flows southeast from the hills above Roxbury, and the West Branch, which roughly parallels the East Branch ten to fifteen miles to the west through Delhi and Walton, was greatly contended. This was the most attractive settlement area in the Catskills. The Indians had named the valley of the East Branch, Pakatakan. Thirty years later, Livingston would concentrate the nucleus of Margaretville at this place. It was thus named for Margaret Lewis, the daughter of Gertrude Livingston and Morgan Lewis of Dutchess County. Gertrude Livingston was the Judge's daughter and received Great Lot 39 of the Hardenburgh Patent from her father's estate in 1779. Prior to this, it was known more prosaically as Middletown Center.³

One of the first settlers to venture into Margaretville was Peter DuMond, whose daughter married Nelson Van Benschoten's grandfather Jacob in 1785. Soon after, the couple claimed land in New Kingston and established a homestead there. After the British burned the colonial city of Kingston in 1777, Chancellor Robert R. Livingston surveyed a 5,000-acre tract in an upland valley north of Margaretville into one hundred 50-acre lots that he offered to the victims of the calamity. While it was a generous offer, it was also meant to induce settlement in that region. Few refugees chose to move into this wilderness area, but Jacob Van Benschoten did. Munsell's *History of Delaware County* (1880) provided the following account of his experience.

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[He] was the first man to grapple with the monster maples and pines that grew there. As he first penetrated the dense wilderness to the westward from the settlement on the East Branch he took the precaution to blaze the trees that he might know his way back; and years afterward this lonely path was known as 'Uncle Jacob's road.' He suffered all the hardships of a new country. For several years the nearest flouring mill was at Kingston or Woodstock forty to fifty miles distant; there being no roads grists had to be carried on horses and sometimes on the backs of men. Wolves, bears and panthers were a great annoyance as they preyed upon domestic animals, especially sheep, and often endangered human life as well. (p 361)

Despite all frontier hardships and problems, Jacob prospered "and at his death left a good farm to be occupied by his son."

Van Benschoten Family

The Van Benschoten family first appears in American records in 1671 when Theunis Eliassen [Van Benschoten] witnessed a transaction in Kingston.⁴ On 27 March 1678, Teunis Eliassen purchased eighteen morgens of land on the Esopus flats outside of the Kingston stockade. He acquired a house lot in the city and an eight-acre "upland" farm parcel in 1688-89. He would continue to accumulate town and farm property in Kingston over the next twenty-five years. From this point, Kingston municipal records carry frequent references to his name, including his being appointed one of the original trustees of the Corporation of Kingston in the charter granted by Gov. Thomas Dongan in 1687. He served nine terms in that position. During this time, he also served as deacon, then elder, then churchmaster of the Dutch Church. Ten children are recorded from the union of Teunis Eliassen and his wife Gerritje Gerrits [Van Vredenburg]. Three generations later, Jacob Van Benschoten (1756-1823) was born in Kingston. His father Johannes (John) was a militia member who put in tours of duty at Fort Montgomery in 1777 and 1779. Jacob also took an active part in the Revolutionary War as a member of the Ulster County Militia's Third Regiment. He was present at the battles of Long Island and White Plains in 1775. In 1781, both he and his father served on an expedition to the western frontier. Perhaps they discovered the

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Catskills as a result of this action. It is not known if the Van Benschotens' home was destroyed when Kingston was burned in 1777. However, the father, John, is recorded as being elected a trustee of the Corporation of Kingston in 1884, and the son, Jacob, married Catherine DuMond in Kingston in 1785. They are located in Margaretville soon after.

Jacob Van Benschoten's son William (1800-1838) inherited the farm in New Kingston when his father died in 1823. William had married Charlotte Sanford, daughter of another of Margaretville's founding families, and fathered seven children before his untimely death in 1838. Nelson was the youngest of three brothers who assisted their mother in the operation of the farm. When the eldest brother, Jacob, Jr., married Barbary Johnston of Bovina in 1846, he established a separate household for himself and his family. The 1850 U.S. Census records seventeen-year-old Nelson Van Benschoten as the head of a household that included his mother and younger sister. The third brother, John, did not appear on the census. He had joined the 1849 Gold Rush and was absent for three years. The following year (1851), Nelson was wed to Agnes Miller, who was born in Scotland, and they had their first child, William Francis, a year later. By the time the New York State Census was enumerated in 1855, all three brothers were heads of households in New Kingston. John had returned to the homestead and farmed there with his mother and sister. Jacob, Jr. and Nelson supported farms of their own. Nelson owned a 145-acre farm with a log dwelling valued at fifty dollars. Ten years later (1865), the three brothers were still in independent households; however, Nelson Van Benschoten's occupation was described as a drover and he owned a 40-acre farm valued at \$1,500. He no longer lived in a log house; his frame dwelling was valued substantially higher than those inhabited by his brothers.

Nelson Van Benschoten was apparently successful enough as a drover to amass the \$4,700 he paid Samuel Birdsall in 1867 for Lot No. 118 on Margaretville Mountain. Nelson and his family apparently moved into

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Alexander Ruckbee's existing house on the property. The only evidence of the existence of this house is a dry-laid, bluestone basement contained within the concrete basement of the present building. Based on the square configuration of this basement, this house was likely to have been a simple, one-and-one-half story frame farmhouse typical of the tenant farmhouses of the region. In addition, there would have been a small English barn in proximity to the house. The present chicken house/machinery shed on the property has a hewn wood frame that could have been the skeleton of this building. There is also a smaller intact English barn on the west side of Margaretville Mountain Road (outside the boundaries of this nomination) that also might have been this building.

The 1875 New York State Census depicts the conditions of the farm eight years after Nelson Van Benschoten purchased it. The frame dwelling is valued at only \$200, indicating that the family had moved into an existing house of the middling sort, at best. In contrast, the farm was valued at \$5,000, which was a substantial figure for Delaware County farms in the period. The farm's economy relied primarily on dairy products and maple sugar. By 1888, Nelson's sons had matured by this time and had married sisters. William Francis, who had wed Thankful Sanford in 1879, would remain with his father on the farm. Henry Oscar Van Benschoten married Feson Sanford in the same year and established his own farm in the neighborhood. In 1892 and 1899, Nelson purchased two lots adjacent to his farm. During the same period, William Francis and his brother introduced cauliflower as a market crop in the New Kingston - Margaretville area. Cauliflower emerged as a unique and profitable market crop in the locality, with a number of farmers maintaining a few acres of the vegetable. The last cauliflower farm in New Kingston stopped production in 1998.

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It is not known exactly when Nelson Van Benschoten and his son William Francis built the large frame house on Margaretville Mountain, but it would appear that the Queen Anne style building appeared during this period of expansion and prosperity in the last decade of the nineteenth century. Nelson lived until 1915 and not only saw his son's family grow in the house but experienced his grandson's marriage and his involvement on the farm. Thus, the house accommodated at least two households and as many as three, along with the requisite female domestic and farm laborers documented in the census. The multiple households played a role in the planning of the house. When William Francis Van Benschoten married Thankful Sanford in 1879, the smaller house that Nelson had moved his family into in 1867 would have been inadequate to support the two households. When grandson Orson H. was born in 1883, conditions would have worsened. And by this point, all indications were that the Van Benschotens had the resources and the impetus to build a distinctive new residence. Still, the house contains an excess of bedrooms, many of them concentrated in a wing isolated from the main rooms of the house. This suggests that in addition to their daily routine of farming, the Van Benschotens were intent on capitalizing on the growing tourist trade in the Catskills, that is, accommodating summer boarders. This additional use helps to explain the added pretentiousness of the design and the features it shared with the hotels and tourist homes that were appearing in the region. These features include the large scale of the house, its picturesque massing and prominent tower, its prominent slate roof, and its spacious veranda overlooking the dramatic view south down the mountain and into the Catskills.

The portion of the house east of the entrance hall was heated and accommodated the family members and their hired help. The west side of the house was unheated and contained eight rooms on two floors. The absence of heat indicates that these rooms were reserved for summer use. The tourist rooms were comfortable but plainer in decoration than the family's rooms. These rooms also had access to the large dining room at the rear of the

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entrance hall, as would be expected in a boarding house. A map of the town of Middletown published in 1869 labeled Nelson Van Benschoten's property with the name "Fair View." This as well as other names appearing on the mountainsides around Margaretville, such as "Highland Home," "Pleasant View," and "Sunnyside," suggest that summer tourism was well established in the area and was having an impact on the traditional function of farms there.

The Van Benschotens also continued to farm. Sometime after the turn of the century, and likely after Nelson's grandson Orson married Laura Dales in 1905, a new dairy barn was erected on the site of the previous barn, which was moved east of the house and converted into a poultry house. The new barn was built on a concrete block basement (replacing the stone basement of the previous barn) and had a voluminous hay mow under an innovative patent truss gambrel roof. They preserved the stone ramp entrance into the mow, which is a distinctive characteristic of mountainside barns in Delaware County, but built a new gambrel roof enclosure above it. This barn survives essentially intact with its metal cow stanchions in the basement. A milk house was built on the southeast corner of the building much later, as was a wing on the southwest corner of the building that housed a mechanical manure handling system, since removed from the barn. A wood stave silo was built with the barn, but it was later dismantled and sold. This "modern" barn documents the Van Benschotens' continuing interest in progressive farming at the same time as they actively ran the boarding house, a typical pattern of mixed land uses in the region.

In the 1915 New York State Census, Orson H. Van Benschoten headed the listing of residents on the farm. He was followed by his wife, his parents, his grandparents, and a servant. Thus, by this point, three generations of the family were sharing the house and the grandson had apparently taken responsibility for the day-to-day operation of the farm. Nelson Van Benschoten died on 15 November 1915. His wife, Agnes survived him for a

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few years, and his two sons were the beneficiaries of his estate.⁵ The following year, Henry Oscar Van Benschoten conveyed his undivided half share in his father's real estate, notably the farm, to his brother William Francis for an undisclosed settlement. (Henry Oscar Van Benschoten died in 1922.) Orson H. and Laura Van Benschoten are absent from the town of Middletown population schedule in the 1925 New York State Census. Their whereabouts are unknown. William Francis, then 73 years of age, and wife Thankful were at the head of a household that included a farm laborer and his wife and daughter, who likely helped run the boarding house.

Over the next ten years, the Van Benschoten family disintegrated quickly. Orson H. Van Benschoten had returned to the farm by the time his father died in 1928; he and his mother, Thankful, were recorded as the sole heirs to his estate. Orson was deceased in 1935 when his mother Thankful Van Benschoten died. His second wife and widow Marguerite petitioned the Surrogates Court to be declared sole heir to the farm. Marguerite sold the four parcels to Dalton H. Sanford the following year and retired to a place in town. It is at this point that the Van Benschoten history of the property was concluded.

Dalton H. Sanford's family was descended from one of Margaretville's oldest and most prolific families. His father, Lauren W. Sanford, was a plumber and Dalton was born in 1910 and raised in the village of Margaretville. Dalton took over the Van Benschoten farm and continued to maintain a dairy herd there. He renamed the place "Sunny Acres"; he did not continue to accept summer boarders. It is not evident that he made any significant changes to the house or property. Between 1964 and 1986, the property was subdivided and had a succession of owners. Since 1986, the main house and the parcel associated with it has functioned as a bed and breakfast. The present owner, Carol Molnar, promotes the house as "Margaretville Mountain Bed &

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Breakfast." The distinctive multi-use Van Benschoten Residence and Guest House, built over a century ago, continues in its intended purpose of a family home and tourist house.

ENDNOTES

¹ The town of Middletown was formed from the towns of Woodstock and Rochester, Ulster County in 1789. Delaware County was formed from Ulster and Otsego Counties in 1797. Margaretville and New Kingston are places within the town of Middletown.

² Judge Robert R. Livingston (1718-1775) was the grandson of Robert Livingston (1654-1728), who established the family's wealth and reputation in the New York colony. In 1686, Governor Thomas Dongan issued a royal patent to Livingston for what amounted to over 160,000 acres on the east side of the Hudson River south of Albany in what is now Columbia County. Because he shared the same name as his father and grandfather and father, the third Robert R. Livingston is called the "Judge" to more easily distinguish him. To avoid further confusion, his son, also named Robert, is known as "The Chancellor."

³ From Bussey, History and Stories of Margaretville and Surrounding Area (1960).

⁴ This and the following information regarding the Van Benschoten family history has been gleaned from The Van Bunschoten or Van Benschoten Family in America (1907; rpt. 2000).

⁵ All references to the transfer of the estate are based on probate records in the Delaware County Surrogates Office.

Van Benschoten Residence & Guest House**Delaware County, New York**

Name of Property

County and State

10. Geographical DataAcreage of property 5.7 acres**UTM References****UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	527360	4668187
	Zone	Easting	Northing

3

Zone Easting Northing

2

4

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Neil Larson CONTACT: Kathleen LaFrank, Program Analyst, SHPO, Waterford NY
 organization Neil Larson & Associates date 10 December 2001
 street & number P.O. Box 1394 telephone 845-679-5054
 city or town Woodstock state NY zip code 12498

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Carol Molnar
 street & number Margaretville Mountain Road telephone 845-586-3933
 city or town Margaretville state NY zip code 12455

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service
NATIONAL PARK SERVICE

National Register of Historic Places
Continuation Sheet

Van Benschoten Residence & Guest House
Margaretville, Delaware Co., New York

Section number 9 Page 1

9. Major Bibliographical References

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NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service
National Park Service

National Register of Historic Places Continuation Sheet

Van Benschoten Residence & Guest House
Margaretville, Delaware Co., New York

Section number 10 Page 1

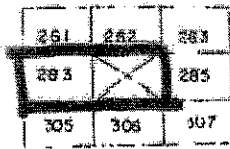
Verbal Boundary Description

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

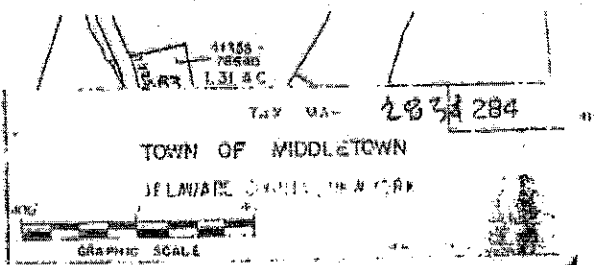
Boundary Justification

The nomination boundary was drawn to include the parcel associated with the property's late nineteenth and early twentieth century use as a farmhouse/boarding house. This includes the house, landscaped grounds, twentieth-century dairy barn and poultry barn. This boundary was chosen to reflect the residence's most significantly represented themes, architecture and recreation. With additional documentation, agricultural significance could be supported and the boundary could be expanded to include more extensive fields and pastures that have been separated from the residence.

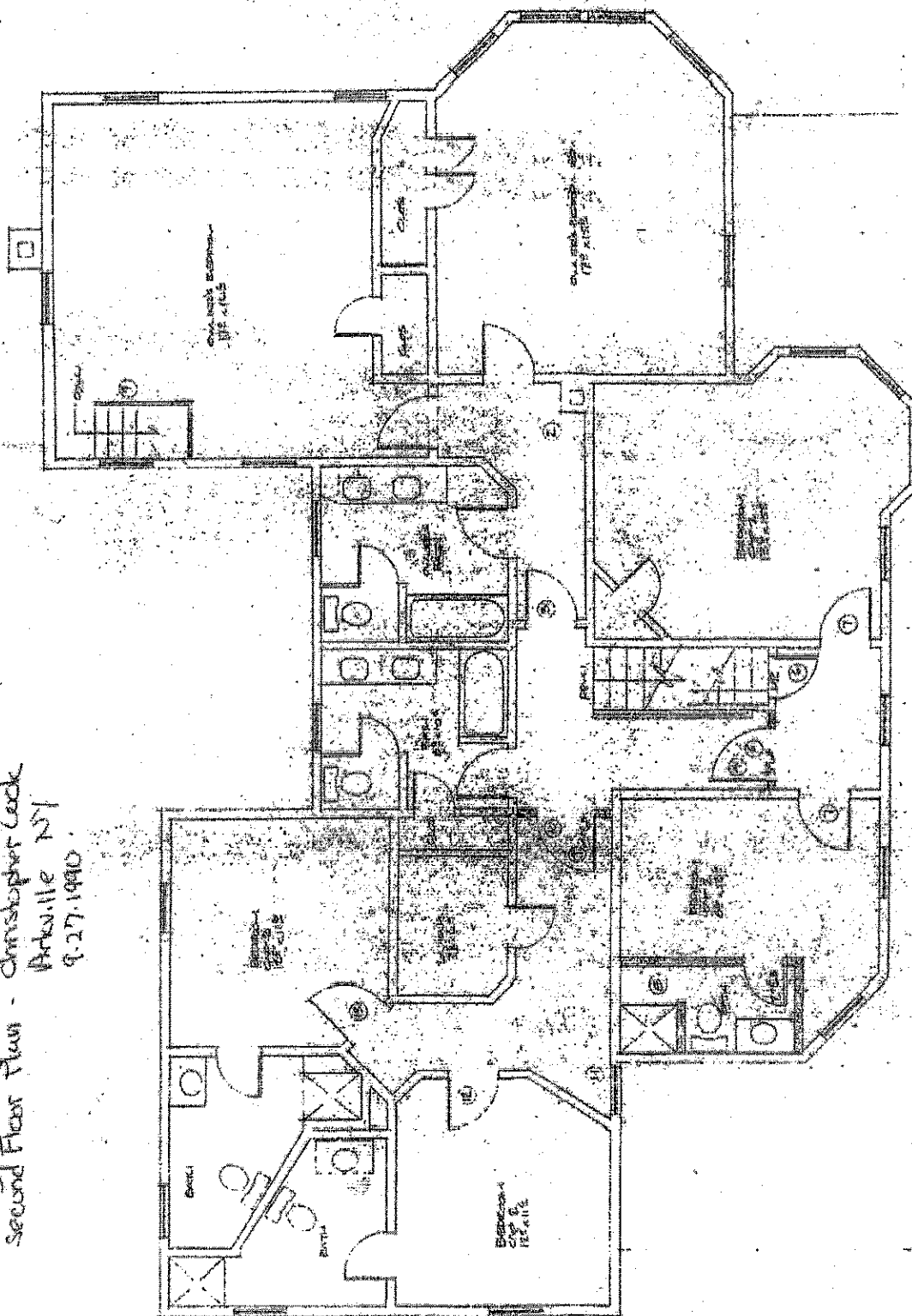
☐ See continuation sheet



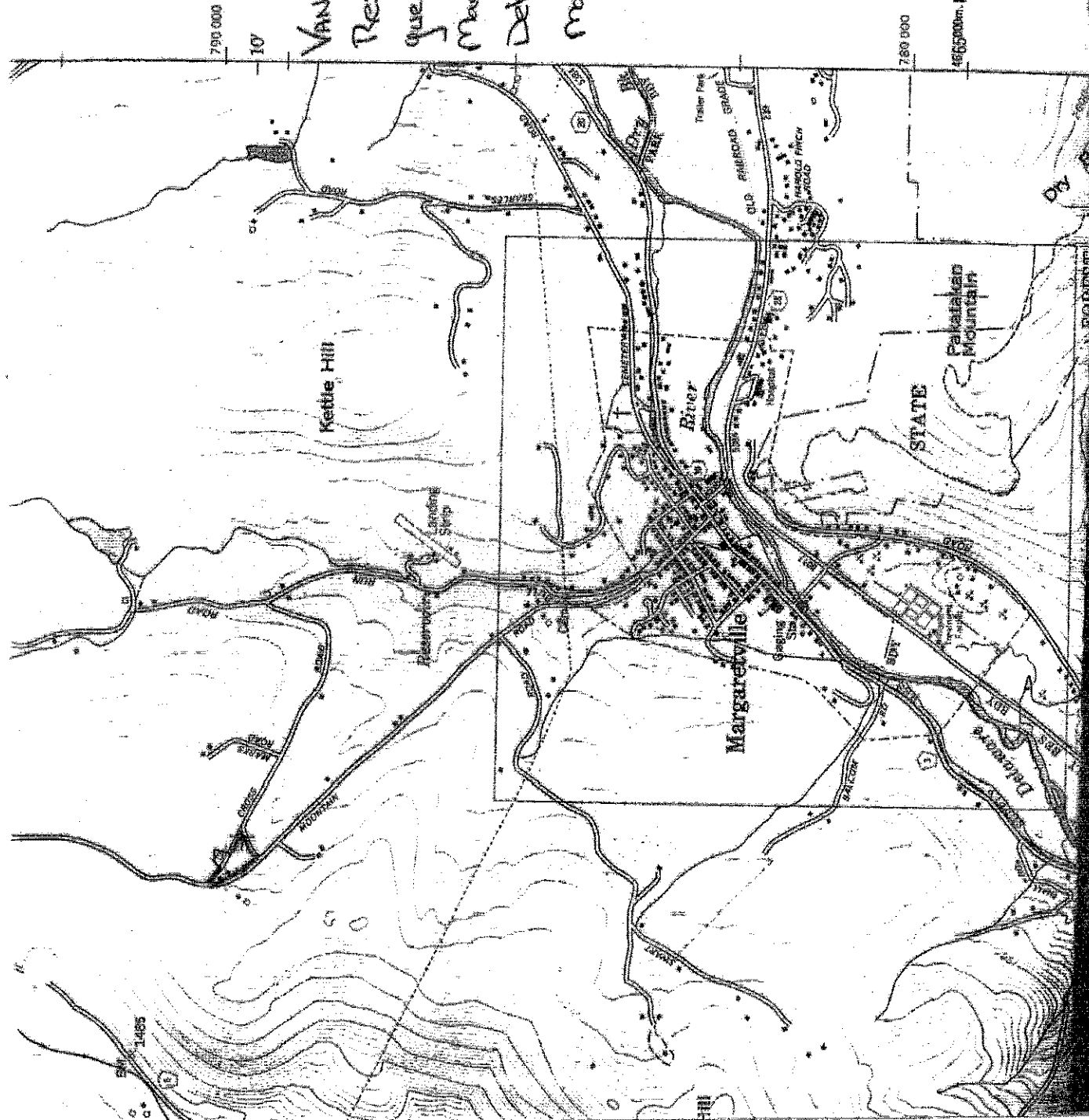
LOCATION & BOUNDARY MAP



Vau Benschooten Residence and
Guest House
Margaretville, N.Y. Delaware Co NY
Second Floor Plan - Christopher Leck
Arkwille NY
9-27-1990



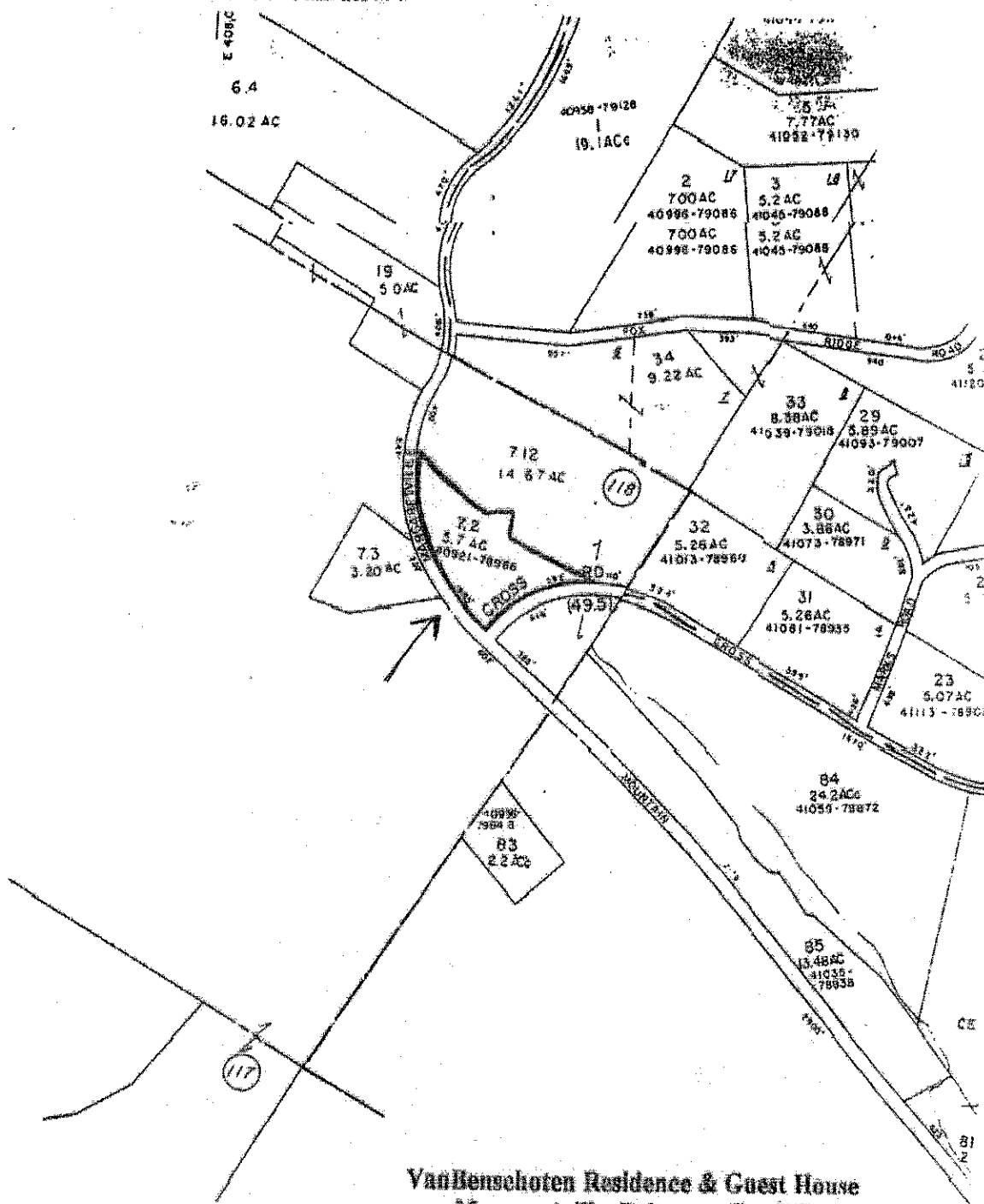
Van Benschoten
Residence and



fast
Road
12455
36 /33
36 /33
Ext. 262



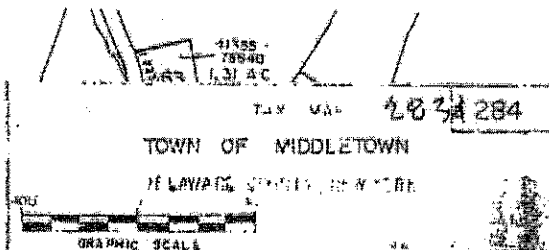
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VanBenschoten Residence & Guest House
Margaretville, Delaware Co., NY
LOCATION & BOUNDARY MAP

261	252	263
283		285
305	306	307

SHEET INDEX



Van Benschoten Residence and
Guest House
Margaretville vic. Delaware Co. NY
First Floor Plan - Christopher Oak
As built - NY
9.28.1990

