

LAKEMAN-CORTELYOU-TAYLOR HOUSE, 2286 Richmond Road, Staten Island. Kitchen wing built c. 1684-1714; gambrel-roofed main section, early-to-mid-18th century; architect not determined

Landmark Site: Borough of Staten Island Tax Map Block 3618, Lot 7 in part consisting of the land on which the building is situated.

On August 10, 2010, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Lakeman House and the proposed designation of the related site (Item No. 7). The hearing had been duly advertised in accordance with the provisions of law. Five people spoke in favor of designation including representatives of the Preservation League of Staten Island, Historic Districts Council, and Society for the Architecture of the City. No one spoke in opposition.¹

On October 22, 2015, the Landmarks Preservation Commission held a special public hearing on Backlog Initiative items in the Borough of Staten Island, including the Lakeman House and related Landmark Site (Item 5 - Staten Island Group 2, C). The hearing had been duly advertised in accordance with the provisions of law. A representative of the owner discussed the c. 2000 restoration of the building and asked that the designation be limited to the building footprint excluding the grounds and large commercial building on the lot. Five people spoke in favor of designation including representatives of the Preservation League of Staten Island, Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, and North Shore Waterfront Greenway/Four Borough Alliance. Council Member Steven Matteo sent a letter in opposition to the proposed designation, expressing concerns that designation might hamstring the property owners' future plans. The Commission also received a letter from Borough President James S. Oddo noting his concern about the impact of designation on all the Staten Island buildings included in the Backlog Initiative and an e-mail in general opposition to the designation of Staten Island buildings. In addition, after the record closed architect David Carnivale submitted materials relating to his restoration of the building in support of designation.



Statements about support for the Lakeman-Cortelyou-Taylor House during the backlog process reflect specific testimony given or submitted during the hearing or while the record was open. In addition, the Commission received numerous more general communications about the backlog that were directed at all items on the backlog. These items were not specifically submitted while the record was open. Due to the volume and variety of these more general emails they are not tallied for individual buildings.

Summary

The Lakeman-Cortelyou-Taylor House is a rare Dutch Colonial style farmhouse significant both as an early Dutch Colonial building with a gambrel roof and for its associations with Staten Island history. It is particularly noteworthy as the home of Aaron Cortelyou, who was one of the founders of the Moravian Church on Staten Island and who played an important role in the American Revolutionary War on the Island.

The house is composed of a one-room-deep, two-story main section which has a gambrel roof and a one-story wing with a gable roof. Both portions are built of irregular fieldstone with wood at the gambrel/gable ends above the first story. It appears that the one-story wing, which is very low in scale, is the earliest part of the house, dating from the late-17th or more likely early-18th century. Differences in the window openings and placement of the chimneys in the gambrel-roofed section suggest that it may have been built in two campaigns. But the house probably was completed and the gambrel roof installed before or shortly after it was acquired by Aaron Cortelyou in 1751. Other features of the Lakeman-Cortelyou-Taylor House that are characteristic of Dutch-American houses include the materials, massing (footprint and height), rooflines, and small window openings. As was characteristic of colonial farmhouses, the house was originally oriented facing southward for maximum light and did not have a door facing Richmond Road until the 20th century.

The land on which the house is situated was granted in 1676 to Louis Lakeman. It is believed that one of his sons, Abraham Lakeman (1661-1734), built the one-story wing after 1683. In 1714 Peter Cortelyou deeded the house and 40 acres of land to his daughter Dorothea and her husband Rem van der Beeck. It subsequently passed through several owners and in 1751 was acquired by Aaron Cortelyou (1726-1789), a carpenter, prosperous farmer, and leading citizen of Staten Island. In the early years of the Revolutionary war he was selected to represent Richmond County in the First and Third New York Provincial Congresses and to assemble a company of militia to defend against the British. Cortelyou eventually sided with the Loyalists and in July 1779 this house was the site of a Whig/rebel raid in which Cortelyou and William Smith, a prominent Loyalist from Woodbridge, New Jersey, were abducted. Following the Revolution, Cortelyou continued to reside in this house until his death in 1789. He left this house and farm to his daughter Elizabeth, wife of Richard Seaman. In 1794, the Seamans sold the property to Joseph Taylor, a New Dorp merchant. It remained in the ownership of the Taylor and related Barton families until 1880 when Lydia and Samuel Barton sold it to realtor David J. Tysen. By 1925 an entrance had been created on the north side of the house and dormers added to the second floor gambrel. Florist Xavier Kirchhoffer acquired the house in 1928, which he used both as a residence and for his business. He added a full second story over the kitchen wing and several commercial additions. It remains in the ownership of the Kirchhoffer family and is currently used as offices for their business. Extensive restorative work, including the removal of modern additions, was done in 2000-02. The Lakeman-Cortelyou-Taylor House survives today as one of the oldest houses on Staten Island, noteworthy both for its Dutch-American architecture and its associations with Staten Island history.

DESCRIPTION

Located near the south side of Richmond Road on a portion of an old farm site now occupied by Moravian Florists, the Lakeman-Cortelyou-Taylor House is a free-standing Dutch-American Colonial house comprised of a one-room-deep, two-story main section which has a gambrel roof and a one-story wing with a gable roof. Both portions are built of irregular fieldstone with wood at the gambrel/gable ends above the first story. The one-story wing, which is very low in scale, appears to be the earliest part of the house, dating from the late-17th or more likely early-18th century. The gambrel-roofed main wing may have been built in two sections but probably was completed by the 1750s. Nineteenth-century photographs show the house with stuccoed walls, a Dutch door, wood stoop, and 12-over-8 and 6-over-6 wood window sashes. If the kitchen wing dates to the first period, it would have originally have had casement windows, possibly with smaller window openings, and probably a roof with a steeper pitch.

In the early 1920s an entrance was created on north side of the house and dormer windows were added to the gambrel. Extensive restoration work was done in 2001-02 including the removal of non-historic additions. At that time the mortar was repaired and some stones were carefully taken out and reset in their original positions. The gable roof over the kitchen wing, which had been removed in 1939, was replaced. Wood moldings, doors, and windows were replaced, the gables were resided, and the roofs re-shingled. A raised masonry patio covered the historic basement entry to the west of the doorway to the main wing on the south side of the house. A connection was made between the kitchen wing and a new shop building to the east of the house blocking the view of the kitchen wing on the south side of the building.

Richmond Road (North) façade:

Historic: Low proportions typical of 18th-century buildings; Dutch house form consisting of a main block and smaller kitchen wing; linear arrangement of single rooms; fieldstone walls; location and size of first story window on main block and window on kitchen wing; gambrel roof; location of gable end chimneys (top portions of stacks rebuilt).

Alterations: dormers added to gambrel and window lengthened to create entry at west end of façade in 1920s; gable roof on kitchen wing rebuilt 2001; window moldings and sash replaced; non-historic door; metal hood over entry; non-historic light fixtures at entry; non-historic roof shingles, gutters and moldings; dormers resided.

South façade: Fieldstone walls, location of entry and location and size of windows; wood beam over former basement entrance; gambrel roof.

Alterations: Windows and doors replaced; basement entry closed; historic wood hatch covering basement entrance removed; wood stoop removed; entry lengthened; shingles, gutters, and moldings replaced on gambrel; dormers resided; patio installed, ground level raised; new wing blocks view of kitchen wing.

West façade: Stone wall; gambrel roof retains 18th century profile; gable end chimney in original location.

Alterations: Metal louvered vent and hvac equipment installed at base of wall; gambrel resided windows and surrounds and moldings replaced; upper portion of chimney rebuilt.

East façade: Stone walls of kitchen wing and main block; profile of gambrel roof, placement of chimneys.

Alterations: Gable roof of kitchen wing rebuilt; gambrel resided, windows and moldings replaced.

Site: Only the land on which the building is situated is designated.

SITE HISTORY

Todt Hill, New Dorp, and Stony Brook²

The Lakeman-Cortelyou-Taylor House is located on Richmond Road on the flatlands beneath Moravian Cemetery on the eastern slope of Todt Hill, in the New Dorp section of Staten Island. Rising to a height of 410 feet, Todt Hill is the highest natural point on the Eastern Seaboard between Cape Cod and Florida. It is part of a chain of serpentine hills extending through the center of Staten Island to Upper New York Bay. At the time of Giovanni da Verrazzano's arrival in New York Harbor in 1524, Staten Island was occupied by the Lenape people. Its northern portion was the domain of the Hackensack and Canarsie tribes, while its southern portion, including this site, was occupied by the Raritans, whose territory extended southward and eastward from present-day Seaview Hospital to the area around Great Kills Park. Prehistoric chert (stone) artifacts found on Todt Hill confirm the presence of Native Americans there, although it is unknown if they maintained a campsite on the hill. Richmond Road, together with Amboy Road, follows an ancient Native American trade route that connected the Grymes Hill area with Tottenville.

The first permanent Dutch settlement on Staten Island was established at South Beach in 1661 and later came to be known as Old Dorp or "Old Town." New Dorp, or "New Town," was founded in 1671, about a decade after Staten Island's first Dutch settlement near present-day Arrochar. Originally sited on the waterfront at the foot of New Dorp Lane, New Dorp "was well suited for its occupation by settlers; its flat fields were an invitation to agricultural pursuits," offering convenient access to nearby salt meadows, the teeming fishery of Lower New York Bay, and "forest-clad hills" for pasturing cattle and pigs.³ By the 1680s a new inland hamlet known as Stony Brook (present-day Egbertville) developed near the intersection of Richmond and Amboy Roads. In 1682/3 Stony Brook became the county seat for Staten Island with the opening of a town house (a combination courthouse-meeting house that was also sometimes used for religious services). Several farms were established in the vicinity, although the area remained sparsely settled. In the early 1700s a number of main roads in the area were flattened and regularized to create wagon roads improving transportation. Several inns opened including the Black Horse and the Rose and Crown, which were operated by members of the Vanderbilt family. In 1729 the county seat was moved a few miles south to Coccoles Town, which was renamed Richmond Town.⁴

New Dorp remained rural even after the 1860 completion of the Staten Island Railroad between St. George and Tottenville, which included a stop at New Dorp Lane. In the 1870s, New Dorp primarily consisted of large farms and estates, two trotting courses—including one operated by William Henry Vanderbilt on his waterfront farm—and a small village with a couple of hotels scattered along Richmond and Amboy Roads.

The Early Ownership of the Lakeman-Cortelyou House Property

Louis Lakeman (Laeckeman), a French Protestant cloth draper living in Leiden, immigrated to New Netherlands in 1662 with his wife and three children.⁵ In March 1663 Lakeman and six of his fellow passengers petitioned "for grants of land, seed grain, and provisions for six months." In 1676, Lakeman received a grant of 176 acres of land at the foot of Todt Hill on Staten Island.⁶ This site adjacent to a Native American trail and near a freshwater pond and creek had likely been a habitation site for Native Americans with adjacent planting fields and fishing stations. It is not known whether he built a house on this land; however, he

does appear to have moved to Staten Island and become a farmer. Lakeman acquired other tracts of land on Staten Island including woodlands and meadows near the eastern shore. After his death in 1683/84 his real estate was divided between his sons Peter and Abraham Lakeman and son-in-law George Commons.⁷ Abraham Lakeman is believed to have inherited the tract on which this house stands.

Abraham Lakeman (1660-1734) was a farmer and mill owner who amassed considerable real estate both on Staten Island and in Manhattan and held a number of civic posts on Staten Island, including county judge. He married twice – first in 1682, Catherine Crocheron, daughter of Jean Crocheron (d.1696), who, like Louis Lakeman, was a French Protestant émigré from Flanders, and following Catherine's death, sometime between 1705 and 1720, Antje Van Tuyl, widow of Cornelius Van Deventer. At some point Abraham conveyed this property to Peter Cortelyou, a surveyor and ferry master, who resided in New Utrecht. In 1714 Cortelyou conveyed this house site to his son-in-law Rem Van der Beek and daughter Dorothea Cortelyou who had married Rem in 1713.⁸ At that time the property consisted of a 40-acre tract, bounded by land of George Commons and the highway, which had been improved with a house, orchard, barn, and fencing. According to Rosalie Bailey, based on research by Staten Island attorney and amateur historian Edward C. Delavan, this property passed in 1719 to Abraham Lakeman's daughter Sarah and her husband Isaac Van Tuyl (the brother of Abraham's second wife).⁹ Sarah Lakeman and Isaac Van Tuyl were still living on Staten Island in 1724, when their daughter was baptized in the Reformed Dutch Church in Port Richmond. By 1728 they had moved to Somerset County, New Jersey. When he died in 1734, Abraham Lakeman was living in Old Dorp, and this property was not mentioned in his will. However, Lakeman appointed his friend Rem Van der Beek to serve as executor of his estate and it is possible that the house went back and forth between the Lakeman and Cortelyou-Van der Beek families, although by the mid-18th century ownership had passed to Augustine Creed, formerly of Queens County. In 1751 Augustine Creed and his wife Mary (Oakley) sold the property to Aaron Cortelyou.¹⁰ Cortelyou and his family resided in the house until his death in 1789.

Aaron Cortelyou

It is generally agreed that Aaron Cortelyou was a descendant of Jacques Cortelyou, who founded the town of New Utrecht and served as Surveyor General for the colony of New Amsterdam, through Jacques's son Peter who had owned this house in 1714. J.J. Clute, in his *Annals of Staten Island*, identified Aaron as the son of Jacques Cortelyou (3) (1698-1757) and Jacomynitie Van Pelt (1698-1757), who are known to have been residents of New Dorp by 1720.¹¹ In his *Cortelyou Genealogy* John Van Zandt Cortelyou wrote that Aaron was the son of Cornelius Cortelyou (1701-50?) and brother of Cornelius Cortelyou (1728-1783). Dutch naming conventions strongly suggest a third possibility, that both Aaron and Cornelius were sons of Peter Cortelyou (3) (1699-1764) and Neeltje Aertse Van Pelt (1701-?), since both Aaron and Cornelius had sons named Peter and Cornelius's first daughter was named Eleanor, an English equivalent of Neeltje.¹²

In any case, Aaron Cortelyou was apparently living on Staten Island by 1749 when he married Elizabeth Androvette, daughter of Rebecca Cole and Pieter Androvette, who had a farm in Tottenville near the Arthur Kill. Cornelius also married a Staten Island woman, Sarah Spragg from Princes Bay, in 1752, and settled across Richmond Road from Aaron. Both Aaron and Cornelius were carpenters as well as farmers. They and their wives were early members of the United Brethren's Church, commonly known as the Moravian Church, as was Sarah Spragg's

sister Mary, who was married to Jacob Vanderbilt (2) and also resided in New Dorp. In 1762 Aaron and Cornelius Cortelyou and Jacob Vanderbilt (2) were among the petitioners to the United Brethren's hierarchy in Bethlehem, Pennsylvania, requesting a permanent minister to preach the Gospel and conduct a school.¹³ Their petition was approved and in 1763 a combination church-parsonage building was constructed and dedicated.

Apparently Aaron Cortelyou amassed a great deal of wealth. Land records show that he made a number of mortgage loans and acquired real estate in addition to this property. Ira K. Morris's *Memorial History of Staten Island* indicates that in the period shortly before the Revolution he also kept a store.¹⁴ Like many wealthy landowners he was a slaveholder, who owned at least three slaves (Fee, Jack, and Sare) at the time of his death. They also would have worked and likely lived in this house.

The interiors of the house (not part of this designation) have been completely altered; however, some indication of the furnishings is suggested by the survival of a carved mahogany marble-topped Chippendale-style pier table, which Aaron Cortelyou is thought to have ordered for this house in 1761 and was described as "a *tour de force* of New York craftsmanship" when it was auctioned at Christie's in January 2005.¹⁵

In 1768 Aaron Cortelyou was a candidate for the New York State Assembly but failed to win election perhaps because of opposition from Rev. William Jackson of the Dutch Reformed Church, who regarded the Moravians as too accommodating to British rule especially in regard to religious policies.¹⁶ In April 1775, Aaron Cortelyou was also one of five "moderate-to-conservative community leaders" selected to represent Staten Island in the First New York Provincial Congress; he was elected again April 1776 to the Third Provincial Congress, where he tried to pursue a policy of reconciliation with the British.¹⁷ In June 1776, as New York prepared for the British invasion, Aaron Cortelyou with the rank of Colonel was appointed by the Committee of Safety to form a militia regiment and appoint officers to the regiment. When British troops occupied Staten Island with an overwhelming force the plans to assemble a Staten Island militia were abandoned. Cortelyou eventually sided with the Loyalists. In July 1779 Cortelyou and William Smith, a prominent Loyalist from Woodbridge, New Jersey, who was visiting Cortelyou, were abducted from this house and taken to New Jersey.¹⁸

Following the Revolution, Aaron Cortelyou was one of 53 Loyalists from Staten Island who petitioned General Sir Guy Carleton for a grant of land in Nova Scotia on which to resettle.¹⁹ When the petitions were denied, Cortelyou elected to remain on Staten Island. However, his daughter Elizabeth and her husband Richard Seaman joined his father, Judge Benjamin Seaman, and brother-in-law, Christopher Billopp, whose Staten Island estates had been confiscated, in relocating to what became St. John, New Brunswick. After Judge Seaman's death in 1785, Richard and Elizabeth Seaman returned to New York. When he died in 1789 Aaron Cortelyou left a house and property in Castleton to his son Peter and this house and related properties to his daughter Elizabeth. The Seamans retained ownership of the house until 1794 when they sold it to Joseph Taylor, a New Dorp merchant.²⁰

The Architecture of the Lakeman-Cortelyou-Taylor House²¹

Traditionally the Lakeman-Cortelyou-Taylor House has been regarded as one of the oldest houses on Staten Island. In her book on pre-Revolutionary Dutch houses, published in 1936, Rosalie Bailey noted that "both units of the house are fieldstone, of various shapes fitted together as well as possible but with no attempt at courses."²² She also observed that both sections have very small windows and said that "the small size and number of the windows is

characteristic of an early period.”²³ Bailey believed the gambrel-roofed main unit was the original portion of the house. A study of measured drawings prepared by architect David Carnivale c. 2000 prior to the house being restored and historic photographs from the turn of the 20th-century, coupled with modern scholarship on Dutch-American houses suggests a different chronology. The low proportions, thicker walls, larger hearth, more widely spaced beams, and smaller window openings in the kitchen wing suggest that it is the oldest part of the house and like the Pierre Billou House (aka Billou-Stillwell-Perine House, c. 1660s with later additions, a designated New York City Landmark), it began as a one-room house with an attic used for storage and perhaps sleeping. As Gabrielle Lanier and Bernard Herman observe in their book on vernacular architecture in the Mid-Atlantic States, hall or one-room houses were the most common house type in the Middle Colonies in the 17th and 18th centuries.²⁴ If in fact it dates to the first period for this property between 1684 and 1715, the kitchen wing would have likely had a steeper pitched roof similar to that of the Jan Martense Schenck House (c. 1670-75, originally on Mill Island, Flatlands, now preserved in the Brooklyn Museum), DeClark-DeWint House (c.1700), Tappan, Rockland County, New York, and the Luykas Van Alen House (1737 with later additions) in Kinderhook, Columbia County, New York. Originally, as was typical of colonial farmhouses, the house was oriented facing southward for maximum light. Nineteenth century photographs show there was a door and one window at the first story on the south side of the house and a single window at the center of the north façade (later cut down to create a doorway). Likely the window openings have been somewhat enlarged and may originally have contained casements. (Sash windows began to replace casements around 1700 in Boston and New York City but were slow to be accepted in rural Dutch communities and were still being used for new houses in the 1730s.) The east chimney wall has some brick mixed with the stonework and no windows. While the 2000 restoration incorporated spring eaves on the north side of the house, 19th-century photographs show the house without them and while spring eaves were a characteristic feature of 18th-century Dutch-American houses there were many for which they were not used. The roof was likely covered with wood shingles. The present chimney, preserved when the house was altered in 2000, probably dates to the early 20th century; it replaces a taller chimney seen in 19th-century photographs.

Differences in the size of the windows and a lack of alignment between the fireplaces in the gambrel-roofed main wing suggest that it may have been built in two sections with the middle portion of the present house dating from perhaps the 1720s or 1730s and the western section dating to the 1740s or 1750s when the gambrel roof would have been added. On the other hand there are no major breaks in the masonry and the beams seem to be about the same size in both rooms. In any case, whether this house was built in two or three sections, the proportions of the main section and, as Bailey observed, the size and number of the windows, would suggest a relatively early date certainly before or just after Aaron Cortelyou acquired the property in 1751. Center-hall plans were used in a few cases for Dutch-American houses prior to 1750, most notably in the Christopher Billopp House (aka the Conference House, c. 1675-80, a designated New York City Landmark) and the Glen-Sanders House in Scotia, Schenectady County, New York (built 1713, enlarged and raised to two stories mid-18th century), but they became more common in the mid-18th century as English planning ideas came to be adopted by the Dutch and there are a number of examples of Dutch houses being altered to incorporate this feature as they were renovated and expanded in the mid-to-late 18th century.²⁵

Gambrel roofs used in a Dutch context also tend to be a mid-18th-century or later feature. The earliest known example is found at the Rensselaer Nicholl House at Bethlehem in Albany

County (built c. 1736).²⁶ On Staten Island the earliest example is either found here or in the Joseph Guyon House (aka Guyon-Lake-Tysen House, c. 1740 with later additions, a designated New York City Landmark), which was moved from its original site in New Dorp to 3711 Richmond Road in Historic Richmond Town in 1962. Gambrels, which afforded more living space on the second floor than gabled roofs, became a popular feature of Dutch American houses in the late 18th and early 19th century, so much so that by the early 20th century they were regarded as a defining feature of Dutch Colonial architecture.

Nineteenth-century photographs show that this house once had a wood stoop and paneled Dutch door. As was typical of Dutch-American houses there was also a wood bulkhead providing access to the cellar beneath the main block. While the cellar stairs and entry have been infilled the wood timber lintel that the bulkhead attached to survives. Windows had 12-over-8 and 6-over-6 wood window sashes. The wood gables were clad with shingles (now replaced with wood clapboards). The stucco cladding seen in old photographs may also have been original since Bailey notes that it was found on many pre-Revolutionary Staten Island houses. In any case the “battered” treatment of the mortar joints used when the building was restored c. 2000 is appropriate for Dutch houses of the pre-Revolutionary period.

Today the Lakeman-Cortelyou-Taylor House is one of a small number of Dutch-American houses surviving in Staten Island.²⁷ Within this group, the Lakeman-Cortelyou-Taylor House has a number of special distinctions. It is, in part, one of the oldest houses surviving in Staten Island, it incorporates one of the earliest gambrel roofs on an 18th-century house on Staten Island, and it appears to be one of the earliest houses with a center-hall plan in its main wing. Moreover it is one of the few pre-Revolutionary houses to remain on its original site.

The Taylor Family and Later History

When Joseph Taylor (1752-1827) purchased this house in 1794, he likely had been leasing it for some time since he is listed between the same neighbors in the 1790 and 1800 Southfield Federal censuses.²⁸ Joseph Taylor was born in Monmouth County, New Jersey and settled in New Dorp where he married Catherine Van Dyke in 1782.²⁹ He kept a store in New Dorp in addition to farming this property. He was a slave owner who listed two slaves in his household from 1790 through 1820. Both he and his wife died within a few days of one another in August 1827 and his house and farm passed to his son Edward Taylor (1797-1865) who continued to farm the property. Edward Taylor added to his father’s real estate holdings and by 1859 owned 100 acres of improved land as well as woodlands and salt meadow.³⁰ The 1855 New York State census indicated that he grew wheat, rye, oats, and corn, and owned 14 head of cattle, four working oxen, eight swine, and three horses. He occupied this house with his wife Charlotte [Coffin] Taylor, their three children, and domestic servants and farm laborers, most of Irish descent.

In 1868, the Taylors’ daughter Lydia Rawson Taylor Barton (1845-?) purchased her father’s real estate amounting to slightly under 150 acres and this house from her mother and brothers.³¹ Lydia had married Samuel Barton, Jr. (1839-1895), a young lawyer who had grown up on a neighboring farm and was the nephew of Commodore Cornelius Vanderbilt.³² Early on, the Commodore had recognized Barton’s aptitude for financial affairs and had made him the cashier for the Atlantic Steamship Company. Barton subsequently became the Commodore’s stock broker and served as one of the executors of his estate. Ultimately he served as the trusted advisor and financial representative for three generations of the Vanderbilt family, helping them to amass one of the great fortunes of the 19th century. Lydia and Samuel Barton lived in

Brooklyn with their children and her mother so this house and farm were leased to tenants; in 1874 Beers Atlas showed J.A. Galloway & Son as the occupant.

In 1880 Lydia Barton sold this house and about 100 acres of farm land to David J. Tysen (2).³³ David Jacques Tysen (1841-1928), the son of David J. Tysen (1807-?) and Elizabeth Lake, was born in the Guyon-Lake-Tysen House. A graduate of the Free Academy (now City College), he studied law and practiced in Illinois before returning to Staten Island where he took up farming and established a real estate development firm. He began buying old family farms, mainly in Southfield and Greenridge, eventually amassing over 1,600 acres. He improved and rented the farms to individuals for market gardening. In the 1860s he concentrated on growing tomatoes and established a canning factory in New Dorp. In the 1870s he opened iron mines on Todt Hill and Jewett Avenue and shipped ore to Pennsylvania Steel mills. As time went on, he subdivided and sold a considerable portion of his real estate for development purposes.

Turn-of-the-20th century photographs of this house show that the property remained an active farm leased to tenants who grew poultry, dairy cattle, and produce. In the 1920s it was acquired by William H. Miles who renovated the house, removing the stucco and installing new doors and windows, including dormers on the gambrel-roofed main block.³⁴ The old chimneys were replaced and a new shed-roofed porch and overhang were created for the entries on the south side of the house.

Around 1927 the house was acquired by gardener Xavier Kirchhoffer (1890-1978), who had immigrated to the United States from Alsace-Lorraine in 1924 and settled in Stapleton with relatives.³⁵ In 1929 Kirchhoffer built a greenhouse addition to this building and began raising flowers for sale to retailers.³⁶ According to the 1930 census he resided in the house with his wife Clemence, son George, (b. 1936), and a cousin, Paul Barmes, who was working as a gardener. In the 1930s Kirchhoffer extended the greenhouse facing onto Richmond Road and later added a retail store so that the view of the house was completely blocked from the street. In 1936 the kitchen wing was raised a story and given a gambrel roof to create a third bedroom. There were further additions to this house including porches and a large chimney on the west end of the south façade. Other greenhouses and a garage were added to the property, which was expanded to include an additional lot in 1943. By the late 1990s the greenhouses had deteriorated and the Kirchhoffers wanted to expand their retail store.³⁷ Plans were made to demolish this house and the old greenhouses to make way for a new greenhouse and retail center. When there was an outcry about the potential loss of the Lakeman-Cortelyou-Taylor House, the plans were altered to retain this house as an office and conference space attached to a new greenhouse and retail store building. Extensive work was done to remove the modern additions and stabilize the structure pursuant to two Notices of Review issued by the Landmarks Preservation Commission.³⁸ Today the Lakeman-Cortelyou-Taylor House survives as one of the oldest houses on Staten Island, noteworthy both for its Dutch-American architecture and its associations with Staten Island history.

Report researched and written by
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NOTES

¹ This item had previously been heard on September 13, 1966, (LP-0381) (Item No. 15).

² This section is adapted from the, *Vanderbilt Mausoleum Designation Report* (LP-1208) (New York: City of New York, 2016), prepared by Michael Caratzas. Other sources include Richard Bayles, *History of Richmond County (Staten Island) New York, From its Discovery to the Present Time* (New York: L. E. Preston & Co., 1887), 423-428; Richard Dickenson, Ed., *Holden's Staten Island: The History of Richmond County* (New York: Center for Migration Studies, 2002), 24, 104; Marjorie Johnson, "New Dorp" and "Todt Hill," in Kenneth T. Jackson, Ed., *The Encyclopedia of New York City, Second Edition* (New Haven, Connecticut: Yale University Press, 2010), 889-890, 1321; Charles W. Leng and William T. Davis, *Staten Island and its People: A History, 1609-1929* (New York: Lewis Historical Publishing Company, 1930), vol. 1, 104, 280, 346; and vol. 2, 651, 965-66, and 983-86; Evan T. Pritchard, *Native New Yorkers: The Legacy of the Algonquin People of New York* (San Francisco: Council Oak Books, 2007), 99-102; Dorothy Valentine Smith, *Staten Island: Gateway to New York* (Philadelphia: Chilton Book Company, 1970), 24; Patricia M. Salmon, *Realms of History: The Cemeteries of Staten Island* (Staten Island, New York: Staten Island Institute of Arts and Sciences, 2006), 103-10; Arthur J. Freeman, "Moravian Church," in *Encyclopedia of Christianity Online* (Koninklijke Brill NV, 2015), accessed February 16, 2016 at referenceworks.brillonline.com.i.ezproxy.nypl.org/browse/encyclopedia-of-christianity; and F. W. Beers, *Atlas of Staten Island, Richmond County, New York* (New York: J. B. Beers & Company, 1874), Sec. 16.

³ Leng and Davis, vol. 1, 104.

⁴ Coccles Town, aka Richmond, was considered a superior place for conducting governmental business due to its location at the head of the navigable Fresh Kills and at the junction of several important roads.

⁵ For Louis Lakeman see Patricia Law Hatcher and Henry B. Hoff, "Origins of Louis Laeckeman/Lakeman of Staten Island and His Wife Esther Castel," *New York Genealogical and Biographical Record* 139, n. 3 (July 2008), 212-216.

⁶ Edmund B. O'Callaghan, *Calendar of New York Colonial Manuscripts, Indorsed Land Papers in the Office of the Secretary of State of New York, 1643-1803* (Albany: Weed, Parsons & Co., 1864), 12; Leng and Davis, voll.2, 917.

⁷ Staten Island Antiquarian Society, Inc., *History- Story- Legend of the Old King's Highway now the Richmond Road* (Staten Island: C.G. Hine, 1916), 14; Rosalie Bailey, *Pre-Revolutionary Dutch Farmhouses and Families in Northern New Jersey and Southern New York* (New York: William Morrow & Company, 1936), 143,166; Richmond County, Office of the Register, Deeds Liber B, 8.

⁸ Deeds Liber C, 183.

⁹ Bailey, 143-144.

¹⁰ Deeds Liber D, 525.

¹¹ J. J. Clute, *Annals of Staten Island* (Staten Island: C. Vogt, 1877), 363.

¹² Since Neeltje Van Tuyl was the sister of Isaac Van Tuyl and Abraham Lakeman's wife Antje Van Tuyl, and Dorothea Cortelyou was his father's sister, Aaron Cortelyou would have been related to most of the previous occupants of this house.

¹³ Rev. Eugene Leibert, "Sketch of the History of the Congregation on Staten Island, New York," in *Transactions of the Moravian Historical Society* (Nazareth, PA: Moravian Historical Society, 1876), 61; Leng and Davis, vol.1, 463.

¹⁴ Ira K. Morris, *Memorial History of Staten Island, New York*(New York: Memorial Publishing, 1898-1900), vol.1, 84.

¹⁵ See also Wendy Moonan, "Family Furniture, From Way Back," *New York Times*, Jan. 21, 2005.

¹⁶ This material on Aaron Cortelyou's involvement in politics and the Revolutionary War is based on Phillip Papas, "Richmond County," in Joseph S. Tiedemann, *Other New York: The American Revolution Beyond New York City, 1763-87* (Albany: State University of New York Press, 2005); Phillip Papas, *That Ever Loyal Island: Staten Island and the American Revolution* (New York: New York University Press, 2007), 33, 57.

¹⁷ Papas, 33.

¹⁸ An account of the capture is found in "New London, July 1," *Pennsylvania Gazette*, July, 14, 1779.

¹⁹ See the list of asylum-seekers petitioning for grants of land in Provincial Archives of New Brunswick, *Fort Havoc (Wallace Hale)* @ <http://archives.gnb.ca/exhibits/forthavoc/html/Petition-55.aspx?culture=en-CA>, accessed Dec. 16, 2016.

²⁰ Deeds Liber F, 93.

²¹ Sources for this discussion of the architecture of the Lakeman-Cortelyou-Taylor House include Elsa Gilbertson, *The Early Houses of Staten Island: Their Architectural Style and Structural Systems*, (M.S. Thesis, Historic Preservation, Columbia University, 1982); Clifford W. Zink, "Dutch Framed Houses in New York and New Jersey," *Winterthur Portfolio* 22 (Winter 1987), 265-294; David Steven Cohen, *The Dutch-American Farm* (New York: New York University Press, 1992); Roderic H. Blackburn, *Dutch Colonial Homes in America* (New York: Rizzoli, 2002); John R. Stevens, *Dutch Vernacular Architecture in North America (1640-1830)* (West Hurley, New York: Society for the Preservation of Hudson Valley Vernacular Architecture, 2005); Kevin L. Stayton, *Dutch by Design: Tradition and Change in Two Historic Brooklyn Houses* (New York: Brooklyn Museum, 1990); Rosalie F. Bailey, Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic* (Baltimore: Johns Hopkins University Press, 1997), 25-28, 32-38.

²² Bailey, 145.

²³ *Ibid.*, 166.

²⁴ Lanier and Herman, 12.

²⁵ For center hall plans in Dutch-American houses see Stevens, 21-23.

²⁶ On gambrel roofs see Stevens, 56-57; Cohen, 34-37, 49, 55; Zink 289-292.

²⁷ These houses are sometimes called "Dutch Colonial," although almost all the buildings post-date the Dutch colonial period and the building type reached its peak after the American Revolution.

²⁸ United States Census 1790, New York, Richmond County, Southfield, 233; United States Census 1800, New York, Richmond County, Southfield, 964.

²⁹ Joseph E. Stillwell, *Historical and Genealogical Miscellany: Data Relating to the Settlement and Settlers of New York and New Jersey* (New York:, 1903-32), vol. 5, 57.

³⁰ Southfield, Richmond County Tax Assessments, 1859, p. 12 in Old Town Records, NYC Department of Records, Municipal Archives.

³¹ Deeds Liber 78, 117.

³² This information on Samuel Barton is taken from "The Death of Samuel Barton," *New York Times*, Nov. 19, 1895, 9; "Samuel Barton," *Brooklyn Daily Eagle*, Nov. 18, 1895, 2; Leng and Davis, vol. 3, 316-318.

³³ Deeds Liber 133, 258. Information on David J. Tysen from Leng and Davis, vol. 3, 18-20.

³⁴ Leng and Davis, vol. 2, 959-960.

³⁵ New York State Census, 1925, Richmond County, ED 37, AD 1, 21.

³⁶ This information on the alterations to the house and additional buildings on the property is based on a review of permits for the building in the New York City, Department of Buildings Block and Lot File for Block 3618, Lot 767 including New Building Application 2665-1928; NB 184-1929; NB 61-1931; Alteration Application 504-1932; ALT 926-1934; ALT 171-1939; Building Notice 199-1940; NB 42-1943; ALT 109-1943; ALT 63-1960; ALT 276-1962. For a photo of the house with its first greenhouse addition see "Cortelyous Came Here in 1652," *Staten Island Advance*, October 4, 1930, Magazine, 1.

³⁷ On the plans to demolish the building and subsequent efforts to preserve it see Michael Anderson, "Florist Looking to Make a Change," *Staten Island Advance*, October 4, 1999, Business, 1; Karen O'Shea, "17th-Century House to Stand a While Longer," *Staten Island Advance*, Mar. 27, 2001, A1, A8; Carolyn Rushefsky, "Everything Old is New Again for Florist," *Staten Island Advance*, Apr. 21, 2002, Business, 1; "A 300 Year-old Gift that Continues to Give to Us All," *Staten Island Advance*, Dec. 26, 2007.

³⁸ Landmarks Preservation Commission, Notice of Review 01-4571; NOR 03-3077.

FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the Lakeman-Cortelyou-Taylor House has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that the Lakeman-Cortelyou-Taylor House is a rare Dutch Colonial style farmhouse significant both as an early Dutch Colonial building with a gambrel roof and for its associations with Staten Island history; that it is particularly noteworthy as the home of Aaron Cortelyou, who was one of the founders of the Moravian Church on Staten Island and who played an important role in the American Revolutionary War on the Island; that the house is composed of a one-room-deep, two-story main section that has a gambrel roof and a one-story wing with a gable roof; that both portions are built of irregular fieldstone with wood at the gambrel/gable ends above the first story; that it appears that the one-story wing, which is very low in scale, is the earliest part of the house, dating from the late-17th or more likely early-18th century; that differences in the window openings and placement of the chimneys in the gambrel-roofed section suggest that it may have been built in two campaigns; that the house probably was completed and the gambrel roof installed before or shortly after it was acquired by Aaron Cortelyou in 1751; that other characteristic of Dutch-American features of the Lakeman-Cortelyou-Taylor House include the materials, massing (footprint and height), rooflines, and small window openings; that as was characteristic of colonial farmhouses, the house was originally oriented facing southward for maximum light and did not have a door facing Richmond Road until the 20th century; that the land on which the house is situated was granted in 1676 to Louis Lakeman; that it is believed that one of his sons, Abraham Lakeman (1661-1734), built the one-story wing after 1683; that in 1714 Peter Cortelyou deeded the house and 40 acres of land to his daughter Dorothea and her husband Rem van der Beeck; that it subsequently passed through several owners and in 1751 was acquired by Aaron Cortelyou (1726-1789), a carpenter, prosperous farmer, and leading citizen of Staten Island; that in the early years of the Revolutionary War he was selected to represent Richmond County in the First and Third New York Provincial Congresses and to assemble a company of militia to defend against the British; that Cortelyou eventually sided with the Loyalists and in July 1779 this house was the site of a Whig/rebel raid in which Cortelyou and William Smith, a prominent Loyalist from Woodbridge, New Jersey, were abducted; that following the Revolution, Cortelyou continued to reside in this house until his death in 1789; that he left this house and farm to his daughter Elizabeth, wife of Richard Seaman; that in 1794, the Seamans sold the property to Joseph Taylor, a New Dorp merchant; that it remained in the ownership of the Taylor and related Barton families until 1880 when Lydia and Samuel Barton sold it to realtor David J. Tysen; that by 1925 an entrance had been created on the north side of the house and dormers added to the second floor gambrel; that Florist Xavier Kirchhoffer acquired the house in 1928, which he used both as a residence and for his business; that Kirchhoffer added a full second story over the kitchen wing and several commercial additions; that the building remains in the ownership of the Kirchhoffer family and is currently used as offices for their business; that extensive restorative work, including the removal of modern additions, was done in 2000-02; that the Lakeman-Cortelyou-Taylor House survives today as one of the oldest houses on Staten Island, noteworthy both for its Dutch-American architecture and its associations with Staten Island history.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Lakeman-Cortelyou-Taylor House, 2286 Richmond Road, Staten Island, and designates as its Landmark Site Borough of Staten Island Tax Map Block 3618, Lot 7 in part consisting of the land on which the building is situated.

Meenakshi Srinivasan, Chair
Frederick Bland, Diana Chapin,
Wellington Chen, Michael Devonshire,
Michael Goldblum, John Gustafsson, Jeanne Lutfy,
Adi Shamir-Baron, and Kim Vauss, Commissioners



Lakeman-Cortelyou-Taylor House
2286 Richmond Road
Staten Island Tax Map Block 3618, Lot 7
Photo: Christopher D. Brazee, 2014



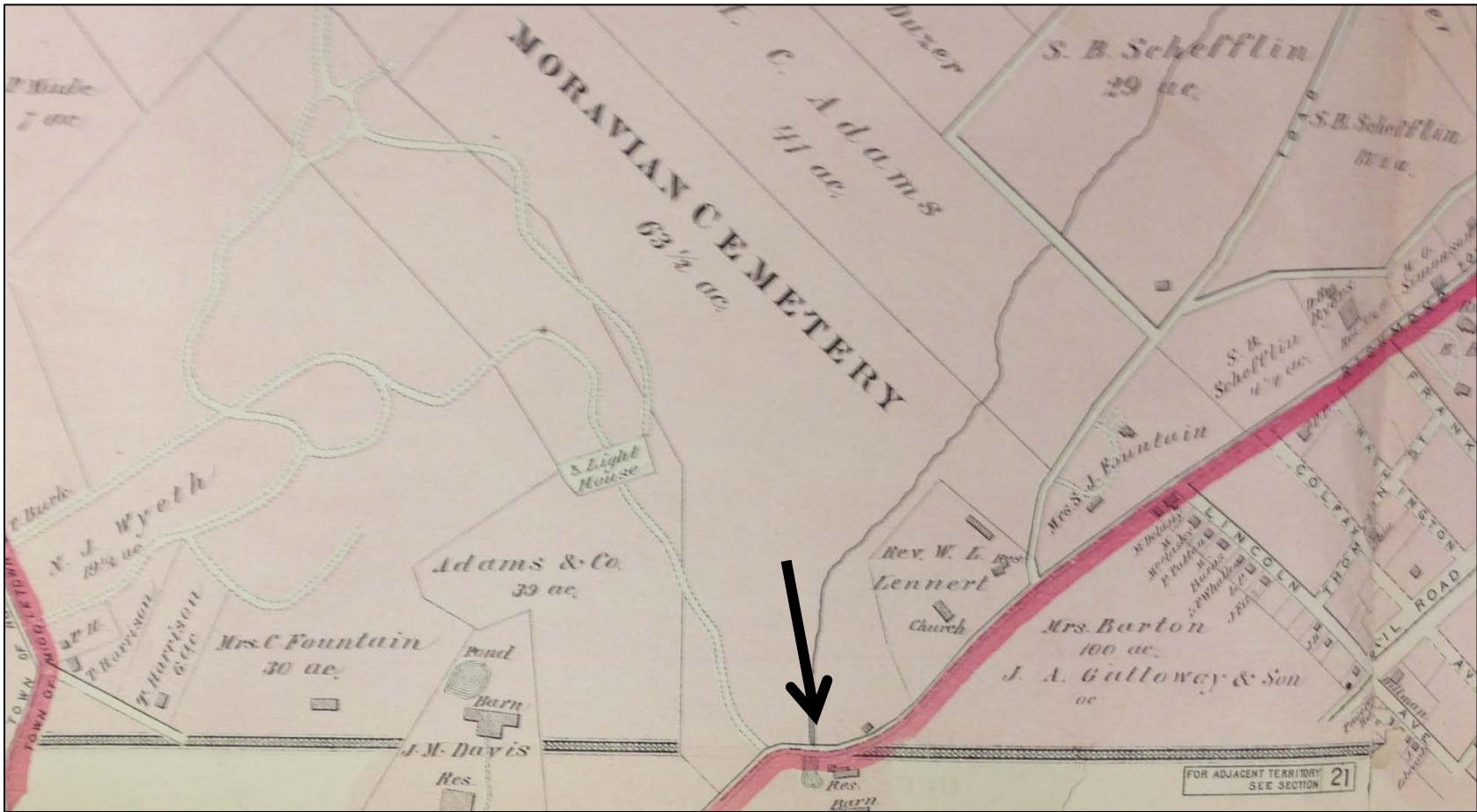
South Façade
Photo: Sarah Moses, 2016



East Façade
Photo: Sarah Moses, 2016



West Façade
Photo: Sarah Moses, 2016



Lakeman-Cortelyou-Taylor House site in the 1870s when the house was owned by Lydia Rawson Taylor Barton
Source: Beers Atlas, 1874



View of the south façade in 1890s
Photo Source: Staten Island Museum Archives



Richmond Road façade c. 1915

Photo Source: Sarah Comstock, Old Roads from the Heart of New York



South façade in 1925

Photo: Rosalie Bailey, Pre-Revolutionary Dutch Houses and Families

