

William Hasbrouck House (The Tuscan Villa)
99 Montgomery Street
Newburgh
Orange County
New York

HABS No. NY-6255

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

WILLIAM C. HASBROUCK HOUSE (THE TUSCAN VILLA) HABS No. NY-6255

Location: 99 Montgomery Street, Newburgh, Orange County,
New York.

Present Owner: (1969) John B. Hanford
Keesville, New York

Mrs. Adele H. MacDonald
25 Overlook Drive
Port Washington, New York

Present Use: Vacant in 1969.

Significance: Built in the 1840's by William C. Hasbrouck,
member of the Orange County Bar, the Hasbrouck
house is a good example of the Italiante style.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: c.1838-42.

2. Architect: Unknown.

3. Original and subsequent owners:

1838 Deed dated September 19, 1838.
William E. Roe and Maria Roe
To
William C. Hasbrouck
(lot 150' x 160')

1847 Deed dated December 9, 1847.
Village of Newburgh
To
William C. Hasbrouck
(lot adjoining original property)

1849 Deed dated June 7, 1849
Village of Newburgh
To
William C. Hasbrouck
(Alfred Post's lot lost to city because Post was
delinquent in assessed payment of sidewalk
improvement.)

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- 1853 Deed dated March 4, 1853, recorded in Deed Liber 120, f 122.
Village of Newburgh
To
William C. Hasbrouck
(Lot belonging to Robert Seely, delinquent on payment of sidewalk assessment; frontage on Montgomery Street west 150' x 169'.
- 1860 Agreement dated July 12, 1860, recorded in Liber 159, f 169.
William E. & Maria Roe
To
William C. Hasbrouck
(Lot to east of original property: 42'6" on south, 112' on west, 45' on north and 112' on the east.)
- 1884 Deed for Right-of-Way, dated February 1, 1884.
Emory S. Turner
Deed given for Right-of-Way for \$1.00 payment Emory S. Turner covenants that "he will open a passageway at least 28 1/2' wide commencing at Grand St. about west of the "Mansion House upon the premises formerly owned by William Roe now deceased and now owned by said Turner" from Grand St. eastwardly 120', northwardly a width of 13' (120' from Grand St.) to the piece of land herein before described and conveyed.--Will also make a road way over this--"hereby grant and convey--to heir and assigns forever right to use roadway as passage to and from said Hasbrouck property."
- 1924 Deed dated March 1, 1924.
Hasbrouck heirs
To
Mr. and Mrs. Charles H. Hanford
- 1924 Release of Dower Right, for \$1.00 dated March 14, 1924.
Letitia Hasbrouck (widow of Henry Hasbrouck)
To
Maria H. Hasbrouck, Emily A. Jurner, Dydker Heights, Brooklyn and Blandina Wild

- B. Historical Context: The Hasbrouck House was built by William C. Hasbrouck, a prominent Newburgh attorney. Born in 1800, Hasbrouck attended Union College, studied law with William Ross and became a member of the Bar in 1826. Local tradition has it that William C. Hasbrouck built the house for his son, Brigadier General Henry C. Hasbrouck. Henry C. Hasbrouck was born on Oct. 26, 1839, graduated from West Point on May 6, 1861 and took active duty in the Civil War,

Spanish American War and the Moduc Expedition of the Spring of 1873. In 1889, he was sent to France with Absolom Baird, Inspector General of the United States Navy, to represent the United States at the Autumn Manuvers of the French Army. He became Commandant of West Point in 1887, retired from active duty in 1903, and died in 1910.

Prepared by:
Eleni Silverman
Architectural Historian, HABS
June 11, 1984
From field reports by:
Helen Ver Nooy Gearn
Historian, Newburgh
April 1969

PART II. ARCHITECTURAL INFORMATION

A. General Information:

1. Architectural Character: The Hasbrouck House is an Italianate structure, very like "Design IX, a cottage in the Italian Style" from A. J. Downings, Cottage Residences, published in 1842 (see data pages 5 and 6 for xeroxy copy.)
2. Condition of fabric: Fair in 1969.

B. Description of Exterior:

1. Overall dimensions: Two stories plus an attic on a modified H-plan.
2. Foundations: Brick.
3. Wall construction: Brick with stucco finish.
4. Porches: The entrance portico on the main elevation has four doric columns supporting an entablature.
5. Chimneys: There are five working chimneys.
6. Openings:
 - a. Doorways and doors: There is an entrance doorway of panelled wood on the main elevation, a doorway to the portico above, and doorways to the north wing on the east and west.
 - b. Windows: At the time of the field reports the windows were all shuttered. Two narrow windows flank the entrance door of the main elevation on the first floor. Above the

portico are three windows and a door leading to the balcony of the portico. The windows of each gabled section of the main block are similar: there are two tall windows crowned by scroll consoles supporting an entablature on the first floor and two simpler windows on the second.

7. Roof:

- a. Shape, covering: The house has a gabled roof with twin gable ends whose roofs are pitched to the north and south. The roof is shingled in what appears to be asbestos shingles.
- b. Cornice: The main cornice is formed by the deep bracketed overhang of the roof.
- c. There is a small cupola.

D. Site:

1. General setting: The house faces east and has a beautiful view of the Hudson River.
2. Outbuildings: There is a garage on the northwest corner of the property.
3. Landscaping, walks: There is a stone wall, surmounted by an iron fence on the Montgomery Street boundary. A walk leads from a gate in the wall to the main portico. The gravel drive in the rear was constructed in 1884, with a 999 year right-of-way.

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DESIGN IX.

A COTTAGE IN THE ITALIAN, OR TUSCAN STYLE.

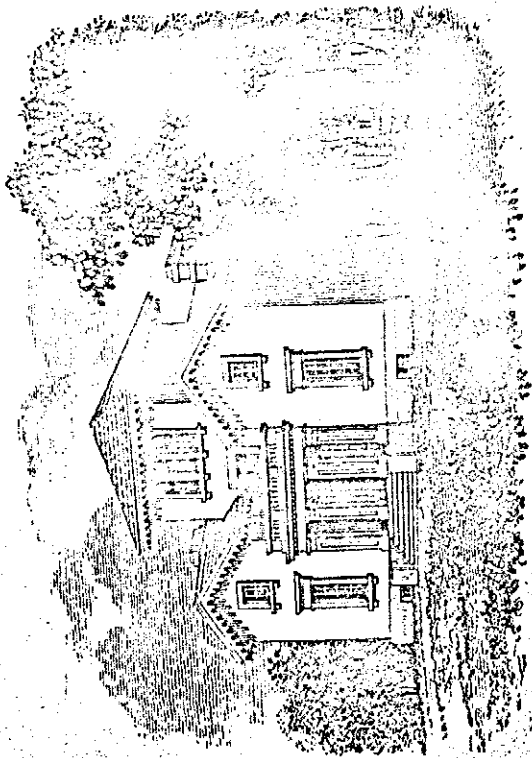


FIG. 72

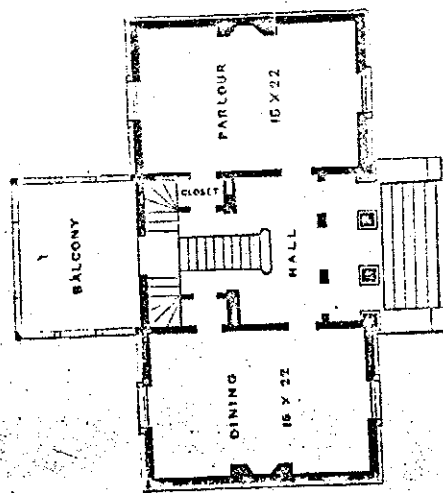
A cottage in the Italian, or Tuscan style.

The design for this cottage, Fig. 72, has been kindly sent us for this work by J. Notman, Esq., Architect, of Philadelphia.

Although its details are very simple and will be understood at a glance, and the cottage is only of very moderate dimensions, yet the variety of outline which it exhibits, makes it appear a house of much larger size than it really is. The projection of the roof, and the ornamental cornice, as well as the heavy and appropriate window dressings, bestow at once an expression of some elegance, and render the house superior to the ordinary dwellings of this class.

In the plan of the principal story, Fig. 73, there is an entrance hall with a handsome staircase, and an apartment on either side; that on the right being a parlour, and that on the left a dining-room. In the piers on either side of the staircase, are spaces which designate hot-air flues, which proceed from the furnace in the basement, and by means of registers, warm all the apartments in the house, although the four principal ones have fire-places besides for occasional use, if necessary.

The first flight of stairs ascends half the story, and on a level with the landing here is the broad and airy balcony in the rear, entered by a fair round-headed window, open-



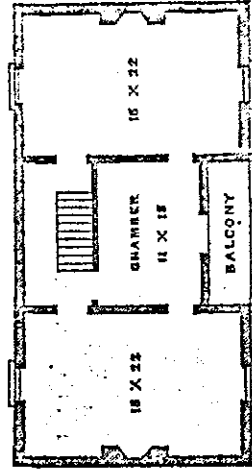
PRINCIPAL FLOOR

FIG. 73

COTTAGE RESIDENCES. 165

ing to the floor. Underneath, this balcony forms a kind of partly enclosed apartment, serving as a wash-room or outer kitchen in summer.

There is also a balcony over the recessed porch in front, which is a pleasant appendage to the chamber floor. This floor, Fig. 74, affords three pleasant bedrooms, and

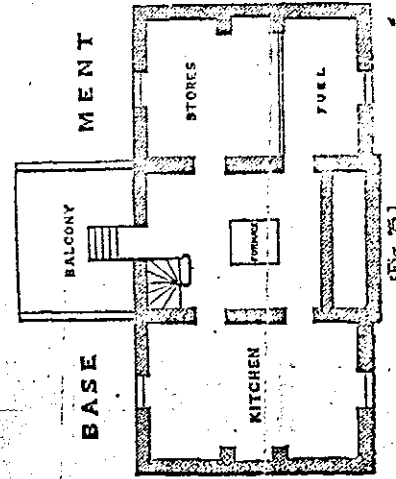


SECOND STORY

[Fig. 74.]

there is a fourth of more ample size in the third story of the central portion of the cottage, which is, both with regard to its proportions and the fine birds-eye view it commands, a very pleasant apartment.

The plan of the basement, Fig. 75, sufficiently explains



[Fig. 75.]