National Park Service
U.S. Department of the Interior

Historic Architecture Program
Northeast Region

HUNT HOUSE

Women's Rights National Historical Park
Seneca Falls and Waterloo, New York



Historic Structure Report

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HUNT HOUSE

Historic Structure Report

Women's Rights National Historical Park
Seneca Falls and Waterloo, New York

By

Barbara A. Yocum, Architectural Conservator
Historic Architecture, Conservation and Engineering
Northeast Region, National Park Service
Lowell, Massachusetts

Vivien E. Rose
Chief of Cultural Resources
Women's Rights National Historical Park
Seneca Falls, New York

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TABLE OF CONTENTS

LIST OF FIGURES AND CREDITS vii

ACKNOWLEDGEMENTS xxi

INTRODUCTION 1

PREFACE 3

EXECUTIVE SUMMARY 4

ADMINISTRATIVE DATA 8

TREATMENT RECOMMENDATIONS 10

I. HISTORICAL BACKGROUND 11
by Vivien E. Rose

INTRODUCTION: A HOME FOR CIVIC MINDEDNESS 13

HUNT FAMILY HOME, 1828-1919 15

1828-1856: Richard P. Hunt Family 17

1856-1889: Jane Hunt, Held in Trust 32

1890-1919: A Family Legacy 42

STATUS SYMBOL, 1919-1944 46

1919-1930: Attorney Clifford L. Beare and Seneca Valley Kennels .. 46

1930-1944: Roy Brewster Cottages 51

SECOND WAVE OF CIVIC-MINDED INDUSTRIALISTS, 1944-1999.... 53

1944-1976: Irving and Marie Greenwood, Civic Leaders 54

1977-1999: Thomas and Joan Greenwood Olmstead 60

NATIONAL PARK SERVICE, 2000-PRESENT 63

II. ARCHITECTURAL DATA 65
by Barbara A. Yocum

CHRONOLOGY OF DEVELOPMENT and USE 67

Richard P. Hunt, 1827-56 67

Jane C. Hunt, 1856-89 92

Jennie and George T. Hunt, 1890-1919 99

Clifford Beare, 1919-30 102

Roy A. Brewster, 1930-44 106

Irving Greenwood, 1944-76 106

Joan and Thomas Olmstead, 1976-99 110

National Trust for Historic Preservation, 1999-2001 115

National Park Service, 2001-Present 115

PHYSICAL DESCRIPTIONS 127

Exterior 127

Foundation 127
Walls 127
Doorways 128
Windows 129
Cornice 131
Gutters 131
Roof 131
Chimneys 132
Porticos 132
Electrical Fixtures 133
Painted Finishes 133
Missing Wings and Porches 133

Interior 143

Cellar 143
Room 101 (Lower Hall) 150
Room 102 (Dining Room) 160
Room 103 (Kitchen) 169
Room 104 (Back Room) 176
Room 105 (Bathroom) 180
Room 106 (Living Room) 186
Room 201 (Upper Hall) 194
Room 202 (Southwest Bedroom) 200
Room 203 (Northwest Bathroom) 208
Room 204 (North Bathroom) 215
Room 205 (Northeast Bedroom) 224
Room 206 (Southeast Bedroom) 232
Attic 240

Building Systems 247

Gas Lighting 247
Electrical 247
Heating 247
Plumbing 248

II. CONCLUSIONS 251

EXISTING INTEGRITY FOR 1847-49 253

CHARACTER-DEFINING FEATURES 255

APPENDICES

A. PAINT ANALYSIS 259

B. MORTAR ANALYSIS 287

C. WALLPAPER INVESTIGATION 293

D. INTERIOR WOODWORK CASINGS 299

BIBLIOGRAPHY 305

LIST OF FIGURES AND CREDITS

Cover: Front façade of "The old Hunt homestead, circa 1900." Photograph courtesy of Peggy Hunt Van Kirk.

I. Historical Background

I.1. Richard Pell Hunt, circa 1850. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College. 15

I.2. Jane Clothier Master Hunt, circa 1840. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College.....16

I.3. Mary M. Hunt, circa 1850. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College.....26

I. 4. Sarah M. Hunt, circa 1850. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College.....27

I-5. Jane (Jennie) Hunt, circa 1869. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College. 36

I-6. William M. Hunt, circa 1873. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College. 37

I-7. George T. Hunt and baby Georgie, circa 1878. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College. 39

I-8. Ellen Goss Smith Hunt and baby Georgie, circa 1878. Photograph courtesy of Truman-Underhill Collection, Friends Historical Library, Swathmore College 40

I-9. George T. Hunt, Jr., and Berta Emerick Hunt, 1904. Photograph courtesy of Peggy Hunt Van Kirk, Hunt Van Kirk Family Papers. 45

I-10. Helen and Richard Hunt in the front yard of the Hunt House, circa 1908. Photograph courtesy of Peggy Hunt Van Kirk, Hunt Van Kirk Family Papers.....45

I-11. Clifford L. Beare. Photograph courtesy of the National Archives and Records Administration. 46

I-12. Irving P. Greenwood, circa 1950. Photograph courtesy of Joan Olmstead, Olmstead Family Papers. 54

I-13. Marie Greenwood, circa 1945. Photograph courtesy of Joan Olmstead, Olmstead Family Papers. 55

I-14. Thomas Olmstead and Joan Greenwood wedding day in the Hunt House Parlor, 1953. Photograph courtesy of Joan Olmstead, Olmstead Family Papers. 57

I-15. Thomas and Joan Olmstead in the back yard of the Hunt House, circa 1990. Photograph courtesy of Joan Olmstead, Olmstead Family Papers. 60

II. Architectural Data

II-1. 1790 map of Seneca County showing military lots, including Lot 98. Illustration from the "Cultural Landscapes Inventory, Hunt House, Women's Rights National Historical Park, 2003," p. 2 of 7. Original citation: Seneca County Clerk. 67

II-2. Hand-drawn "Map of part of Lot 98 Junius, for Richard P. Hunt," Circa 1827. The Richard Pell Hunt Family Collection, Waterloo Historical Society. 68

II-3. Undated photograph of the Reuben Swift House formerly on West Main Street, Waterloo. Waterloo Historical Society 69

II-4. Circa-1870 photograph of the First National Bank of Waterloo at the corner of Main and Virginia Streets in Waterloo, originally built circa 1815 as the home of Martin Kendig, Junior. Waterloo Historical Society..... 70

II-5. Circa-1867 photograph of a building with stepped gable that survives today at 18-20 West Main Street in Waterloo. Waterloo Historical Society. 70

II-6. First-floor plan of the Hunt House, circa 1828. Conjectural drawing by Barbara Yocum in 2007, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 74

II-7. Second-floor plan of the Hunt House, circa 1828. Conjectural drawing by Barbara Yocum in 2007, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 75

II-8. South elevation of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 83

II-9. West elevation of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 84

II-10. North elevation of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 85

II-11. East elevation of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 86

II-12. First-floor plan of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 87

II-13. Second-floor plan of the Hunt House, circa 1848. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 88

II-14. Detail of the 1855 Map of Waterloo showing the house and outbuildings of the Hunt farm. Illustration from the "Cultural Landscapes Inventory, Hunt House,Women's Rights National Historical Park, 2003," p. 4 of 7. Original citation: "Map of the Town of Waterloo, Seneca County, NY: Illustrated Plat-Book from the Cadastral from actual surveys" (Philadelphia: J.H. French), 1855. Reprinted by W.E. Morrison and Co., Ovid, NY, n.d. 90

II-15. "Bird's Eye View of Waterloo, Seneca County, New York," 1873, drawn by Aug. Koch, published by J.J. Stoner, with detail of the Hunt residence. Waterloo Historical Society 95

II-16. First-floor plan of the Hunt House, 1889. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 97

II-17. Second-floor plan of the Hunt House, 1889. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 98

II-18. Front façade of "The old Hunt homestead, circa 1900." Photograph courtesy of Peggy Hunt Van Kirk 100

II-19. Front façade of the Hunt House, circa 1910. Photograph in the archives of the Waterloo Historical Society. 101

II-20. First-floor plan of the Hunt House, circa 1920. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 104

II-21. Second-floor plan of the Hunt House, circa 1920. Conjectural drawing by Barbara Yocum, devised from an existing-conditions drawing by John G. Waite Associates, Architects, 2006. 105

II-22. Cabin constructed in 1938-39 by Roy Brewster located northeast of the Hunt House, 2001. Illustration from the "Cultural Landscapes Inventory, Hunt House, Women's Rights National Historical Park, 2003," p. 5 of 8. 106

II-23. Exterior snapshots of the Hunt House, September 1944. Photographs from the Greenwood's photograph album, courtesy of Joan Greenwood Olmstead. 107, 108

II-24. Three-bay garage constructed by the Greenwood family in 1954. Illustration from the "Cultural Landscapes Inventory, Hunt House, Women's Rights National Historical Park, 2003," p. 5 of 8. 108

II-25. Two views of the living room in the process of being remodeled circa 1959-60. Photographs courtesy of Joan Greenwood Olmstead. 109

II-26. Snapshots of the dining room and new back room, August 1968. Photographs courtesy of Joan Greenwood Olmstead. 110

II-27. South and east elevations of the Hunt House. Photograph by Barbara Pearson (now Yocum), February 29, 1984. 112

II-28. West elevation of the Hunt House. Photograph by Barbara Pearson (now Yocum), February 29, 1984. 112

II-29. North elevation of the Hunt House. Photograph by Barbara Pearson (now Yocum), February 29, 1984. 113

II-30. South and east elevations of the Hunt House. Photograph by Barbara Pearson (now Yocum), February 29, 1984. 113

II-31. "Survey Map of the Premises of Thomas H. and Joan K. Olmstead," drawn December 3, 1999, based on the instrument survey of November 12, 1999. Annotated by Barbara Yocum, 2007. Copy at Women's Rights NHP. 114

II-32. South elevation of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006. Doorway and window numbers added by Barbara Yocum, 2007. 118

II-33. West elevation of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006. Doorway and window numbers added by Barbara Yocum, 2007.....119

II-34. North elevation of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006. Doorway and window numbers added by Barbara Yocum, 2007.....120

II-35. East elevation of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006. Doorway and window numbers added by Barbara Yocum, 2007.....121

II-36. Roof plan of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006.....122

II-37. Cellar plan of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006.....123

II-38. First-floor plan of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006..... 124

II-39. Second-floor plan of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006 125

II-40. Attic plan of the Hunt House, 2006. Measured drawing by John G. Waite Associates, Architects, included in the "Hunt House Conditions Assessment Report," December 2006.....126

Figures 41-157 are NPS photographs taken by Barbara Yocum.

II-41. Front façade and west elevation of the Hunt House, June 2007. 135

II-42. West elevation of the Hunt House, June 2007.....135

II-43. North (rear) elevation of the Hunt House, June 2007.....136

II-44. East elevation of the Hunt House, June 2007. 136

II-45. Limestone water table of the front façade shown in elevation and profile, June 2007.....137

II-46. Limestone bock foundation at the northeast corner of the east elevation, June 2007. 137

II-47. West side of the north elevation showing absence of limestone foundation blocks, June 2007. 137

II-48. Detail of the exterior brick wall at the north elevation showing common bond pattern—one row of headers to five rows of stretchers, June 2007. 138

II-49. Detail of north brick wall showing remnants of circa-1920 red paint on the brickwork and early lime mortar, June 2007. 138

II-50. Front doorway details, including shadow outline of former portico and reproduction 6-panel door, June 2007. 139

II-51. Detail of later French doorways at the east elevation and shadow evidence of missing porch roof, June 2007. 140

II-52. Detail of north elevation in the vicinity of the missing north-wing roof, April 2008. 141

II-53. Window W101 in the front façade—an original window with limestone lintel, jack arch, and 9-over-6 sashes, June 2007. 142

II-54. Window W104 in the west elevation, which appears to have once been a doorway, June 2007. 142

II-55. Window W105 in the west elevation with brickwork patching beneath the opening. June 2007. 142

II-56. Circa-1960 windows in the north elevation: W109 and W208, June 2007. 142

II-57. View of the cellar looking northwest, June 2007. 146

II-58. North wall of the cellar at doorway patch, June 2007. 146

II-59. Bulkhead stair at the north wall of the cellar, June 2007. 147

II-60. View of the cellar looking southeast, June 2007. 147

II-61. View of the cellar looking southwest, June 2007. 148

II-62. Southwest corner of the cellar showing the electrical panels and furnace, June 2007. 148

II-63. Detached cast-iron door in the cellar from a former boiler made by "Richardson, Boynton & Co., New York." June 2007. 149

II-64. Front doorway in the south wall of the lower hall (Room 101), June 2007. 155

II-65. West doorway to Room 102 in the lower hall (Room 101), June 2007. 155

II-66. Stairway to second story in the lower hall (Room 101), June 2007 155

II-67. West doorway beneath the stair in the lower hall (Room 101), June 2007 155

II-68. East doorway to Room 106 in the lower hall (Room 101), June 2007 156

II-69. Detail of ceiling in the lower hall (Room 101) looking south towards the front doorway, June 2007. 156

II-70. Detail of the floor at the west doorway of the lower hall (Room 101) showing original floorboards beneath later flooring, August 2007. 157

II-71. Detail of writing in the lower hall (Room 101) on north plasterboard partition beneath large mirror, August 2007. 157

II-72. View looking north towards the original exterior back doorway of the lower hall (Room 101) following removal of the bathroom partition, April 2008 158

II-73. Detail at west doorway of the lower hall (Room 101) showing circa-1960 wallpaper on plaster beneath existing plasterboard, August 2007. 159

II-74. Detail of the east wall of the lower hall (Room 101) revealing patch of a former doorway beneath later plasterboard, August 2007. 159

II-75. South wall of the dining room (Room 102), June 2007 164

II-76. West wall of the dining room (Room 102), June 2007. 164

II-77. Kitchen doorway in the north wall of the dining room (Room 102), June 2007. 165

II-78. Northeast corner of the dining room (Room 102), June 2007 165

II-79. Upper east wall and ceiling of the dining room (Room 102), June 2007. 166

II-80. Hall doorway in the east wall of the dining room (Room 102), June 2007. 166

II-81. Detail of chimney breast at the west wall of the dining room (Room 102) following partial removal of plasterboard, August 2007. 167

II-82. Lower northwest corner of the dining room (Room 102) with plasterboard partially removed, August 2007. 167

II-83. Detail of north wall of the dining room (Room 102) at former doorway to Room 103, August 2007. 168

II-84. View of the kitchen (Room 103) looking east, June 2007 174

II-85. Northeast corner of the kitchen (Room 103), June 2007.....174

II-86. Northwest corner of the kitchen (Room 103), June 2007.....175

II-87. North wall of the kitchen (Room 103), June 2007.....175

II-88. Detail of upper southwest wall of the kitchen (Room 103) at doorway to Room 102 revealing early plaster beneath plasterboard, August 2007.....175

II-89. View of the back room (Room 104) looking east, June 2007.....179

II-90. View of the back room (Room 104) looking west, June 2007.....179

II-91. Southwest corner of the bathroom (Room 105), June 2007.....184

II-92. North wall of the bathroom (Room 105), June 2007.....184

II-93. East wall of the bathroom (Room 105), June 2007.....184

II-94. View of the bathroom ceiling (Room 105) looking east, June 2007.....184

II-95. View of the bathroom (Room 105) looking northwest following removal of the hall partition and plasterboard, December 2007.....185

II-96. Detail of the north wall of the bathroom (Room 105) showing wall niche and wallpaper beneath plasterboard, December 2007.....185

II-97. Detail of west wall of the bathroom (Room 105) showing locations of circa-1950 medicine cabinet and flanking lights, April 2008.....185

II-98. View of the living room (Room 106) looking south, June 2007.....191

II-99. View of the living room (Room 106) looking north, June 2007.....191

II-100. Detail of fireplace mantel at the east wall of the living room (Room 106), June 2007.....192

II-101. Detail of doorway to Room 101 at the west wall of the living room (Room 106), June 2007.....192

II-102. Detail of French doorway at the east wall of the living room (Room 106), June 2007.....192

II-103. Detail of west wall of the living room (Room 106) at former hall doorway, August 2007.....193

II-104. View of the upper hall (Room 201) looking south, June 2007.....198

II-105. View of the upper hall (Room 201) looking north, June 2007.....198

II-106. Detail of ceiling in the upper hall (Room 201) looking north, June 2007. 199

II-107. Detail of doorway to Room 202 in the upper hall (Room 201), June 2007. 199

II-108. Detail of stair railing in the upper hall (Room 201), June 2007. 199

II-109. Detail of railing newel posts in the upper hall (Room 201), June 2007 199

II-110. East wall of the southwest bedroom (Room 202), June 2007 204

II-111. South wall of the southwest bedroom (Room 202), June 2007 204

II-112. West wall of the southwest bedroom (Room 202), June 2007. 205

II-113. Detail of window casing at the west window of the southwest bedroom, June 2007. 205

II-114. North wall of the southwest bedroom (Room 202), June 20007. 206

II-115. Original plaster revealed beneath plasterboard at the chimney breast of the southwest bedroom (Room 202), August 2007 206

II-116. Detail of the chimney breast in the southwest bedroom (Room 202) showing plaster patch that preserves the outline of the missing fireplace mantel, August 2007. 207

II-117. Original floorboards uncovered beneath later oak flooring in the southeast closet of the southwest bedroom (Room 202), August 2007 207

II-118. Northwest corner of the northwest bathroom (Room 203), June 2007. 212

II-119. Northeast corner of the northwest bathroom (Room 203), June 2007. 212

II-120. East wall of the northwest bathroom (Room 203), June 2007. 212

II-121. Southwest corner of the northwest bathroom (Room 203), June 2007. 212

II-122. West wall of the northwest bathroom (Room 203) following partial removal of the circa-1950 plasterboard to reveal circa-1920 plaster, August 2007. 213

II-123. South wall of the linen closet in the northwest bathroom (Room 203) following partial removal of the circa-1950 plasterboard to reveal original lath and plaster, August 2007. 213

II-124. Remnant of Room-203 baseboard preserved at the north wall of the west adjacent room (Room 204), April 2008 214

II-125. Remnant of Room-203 baseboard preserved at the south closet wall of the west adjacent room (Room 204), April 2008. 214

II-126. Northwest corner of the north bathroom (Room 204), June 2007.....221

II-127. Northeast corner of the north bathroom (Room 204), June 2007.....221

II-128. Hall doorway in the east wall of the north bathroom (Room 204), June 2007.....221

II-129. Southeast corner at the closet in the north bathroom (Room 204), June 2007.....221

II-130. Ceiling of the north bathroom (Room 204) looking north, June 2007.....222

II-131. East plaster wall and ceiling of the north bathroom (Room 204) above existing plasterboard ceiling, June 2007.....222

II-132. Circa-1920 doorway in the west wall of the north bathroom (Room 204) discovered behind later bathtub enclosure, April 2008.....223

II-133. Shadow of missing attic stair discovered behind later plasterboard in the south closet of the north bathroom (Room 204), April 2008 223

II-134. Original floorboards uncovered beneath later sheet flooring in the north bathroom (Room 204), view looking north, April 2008. 223

II-135. Back side of the north bathroom lavatory embossed with the date of manufacture, "May 6, K49 [1949]." Photograph taken April 2008.....223

II-136. West wall of the northeast bedroom (Room 205), June 2007. 228

II-137. Northwest corner of the northeast bedroom (Room 205), June 2007.....228

II-138. East wall of the northeast bedroom (Room 205), June 2007. 229

II-139. South wall of the northeast bedroom (Room 205), June 2007.....229

II-140. Ceiling of the northeast bedroom (Room 205) looking west, June 2007.....230

II-141. Closet interior of the northeast bedroom (Room 205), June 2007.....230

II-142. West doorway of the northeast bedroom (Room 205) showing graining partially exposed on the lower door panels, August 2007. 231

II-143. Detail of graining exposed on the lower panel of the west door in the northeast bedroom (Room 205), August 2007.....231

II-144. West wall of the southeast bedroom (Room 206), June 2007. 236

II-145. North wall of the southeast bedroom (Room 206), June 2007. 236

II-146. East wall of the southeast bedroom (Room 206), June 2007.....237

II-147. South wall of the southeast bedroom (Room 206), June 2007.....237

II.148. Ceiling of the southeast bedroom (Room 206) looking east, June 2007.....238

II-149. Closet interior of the southeast bedroom (Room 206), June 2007. 238

II-150. Detail of chimney breast in the southeast bedroom (Room 206) beneath later plasterboard, August 2007.....239

II-151. View of the attic looking east, June 2007. 243

II.152. East wall of the attic showing original reused roof purlin and iron support, June 2007.....243

II-153. View of the attic looking west, June 2007. 244

II-154. View of the attic looking north, June 2007. 245

II-155. Roof framing in the attic, view looking west, June 2007.....245

II-156. Modern hatch with folding stair in the floor of the attic, view looking north, June 2007. 246

II-157. Original attic hatch and door, June 2007.....246

Appendix A: Paint Analysis

A-1. Paint samples removed from the front façade of the Hunt House, 2007-08. 267

A-2. Paint samples removed from the west elevation of the Hunt House, 2007-08.....268

A-3. Paint samples removed from the north elevation of the Hunt House, 2007-08.....269

A-4. Paint samples removed from the east elevation of the Hunt House, 2007-08.....270

A-5. Paint samples removed from first-story rooms of the Hunt House, 2007-08. 271

A-6. Paint samples removed from the second-story rooms of the Hunt House, 2007-08.....272

Appendix B: Mortar Analysis

B-1. Detail of exterior brickwork with original lime mortar. Photograph by Barbara Yocum, June 2007. 280

B-2. Detail of original plaster on the chimney breast of the southwest bedroom (Room 202). Photograph by Barbara Yocum, August 2007. 289

B-3. Detail of exterior brickwork with gray repointing mortar. Photograph by Barbara Yocum, April 2008. 290

B-4. View of the living room (Room 106) showing gray plaster patch enclosing the hall doorway. Photograph dated circa 1960 courtesy of Joan Olmstead. 290

Appendix C: Wallpaper Investigation

C-1. Room 101: Circa-1930 wallpaper discovered behind a chase for heating ductwork on the east wall of the lower hall (Room 101). Photograph by Barbara Yocum, April 2008. 295

C-2. Room 102: Two wallpapers hung in the dining room by the Greenwoods in 1948 and circa 1960. Photograph by Barbara Yocum, August 2007. 296

C-3. Room 204: Pink striped wallpaper with narrow border hung in the halls by the Greenwoods, circa 1945. Photograph by Barbara Yocum, April 2008. 296

C-4. Room 106: Snapshot showing circa-1945 wallpaper on the walls of the living room. Photograph dated 1953 courtesy of Joan Olmstead. 297

C-5. Room 206: Snapshot showing circa-1945 wallpaper on the walls of the southeast bedroom. Photograph dated 1953 courtesy of Joan Olmstead. 297

C-6. Room 105: Circa-1960s wallpaper preserved above the plasterboard ceiling in the downstairs bathroom. Photograph by Anne Derousie, September 2007. 298

Appendix D: Interior Woodwork Casings

D-1. Plate 42 from Asher Benjamin's 1833 book *Practice of Architecture.* Boston: Reprinted by Da Capo Press of New York, 1972.....301

D-2. Room 202: Detail of south window casing in the southwest bedroom. Photograph by Barbara Yocum, June 2007. 302

D-3. Room 206: Detail of south window casing in the southeast bedroom. Photograph by Barbara Yocum, June 2007 302

D-4. Room 206: Nail removed from south window corner block in the southeast bedroom. Photograph by Barbara Yocum, June 2007. 303

D-5. Room 206: Detail showing the wooden support, or plaster ground, to which the corner block was nailed. Photograph by Barbara Yocum, June 2007. 303

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Hunt Family

Peggy Hunt Van Kirk, Great-great Granddaughter of Richard P. and Jane Hunt (Interview June 29, 2007)

Hunt family members Carol Hunt Hauf, Barbara Hunt Knight, Nicole Emerick Hunt, Richard and Adele Hunt, and Nancy and Bill Kronenwetter

Greenwood and Olmstead Families

Mrs. Irving (Maria) Greenwood (Interview 29 February 1984)

Joan Greenwood Olmstead, Daughter of Mrs. Greenwood (Interview 2 June 2008)

Doris Greenwood Depp, Daughter of Mrs. Greenwood (Interview 2 June 2008)

Thomas G. Olmstead, Son of Joan G. Olmstead (Interview 2 June 2008)

Robin Olmstead Cain, Daughter of Joan G. Olmstead (Interview 2 June 2008)

Doug Cain, Son of Robin Olmstead Cain (Interview 2 June 2008)

Leland C. Henry, Nephew of Marie and Irving Greenwood (Telephone interview 5 June 2008)

Women's Rights National Historical Park

Noemi V. Ghazala, Superintendent

Tammy Duchesne, Former Superintendent

Tina Orcutt, Former Superintendent

Anne M. Derousie, Historian

Guy ("Sparky") B. Hock, Jr., Facility Manager

Robert Fenton, Former Facility Manager

Leroy Renninger, former Facility Manager

Benjamin Secor, Maintenance Mechanic

Dylan Williams, Maintenance Worker

Gene Freese, Administrative Officer

Judy Toombs, Volunteer

Kevin Palotti, Volunteer

Northeast Regional Office, National Park Service

Stephen Spaulding, Chief, Historic Architecture, Conservation and Engineering Center

William Eric Breitkreutz, Program Manager, Historic Structure Research and Development (HSRD)

James Lee, Architectural Conservator, HSRD

Lisa Cutone, Budget Analyst, Museum Services Center

Robert Page, Chief, Olmstead Center for Landscape Preservation and Program Fund Manager for Cultural Resources Preservation

Peggy Albee Vance, Former Program Manager, Historic Architecture Program

Sharon Ofenstein, Former Publications Editor, Historic Architecture Program

Waterloo and Seneca County

William Sigrist, President, Waterloo Library and Historical Society

James Hughes, Former Director, Waterloo Library and Historical Society

Tanya Warren, Former Curator, Waterloo Library and Historical Society

William Holmes, Volunteer, Waterloo Library and Historical Society

Walter Gable, Seneca County Historian

James King, Manager, Maple Grove Cemetery, Waterloo, NY

Participants in "Hunt for the Hunts" Community Meetings

James Odell

Miranda Odell Polmanteer

Nicole Emerick Hunt

Floyd and Rosemarie Marsh

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INTRODUCTION

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PREFACE

The Hunt House Historic Structure Report was completed in several phases between 2007 and 2014, with partial project funding provided under PMIS 74988. A draft Architectural Data section was completed by Barbara Yocum in 2009. This draft waited completion of the historical background section and treatment recommendations before final editing.

Research on the Historical Background section began at the park level in 2007 and continued intermittently until 2011. A Historic Resource Study (HRS) was completed in 2008. New scholarship gathered in the HRS, and a new dissertation on the networks linking signers of the 1848 Declaration of Sentiments completed in 2012, provided the basis for expansion of the park-wide period of significance from 1847 – 1849 to 1836 – 1862. National Register documentation was updated in 2012. The expanded period of significance, 1836-1862, reflected the growth and decline of Richard P. Hunt's regional economic, political, civic, religious, family, and reform networks. At their height, these resources made possible the nation's first Women's Rights Convention in 1848. The Historical Background section, outlined in 2012, was completed in 2014 by Vivien E. Rose, Chief of Cultural Resources, Women's Rights National Historical Park, with assistance from Park Historian Anne M. Derousie.

In 2014, Barbara Yocum reviewed the Historical Background section for compliance with Secretary of Interior standards for historic structure reports, on behalf of the Northeast Region's Historic Structure Research and Documentation division of the Historic Architecture, Conservation and Engineering Center, National Park Service. Comments were integrated into the draft before Yocum completed the Historic Structure Report by combining the two separate pieces of research into one document.

Together, the two sections of the historic structure report provide the historical and physical evidence necessary to assure that treatment decisions for the Hunt House preserve character-defining-features while opening the house to public use. Changes to the house in 1841 and 1858, during the period of significance, are documented. Treatment recommendations reflect a park decision to retain historic fabric related to the 1848 appearance of the house, while providing a site hospitable to innovative and wide-ranging programming. Interpretive themes will include the economic, political, civic, religious, and family values of Richard P. Hunt, who strove to "improve the condition of [the human] race, and [to] oppose everything. . . deemed to have a contrary tendency, with zeal and earnestness."[1]

Vivien Rose
December 2014

[1] *Friends' Intelligencer*, Vol. 8, #36 (22 Nov.1856), 569.

EXECUTIVE SUMMARY

Introduction

This historic structure report on the Hunt House is the result of many years of study and the collaborative efforts of numerous individuals. I first toured the Hunt House on a snowy day in February 1984 with Judy Hart, the first superintendent of Women's Rights National Historical Park; E. Blaine Cliver, Chief of the Historic Preservation Center, North Atlantic Region, National Park Service (NPS); and Terry Wong, Engineer with the Denver Service Center, NPS. Maria Greenwood, the mother of current owner Joan Olmstead, was kind enough to invite us into her home for a glimpse of the place where the idea for the first women's rights convention was conceived in 1848. The Hunt House was one of five structures visited that week in the pursuit of background information for the fledgling park's first General Management Plan. The resulting "Architectural Survey" provided brief architectural histories of the Hunt House, M'Clintock House, Stanton House, Bloomer House, and Wesleyan Chapel in Waterloo and Seneca Falls, New York. A *Special History Study* published in 1985 provided more general historical context. It was in the process of researching these buildings that the detailed probate inventories of Richard P. Hunt and Jane C. Hunt were discovered in the Surrogate Court Office of the Seneca County Courthouse. These documents contained the names of the rooms within the Hunt House, and their furnishings, for the years 1856 and 1889. The Hunt House remained in private ownership for almost 20 more years before its acquisition by the National Trust for Historic Preservation in 1999, and thereafter by the federal government in 2001.

Barbara Yocum
January 2009

Background

The red-brick Hunt House at 401 East Main Street in Waterloo, New York, was the home of Richard P. Hunt from 1828 to 1856, and his widow Jane C. Hunt and children from 1856 to 1889. The house remained in the Hunt family until 1919 and was in private ownership until 1999. It became part of Women's Rights National Historical Park in 2001. The house is listed as a contributing resource in a thematic nomination to the National Register of Historic Places entitled "Women's Rights Historic Sites."

The Hunt House is significant as the site where the idea was conceived to hold a convention on the rights of women. Invitees to the home of Richard and Jane Hunt were Elizabeth Cady Stanton, Lucretia Mott, Mary Ann M'Clintock, and Mary C. Wright. The convention took place July 19 and 20, 1848 at the First Wesleyan Church (the Wesleyan Chapel) in Seneca

Falls, New York. Richard and Jane Hunt both attended and were also signers of the convention's Declaration of Sentiments.

One of the goals of this Historic Structure Report was to determine the historic integrity of the Hunt House for the period 1847 to 1849. This evaluation was achieved in part thanks to a collection of Hunt family papers that was recently acquired by Women's Rights National Historical Park, and probate inventories dated 1856 and 1890. Archival research, along with physical investigation of the house, revealed the following:

- Richard P. Hunt constructed the house in 1828, according to a receipt for labor.
- The house was expanded in 1841, according to invoices for extensive work that included enlargement of an existing north wing, building of a new west wing, and raising of the roof to accommodate the existing Greek-Revival style cornice.
- The Hunt's "homestead farm" in 1847-49 encompassed the house and numerous outbuildings on 145-1/2 acres of land. Of these, only the main portion of the main house remains today on 2.74 acres.
- The north and west wings were removed around 1920.
- Many of the original windows with 9-over-6 sashes survive today, although the old doors in the front and back doorways are gone.
- Inside, the general layout of the rooms is unchanged, except for the parlor that was enlarged to its present size around 1860, and the northwest corner rooms that were modernized as a kitchen and bathrooms in the 20th century.
- The rooms retain much of their original woodwork trim, but no early fireplace mantels.
- Only three interior 6-panel doors remain in their original doorways, all located in the upper hall.
- The original random-width floorboards and plaster walls and ceilings are preserved beneath later accretions of flooring and plasterboard.

Although no historic wallpapers were found, complete removal of the later plasterboard may reveal surviving remnants. Paint analysis determined that the exterior and interior woodwork was finished during the historic period with a cream-color oil paint containing lead.

Many existing elements of the house and site were identified as dating to the twentieth century:

- The existing two-story portico with Doric columns was added to the front facade around 1920.
- The small cabin west of the house was one of three built in 1938-39.
- The Greenwood family constructed the three-bay detached garage in 1954, the one-story brick addition on the back of the house around 1960, and the in-ground swimming pool (now filled with sand) in 1962.
- Last private owners, Joan and Thomas Olmstead, installed the semi-circular driveway.

The house, while updated and modernized over the years, has nevertheless retained its historic ambience.

Methodology

Documentary research for this report incorporated a review of both primary and secondary sources. Among the primary records were the personal papers of the Hunt family, probate documents, deeds, tax assessment records, maps, U.S. census records, newspaper articles, local directories, genealogical records, photographs, and interviews. General historical information on the Village and Town of Waterloo was obtained primarily from John Becker's 1949 book *The History of the Village of Waterloo, New York.* Descriptions of the planning for and execution of the first Woman's Rights Convention in 1848 were found in the 1881 *History of Woman Suffrage* and the 1898 *Reminiscences of Elizabeth Cady Stanton.* Information from more recent scholarship was provided by Chad Garrett Randl's 1999 report "Richard P. Hunt, Leader in Waterloo Real Estate and Business." A report on the "Level I Environmental Assessment Survey and Hazardous Materials Investigation" of the property and its structures by Roy F. Weston, Inc., of Rockville, Maryland is dated 2000. Subsequent archeological monitoring for the removal of underground gasoline storage tanks and electrical pole installation resulted in two reports by Corey R. Rosentel of Lonetree Archeology in 2002 and 2003. A "Cultural Landscapes Inventory" of the Hunt House was prepared by Robert Mooney and David L. Uschold in 2003. Judith Wellman's book *The Road to Seneca Falls* published in 2004, incorporates several earlier papers written for the park over the years. Finally, a "Conditions Assessment Report" that includes existing - conditions drawings of the house was prepared by John G. Waite Associates, Architects, in 2006.

A physical investigation of the house was undertaken by John G. Waite Associates, Architects, in 2006 (see previous citation), and by this author during several visits to the site in 2007 and 2008. Existing conditions were recorded photographically and in written site notes. Paint samples were extracted from exterior and interior painted elements and examined microscopically (see Appendix A). Mortar and plaster samples were also removed for comparative study (see Appendix B), and a diligent search made for early wallpapers. The park's maintenance staff undertook selectively removed modern materials, such as plasterboard and later flooring, in order to determine the extent of surviving historic fabric. Two bathrooms, one in the first story the other in the second story, were also disassembled to ascertain the earlier configuration of those areas. This process was photographically documented and the findings presented in this report.

Report Organization

This report introduces the people and historical events associated with the historic Hunt House, provides a chronology of its physical evolution, describes its various parts, identifies character-defining features, evaluates its integrity for the 1847-49 period of significance, and

makes suggestions for its use and treatment. The report is divided into five primary sections as follows:

Section I, "Introduction," includes a preface, this executive summary, administrative data, and treatment recommendations.

Section II, "Historical Background," chronicles the people and significant events associated with the Hunt House.[2]

Section III, “Architectural Data,” describes the physical development and evolution of the Hunt House from its construction in 1828 to the present time. This section also provides a physical description of the architectural elements of the house. The state of repair of the Hunt House is not discussed in this report, but has been covered in a separate "Conditions Assessment Report."

Section III, "Conclusions," discusses the existing integrity of the Hunt House for the 1847-49 period of significance and identifies character-defining features. Various general treatment options are also presented in this section.

Appendices contain detailed information on paint, mortar, and wallpaper investigations carried out at the Hunt House, along with a discussion of the interior woodwork casings. The results and conclusions of these studies are incorporated into the text of the report.

Bibliography. Primary and secondary sources of information consulted for this historic structure report are listed in this section. References in the text are also cited in footnotes.

[2] Vivien E. Rose, Chief of Cultural Resources, Women's Rights NHP, wrote the “Historical Background” section of this report.. The “Architectural Data” portion of the report was written by Barbara A. Yocum, Architectural Conservator, Historic Architecture Program (since reorganized as the Historic Structure and Research Division of the Historic Architecture, Conservation and Engineering Center) of the Northeast Region, National Park Service.

ADMINISTRATIVE DATA

Address

The Hunt House is located at 401 East Main Street in the Town and Village of Waterloo, Seneca County, New York. The existing property, acquired by the federal government in 2001, is village lot 13.11, encompassing 2.74 acres.[3]

National Register of Historic Places

The National Register of Historic Places listed the Hunt House as part of a thematic nomination entitled the "Women's Rights Historic Sites Thematic Resources," while still in private ownership in August 1980. Five sites in Waterloo and Seneca Falls were included: the Hunt House, M'Clintock House, Wesleyan Chapel, Stanton House, and Bloomer House. These were chosen for their direct connection to the origins of the women's rights movement in the United States. The nomination identified the period of significance as 1800-1899, focusing on the years 1847-1849. A "Hunt House Cultural Landscapes Inventory" written in 2003 concurred with these dates, as did the New York State Historic Preservation Officer.[4] The National Register nomination has recently been updated and revised to expand the period of significance to include the years 1836 to 1862.

Women's Rights National Historical Park

Public Law 96-607, Title XVI , established Women's Rights National Historical Park on December 28, 1980. President Bill Clinton later signed an amendment to the enabling legislation, Public Law 106-258 signed on August 8, 2000, permitting the Secretary of the Interior to acquire the fee simple title to the Hunt House. Actual transfer of the title to the federal government from the National Trust for Historic Preservation took place the following year, on September 14, 2001.

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[3] Robert Mooney and David Uschold, "Hunt House Cultural Landscapes Inventory, Women's Rights NHP," 2003, Part 4, 2.

[4] Ibid, and transmittal letter dated 20 Aug. 2003, from Marie Rust, Regional Director, Northeast Region, to Bernadette Castro, Commissioner, New York State Parks Recreation and Historic Preservation; concurrence signed by the SHPO 18 Sept. 2003.

List of Classified Structures

The Hunt House is included in the National Park Service's "List of Classified Structures" (LCS) as number 040667, and park structure number 07. The LCS management category is "must be preserved and maintained" and the suggested treatment "preservation." This may be superseded, however, by the General Management Plan, which is in the process of being revised and updated.

Geographical Data

The following UTM coordinates are provided in the previously described National Register nomination: Zone 18, Easting 349420, and Northing 4751810.

Related Studies

Several other studies have addressed the Hunt House and its site. The earliest, entitled "Architectural Survey: Women's Rights National Historical Park," was written in 1984 by Architectural Conservator Barbara Pearson (now Yocum) to provide additional information on the historic structures listed in the 1980 National Register nomination for the park's first General Management Plan. Later studies were prepared following acquisition of the house by the National Trust for Historical Preservation in 1999 and thereafter by the National Park Service in 2001. These are listed in the previous section under the heading "Methodology" and in the bibliography. All of these studies were consulted and relevant information incorporated into this historic structure report.

Research Materials

Materials generated by this report include research notes, paint samples, and mortar/samples. Original research notes and paint and mortar/samples will be retained at the offices of the Historic Architecture, Conservation, and Engineering Center of the National Park Service's Northeast Region, in Lowell Massachusetts. Copies of research notes will be made available to Women's Rights National Historical Park.

TREATMENT RECOMMENDATIONS

The following recommendation for the Hunt House were proposed by Superintendent Noemi Ghazala of Women's Rights National Historic Park in December 2014.

The Hunt House will be used for tours and as a park educational center. As the existing circulation pattern, established in the 1970s, is not adequate for school buses to access the front door, the rear door would be used as the entrance for educational groups. Beginning in 2016, the park plans to move forward with treatment of the house to accommodate this use.

Exterior treatment would initially consist of preservation of existing original historic brick, roof, window and doorway openings as well as the circa-1920 front portico. This will allow the park to consider restoration of the front façade to the period of significance at some future date. Two chimneys removed for safety in 2011 would be rebuilt with the existing salvaged bricks. The circa-1960 rear addition would be rehabilitated to allow handicapped access and/or restroom facilities.

Interior rehabilitation to provide for educational programming would retain historic fabric from the period of significance, 1836-1862, to the greatest extent possible. Materials dating to 1847-1849 would not be removed if at all possible to meet operational needs.

Window treatments, doorway treatments, wall placements, and room arrangement on the south end of the house retain significant historic fabric. Historic doorways, window glass, window framing, existing plaster, chimney breasts would be retained. The original stairs would be retained, and reinforced and protected by carpet or applied stair treads. Bathrooms, kitchen facilities, and other operational requirements would be placed in the northwest corners of the first and second floors where significant alterations have already occurred. Rehabilitation plans would retain historic fabric dating to the period of significance, 1836-1862, wherever possible, with a particular focus on retaining materials dating to the period 1847-1849.

I. HISTORICAL BACKGROUND

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INTRODUCTION: A HOME FOR CIVIC MINDEDNESS

This historical background section provides information about people and events associated with the Hunt House, 1828-2009, drawing on primary sources from the period of significance and baseline resource surveys completed by the National Park Service (most importantly the Historic Resource Study and National Register of Historic Places documentation). To a limited extent, scholarly books and articles provide context to explain the importance of the site and the families that resided there.[1]

Built for a civic and family-minded settler of Waterloo, New York, the Richard P. and Jane Hunt House is listed in the National Register of Historic Places under Criterion A in the areas of social history and politics/government as the site of planning the nation's first women's rights convention and under Criterion B as the residence of Richard P. Hunt and his third and fourth wives, Sarah M'Clintock Hunt and Jane Clothier Master Hunt. It is locally significant for Hunt's role as a major local industrialist and developer. The house and grounds are within the Women's Rights National Historical Park District. Sites within the district related to the 1848 Women's Rights Convention share a single period of significance between 1836, when the Thomas and Mary Ann M'Clintock Family arrived in Waterloo, and 1862, when Elizabeth Cady Stanton and her family left Seneca Falls. The period 1836 to 1862 also marked the height of Hunt family involvement in efforts for regional economic and social development and reform. With limited exceptions at the local level, only the eldest two daughters, Mary and Sarah, appear to have continued active involvement in poor relief and women's rights beyond 1863.[2]

Previous work on the 1848 Women's Rights Convention focused on the importance of Elizabeth Cady Stanton as an early leader of the women's rights movement. Later historians described the active Quaker religious and anti-slavery supporters with experience and knowledge of how to start and sustain a movement. Judith Wellman in particular has bridged these two perspectives in her work on the nation's first convention on women's rights.[3]

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[1] This work is informed by National Register documentation (National Register of Historic Places, Women's Rights National Historical Park (NHP), Seneca Falls and Waterloo, Seneca County, New York, National Register #64000603); Judith M. Wellman, *Draft Historic Resource Study: Women's Rights National Historical Park* (Seneca Falls, NY: Women's Rights National Historical Park, 2011); and Anne M. Derousie, "The Signers of the Declaration of Sentiments: Kinship and Economic Ties in a Reform Community, 1779-1879 (Ph.D Diss., Binghamton University, 2012). In compliance with federal ethics laws, Derousie completed her dissertation separately from her duties as historian at Women's Rights National Historical Park. The author recommends the reader consult these sources for context of discussions in this Historical Background section.

[2] National Register nomination #64000603, Women's Rights NHP.

[3] Judith Wellman, *The Road to Seneca Falls: Elizabeth Cady Stanton and the First Woman's Rights Convention* (Champaign: University of Illinois Press, 2004).

Anne M. Derousie investigated pre-existing social connections between signers of the Declaration of Sentiments issued by the 1848 Women's Rights Convention. Stanton may have urged a convention; the M'Clintocks may have shared their acquaintance with reformers and social movement skills. Derousie argues that, while these were important resources, the simple fact is that Richard P. Hunt's substantial home and relationships with community leaders in Seneca Falls and Waterloo provided the ground on which the convention successfully occurred. Involvement in agricultural reform, business development, internal improvements, education, and other civic issues reflected a belief that society was built. When Richard P. Hunt supported the nation's first women's rights convention with his presence and his signature, a substantial portion of the community stood with him. His home was essential to the women's rights movement because community support was essential to the women's rights movement.[4]

The Hunt House served Waterloo and multiple generations of the Hunt family as a residence and working farm of nearly 150 acres. The house and a lot of less than two acres sold out of the family in 1919. Two generations of Irving P. Greenwood's extended family used the house and landscape of slightly more than five acres between 1944 and 1999.

Intervening owners Clifford L. Beare and Roy A. Brewster operated independent businesses from the property between 1919 and 1944, while significantly altering the remaining home and landscape. Clifford L. Beare completed the most extensive changes to the building exterior since the mid-1840s and expanded the lot to slightly more than five acres. Roy A. Brewster added tourist cottages to the landscape.

Though separated by a century, the origins, family-mindedness, business activities, and community roles of Richard P. Hunt and Irving T. Greenwood bear a striking resemblance. Their wives, Jane M. Hunt and Marie Greenwood, both became widows and both continued their husbands' important legacies. Hunt and Greenwood children remained involved in local economic endeavors and cultural and charitable organizations after their fathers' deaths.

The Hunt House stands as a testament to the values of individual, family, and community well-being. Its owners and residents applied the activities of agriculture, business, development, religion, education, political action, and reform as tools to achieve these ends. The networks established through these activities launched the first convention women's rights that took place in Seneca Falls, New York, in 1848.

[4] Derousie, 301.

HUNT FAMILY HOME
1828-1919

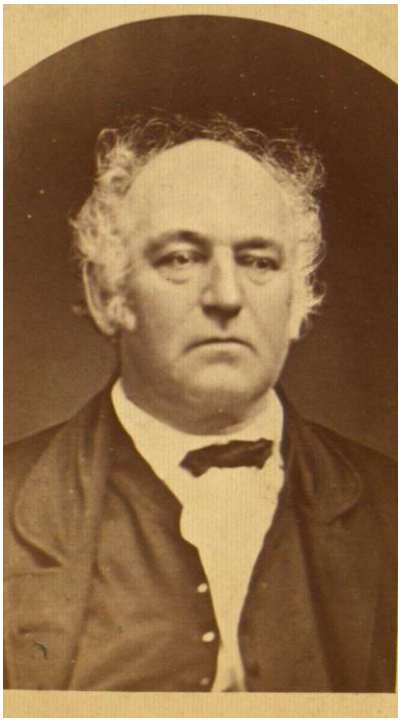


Figure I-1. Richard Pell Hunt, circa 1850.

Richard Pell Hunt (fig. I- 1) came to Waterloo, New York, from the Hudson Valley in 1821 to establish a general store, "Hunt and Hoyt." Between 1821 and 1828, Hunt operated the store with his partner, selling flour and wheat on the New York City market through Edward G. Faile & Co., which operated as agent and banker. As there was little cash, Hunt traded goods (cloth, spices, preserved fish, metal goods, coffee, tobacco, and tea) for agricultural products (wheat, flour, timothy and clover seed, butter, pork, dried fruit). He built a small frame house and looked for opportunities to expand his business. In 1823, the Chatham Fire Insurance Company appointed him as their agent. He served as Waterloo's assessor in 1824. He entered into partnership on a cooper shop, destroyed by fire in 1826, and in early 1827 purchased castings and bolting cloth for a mill. At the end of the year he purchased the 145.5 acre Van Tuyl farm on the eastern edge of Waterloo.

Hunt built a homestead farm on the Van Tuyl property that served as the center of an extended family. He married four times: Matilda Kendig in 1823, Ann Underhill in 1834, Sarah M'Clintock in 1837, and Jane C. Master in 1845, and had six surviving children. He created a business that included distant markets and sources for raw materials for his woolen mill. He also worked to better the community in which he lived. Hunt benefited from access to relatively inexpensive land, a growing transportation system, and steady markets in New York City during his lifetime. His growing wealth was tied to his large family through mortgages and rental of property that supported growth in and around Waterloo. His reform activities grew from an awareness of the importance of property and capital to human improvement and evidenced themselves in anti-Masonic activity, elective office, business ownership, bank trusteeship, agricultural booster, landowning and building. He supported transportation infrastructure investment and establishment of cultural institutions like the county house for the poor, churches and schools. For these reasons, his home is recognized as locally significant for Hunt's role as a major local industrialist and developer.

As National Register documentation and a recent dissertation show, the Hunt Family home played a particularly important part in growing anti-slavery and women's rights activism between period between 1836 and 1862. Hunt's third wife, Sarah M'Clintock Hunt, brought her family and its radical actions against slavery to the home. Through her, Rickard Hunt

became involved in local and national anti-slavery organizations. The home is a documented site on the Underground Railroad. Richard Hunt's fourth wife, Jane Clothier Master Hunt, (fig. I-2) hosted the event which led to the nation's first women's rights convention, earning the home national significance in the areas of social history and politics and government. Perhaps most important about the home is that Richard P. Hunt's business, economic, family, religious, and civic ties formed the base of support for advances in many arenas, including the early women's rights movement. After his death in 1856, his wife and daughters supported anti-slavery and women's rights activities through the Civil War and into the 1860s. After 1862, with rare exception, active Hunt family involvement in reform dwindled to reform society memberships, land donation for a church, poor relief, and involvement in the 1870s in establishing Waterloo's Library and Historical Society.



Figure I-2. Jane Clothier Master Hunt, circa 1845.

Family records show Hunt's active engagement in local and regional markets through 1856. Regrettably, records after Richard P. Hunt's death are less available and illuminating. While Hunt died possessed of large property, connections in New York City and other places seem to have dwindled with each successive generation. Sons William M. Hunt and George T. Hunt each ran the farm for a few years in the 1870s; in the 1890s Montgomery Whiteside operated a brickyard on the property. In the 1900s, George T. Hunt, Jr., worked and sold land. Jane Hunt's death in 1889 signaled the end of an era. By the early 1900s, only daughter Mary M. Hunt and descendants of George T. Hunt, Richard P. Hunt's youngest son, remained in Waterloo. In 1905, grandson Richard "Pell" Hunt wrote from Bradford, Pennsylvania that Hunt relatives would have little reason to return to "Old Waterloo…no business for them there." In 1919, the home was sold out of the family. [5]

[5] Richard "Pell" Hunt to "Dear Aunt," (Mary M. Hunt), 23 Jun. 1905, RPH.

1828-1856: Richard P. Hunt Family

Creating a Home Place, 1828-1836

Richard P. Hunt built his home with funds inherited after his father's death in 1821 and his mother's in 1828. In 1828, Hunt's sisters, Mary and Lydia, moved to Waterloo with their husbands, Elijah P. Quinby and Randolph Mount, while sister Eliza and husband Benjamin Underhill located in nearby Wolcott. Hunt sold his store to Elijah Quinby and Randolph Mount purchased farm land near the edge of town. The transition from store owner to landholder and farmer was not easy; however, Hunt now had family around him, all building new homes in 1828 and 1829.[6]

In 1829, Hunt built his home, shipping materials from Massachusetts for door and window sills and hearths, procuring 82,000 bricks, and buying enough wood for a picket fence to separate the front from the main road. L. R. LaBattell completed the work. Hunt's new home replaced his former home, office and store in downtown Waterloo. With an active farm and extensive business and political dealings, Hunt required an office for managing the farm and for meeting with business associates. The "hall bedroom" of the probate inventory following Hunt's death may have served as a home office through this period. In addition to his sisters' families, Hunt maintained economic ties to Kendig in-laws and to business partners including Jacob P. Chamberlain, Joel F. Bacon, Azaliah Schooley, and others.[7]

Richard P. Hunt moved with his first wife, Matilda, to a farm well situated for transport of agricultural products to local mills or to the New York City market, with both turnpike and canal access. It provided ample room for household help, for visiting relatives, and for an office. Outbuildings stored equipment and animals. Hunt purchased a horse in January 1829, perhaps for transportation into town.[8]

Hunt had been selling flour and wheat taken in trade from farmers through E.G. Faile and Co., New York City, for years. While some authors consider that Hunt had "retired" from his mercantile business, in fact his attention turned from buying and selling others' goods to

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[6] Derousie, 165; Randolph Mount in account with Richard P. (R.P.) Hunt, Feb.-Aug. account of Hunt and Hoyt with Randolph Mount, Box 2, Folder 8, 612, Hunt Family Papers 1816-1869, Women's Rights National Historical Park, National Park Service, Seneca Falls, New York (hereafter cited as HFP); Deed Book T, Seneca County Registry of Deeds, Waterloo, NY; Sturges Brewster to Randolph Mount, 4 Sept. 1827, two parcels of 112 and 103 acres, respectively, p. 52; John Bryant to Randolph Mount, 25 Sept. 1827, 54 acres, p. 24; Noah and Susan Wheeler to Randolph Mount, 5 Apr. 1828, 50 acres, p. 325.

[7] Richard Pell [R.P.] Hunt to Albert S. Johns, 30 May 1828, HFP, Box 1, Folder 4; R.P. Hunt to Nathan Rusco,
5 Jan. 1829, HFP, Box 1, Folder 4; L. R. LaBatell to R.P. Hunt, 17 Mar. 1829, HFP, Box 1, Folder 4: "Inventory of the Real & Personal property of Richard P. Hunt Dec'd made by Sterling G. Hadley & Walter Quinby Trustees of said Estate September 12th 1859." (Probate File #592, Surrogate Court Office, Seneca County Courthouse, and RPH.)

[8] Cornelius Merry to R.P. Hunt, 30 Jan. 1829, HFP, Box 1, Folder 4.

growing, processing, and transporting goods of his own. He also began to buy and sell property and briefly held public office.[9]

Richard P. Hunt did not belong to a particular party, but when the Town of Junius separated into four townships including Waterloo in April, 1829, he was unanimously voted in as Town Supervisor. The separation led to fears among Hunt's associates that the county might be split as Masonic and Anti-Masonic Parties argued about local control and about access to public funds. Hunt gained a reputation for carefully reviewing submitted bills and supported a measure approved by county supervisors to raise public funds for a county poor house in January, 1830. Hunt ran for and was reelected to office in spring, 1830, the last time he held political office.[10]

Meanwhile, he began to lend money and buy and sell property. As executor of his father's estate, he handled settlement of notes against his father's properties in downstate New York. He held liens on a variety of properties, served as a witness to building contracts, advised on creditworthiness, and bought mortgages from others in need of cash. Between June, 1832 and April, 1833, he retained kept an account of payments to Seba Murphy, County Clerk, to prepare and record deeds, mortgages, and mortgage discharges on properties he owned.[11]

Matilda Kendig Hunt died in August 1832, a few years after moving into her new home and before Hunt had really had an opportunity to develop their farm. He advertised the farm for sale through the winter and spring of 1833, but seems to have decided to stay shortly after he became a charter member of the Seneca County Bank in March 1833. Capital stock of 4,000 shares at $50.00 sold out immediately, with Hunt only being able to purchase 30 shares for himself. Hunt next married Ann Underhill in February1834, and was elected first Vice President of the Seneca County Bank in May. He resigned a few days after the death of his second wife on July 4, 1834.[12]

Still childless, Hunt determined to go "on with any business as heretofore." He hired a housekeeper and possibly a farm manager and turned his attention to building his farm, properties and businesses. He had subscribed to the *Genesee Farmer* in 1831. In October 1834, he joined other farmers in the creation of the Junius and Waterloo Association for the Improvement in Stock. As the first treasurer, he managed association funds including the purchase of a Durham heifer that year, and stud fees for bull and boar owned by the association. It is possible that some of these cattle resided on the Hunt Farm. He also began to search for opportunities to manufacture high end goods from local agricultural products. In 1836, Hunt joined with John Sinclair and Jesse Clark to form the Waterloo Woolen Manufacturing Company, "to secure a home market for the wool-clip of this and adjacent

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[9] See HFP, Box 1, Folders 28 and 29 for incoming and outgoing correspondence between Faile and R.P. Hunt for the years 1824-1830.

[10] Derousie, 185-191; R.P. Hunt to Samuel Blain, 22 Jan. 1830 and Samuel Blain to R.P. Hunt, 1 Feb. 1830, HFP Box 1, Folder 17.

[11] See Box 1 for early business papers, HFP, Box 1, Folders 5-23; Seba Murphy to R.P. Hunt, 25 Jun. 1833, HFP, Box 1, Folder 23, 311.

[12] Derousie, 167; Amy Mekeel to R.P. Hunt, 27 Jul. 1834, Caleb Mekeel to R.P. Hunt, 19 Dec. 1835, HFP Box 1, Folder 1; R.P. Hunt to Edward G. Faile, 14 May 1833, HFP Box 1, Folder 23; John E. Becker, *A History of the Village of Waterloo and Thesaurus of Related Facts* (Waterloo, New York: Waterloo Library and Historical Society, 1949), 126-127.

counties." The mill purchased all necessary water rights and erected its first building in 1836 and early 1837.[13]

Although no farm records exist from this period, Hunt's growing business and other activities indicate that he intended to grow grains, cattle, and possibly sheep to provide wool for the woolen mill. He traded wool, tallow, and clover seed on account at his brother-in-law Quinby's store. A single receipt in 1834 for sawing siding, flooring, boards, planks and other wood may indicate that Hunt was clearing fields for production. Between 1833 and 1836, Hunt had many fences built as well.[14]

The first several years of life in the house included two funerals, employment of a housekeeper and farm manager, and active involvement in business. Hunt hosted extended visits from family and Quaker friends, including relatives from New York City, Long Island, and New Jersey. Based on economic activity, it seems clear that Hunt also had visits from representatives of the bank, the woolen mill, the stock improvement society, and possibly local elected officials. The formal parlor and dining room would be adequate and appropriate for family; an office for records, investments, and farm business.

Hunt's circle of friends expanded again in late 1836. Thomas M'Clintock, a Philadelphia Quaker, pharmacist, and anti-slavery reformer, traveled through upstate New York in July 1836, representing the Green Street Monthly Meeting. Between July and October, M'Clintock and his family purchased the S. Lundy and Son store at the east end of the Lundy block on the north side of West Main Street in Waterloo. They joined the nearby Hicksite Quaker Junius Monthly Meeting, and leased Hunt's property behind the store. In December, M'Clintock announced his store and pharmacy open for business.[15]

Renovation and Reform: A Bedrock for Rights, 1836-1856

M'Clintock store accounts provide evidence of Richard Hunt's home needs. Hunt's account included fabric and sewing notions charged to his housekeeper, Amy Mosher. Hunt also paid for a new kitchen and woodhouse for the M'Clintock's rental house in 1837, along with other repairs and alterations.[16]

Richard Hunt also had a social connection with the M'Clintocks, marrying their niece, Sarah M'Clintock, in September 1837. Their scant five years of their marriage produced three surviving children, renovations to Hunt's home on Main Street, and a decided turn toward active reform activities. Sarah M'Clintock, a member of the Junius Monthly Meeting, shared

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[13] Derousie, 182-185; HFP Box 3, Folder 19; *History of Seneca Co., New York: with Illustrations Descriptive of Its Scenery, Palatial Residences, Public Buildings, Fine Blocks, and Important Manufactories, from Original Sketches by Artists of the Highest Ability* (Philadelphia Everts, Ensign & Everts, 1876), 48.

[14] Richard P. Hunt account with Elijah Quinby, Sept. 1834-Jan. 1836, HFP Box 1, Folder 8, 86; R. P. Hunt account with Estate of Elijah Williams, HFP Box 1, Folder 23, 313; R. P. Hunt account with John Harrison, HFP Box 1 Folder 9, 96.

[15] Becker, *A History of the Village of Waterloo,* 108 and 134.

[16] R. P. Hunt account with Thomas M'Clintock, HFP Box 1 Folder 9, 104; HFP Box 1, Folder 24.

her uncle and aunt's determined opposition to slavery and to orthodoxy in the Quaker tradition. After her death in July 1842 at the age of thirty-six, Hunt found his fourth wife, Jane Clothier Master, among close friends of the M'Clintocks. The daughter of a known Philadelphia abolitionist, she was also sister-in-law to George P. Truman, a Hicksite Quaker minister and doctor. Her sister, Catharine Master Hunt, was active on the women's committee of the Philadelphia Yearly Meeting. Jane Clothier Master married Richard Hunt in March 1845.[17]

The Hunt house was a bustling place between 1836 and 1856. It was the seat of an increasingly productive farm, housed Hunt's business activities, served as a place of welcome for relatives and friends, provided refuge for freedom seekers and reform activities, and was home to a growing family. Alterations in 1841 reflect the growth of the family and Hunt's businesses, with additional space provided by an expanded north wing and new west wing.

Productive Farm

Though no records exist for the productivity of the farm, the 1840 census showed nine persons, three employed in agriculture, residing in the Hunt home. In addition to Richard and Sarah Hunt and their two children, two males aged 30-40 years, two females aged 20 to 30 years, and one female aged 10-20 years resided in their home. Hunt and the two males aged 30-40 years were the likely workers.[18]

As the founding chairman of the Seneca County Agricultural and Horticultural Society, established in June 1837, Richard Hunt helped support agriculture throughout the county. The society issued premiums for judging for excellence in crops and cattle. Hunts' white carrot, rutabaga and mangel- wurzel crops won awards in 1842. He was one of nine vice presidents of the society in 1844, reelected in 1850.[19]

According to the 1850 federal Census of Agriculture, Hunt farmed 450 acres of improved land and 75 acres of unimproved land. The home farm included nearly 146 acres; the other 380 acres may have been owned by Hunt and farmed by others. The cash value of the farm, livestock and implements was $20,000. Livestock included 13 horses, 12 milk cows, 8 working oxen, 18 other cattle, 275 sheep and 30 swine. Crops included 1,120 bushels of wheat, 1,000 bushels of Indian corn, 500 bushels of oats, 670 pounds of wool, 80 bushels of peas or beans, 250 bushels of Irish potatoes, 340 bushels of barley, 60 bushels of buckwheat, 500 pounds of butter, and 120 tons of hay. While the home farm included only about 30 percent of the acreage reported, the Agricultural Census showed efforts to diversify crops

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[17] Catherine Master Truman was one of two preparers of letters of discipline after Sarah M'Clintock married Richard P. Hunt. "Meeting for Discipline, Philadelphia Monthly Meeting (Women's) Hicksite," 22 Mar. 1838, 18 Jul. 1838, and 22 August 1838, FHL. Jane C. Master was Orthodox Quaker until her marriage: "Jane C. Hunt (late Master) who had a right of membership among us, has accomplished her marriage contrary to our established order....We testify that she is no longer a member of the Religious Society of Friends..." "Philadelphia Northern District Monthly Meeting (Women's)," 24 Mar. 1846, FHL.

[18] *Seventh Census of the United States*—Population Schedule.

[19] *New Genesee Farmer*, v. 3 n. 11, (Nov. 1842), 172; *Proceedings of the New York State Agricultural Society*, Vol. 4 (1844) (Albany, NY: E. Mack, Printer to the Senate, 1845), 403; *Transactions of the New York State Agricultural Society with an Abstract of the Proceedings of the County Agricultural Societies*, Vol. 10 (1850) (Albany, NY: Charles Van Benthuysen, Printer to the Legislature, 1851), 566.

and livestock. Hunt's labor force on his home farm was down to himself and George Hunter, a 30-year-old, Irish-born laborer. Two other Irish-born lived there as well: 25-year-old Anne McClelland, and 13-year-old Elizabeth Hennard.[20]

Weather in 1852 worked against a productive harvest. In August, Hunt wrote to his son that a cold, wet spring followed by summer drought had dried pastures, damaged corn, and increased weevil damage to wheat. The small hay crop would make it difficult to fatten cattle for beef. Perhaps because of the weather, Hunt decided that his son would continue at boarding school through the following spring. No longer a merchant himself, he was convinced that farming was profitable. In spring, his son could "return home, and work on the Farm & try to get a Sufficient Knowledge of Farming to get a good comfortable living. It is much the most certain way."[21]

Through weekly letters to Richard Hunt from his sisters Mary and Sarah, Hunt's son learned of farm activities. 1853 was a better year. During the butchering season, the farm processed 16 hogs, 12 chickens, and a young ox, selling the meat of several of them. In February 1854, Jane Hunt "received a premium for her butter…quite a feather in her cap." A month later, Sarah Hunt reported to her brother that they had thrashed 60 bushels using an ox team, while three men could only thrash 24 bushels in a day.[22]

Office for Business Activity

Looking for a market for wool, Hunt found a trusted agent. Isaac Mosher, the principal agent for getting stock for the Waterloo Woolen Manufacturing Company, became Hunt's private agent in this period. Like Hunt, Mosher was born and reared as a Quaker and was "a man of peace" deeply trusted by Hunt. Keeping track of Hunt's lands, buildings, farm, and the businesses and organizations he supported, as well as accounts in Hunt's name charged by Mosher's mother Amy in 1837, indicate a close relationship. A "sitting room," listed years later in the 1856 inventory of Richard P. Hunt's estate, may have served as a home office for Hunt and Mosher.[23]

Hunt remained a trustee of Seneca County Bank through his death in 1856. He was a founding member of the Seneca County Mutual Insurance Company, incorporated in April, 1839. The Village of Waterloo incorporated in 1839 with several boundary changes, Hunt's homestead farm marking the eastern boundary.

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[20] August 1850 Census of Agriculture – Richard P Hunt; *Seventh Census of the United States*—Population Schedule.

[21] Richard P. Hunt to Richard Hunt, 9 Aug. 1852, HFP Box 4, Folder 3.

[22] Sarah Hunt to Richard Hunt 12 Nov. 1853, Mary Hunt to Richard Hunt, 16 Dec. 1853, Sarah Hunt to Richard Hunt, 20 Dec. 1853, Mary Hunt to Richard Hunt, 17 Feb. 1854, HFP Box 4, Folder 2. Most news of the home farm came from younger brother Willie, whose receipt to his mother for 25 cents for a chicken showed both his interest in the farm and Jane Hunt's management of a typically female responsibility for chickens, eggs and butter. See HFP Box 1, Folder 11.

[23] Barbara Yocum concludes in the Architectural Data section of this report that the sitting room was located in the first story of the north wing. References to the sitting room in letters written during Hunt's final illness state that Mosher, who served as a nurse as well as clerk at that time, suggest that the sitting room was close to the dining room in the main house. There has also been speculation that the sitting room was in the west wing.

Agriculture-related enterprises including the Waterloo Woolen Manufacturing Company occupied Hunt through this period. As noted, the Waterloo Woolen Mill began operation in the fall of 1837; Hunt served as secretary until his death. Early production was limited to broadcloth and cassimeres, but was the mill was "in trouble" by 1848. "Cousin Richard says the Mexican War will ruin everything," Elizabeth M'Clintock wrote. About that time, the owners shifted to men's and women's fancy shawls wholesaled to Boston, New York, Philadelphia, and other major markets. Calvin W. Cook, the manager from 1846 through 1873, employed 180 hands and produced 125 shawls a day by the mid-1850s. As secretary of the board of trustees, Hunt corresponded with elected officials about use of water rights and the canal. In 1846, he wrote to Elias Cost, New York State Assembly representative, in opposition to construction of a dam on the Seneca and Cayuga Canal near Waterloo. In 1850, his petition on behalf of the Waterloo Woolen works for damages sustained by raising this dam was presented by State Senator Henry B. Stanton.[24]

Hunt owned stock in several local businesses, including the Waterloo Cotton factory, established in 1846. By 1852, it had fallen on hard times. Hunt and other stockholders gathered to protect their investments. The same firm that managed sales for the Waterloo Woolen mill agreed to work with Hunt to run the cotton mill until it could pay its debts. Hunt wrote to his son in January 1853, "I am kept very busy this winter as in addition to my usual business I am now running the cotton factory." Accounts in the Hunt Family Papers show that Hunt ran the mill through 1856.[25]

Hunt expanded his real estate holdings throughout this period. In 1838 he purchased six village lots, in 1839 another eleven. An 1838 receipt in the Hunt Family Papers for building a house with woodshed and cistern appears to be for housing for four families, possibly mill workers. In 1839, Hunt built the first of three business blocks in downtown Waterloo. Thomas M'Clintock moved his drug and bookstore to the new location directly behind his rented home. By 1856, the three blocks were complete. In addition to these lots, Hunt owned farmland. He invested in Illinois state bonds in 1841, which may have drawn his eye to land there; by 1855 he owned a share of an Illinois farm. Hunt's eldest son worked that farm with Hunt's partner, returning from Illinois when Hunt entered his final illness in the late summer of 1856.[26]

By the mid-1850s, Hunt's efforts attracted the attention of New York State biographers. Although Hunt declined to send in a biography and daguerreotype for publication in the next edition, he was invited to be included in John Livingston's annual dictionary of distinguished New York men. His refusal indicated Quaker values of humility and frugality that were

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[24] *Auburn Daily Advertiser*, 4 Mar.1846; Elizabeth Wilson M'Clintock to Elizabeth Neall Gay, 12 Mar.1848, SHG; Mss. and Special Collections, NYSL: *Journal of the Senate of the State of New-York at their Seventy-Third Session* (Albany, NY: Weed, Parsons and Co., 1850), 167; *The Centennial Celebration of General Sullivan's Campaign Against the Iroquois in 1779* (Waterloo, NY: Observer Steam Press, 1880), 22-23.

[25] HFP Box 2, Folder 5, Box 3, and Box 5 for Cotton Factory documentation; Richard P. Hunt to Richard Hunt, 9 Jan. 1853, HFP Box 4, Folder 3; "Notice of Absolute Auction," *New York Herald*, 12 May 1853; "Stockholders of Cotton Company," *Seneca Observer*, May 1854; Derousie, ibid., 241-243.

[26] Paper read before the Waterloo Library and Historical Society, by Charles D. Morgan, on 7 Feb. 1878," Scrapbook #2, 17, Waterloo Library & Historical Society; HFP Box 1, Folder 23.

trademarks of his business practices. It may also have reflected a concern for liquid cash as he didn't pay for boarding school for his daughters, or for unnecessary tolls.[27]
Many of his business partners between 1836 and 1856 were relatives. Brother-in-law Elijah P. Quinby purchased Hunt's store in the late 1820s, and brother-in-law Randolph Mount lived on, and operated, a Hunt-owned farm. His wife's uncle, Thomas M'Clintock also rented a house and store from Hunt. Hunt held many notes and mortgages for relatives throughout the period. His relatives charged him for goods provided to him as well. In 1837, he purchased three comforters, three quilts, cordwood, and ploughing from Margaret and George Pryor, Sarah Hunt's aunt and uncle, and sold veal and butter to E.P. Quinby. In 1841, he received liverwort syrup, cord wood, and 1 ¼" floorboards from Randolph Mount in exchange for plowing, 1 board of white pine, ½ barrel of sweet potatoes, and five pounds of crackers. Similar receipts document regular economic exchanges throughout the period. Hunt was well aware of tracking costs, a skill he passed on to his children. Perhaps the most telling evidence of this care is a receipt for 25 cents from seven-year-old Willie Hunt to his mother for a chicken.[28]

Place of Welcome for Relatives and Friends

Family letters include descriptions of frequent visits between the Hunts and M'Clintocks in Waterloo, between area siblings, nieces and nephews, and between Jane Hunt's sister and brother-in-law, Catherine and George Truman of Philadelphia. Hunt daughters stayed overnight at the M'Clintock House when poor weather hampered return at the end of a school day, went to parties at their cousins' homes, and visited back and forth with Truman cousins. The dining room and parlor hosted Quakers attending monthly and yearly meetings in the vicinity. The house bustled with activity; weekly letters from Mary and Sarah Hunt to their brother Richard at boarding school in the early 1850s report the comings and goings of domestic and agricultural servants as well as family events. Relatives from far away stayed for days, weeks or months.[29]

The explosion of visiting relatives that began with Sarah M'Clintock resulted in renovations to add to the comfort of family and friends. Receipts from a May 1841 shopping trip to the Hunts' respective home cities of Philadelphia and New York outfitted the dining room with a mahogany dining table, damask tablecloths and napkins, china sets, cups, pitchers, serving dishes and silver dessert spoons. A cook stove with boiler was purchased for the kitchen, along with 24 feet of riser pipe, new pots and pans, and two waffle irons. New bedroom furnishings included a French bedstead, bed ticking, sheets, and blankets. Carpet and carpet rods were procured for the stairs to the second floor. Other purchases included a sofa, chairs, Brussels rug, and two spittoons.[30]

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[27] Mary Hunt to Richard Hunt, n.d., HFP Box 3, Folder 22; John Livingston, ed., *Monthly Biographical Magazine* Vol. 1, No. 1 (New York, no publisher, Dec. 1852).

[28] R.P. Hunt Bot of Geo Pryor, 9 Oct. 1837; R.P. Hunt to E.P. Quinby, 5 Dec. 1837, HFP Box 1, Folder 9; R.P. Hunt to R. Mount, 5 May 1841, HFP Box 1, Folder 10; HFP Box 1, Folder 11.

[29] See HFP Box 3, Folders 22 and 23 and Box 4, Folders 1-8.

[30] See HFP Box 1, Folder 10. Based on 1856 inventory information, the Architectural Data section of this report concluded that 1841 renovations created a kitchen in the new west wing and a sitting room in the expanded north wing. 1841 receipts and later family letters provide context for use which could

Lacking early journals or letters, it is not clear who visited the Hunts before 1846. Later letters chronicle a lengthy visit from a Truman niece to the Hunts in early the early summer of 1846, and the visit of a different niece in the fall of 1851. George and Margaret Pryor spent time in the house in September 1852. Cousin Elizabeth M'Clintock Phillips stayed with them about the same time, just before the New York Woman's Rights Convention in Syracuse. Anna and Henry Laing, Jane Hunt's newly married niece and nephew-in-law, stayed with the Hunts while on their wedding trip. These are just some examples of long visits to the Hunt home by relatives. While with the Hunts, relatives made formal visits to local extended Hunt family members. In 1856, George Truman wrote to his family that he and several other visitors made a formal visit to Eliza Hunt Underhill in Wolcott, New York, though she and her sisters were in and out of the Hunt House helping to nurse their brother in his last illness.[31]

Refuge for Freedom Seekers and Reformers

While Richard Hunt grew his business and family, his relationship with third wife Sarah M'Clintock Hunt expanded his family and reform connections. Hunt and other Waterloo boosters, including his brother-in-law Samuel Birdsall and associate Gardner Welles, supported colonization of freed U.S. slaves in an independent African nation. All were life members of the New York State Colonization Society. Hunt's new activism surprised Birdsall who, in 1838, was the local representative to Congress. Hunt submitted an abolition petition to Birdsall to introduce to Congress; Birdsall responded hoping that Hunt show caution while supporting his new radical abolitionist friends. Hunt continued to follow his wife's reform tendencies. He and Thomas M'Clintock were listed as members of the American Anti-Slavery Society (AASS) in 1838-1839. The Hunts attended the inaugural meeting of the Western New York Anti-Slavery Society(WNYASS) with Margaret and George Pryor in February, 1839. That same month, Mary Ann M'Clintock submitted a women's petition against admission of Texas and any state allowing slavery to Congress. In May, Hunt and M'Clintock attended the AASS convention, voting to allow women to be listed as attendees and to serve on committees. This and other issues split the AASS that year. William Lloyd Garrison's faction, which sought immediate abolition of slavery, retained the name and publication of AASS. Hunt sent Garrison, the editor of *The Liberator*, a gift of olive colored superfine wool cloth from the Waterloo Woolen Manufacturing Company in 1840 for a suit to wear at the World Anti-Slavery Convention in London. Hunt's involvement in reform continued into 1841 with a subscription to the Pennsylvania Freeman. In 1842, he served as an officer of WYNASS with Thomas M'Clintock and Margaret Pryor. These forays into anti-slavery reform were both an expansion of Hunt's earlier support for colonization of U.S. freed slaves to Africa and supportive of his new relatives.[32]

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also support the location of an office/sitting room in the new west wing and kitchen in the expanded north wing. Physical evidence indicates a second story was likely added to the north wing in 1841, when the Hunts purchased a new cook stove with 24 feet of riser pipe adequate to warm a second story before venting to a chimney. Foodstuffs stored in the cellar would be accessed through stairs from the outside or interior; a cut in the foundation for a doorway from the north wing may have been made in 1841. While this discussion is immaterial for purposes of treatment, in the absence of definitive archeological or documentary evidence it is worth noting for possible interpretive purposes.

[31] George Truman to Family, 16 Aug. 1856, PGT.

[32] *Twenty-Fourth Annual Report of the Board of Managers of the New York State Colonization Society,* (New York: John A. Gray's Fire-Proof Printing Office, 1856), 41, 45, 46, and 48; Samuel

Between Sarah Hunt's death in 1842, and Hunt's marriage to Jane Master in 1845, there is little evidence of Hunt's reform activity. Hunt may have met his fourth wife, Jane Master, through the M'Clintock family as her sister and brother-in-law, Catherine and George Truman, were long-time friends of Thomas and Mary Ann M'Clintock and Lucretia and James Mott. Jane Master, from a Philadelphia Quaker and anti-slavery family, also appears to have been less active than her predecessor. However the Hunts' support was invaluable in the success of a Waterloo anti-slavery fair in the winter of 1847. Members of the Western New York Anti-Slavery Society, including the M'Clintocks, staged the fair. They were "assisted by those who hold the first rank in society." Cousins Elizabeth and Mary Ann M'Clintock wrote that "...the Seneca Falls ladies expressed their surprise at seeing in attendance 'the upper ten' from their place," something that would be "impossible" at "such a Fair in their own village."[33]

Another local gathering of import took place in July 1848. Lucretia Coffin Mott and her sister, Martha Coffin Wright, visited friends in Waterloo and Seneca Falls at the well-appointed Hunt House. For Stanton, Mott and Wright, the M'Clintock house two blocks from Waterloo's train depot would appear the easier choice. Yet the friendly gathering including Mott, Wright, Mary Ann M'Clintock, and Elizabeth Cady Stanton took place at Jane Hunt's home. Perhaps Catherine Truman, knowing her sister Jane Hunt was expecting her second child, asked Mott to look in on her. Perhaps the four first gathered at the M'Clintock House and decided to visit the house-bound Hunt. Perhaps, as Elizabeth Cady Stanton wrote in her autobiography nearly fifty years later, Jane Hunt invited the group to gather at her home, allowing her to care for her days-old infant, while not missing the visiting Mott.

That meeting is the reason that the Hunt House was first listed in the National Register of Historic Places. As the women gathered there originated and planned the nation's first women's rights convention, they put their considerable experience petitioning for new laws, organizing fundraisers, speaking or acting against slavery, and organizing and attending conventions to use. Richard Hunt's economic and political ties supported their efforts at the convention a few days later.[34]

Birdsall to R.P. Hunt, HFP, Box 1, Folder 20, 280; *Annual Report of the Executive Committee of the American Anti-Slavery Society* (New York: W.S. Dorr, 1838-1840), 33; Petition from Seneca County, New York to Congress "praying that Congress not admit into the Union any new state whose constitution tolerates slavery," 4 Feb. 1839, RG 233, Records of the U.S. House of Representatives, HR 25A-1.8, folder 34; Judith Wellman, *The Road to Seneca Falls: Elizabeth Cady Stanton and the First Woman's Rights Convention*, (Urbana: University of Illinois Press, 2004), 108; William Lloyd Garrison to Richard P. Hunt, 1 May 1840, Neely Collection, WORI 7592, National Park Service, Women's Rights National Historical Park; Receipt for subscription to *Pennsylvania Freeman,* HFP Box 1, Folder 10, 112; 1842; Wellman, 114.

[33] Donation Account, 18 May 1844, Women of West NYASS $30, Anti-Slavery Society Ledger Book, 1844-1863, SHGP, NYPL; Sarah M'Clintock to Elizabeth Neall 9 Aug. 1845, SHG; Mary Ann M'Clintock (daughter) to Elizabeth Neall Gay, 2 May 1847, SHG. Neall married Sydney Howard Gay, editor of the *National Anti-Slavery Standard*, in 1845. Earnings from these regular fairs supported anti-slavery efforts in western New York and nationally.

[34] National Register of Historic Places, Women's Rights National Historical Park, Seneca Falls and Waterloo, Seneca County, New York, National Register #64000603.



Figure I-3. Mary Master Hunt, circa 1850.

Like the 1847 anti-slavery fair, the success of the 1848 Woman's Rights Convention rested on the assistance of the "first rank" business and political leaders in Seneca Falls and Waterloo, held together in the person of Richard P. Hunt. James Mott's leadership of the public discussion on the convention's second day, and Thomas M'Clintock's contributions, helped demonstrate male support of women's claims. While previous women's rights efforts existed, never before was a statement of principles and an action agenda debated and set forth. The assistance of Richard P. Hunt's economic, political, civic, religious and family connections, represented in the signers of the Declaration of Sentiments, materially supported the nascent movement.[35]

Elizabeth Cady Stanton came to know the Hunts better in the late 1840s and early 1850s. She was already acquainted with the M'Clintocks through her husband; the Motts; the M'Clintock's niece, Elizabeth Neall Gay; and Stanton's sister and brother-in-law, Tryphena and Edward Bayard. After 1848, Stanton was a regular visitor to the M'Clintocks. She may have been a welcome companion to Jane Hunt as well. Richard reported to Mott that Stanton's first speech in September 1848, at the Junius Monthly meetinghouse, was good, though Stanton's headgear, "a kind of turban with bows," was a bit theatrical for a Quaker meeting house. In April 1849, Elizabeth M'Clintock reported that Stanton had been ill or away most of the winter, but she helped her prepare an application for a position in a silk-importing business in Philadelphia later that year and shared M'Clintock's ire when the negative response included caricatures and lampoons. The firm complained that M'Clintock had not acted in "the right spirit" when she responded in kind. M'Clintock thought "they must set it down as one of the 'sad consequences' of the [convention] at [Seneca] Falls." Stanton's support was important to M'Clintock, who described the whole family as "dull and gloomy" that Stanton was planning to spend January through March 1850 in Johnstown, while Henry Stanton served in the New York State Senate. Letters between visiting Truman nieces and home mentioned Stanton and Amelia Bloomer as guests in the Hunt House.[36]

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[35] See Wellman, *The Road to Seneca Falls*, Andrea Constantine Hawkes, "The Life of Elizabeth M'Clintock Phillips, 1821-1896: A Story of Family, Friends, Community and a Self-Made Woman," PhD. diss., University of Maine, 2005); Anne M. Derousie, "The Signers of the Declaration of Sentiments: Kinship and Economic Ties in a Reform Community, 1779-1879" (PhD. Diss., State University of New York at Binghamton, 2012).

[36] Lucretia Mott to Elizabeth Cady Stanton, in Ann D. Gordon, ed., *The Selected Papers of Elizabeth Cady Stanton* (New Brunswick, NJ: Rutgers University Press, 1997), 127; Elizabeth Wilson M'Clintock to Elizabeth Neall Gay, 8 Apr. 1849, SHG; Martha Coffin Wright to Elizabeth M'Clintock, 1 Jan. 1850, GFP; Elizabeth Wilson M'Clintock to Elizabeth Neall Gay, 23 Dec. 1849, SHG.

Jane and Richard P. Hunt knew of, and participated in, reform activities through their connections with the M'Clintock, Mott, and Truman families. The M'Clintocks attended Anti-Slavery conventions and fairs in 1850. The Motts and Mary Ann and James Truman helped organize the June 852 Woman's Rights Convention in West Chester, Pennsylvania. In September, the Motts visited Waterloo before continuing to the Syracuse Woman's Rights Convention with the M'Clintocks. Richard Hunt gave eldest daughter Mary (fig. I-3) permission to attend as well. She declined, but wished her parents, who stayed home because new baby George was "rather young to be left at home," could have gone. Instead, the Hunts heard Mrs. E. Oakes Smith, the convention's president, and Mrs. Ernestine Rose speak in Waterloo a few days after the convention.[37]

While evidence of Hunt family involvement in the anti-slavery and women's rights movements fades after 1852, that year Hunt was appointed to the building committee of the county poorhouse to replace the original accommodations for the poor. About a mile south of Waterloo, the fireproof limestone building was completed in 1853. Hunt had served on the committee that first established the county poorhouse in 1829 and 1830. The Hunts' continued interest in reform was reflected, as in many reform families, by toys, dolls, books and play acting that reinforced reform ideas for the younger generation. In January 1853, Sarah (fig. I-4) received some Uncle Tom's Cabin cards from her cousin Mary Truman, and in November, she acted the part of the character "Topsy" in a school play. In March 1854, the Hunt girls went with their M'Clintock cousins to see a production of Uncle Tom's Cabin in Seneca Falls. The Hunts also supported temperance. When New York State passed a law modeled on Maine's law restricting alcohol production and sale, Mary Hunt wrote to Richard, "Has thee heard the Maine Law passed in the State what a good thing it is. . . ."[38]



Figure I-4. Sarah Master Hunt, circa 1850.

When not themselves active reformers, the Hunt family continued to be supporters of reform through 1856. They attended the Junius monthly and yearly meetings of the Friends of Human Progress, the local Quaker offshoot dedicated to Human Progress. After the M'Clintocks' move to Easton, Pennsylvania

[37] Mary Hunt to Richard Hunt, n.d. (Sept. 1852) HFP Box 3, Folder 22; Mary and Sarah Hunt to Richard Hunt, 14 Sept. 1852, HFP Box 4, Folder 1.
[38] Richard P. Hunt to Samuel Blaine, 22 Jan. 1830, HFP Box 1, Folder 17; Diedrich Willers, *Centennial Sketch of Town of Fayette, Seneca County, New York,* (Geneva, NY: Press of W.F. Humphrey, 1900), 68; Sarah Hunt to Richard Hunt, 16 Jan. 1854 HFP Box 3, Folder 23; Mary and Sarah Hunt to Richard Hunt, 12 Nov. 1853, HFP Box 4, Folder 1; HFP; Mary Hunt to Richard Hunt, 24 Mar. 1854, HFP Box 3, Folder 22.

in 1856, James and Mary Ann M'Clintock Truman and other younger members of Junius Monthly meeting continued to make annual religious meetings into reform gatherings. In August 1856, George Truman attended the Junius meeting, noting that the "young folks have concluded to keep up the meeting." Because of the focus on reform, Truman wrote his wife that "it does not appear so much like a Friends meeting. . . ." In addition to the reform speeches made at, and petitions sent from, the Junius meeting, family members attended reform events or entertained reformers. Members of the extended family attended a performance of the Hutchinson Family Singers, a well-known reform group, in October. A few weeks after Richard P. Hunt's death and funeral in 1856, a different Hutchinson, Rev. Samuel Hutchinson, "a colored preacher from Niagara, Canada West," visited the Hunt family while in Waterloo raising funds for the safe house for freedom seekers that he managed just across the border from Niagara Falls.[39]

Home to a Growing Family

Between 1836 and 1856, residents in Richard P. Hunt's household grew from himself and hired staff to himself, spouse and six children, and staff. Although Hunt used Quaker forms of speech, attended meeting, and exhibited Quaker values of frugality, humility, and service, and although he was reared by former Quakers, he himself was not a member of any Quaker meeting. As Quaker discipline forbade marriage outside the faith, both Sarah M'Clintock and Jane Master were expelled from their meetings for marrying Hunt: M'Clintock in 1838, and Master in 1846. Sarah M'Clintock Hunt made her apologies and was accepted as a member of the Junius Monthly Meeting. Jane Master Hunt refused. Hunt family members attended the Junius Monthly Meeting throughout this period, but only Sarah M'Clintock Hunt was a member. Hunt's brother-in-law, Elijah P. Quinby, was a member, as were the M'Clintocks. As a cultural Quaker, Hunt attended meetings but did not adhere to discipline: Quakers did not hold public office as Hunt had in the 1820s.[40]

Acknowledging this helps clarify the relation between family, religion and reform in the Hunt household. Reared as a Quaker, Hunt found three of his wives in the Quaker community. His children grew up using Quaker dialect, such as using "thee" for you and "thine" for yours. His agent, Isaac Mosher, was Quaker; his extended family was Quaker. The family kept Quaker ideas about simplicity of clothing and about reform. After 1848, the Junius Yearly Meeting became a site of reform. For the Hunts, family, belief and reform coalesced there through the 1860s.

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[39] George Truman to wife, 14 Aug. 1856; George Truman to family, 10 Oct. 1856; George Truman to wife, 20 Nov. 1856, PGT.

[40] "...Sarah Hunt (late McClintock) has accomplished her marriage out of the order of our Religious Society, with a person not in membership with friends." Sarah Hunt was accepted into Friends as a convinced Friend 13 Feb. 1833). On 18 Jul. 1838, Junius meeting recorded acceptance of Sarah Hunt, whereupon the Philadelphia Meeting "prepare[d] a certificate to recommend her to Junius Monthly Meeting." Catherine Master Truman was one of two preparers. "Meeting for Discipline, Philadelphia Monthly Meeting (Women's) Hicksite," 22 Mar. 1838, 18 Jul. 1838, and 22 Aug. 1838, FHL.
"Jane C. Hunt (late Master) who had a right of membership among us, has accomplished her marriage contrary to our established order .... We testify that she is no longer a member of the Religious Society of Friends..." "Philadelphia Northern District Monthly Meeting (Women's)," 24 Mar. 1846, FHL.

The arrival of Hunts' first son, Richard, on July 4, 1838, followed in quick succession by daughters Mary and Sarah, appears to have moved Richard Hunt's attention to educational opportunities in the Village of Waterloo. In 1839, he was a founding trustee of the Waterloo Academy, incorporated in 1842. It is not known where young Richard received his early schooling. His cousin, Elizabeth M'Clintock, was an Academy teacher in the spring of 1846. Elizabeth's sisters, Mary and Julia M'Clintock, taught school in 1849. Their younger brother, Willie, also attended school in Waterloo in the early 1850s.[41]
The early 1840s brought a wave of deaths to Hunt's family. Brother-in-law Randolph Mount died in April 1842; wife Sarah in May 1842, of pulmonary consumption; and brother-in-law Henry Plant in 1843. Amy Mosher appears to have become a caretaker for Hunt's young children: Richard, Jr., Mary and Sarah. Hunt's marriage in March 1846 to Jane C. Master, younger sister of dear friends of the M'Clintocks, George and Catherine Master Truman, provided a mother for Hunt's three children and a second connection to Philadelphia. Three more children soon followed: William Master in 1846, Jane (Jennie) Master in 1848, and George Truman in 1852.

The Trumans helped find a place for son Richard Hunt, Jr., in a boarding school run by William Garrigues in Morristown, New Jersey, from spring 1852 through spring 1853. By 1854, Richard was at school in Syracuse, watched over by his cousin Elizabeth and her new husband, Burroughs Phillips. Richard, later moved to the Illinois farm to continue his practical education sometime in 1855 or 1856.[42]

The letters that Mary and Sarah Hunt wrote to their absent brother Richard give intimate glimpses into daily life in the Hunt home while strengthening ties between the siblings. Aged 12 and 11 in 1852, their weekly letters chronicled farm activities, family visits, parties, home events and school and religious attendance. In June 1852, the family attended the Junius Yearly Meeting, sister Sarah writing that 100 carriages were present for the morning session and 60 for the afternoon session. In September, the sisters wrote of helping the cook and housekeeper with their duties after the cook, Susan Hines, developed an infection on her hand. They did dishes, jogged baby George's cradle, and helped with washing clothes. Their descriptions of sections of the house and farm assume common knowledge of them. In the same letter describing housework, Sarah wrote that "going down cellar last night to get something to eat...my foot slipped & I fell from the top to the bottom. I bruised my side...it is quite sore today." In December 1853, Willie started going to school and moved from sleeping downstairs in the same room as his small sister Jane (possibly in the nursery) to a

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[41] *Laws of the State of New York Passed at the Sixty-Fifth Session of the Legislature Beun and Held in the City of Albany the fourth day of January 1842* (Albany NY: Charles Van Benthuysen, 1842) Chap. 151, 189-190; Elizabeth Wilson M'Clintock to Elizabeth Neall Gay, 21 Apr. 1846, SHG; Mary Ann M'Clintock Jr. to Elizabeth Neall Gay, 1 Jul. 1849, SHG; Willie Mary and Sarah Hunt to Richard Hunt, 11 Dec. 1853; Sarah Hunt to Richard Hunt, 30 Dec. 1853, HFP Box 4, Folder 3.
[42] Sarah Hunt died 30 May 1842. "A Record of Births and Deaths, Certificates of Removal and Marriage Certificates." FHL MR-NY-276 (microfilm). Junius Monthly Meeting of Friends (Hicksite 1828-1863: Galen, NY). Also cited as May 29 in the *Geneva Gazette*: "Died at Waterloo, on the 29th ult., of pulmonary consumption, Sarah, wife of Richard P. Hunt, in the 36th year of her age." Sallie to Kate Truman, 26 Oct. 1851 (at Hunts), PGT; Sarah Hunt to Richard Hunt, 16 Jan. 1853; Mary Hunt to Richard Hunt, 16 Dec. 1853, HFP Box 3, Folder 22.

room upstairs. His sister reported that he was "a very good boy he is sitting by me now reading in his book."[43]
In 1852 and 1853, the sisters described school and school presentations. Sarah, one of a class of twenty-five female students, had a speaking part in a winter presentation. They described the weddings of cousins Mary Ann and Elizabeth M'Clintock (five year old Willie quite liked them) and family and school parties. In January 1853, Sarah detailed the younger M'Clintocks' outfits for a costume party, including cousin Julia's 'squaw' dress, leggings, headdress and moccasins. When George Gay fell through canal ice, they reported on searches for his body until it was found. On occasion, they excused short or uninteresting letters when they had headaches or colds. They informed their brother when their infant sister, Anna, died, when their father or mother was ill, and of Burroughs Phillips' accident and sudden death in April 1854. The girls' letters stop abruptly in the spring of 1854. No other letters between them and their brother are known to survive.[44]

Other letters took up news of the Hunts' family circle. Cousin Elizabeth Phillips returned to her parents' home in Waterloo after her husband's untimely death. Mary Ann and James Truman and their young daughter, Lizzie, moved from Philadelphia to a house a few doors east of her parents by June 1855. Catherine and George Truman and their children began to make long visits to the Hunts and their son's family. In December, the M'Clintocks started to consider a move to Easton, New Jersey. They moved both businesses in July 1856.[45]

Richard P. Hunt had begun to suffer from more serious illness in the summer and fall of 1856. The summer was dry and the dust bothered his asthmatic condition, keeping him indoors. He seemed to improve in August, but after exhausting local conventional and alternative medical options, Hunt's brother-in-law, George Truman, M.D., moved in to care for him. Truman's nearly daily letters to children and wife provide information about the house and its activities. Excerpts describe a first-floor sitting room, appropriate for office consultations or care of an ailing Hunt.[46]

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[43] C. Dallet Hemphill, *Siblings: Brothers and Sisters in American History* (NY: Oxford University Press, 2011) observes that sibling ties intensified in the northeast during the period before the Civil War. *Proceedings of the Yearly Meeting of Congregational Friends, held at Waterloo, NY from the 6th to the 8th of the 6th Month, 1852,* (Auburn, NY, 1852); Mary Hunt to Richard Hunt, 6 Jun. 1852 HFP Box 3, Folder 22; Mary Hunt and Sarah Hunt to Richard Hunt 14 September 1852; Sarah Hunt to Richard Hunt, n.d., Box 3, Folder 23; Sarah Hunt and Mary Hunt to Richard Hunt, 11 Dec. 1853, 20 Dec. 1853; HFP Box 4, Folder 2.

[44] Sarah Hunt To Richard Hunt, 12 Nov. 1853; Mary Hunt to Richard Hunt, 16 Dec. 1853; Sarah Hunt to Richard Hunt, 28 Jul. 1852; Sarah Hunt to Richard Hunt, 31 Jan. 1853, HFP Box 3 Folder 23; Mary Hunt to Richard Hunt, HFP Box 3, Folder 22; Mary Hunt to Sarah Hunt, n.d., HFP Box 4, Folder 3; Sarah Hunt to Richard Hunt, 6 Apr. 1854, HFP Box 3, Folder 23.

[45] Mary Ann M'Clintock to Elizabeth Neall Gay, 24 Apr. 1854, Elizabeth Wilson M'Clintock Phillips to Elizabeth Neall Gay, 10 Jun. 1855; 7 Dec. 1855; 27 Jul. 1856 SHG.

[46] "Richard was up and in the dining room shaving himself.... He now lodges in the sitting room. I have been proposing his going up stairs--as his being down places him directly in the track of all comers and goers and further I think an upper apartment much more healthful than these lower rooms." "Isaac Mosher with me in the chamber—is here mostly during the day is acting as clerk for Rich'd and is capable as a nurse."
"Richard's Chamber is on the First Floor. They are in before his attendants are aware of their being in the house."
"When about to clean his chamber he walked into the dining room where sitting on his Patent Chair he looked among the comfortable men."

As Hunt's condition worsened, family gathered around and news flew. "So many relatives and all anxious" crowded the downstairs. Richard Junior, arrived from the Illinois farm "grown...tall and somewhat spare yet large and athletic...in appearance." Lizzie Stanton visited with her two young daughters. Hunts' sisters came "nearly every day." James Truman and Isaac Mosher took shifts to help care for Hunt. Elizabeth Phillips wrote from Easton to Elizabeth Neall Gay that Hunt had experienced paralysis and could not speak above a whisper, adding "it is not possible for him to live a great while as he is now."[47]

Hunt recovered enough for Truman to return briefly to his home in Philadelphia, but died while Truman was on his way back. Son James Truman and Isaac Mosher met Truman at the train station to inform him. Truman consoled the family and spoke to mourners at Hunt's funeral the next day. Buried from his home, Hunt was laid to rest next to his sister, Mary Quinby, in the Junius Meeting ground cemetery. Truman reported that Hunt's funeral service was well attended. Only a quarter of the people who came to honor Hunt were able to get into the house to hear the speeches. Nearly 40 carriage loads accompanied the family to the burial ground.

Hunt's death was immediately reported in the *Waterloo Observer*, which noted his contributions to the village of Waterloo as a builder and business leader. He was described as possessing "a large share of strong good sense which counteracted the influences of naturally strong prejudices and a somewhat inflexible purpose. His aims and purposes were to improve the condition of his race, and he opposed everything he deemed to have a contrary tendency, with zeal and earnestness."[48]

Truman stayed with his sister-in-law and her family as the will was read and as the family took up a new way of life. He advised the children to maintain "their sympathies intact as it regards their own especial family circle," and to "stand by" Jane..."as she would need all their support." A few days later, he wrote his wife that Jane Hunt would be busy as "Guardian and caretaker of things written under the will of Brother Richard." By Thanksgiving, he could report that the "family seem to have recovered their tranquility in great measure," as each tried to "impress upon the other the necessity of maintaining a firm and composed mind. This condition of things is the sure road to mental health."[49]

George Truman wrote to his wife, Catherine, "[t]he loss of such a head to a family cannot be measured neither can it be repaired." Neither Jane Hunt nor his surviving children could

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Truman also treated an injury to George Truman Hunt's finger which had "kept Aunt Jane moving up and down nearly all night," possibly between her room and the nursery.
George Truman to Dear Children, 4 Jul. 1856, 14 Aug. 1856, 27 Sept. 1856, 29 Sept. 1856, 2 Oct. 1856, PGT.

[47] George Truman to family, 7 Aug. 1856, 27 Sept. 1856, George Truman to Catherine Truman, 3 Oct. 1856, George Truman to family, 12 Oct. 1856, PGT. 20 Oct. 1856 Elizabeth Wilson M'Clintock Phillips to Elizabeth Neall Gay, 20 Oct. 1856, SHG.

[48] The *Friends Intelligencer* and the *National Anti-Slavery Standard* both carried notices of Hunt's death, written by George Truman. George Truman to Dear Children, 10 Nov. 1856 GTP, *Waterloo Observer*, n.d., RPH; *Friends' Intelligencer* v. 8 #36 (22 Nov. 1856), 569.

[49] George Truman to dear children, 10 Nov. 1856, 14Nov. 1856, 15 Nov. 1856, and 20 Nov. 1856, PGT.

step into Hunt's shoes, leaving a void in the regional business, economic, reform, and civic achievements he had fostered.[50]

1856-1889: Jane Hunt, Held In Trust

Jane Hunt had been married ten years when her husband died. Her three step-children, aged fourteen to eighteen, and three children, aged four to nine, remained in her care. Under terms of the will, she retained use of one third part of the real estate during her life time, as well as use of the home, personal property, and garden on the farm--provided she remained unmarried, lived on the farm homestead, and cared for her children until their marriage.[51]

The terms of the will defined the family's use of the homestead farm through 1889. Without Richard Hunt's "somewhat inflexible purpose...to improve the condition of his race...," and the connections he so assiduously nurtured, the role of the Hunts and their home in regional economic, religious, civil and reform activities declined. The year 1862 marked the beginning of the Civil War and the end of evidence of involvement in the anti-slavery movement by family members. Between 1870 and 1878, Hunt children managed the farm and engaged in some local economic and civic activities. In 1880, only Jane Hunt and oldest daughter Mary still resided at the homestead farm. Through 1889, their reform activity was limited to local efforts.

Richard Hunt's will created a trust with broad powers to manage the care of his property and to assure that his children were well cared for and well educated. The trustees managed Hunt's extensive property, providing income for the widow and children while assuring that Jane Hunt retained life ownership of a third of the estate, similar to dower rights. The trustees, Hunt's nephew Walter Quinby, and Seneca County Court Judge Sterling G. Hadley, were required by terms of the will to maintain the house and property and assure the education and maintenance of Hunt's children until they married or left home. Specific dates for the division of the estate insured that all would receive their equal share at Jane Hunt's death. Hunt stipulated that a division be made in 1859, when Richard Hunt, Jr., reached the age of twenty-one. The will's stipulation that Jane Hunt retain use of one-third of the real estate through her life resulted in annual charges for expenses and disbursements of income through 1891, when a final settlement after Jane Hunt's death in 1889 transferred property to the heirs.[52]

Between 1856 and 1870, Jane Hunt provided the children with education and a home, supported by the trustees and Farm Superintendent Isaac Mosher. Elder children Richard and Sarah married and launched adult lives while sister Mary remained at home. Jane Hunt made changes to the house in 1858 and 1859 before partition of the estate in September 1859. In the 1870s, Jane Hunt's children matured. Sons William M. and George T. Hunt took up farm management, but after George's untimely death in 1878, and William's marriage and move to Rochester, New York, in the 1890s, only Jane and Mary Hunt resided at the Hunt

[50] Ibid, 14 Nov. 1856, PGT.
[51] Ibid, 10 Nov. 1856, PGT.
[52] "Seneca County Court and Court of Sessions," *Ovid (NY) Bee*, n.d. (Jan. 1856). See the Architectural Data section of this report for the effect of the will on property surrounding the Hunt House.

house. Ellen Hunt and her children boarded in Waterloo. Without active management, the farm seems to have declined in value.

"...Their Own Especial Family Circle," 1856-1870

Jane Hunt learned the extent and nature of the terms of the will Between 1856 and 1862, as she sought to provide for the education of her children. She may have found her new responsibilities as guardian and executor challenging. George Truman carefully reviewed her duties with her shortly after her husband's death. Several months later, Mary Ann M'Clintock Truman worried about the family: "There is quite a change in that household...Uncle Richard gone, and the girls growing to womanhood. I think them superior—they are both attractive and intelligent. I wish they had a more intellectual Mother."

Though similar provisions for a surviving widow were common in the 1850s, Richard Hunt may have intended them to deter Jane Hunt from moving the family to a Philadelphia home near her relatives. They certainly surprised some among the family members. From Easton, Mary Ann M'Clintock wrote her niece Lizzie Gay that Jane "still remains on the Farm...if she...goes to housekeeping elsewhere, she forfeits her right to occupy that House...with her income if I were in her place, I would give up my claim to that and live where I wanted." In June 1857, Jane Hunt made a long visit to her sister, Catherine Truman, with her daughter Mary and sister-in-law Lydia Mount. Though Mary Hunt was "anxious to get home," Jane Hunt "appear[ed] to dread the loneliness that...will come over her when she again treads the household boundaries." With Richard Hunt back on the Illinois farm, Isaac Mosher managing the home farm, and the executors running the estate, Jane Hunt was free to consider her options carefully.[53]

Jane Hunt received annual funds from the trustees for managing her household, as well as assessments for running the estate and improvements to the house in which she and her children lived. With these funds, she could afford tuition at private schools for her children. Truman and M'Clintock relatives returning to Philadelphia may have added to Hunt's desire to be there. Elizabeth M'Clintock Phillips opened a hosiery/millinery story in Philadelphia in February 1857; James and Mary M'Clintock Truman moved from Waterloo to Philadelphia in September 1858. That same month, Jane Hunt rented a new house for six months at 12th and Arch Streets in Philadelphia. Daughter Sarah had a job as a teacher at the Race Street Quaker school, and the younger three children were students there. Richard, back from Illinois and not managing the home farm, also came to Philadelphia to "perhaps go into some school." By the end of April 1859, they were back in Waterloo, accompanied by Jane Hunt's sister Sophia, while Sarah Hunt stayed with the Trumans. George Truman reported that "to

[53] Mary Ann M'Clintock to Elizabeth Neall Gay, 27 Feb. 1857, SHG;, George Truman to George Truman, Jr, 8 Jun. 1857, PGT, "June 1, 1857 To Cash in Phila $50.45," and "May 8, 1857 To I. Mosher salary, $50" 1857-1860 Jane C. Hunt account, RPH; Mary Ann Truman M'Clintock to Elizabeth Neall Gay, 9 Aug. 1857, SHG; no author, *The Centennial Celebration of General Sullivan's Campaign Against the Iroquois in 1779* (Waterloo, NY: Observer Steam Press, 1880), 22-23.

leave us was a trial for our Sister—her attachment to her Native City is strong while her love for the connections she leaves is abiding and warm."[54]

After 1859, Jane Hunt spent school terms in Philadelphia near Truman and M'Clintock relatives, thus assuring the younger children a Quaker education. Six summer months on the home farm allowed her to retain use of house, garden, and orchard in Waterloo and attend to Hunt relatives. Extended summer visits from Philadelphia kin strengthened family ties with the Underhills, Mounts, and Plants near Waterloo. In July 1859, George and Catherine Truman visited Waterloo, with George Pryor speaking to a group of forty at "Aunt Jane's Hall" in Waterloo, while attending several Quaker meetings. On one chilly day, Truman and Jane Hunt attended a meeting, while Catherine Master Truman and her daughter Cat watched "the hearth for us...with the Younglings right dutifully by Aunt Jane's warm stove."[55]

While Jane Hunt oversaw her children's education, the trustees supervised installation of gas lighting and possibly the addition of a verandah on the east side of the house in Waterloo. The removal of a wall dividing the parlor from a hall bedroom and centering the fireplace on the east wall may have occurred at this time. Living in a new house in Philadelphia may have inspired changes to the Waterloo home. Charges to Jane Hunt's account for pipes and light fixtures date the lighting project to March 1858. Shortly after her return from Philadelphia in April 1859, George Truman wrote to his son, "Reports from Waterloo all well, & going to look fine with their improvements."[56]

The partition of the estate in 1859 created six equal shares among the six children, with Jane Hunt retaining the house and use of one-third of the estate. Shortly after the partition, Sarah Hunt moved to Belmont, Massachusetts, where she may have been engaged as a private teacher. According to subscription records of the National Anti-Slavery Standard, she remained there until April 1861, when she returned to Waterloo. She also appeared in the 1860 federal census in Waterloo with her other siblings and step-mother, all possessed of significant real estate and personal estate in the form of a share of rents and interest on mortgages and bonds. Richard Hunt, Jr., worked in hardware. Isaac Mosher, Farm Superintendent, lived nearby, as did Richard Hunt's sisters, widows Lydia Mount and Hannah Plant.[57]

Mosher made sure that the farm was productive and profitable. The 1860 Census of Agriculture still listed the farm in Richard P. Hunt's name. Compared to the 1850 census, in 1860 the number of acres declined from 535 to 144. The cash value of the farm at $100/acre was $14,400. Including implements and animals bumped the value up to $15,175. Some animals—a horse, a cow, a pig—and some of the garden and orchard produce were for family use. Still, the output was impressive: 250 bushels of wheat, 600 of Indian corn, 1,000 bushels of oats and 200 bushels of Irish potatoes. Though only 6 pounds of wool were recorded, 55

[54] Mary Ann M'Clintock to Elizabeth Neall Gay, 27 Feb. 1857, SHG; George Truman to Thomas and Martha Mellor, 23 Sept. 1858, 30 Apr. 1859, PGT.
[55] GT to Our Dear Children, 4 Jul. 1859 GTP
[56] George Truman to George Truman, Jr., 18 May 1859, PGT. Jane C. Hunt's account (RPH) does not include charges for renovations in 1859.
[57] *Anti-Slavery Standard* Account Book, 1860-1862, SHGP; *Eighth Census of the United States*, 1860.

tons of hay were harvested, and the farm's cows produced enough milk for Jane to make 300 pounds of butter.

Waterloo seems to have become less welcoming of anti-slavery reform activity as the nation drew closer to civil war. In August 1857, Mary Ann M'Clintock Truman wrote her cousin, Elizabeth Neall Gay, to decline to raise money for the American Anti-Slavery Society. "It would be like olden times to be so engaged," she wrote. "But the truth is, the little anti-slavery that once did seem to have rooted here has nearly died out—at least as regards practical efforts....the few who are left...think it would be impossible for us to accomplish anything." Jane Hunt knew of this, certainly, and may have been consulted. Although her name last appeared in the yearly proceedings of the Junius Yearly Meeting of the reforming Friends of Human Progress in 1855, letters show her attending meetings in Philadelphia and near Waterloo through 1859. M'Clintock relatives also continued to attend the Junius meetings, keeping Jane and her family informed of reform speeches given there and petitions to state or federal government issued by the Friends of Human Progress. The last known petition on behalf the Friends of Human Progress was issued in 1867 in support of woman suffrage. Mary Hunt was not listed as an attendee at Friends of Human Progress meetings, but her support of woman suffrage in her own right after the Civil War is suggested by her election as one of several vice-presidents of the newly-formed New York State Woman Suffrage Association in 1869. The state president was Martha C. Wright.[58]

In the early 1860s, Jane Hunt supported the temperance movement with membership in the State League Devoted to the Interests of Temperance and Freedom in 1862 and 1863. Evidence of the Hunt daughters' support of anti-slavery included Sarah Hunt's subscription to the National Anti-Slavery Standard through 1862. She and Mary Hunt donated money to the Standard in April 1862 as the nation entered the Civil War and again in August 1862. In May 1863, Sarah enthusiastically supported Elizabeth Cady Stanton's Woman's National Loyal League, writing "Give us a nation for whose preservation we may joyfully surrender our heart's dearest treasure; but swear by the green graves of our slaughtered brethren, that this sacrifice shall seal the doom of every trafficker in human flesh."[59]

These strong words from the twenty-year-old daughter of a committed anti-slavery activist suggest that Hunt blood was being spilled on Civil War battlefields. She had cause for concern. On May 23, 1863, Sarah M. Hunt married attorney Lyman C. Gardner, of Fayetteville, New York, in a Quaker service in Waterloo. In August 1863, Gardner's name was on public lists of potential draftees. Under a provision to commute service, Gardner may have paid a substitute. In 1866, he was a member of a volunteer fire company, whose

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[58] Mary Ann M'Clintock Truman to Elizabeth Neall Gay, 9 Aug. 1857, SHG. The M'Clintocks and Trumans attended through 1858, George and Margaret Pryor through 1861. "Friends of Human Progress (Waterloo, New York): Participants at Annual Meetings, 1849-1871," http://library.buffalo.edu/archives/exhibits/old/urr/PDFs/FHP_WATERLOO.pdf, accessed 30 Oct. 2014; "A Petition from the Friends of Progress Assembled in Waterloo, NY, June 1, 1867, to the Constitutional Convention on the subject of Woman Suffrage," NYSL. Susan B. Anthony, Elizabeth Cady Stanton, Matilda Joslyn Gage, eds., *History of Woman Suffrage Vol. III* (Rochester, NY: Charles Mann Printing Co, 1886), 396.

[59] National Register of Historic Places Registration Form, Women's Rights National Historical Park, entered in the National Register 14 Mar. 2012, 60; Elizabeth Cady Stanton, Susan B. Anthony and Matilda Joslyn Gage, eds., *History of Woman Suffrage Vol. II* (New York, N.Y: Fowler and Wells, 1882), 877.

members were exempt from the draft. In 1870, his name appeared in a call for drafted men of Onondaga County to convene to seek the return of commutation fees.[60]
The Hunt boys may not have served as volunteers or draftees. William and George were too young for the draft, and Richard was three days shy of the required enrollment age of twenty-five on July 1, 1863, when a draft was enforced. Unscathed by the Civil War, Richard Hunt, Jr., had married Anna C. Draper in 1861, moving to a house on Virginia Street in Waterloo. He formed a company with A.R. Wheeler and James Stevenson in January 1862, and worked in the store selling stoves, tinware, and hardware through the 1860s. With Sarah and Lyman Gardner in Fayetteville, and Richard in his own house, care of the homestead farm turned to the next generation by decade's end.[61]

Leaving Waterloo: The Next Generation, 1870-1889



Figure I-5. Jane (Jennie) Hunt, Circa 1869.

Family documents provide a glimpse into family use of the farm and family dispersal through the 1870s. Son William M. Hunt's 1873 journal and financial record shows that the homestead farm provided income to the family while terms of his father's will continued to bind family members together financially. Youngest son, George T. Hunt, died in 1878, leaving his young wife, Ellen Goss Smith Hunt, a widow. Her account book, begun after his death, includes financial transactions on behalf of their two children, George and Jane (fig. I-5), who inherited their father's portion of the Hunt estate. These sources, loaned to the park by Hunt descendant Peggy Van Kirk, provide most of what is known about the use of the farm homestead and Hunt family relationships in the 1870s and 1880s.[62]

In 1870, federal census takers enumerated residents at the homestead farm as Jane C. Hunt, age 57, with daughters and sons Mary, 30; farmer William, 24; Jennie, 22; and George T., 17. One 17-year-old farm laborer, Christian Storty, also lived there. Aunt Eliza Underhill lived next door. Son Richard Hunt, 32, a hardware merchant, lived in the village with his wife Anna C., 27; their son Richard

[60]"Historical Note on Village Family," *Fayetteville (NY) Bulletin*, 21 Nov. 1968; "The Draft," *Syracuse Daily Courier and Union*, 21 Aug. 1863; "The Fire Department," *Syracuse Daily Courier and Union*, 9 Aug. 1866; "Convention of Drafted Men," *Syracuse Daily Standard*, n.d., 1870. Gardner was also a notary public. "Notaries," *Syracuse Daily Courier and Union*, 1 Mar. 1862.
[61] A.R. Wheeler married Sarah Stevenson in 1834. He served as county sheriff in the early 1850s; in 1855, he was the foreman of a central NY fireman's tournament held in Waterloo. In 1873, Wheeler was president of the Village of Waterloo. It is unknown how Richard Hunt came to join this firm. "Married," *Geneva Gazette Advertiser*, n.d. (Aug. 1834); "Firemen's Tournament at Waterloo, *Geneva Gazette*, 3 Aug. 1855; "Laying the Corner Stone of a Church," *Geneva Gazette*, 23 May 1873.
[62] William M. Hunt Excelsior Diary, 1873, HVKFP; Ellen G. Hunt Account Book, HVKFP.

P. Hunt, 7; and 30-year-old domestic servant Emma Garrison. Isaac Mosher, who had been listed as Farm Superintendent in 1860, did not provide an occupation in the 1870 census.

The information provided to the census taker on August 2, 1870, included hints at the disposition of shares of the estate. Jane Hunt had $2,000 of real estate and $25,000 of personal estate. Her son William listed $12,000 of real estate and $15,000 of personal estate. Daughter Mary had $1,500 in real estate and $10,000 in personal estate. Daughter Jennie's real estate, a portion of the homestead farm, was worth $14,000, and personal estate was worth $6,000. Son George also had a portion of the farm worth $16,000, and $5,000 of personal estate. Richard Hunt's real estate holdings were worth $3,500, while his personal estate was valued at $14,000. His wife's separate personal estate was worth $1,000. The youngest two children, Jennie and George, were land rich and cash poor.[63]

Sometime in the late 1860s, son William M. Hunt (fig.I-6) began to manage the home farm left to younger siblings Jennie and George. The July 30, 1870 agricultural census listed William M. Hunt as farming three pieces totaling 133 acres, the homestead farm less a 12+ acre parcel partitioned directly to him. Hunt reported total value of crops at $4,935, with $900 in wages paid out. The joint production of the farms included 540 bushels of wheat, 836 of Indian corn, 12 pounds of wool, 60 bushels of potatoes, 350 pounds of butter, and 45 tons of hay. Hunt doubled wheat production over 1860 and increased Indian corn by fifty percent, while dropping oats as a crop. The value of animals slaughtered increased from sixty dollars in 1860 to $1,344 in 1870. A first time earning was $144 gained from a market garden.[64]



Figure I-6. William M. Hunt, circa 1873.

William's 1873 calendar and cash journal record his direct labor on the farm and efforts to find markets for local agricultural products, such as the hay from the Hunt farm. Like his father, he reached out to family to find buyers. In March 1873, Hunt traveled to Philadelphia where he stayed with his uncle, George Truman. After attending Quaker meeting on Sunday, he visited with M'Clintock cousins. The next day was spent going to various straw and hay dealers on behalf of a new business partnership, Hunt and Saleman Hay Dealers and Shippers. By 1874, younger brother George T. Hunt ran the home farm. William M. Hunt's partnership was thereafter listed separately, although he remained in residence.[65]

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[63] *Ninth Census of the United States*, 1870: Population Schedule.
[64] *Federal Agricultural Census*, 1870. Wages paid out appear excessive against the total value of products sold. It is possible that, in addition to paying a farm laborer, Hunt paid himself and short term laborers.
[65] The entire M'Clintock family had moved from Easton, N.J. to Philadelphia in the fall of 1859; George Truman to Thomas and Martha Mellor, 30 Apr. 1859, GTP; William M. Hunt Excelsior Diary,

As a partner in the firm, William M. Hunt bought, harvested, pressed, stored, prepared for shipment, billed and received payment for hay throughout the year. Payment for shipped hay could lag behind cash needs. His journal includes regular notes for short term loans on local banks and from relatives for business purposes. This credit was necessary in a seasonal business with seasonal payment. William also sold calves and heifers through his firm, keeping daily logs of animals promised, bought and sold in diary pages dated January 1 through January 19. July was dedicated exclusively to harvesting and pressing hay, though crops were taken at other times of the year as well. Hunt ran gangs of workers and teams, possibly with horses and oxen from the Hunt farm. He was also on the lookout for new markets; a clipping in the journal discussed mink breeding for fur sales. Like his father, William was a member of an agricultural society, serving as the Master for Seneca Grange No. 44 in 1879.[66]

Richard P. Hunt's 1856 will had created a general fund for income from bonds, mortgages, and sales of land, paid out by trustees Walter Quinby and Sterling G. Hadley. Much as Richard Hunt had accounted for items transferred between himself and relatives, son William M. Hunt also noted cash or products received or paid to relatives. In the cash accounts payables and receivables section of his diary, William Hunt entered disbursements from the fund, cash received from mother Jane C. Hunt and brother George T. Hunt in February 1873, and payment of his, his mother's, and sister's taxes in November and December 1873. In December, he noted that he owed his mother six cords of wood. The diary documents continuing financial relationships between siblings and their spouses, even if not in Waterloo: several entries in the diary are for loans to or from Lyman C. Gardner, Sarah Hunt's husband.[67]

The Hunts and employed domestic servants and agricultural labor. Hunt's diary documents requests from local farmers and friends for immigrant laborers from Sweden, Scotland, and Germany. In March 1873, he traveled to Castle Garden in New York City, and then to the Female Refuge and New Barracks at Ward's Island, where New York state housed "destitute immigrants . . . who, though in good health, cannot find employment or are prevented from reaching their final destination from want of funds." On March 11, he entered in his diary, "came home with 9 men gave them $10 and bound all the year and gave them their passage." He also negotiated for a family to travel to Waterloo. The diary lists the names of those bound to service for a year, as well as payment schedules. Terms of service included room and board and $10 per month in wages, paid half each month and the rest at the end of the year.[68]

As the only source of its type, William M. Hunt's diary may not accurately reflect Hunt family practices within the house, on the farm, or in the community. It does hint that, nearly twenty

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1873, HVKFP; *Seneca Falls and Waterloo Village Directory, 1874-1875* (Syracuse: Evans and Crofoot, 1874). George T. Hunt and Jane M. Hunt owned the home farm.

[66] Representative entries for short-term loans appear at 18 Mar. 1873, 4 Apr. 1873, 27 Jun. 1873, 13 Sept. 1873, and 2 Oct 1873. William M. Hunt Excelsior Diary, 1873, HVKFP. *The Centennial Celebration of General Sullivan's Campaign Against the Iroquois in 1779,* (Waterloo, NY: Observer Steam Press, 1880), 247.

[67] William M. Hunt Excelsior Diary, 1873, HVKFP

[68] 11 Mar. 1873, William M. Hunt Excelsior Diary, 1873, HVKFP; *Handbook For Immigrants To The United States,* Part I. *General Directions, Prepared by the American Social Science Association* (New York: Hurd and Houghton, 1871), 115-116.

years after Richard Hunt's death, the terms of the will bound family members together in transactions that supplied money, housing, and goods. Hunt's farm continued to feed and support his family, as did income from his properties, stocks and bonds. Hunt descendants created new businesses while searching for markets for Waterloo agricultural products. Extended Truman and M'Clintock family members and Quaker religious practice remained important.[69]

Many changes came to the Hunt children between 1873 and 1880. The Panic of 1873 and ensuing economic downturn through the 1870s affected many businesses, including those engaged in by Hunt family members. Richard Hunt moved his family to Pennsylvania. Jane (Jennie) M. Hunt married and moved away. George T. Hunt (fig. I-7) married, had a son, and died in 1878. Richard Hunt's business partner A.R. Wheeler, 1873 president of the Village of Waterloo, died in 1874. It appears that Richard Hunt decided to leave the village to work in the oil fields in Bradford, Pennsylvania, at this time. He was not among the number of Richard P. Hunt relatives who helped created the Waterloo Historical Society in 1875, followed by the Waterloo Literary and Historical Society in 1876. Founding trustees of the Society included Richard P. Hunt's son, William M. Hunt, brother-in-law, Daniel S. Kendig, and nephews Walter Quinby and Richard P. Kendig. Jane M. Hunt, Richard P. Hunt's daughter, donated one-half of an acre of her share of the homestead farm for St. John's Chapel in the third ward of the Village of Waterloo in 1874. The completed chapel was the closest house of worship to the Hunt house. Jane Hunt married William Reed Trasher that same year. [70]



Figure I-7. George T. Hunt and baby Georgie, circa 1878.

In October, 1875, George T. Hunt married Ellen Goss Smith of Waterloo. The couple may have moved into the Hunt house, where George, his brother William, sister Mary, and mother Jane C. Hunt resided. The Hunts' first child, Jane, also called Jennie, was born July 10, 1876. George and his mother were in Philadelphia in December, 1877, when Jane Hunt loaned $190 to her son. (A note "paid in full" appears two years later in her daughter-in-law's account book.) This entry suggests that Jane Hunt continued to spend winter months with her Philadelphia relatives through the 1870s. George and Ellen's son, Georgie, was born in

[69] William M. Hunt Excelsior Diary, 1873, HVKFP.
[70] Wheeler had been county sheriff and one of the county supervisors of the poor. "Waterloo Items," *The Ovid Independent*, 20 May 1874; *Centennial Celebration*, 11-13; *History of Seneca County, 1876*, 81.

July 1878. George T. Hunt died December 12, 1878. Brother William M. Hunt assumed management of the farm, while widow Ellen moved into her grandmother's home. In the 1880 census, she was listed as "keeping house" for her grandmother and other Smith relatives aged 19 to 29.[71]



Figure I-8. Ellen Goss Smith Hunt and Baby Georgie, circa 1878.

As George T. Hunt's widow, Ellen G. Hunt (fig. I-8) inherited the portion of the home farm allotted to her husband. Her cash account book, begun shortly after her husband's death, confirms evidence from William Master Hunt's diary that the family was tightly bound by the terms of the will. Ellen Hunt was only twenty-three when her husband died, yet she was the guardian of children who would receive their father's share of the Hunt estate. Through the rest of the decade, she tracked S. G. Hadley's allotments and charges for upkeep of the farm homestead. In May 1879, she noted charges for "whitewashing" and "papering"; in June 1879, for "work on the farm house"; and in December, for "insurance on house and barns." She also noted expenses with her husband's family: $25 for William M. Hunt's "trip to the islands" in August 1879, and payment to William M. Hunt for "seed wheat and barley rootes" in January 1880. In April 1880, Lyman Gardner paid Ellen Hunt $50, while Jane C. Hunt paid for potatoes, corn and to reimburse an account that Ellen Hunt had paid for William M. Hunt. In October 1880, Ellen Hunt received payment for potatoes and corn, pasture for Jane C. Hunt's cow, and board for two horses for two years. In November, she paid a share of taxes. It seems that Jane C. Hunt now owed her daughter-in-law for use of the farm home.[72]

Throughout this period, the Hunt family remained in contact with their extended family. Photographs of Richard P. Hunt's grown children, their spouses, and some of their children are found in a family collection held at Friends Historical Library, Swarthmore College. Members of the Hunt family turned to other churches as the Junius Yearly Meeting gradually became less active, as evidenced by daughter Jane M. Hunt's donation of land for an Episcopal chapel and an entry for pew rent in Ellen Hunt's account book. For daughter Mary Hunt, the 1880s marked a return to social concerns. In 1881, she was named secretary of the Seneca County visiting committee for the State Charities Association, charged with visiting

[71] Ellen G. Hunt Account Book, HVKFP; William Master Hunt Excelsior Diary, 1873, PHVK; *Tenth Census of the United States.* William M. Hunt assigned his inheritance to creditors on 1 Mar. 1879, indicating the failure of his hay and feed business: National Reporter System. *The New York Supplement Containing the Decisions of the intermediate and lower courts of record of New York State, Vol. 14* (St. Paul: West Publishing. Co., 1891), 48-53.

[72] Ellen G. Hunt Account Book, HVKFP. Though no estate accounts have been found, these sources and a set of cancelled checks against the executor's account (RPH) indicate that the trustees controlled the general fund as well as the third of income allotted to Jane Hunt throughout her life--well past the marriage or coming of age of the Hunt children.

and inspecting charitable institutions supported by public funds. As secretary, Mary Hunt had a right to vote with the general managers on issues of concern. She continued as secretary of the Seneca County committee through 1902.[73]
The 1880 federal census is the last to show members of Richard P. Hunt's immediate family in residence at the homestead farm. Widow Jane C. Hunt, 69, lived there with daughter Mary M. Hunt, 39. The household also included thirteen-year-old Rose Morgan, a servant; Irish-born Margaret Mahoney, 38; and German-born farm laborer John Walters, age 30. Richard Hunt, Jr., lived in Foster, Pennsylvania, with his wife and son; both he and his son were employed as store clerks. Daughter Sarah M. Hunt Gardner and her family relocated to Lawrence, Kansas in 1882, where her husband, Lyman C. Gardner, died the following year. Sarah Gardner remained in Kansas with her family through 1887. Son William M. Hunt married Elizabeth Watson Weed in 1880 and moved to Missouri. By 1885, they also lived in Lawrence, Kansas, where their only son, Richard Pell Hunt, was born in 1888.[74]

Ellen Hunt, George T. Hunt's widow, married Montgomery Whiteside on June 8, 1887 at her residence on E. Main Street in Waterloo, possibly one of the inherited Hunt rental properties. By then, daughter Jane H. Trasher was in Jacksonville, Florida, where her daughter Lillian was born in 1888. Daughter Sarah Gardner and family lived in Dusseldorf, Germany, from July1887, through October 1888. Upon their return, they went immediately to the homestead farm in Waterloo to visit ailing mother Jane C. Hunt. Gardner returned to Waterloo again in June 1889, shortly before her mother traveled to Chicago to visit the Trashers. Jane Hunt died at their home in December 1889, and was buried in Maple Grove Cemetery in Waterloo.[75]

The final distribution of Richard P. Hunt's real estate occurred in 1889, thirty-three years after his death. The *Rochester Democrat and Chronicle* reported that the estate would be divided "among the children of Mr. Hunt, who died in November 1856, although the affairs of the deceased have never been settled until the present time." Daughter Mary M. Hunt, who had bought her brother Richard's share, received the business blocks in downtown Waterloo. Daughter Sarah M. Gardner received two houses: one on E. Williams Street, the other on E. Main Street. Son William M. Hunt and daughter Jane Hunt Trasher also received shares. Daughter-in-law Ellen Hunt Whiteside's two children, George T. and Jennie, received the homestead farm.[76]

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[73] For example, Ellen Hunt and George,
http://triptych.brynmawr.edu/cdm/singleitem/collection/SC_Truman/id/120/rec/1
George T. Hunt and Georgie,
http://triptych.brynmawr.edu/cdm/singleitem/collection/SC_Truman/id/139/rec/2, accessed 31 Oct. 2014.
Ellen G. Hunt Account Book, HVKFP; *Tenth Annual Report of the State Charities Aid Association,* (New York, NY: private printing, 1882), p. 112; *Annual Report of the State Board of Charities for the Year 1902, Vol. 2* (Albany, NY: The Argus Company, Printers, 1903), 923.
[74] *Tenth Census of the United States*; "Stroke of Apoplexy," *Fayetteville Weekly Recorder*, 16 Jul. 1883; *Kansas State Census*, 1885.
[75] "News in Brief," *Auburn (NY) Bulletin,* 31 May 1887*; Kansas State Census*, 1885; *Twelfth Census of the United States*; *Fayetteville Weekly Recorder*, 28 Jul. 1887, 18 Oct. 1888, and 27 Jun. 1889; *Friends' Intelligencer and Journal* Vol. 46, No. 49 (7 Dec. 1889), 777.
[76] "Division Finally Made of the Hunt Estate," *Rochester Democrat and Chronicle*, 28 April 1890.

1890-1919: A Family Legacy

For Ellen Hunt Whiteside, Jane Hunt's death resulted in her minor children's full ownership of the Hunt homestead farm and brick farm house. It appears that Judge S. G. Hadley continued to manage a fund of income on stocks and bonds through 1891. In a section of her account book titled "Children's Account 1891," Ellen Whiteside entered funds disbursed to the children by Sterling G. Hadley, amounts paid in rent for the children's house, and charges to the account for clothes, medicine, school books, and games or toys for George T., Jr., and Jennie Hunt. As Jane C. Hunt lived in the farmstead home until 1889, the Whitesides likely lived elsewhere.[77]

Montgomery Whiteside operated the farm and a brickyard on the Hunt property, perhaps as early as 1888. Whiteside's brickyard was in operation until his death in 1900. His step-son, George T. Hunt, Jr., then began to manage the farm, selling parcels as needed for income. By 1914, the farm was no longer listed as an operating farm. George Hunt sold the house and lot to Clifford L. Beare in 1919.[78]

A Widow's Portion: Ellen Smith Hunt Whiteside, 1890-1900

Jane C. Hunt's death resulted in changes for the Hunt House. Within a few months of her mother's interment, Mary M. Hunt moved to a small house on E. Williams Street owned by her sister, Sarah. No federal census exists for 1890, but Ellen Hunt Whiteside's account book indicates that she and her family did not immediately move to the house her children now owned. The "Children's Account" in her account book lists monthly rents received from two different tenants at "the brick house." Each tenant separately rented the front or back portion of the house between April 1890 and March 1891. The account book also shows amounts distributed by Sterling G. Hadley after transfer of the real estate, an indication that he continued to manage income from stocks and bonds. Ellen Hunt Whiteside gave this income to Montgomery Whiteside. Her account book lists no further renters after 1891, perhaps because the Whitesides had moved to the farmstead home. [79]

With the homestead farm firmly in the Whitesides' hands, Montgomery Whiteside energetically pursued farming and brick-making. At the beginning of the 1891 season, the *Auburn Bulletin* noted that he had "begun operations in brick making, and it look [sic] like brisk business down at his yard." A few years later, the *Rochester Democrat and Chronicle* reported, "Montgomery Whiteside's brickyard at Waterloo will be started on a contract of 300,000 bricks for John Van [R]iper." The Whitesides also entertained: in February 1896,

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[77] Ellen G. Hunt Account Book, HVKFP; also see Executor's Checks, 1884-1901, RPH.
[78] The reference to the "Whiteside brickyard and its seemingly inexhaustible bed of clay," in a report of the division of the estate indicates that Whiteside was already working the clay bed and the farm when Jane C. Hunt died. "Final Division Made of Hunt Estate at Waterloo," *Rochester Democrat and Chronicle*, 28 Apr. 1890.
[79] Ellen G. Hunt Account Book, HVKFP.

the "Onewah Whist Club" met at the former Hunt house. Although there is little evidence of visits from Ellen Whiteside's Hunt in-laws, she opened their home for the funeral of Richard Hunt, Jr., 58, in October 1896. Richard was returned home from Bradford, Pennsylvania, where he had lived for more than 20 years. He left a widow and a son, Pell Hunt.[80] With a comfortable home and a productive farm and brick yard, the Whitesides appear to have done well for themselves. Having no children of their own, they reared George T. and Jennie in the Hunt home.

There is evidence that the long-term management of Hunt assets by Judge Sterling G. Hadley resulted in actual privation for some Hunt family members in the 1890s. William M. Hunt worked the roofing trade in Kansas in the 1880s; after his mother's death he assigned his inheritance to his wife. They moved to Rochester sometime in the 1890s, where he manufactured radiators throughout most of the decade. He was president of the Rochester Radiator Company until his death.[81] In 1890, Waterloo lawyer John E. Richardson sued on behalf of his earlier creditors, who won a judgment against Elizabeth W. Hunt and Judge Hadley. In April 1891, the New York Supreme Court ordered all inherited assets to be disposed of and the entirety of William M. Hunt's share paid to his creditors. William M. Hunt died in 1903 and was buried in Waterloo's Maple Grove Cemetery.

Sarah M. Gardner turned to her past to make money for her family. In 1894, she published *Quaker Idyls*, a set of thinly disguised autobiographical sketches of her reforming Quaker family. A novel, *The Fortunes of Margaret Weld*, traced the life of an educated woman whose family fortune is lost. In 1907, Sarah Gardner sold the house in which her unmarried sister Mary M. Hunt lived. In 1915, she received a patent for a gas-powered toaster that could be used to heat water and make toast—a useful device for single women living in boarding houses.

Jane Trasher was the head of her household in Jacksonville, Florida by 1900. In 1905, her sister Mary M. Hunt asked nephew Pell Hunt to assist with family tombstones, advise on an oil investment, and help family members financially. He agreed to send tombstones, but advised her against the investment and declined to help. "I think if Judge Hadley had not spent the Heirs money you would have had more to have lived on but I have made enough to keep me by hard work and don't ever expect to ask my family for help," he wrote. This context helps to explain why the Hunt homestead farm came to be sold, piece by piece, in the ensuing two decades.[82]

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[80] The *Auburn Bulletin*, 16 May 1891; and the Rochester *Democrat and Chronicle* 28 May 1895. Van Riper was the Superintendent of the Cayuga and Seneca Canal and former Third Ward trustee, *Rochester Democrat and Chronicle*, 12 Sept, 1894 and 19 Mar. 1895; The Amsterdam (NY) *Daily Democrat*, 2 Jun. 1894, reported that Mr. Whiteside, a former detective for the Central Railroad, was a "farmer at Waterloo in this state." The *Auburn Bulletin* reported on the card club on 15 Feb. and the funeral on 21 Oct. 1896.

[81] *The Rochester Directory*, (Rochester, NY: The Drew Allis Company, 1903), 385. *The Rochester Directory,* 1904, 396.

[82] Richardson v. Hunt et. al., 16 Apr. 1891, *National Reporter System: The New York Supplement Containing the Decisions of the intermediate and lower courts of record of New York State,* Vol. 14 (St. Paul: West Publishing Co. 1891), 48-53; Mrs. SMH Gardner, *Quaker Idyls*, (NY: Henry Holt and Co., 1894; and *The Fortunes of Margaret Weld* (Boston: Arena Publishing, 1894); Deed Sarah M. H. Gardner to Wily H. Schott, 3 May 1907, Seneca County Clerk's Office, Deed Book 123, p. 432;

Selling the Farm: George T. Hunt, Jr., 1900-1919

Montgomery S. Whiteside died at age 58 in February 1900, leaving Ellen Goss Smith Hunt Whiteside a two-time widow at age 45. Whiteside had lived in Waterloo for twelve years and had successfully established himself as a farmer and brickmaker on the Hunt farm. Later that year, the federal census taker listed Ellen Whiteside as head of household, residing at the homestead farm with her two grown children: George T. Hunt, Jr., 21; and Jennie, 23.

In the ensuing two decades, son George assumed management of the farm. Advertisements for the brickyard do not appear after Montgomery Whiteside's death; however, something is known about use of the property through farm production notations in Ellen Whiteside's account book. Farm accounts dated 1902-1905 detail calves, heifers, cows, pigs, and sheep bought, sold, or slaughtered, along with hay, corn, potatoes, eggs and butter sold. George Hunt paid for farm labor, as well as hiring out himself and his team for work harvesting or hauling. The accounts reflect a meager income and hard labor for Hunt, and after 1903, his wife Bertha Emerick Hunt and their growing family (figs. I-9 and I-10). The 1910 federal census recorded George T. Hunt as a farmer living on his own farm with his wife, 5-year-old daughter, 3-year-old son, and 56-year-old mother. Curiously, a 1914 farm directory for Seneca County omitted any reference to the Hunt farm.

Hunt's only asset was land. The two decades between 1900 and 1919 marked the transfer of ownership of much of Richard P. Hunt's real estate from his descendants to others. In 1900, after Whiteside's death, the children and their mother sold lands between the Cayuga-Seneca Canal and Main Street, leaving 62 acres jointly owned. In 1909, he sold lots east of the Hunt House; in 1914, lots along E. Main Street; in 1915, most of the land to the north and east of the house, leaving 33.66 acres and the home. Between 1908 and 1915, the value of the house and land dropped from $4,200 to $1,500. Land sales continued into the 1920s. In addition to selling land, George T. Hunt seems to have supported his family with odd jobs around the community.

In February, 1917, George T. and Bertha Hunt's infant daughter Sarah Curtiss Hunt died in the home. The funeral was held in the house. Shortly after this tragic loss, Hunt sold the house and lot to Clifford L. Beare. George Hunt continued to live next door, moving at some point to 229 E. Main Street. In 1931, he was appointed a police officer for Waterloo, with duties serving summonses, assisting in investigations, and disposing of dogs. His earnings, listed in the family account book, were $54.10 in 1938. He died that year at age 60, leaving his wife, Bertha, daughter Helen, and sons Richard, Carroll and Robert of Waterloo. Bertha Hunt died in 1959.[83]

Fayetteville (NY) Bulletin, 13 Mar. 1915; *Twelfth Census of the United States*; and Richard Pell Hunt to "Dear Aunt" (Mary M. Hunt), 23 Jun. 1905, RPH.

[83] Ellen G. Hunt Account Book, 136-7, HVKP; "George T. Hunt," *Geneva Daily Times,* 17 Oct. 1938; and "Mrs. Bertha E. Hunt," *Geneva Times*, 28 May 1959.



Figure I-9. George T. Hunt, Jr., and Bertha Emerick Hunt, 1904.



Figure I-10. Helen and Richard Hunt in the front yard of the Hunt House, circa 1908.

STATUS SYMBOL, 1919-1944

The Hunt House and grounds experienced significant alteration in the period between 1919 and 1944. New owner Clifford L. Beare removed the north and west wings, the east veranda, and replaced the modest front entrance with an imposing new portico featuring four Doric columns in the popular Colonial Revival style. He purchased additional land to increase the lot size from a few acres to a little more than five acres. While living in the house, Beare served as Superintendent of Repairs of the Cayuga and Seneca Canal from 1919 to 1921, and as defense attorney for the Village of Waterloo from 1921 to 1924. He maintained a private civil practice as well. His involvement in county and state Democratic Party activities predated his arrival in the Hunt House and continued during his residency. During Beare's tenure, his son was born and grew to early teens. Beare also managed or owned Seneca Valley Kennels on the property, breeding German Great Danes. In 1930, Beare left Waterloo for Geneva, selling the property to Roy A. Brewster.

1919-1930: Attorney Clifford L. Beare and Seneca Valley Kennels



Figure I-11. Clifford L. Beare, n.d.

When Clifford L. Beare (fig. I-11), great-grandson of Waterloo's founder Samuel Bear, purchased the Hunt House in 1919 from George T. Hunt and his sister, Jennie Hunt Koeltz, his prospects were bright. Lawyer, veteran, and rising star in the state Democratic party, Beare was about to be announced as Superintendent of the Cayuga- Seneca Canal, replacing George A. Dobson of Seneca Falls. This patronage position recognized Beare's efforts as a Democratic Party functionary in Seneca County in the recent gubernatorial election, the first of Governor Al Smith's four terms as New York State governor. Beare, age 42 in the 1920 census, may have been looking for a home for himself and his new bride, Dorothy Cornell Beare, twenty years his junior. He and Dorothy had one son, Robert L., born in 1920. Or he may have been ready to plant himself firmly in the Waterloo scene. Between 1920 and 1930, Beare's activities brought visibility to both his home and his career.

The son of Edward A. and Eliza Beare, Clifford L. Beare was born in Junius in 1878. He graduated from Yale University in 1898 in time to enlist in and serve in the Spanish-American War. Trained as a lawyer, he was a member of the Junius Grange and active in Junius affairs. In 1900, he stumped for presidential candidate William Jennings Bryan, gaining a reputation as a fiery and effective speaker. He was the county delegate to the New York State

Democratic Convention in 1902, and in 1904 spoke on behalf of Democratic candidates before growing crowds. He opposed the construction of the New York State Barge Canal, calling for a referendum that would allow New York State citizens to vote for or against the canal.[84]

In 1904, Beare ran as the Democratic candidate for Assembly from Seneca County. In this election, he brought his critical eye to the Cayuga and Seneca Canal, claiming that the local supervisor was a hireling of the Republican Assembly member and that payroll swelled by forty-five employees during the Assembly campaign alone. He promised to work to defeat the expansion of the canal to "give us instead the money in school houses and good roads." He lost the Assembly seat by eighty votes to William J. Maier of Seneca Falls.[85]

Beare continued to be active in the Democratic Party at the local and state level. In 1905, the "lively young Junius politician" and his supporters, termed the "Beare crowd," successfully wrested control of the county Democratic party from C.L. Becker of Waterloo. Beare served as chairperson of the county committee on contested seats and represented the county at the state convention. Most importantly, he again lost his second bid as candidate for the New York State Assembly against William J. Maier, this time by 810 votes.[86]

By 1907, Beare was living and working as a lawyer in New York City, while keeping his farm in Junius and an eye on local politics. His continued involvement in the state Democratic party was reported in the local press in 1912, when he participated in factional disputes within the party. The local press also reported his successful suit to win damages for a client against a book distributor in 1912 before the U.S. Circuit Court.[87]

Still active in the New York State Democratic party, Beare returned to Waterloo by 1915. As a member of the South Waterloo Citizen's Committee with Charles A. Genung, Beare argued before the Village Board of Trustees that a New York State road project would threaten the large park south of the canal. He accompanied members of the Village of Waterloo Board of Trustees to Syracuse and Albany to argue for a change in plans, having developed the legal expertise and contacts to be effective in representing Waterloo to state departments.[88] Beare left for a sixth-month recreational trip from New York City to Venezuela in December 1916. His passport listed his residence as Waterloo and his profession as Attorney at law. It is unclear whether Beare was actually living in Waterloo. In March 1918, the Lyons, New

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[84] "Opposed to Barge Canal," *Geneva Daily Times,* 13 Oct. 1904.
[85] "He Sprung a Surprise," *Geneva Daily Times*, 3 Oct. 1904; "Political Meetings," *Geneva Daily Times,* 24 Oct. 1904; Horace Greeley, *The Tribune Almanac and Political Register* (New York: Tribune Association, 1905), 375 shows the margin as 5080 votes; Edgar L. Murlin, *The New York Red Book* (Albany: J.B. Lyon Co., 1906), 153 shows the votes cast as 3625 for Maier to 3545 for Beare.
[86] "Instructed for Beare," *Geneva Daily Times,* 26 Sept. 1905; "Beare for the Assembly," *Auburn Citizen*, 2 Oct. 1905; "Becker Claims Irregularity," *Geneva Daily Times,* 28 Aug. 1906; "Democrats of Seneca County Go on Record," *Rochester Democrat and Chronicle,* 3 Sept. 1906; "Seneca Democrats," *Auburn Weekly Bulletin,* 18 Sept. 1906; and Edgar L. Murlin, *The New York Red Book* (Albany: J.B. Lyon Co. 1906), 153.
[87] "Democratic Lawyers for County Office," *Geneva Daily Times*, 27 Aug. 1907; "Both Factions Are Expectant," *Geneva Daily Times,* 19 Mar. 1912; "Rattigan Wins Out," *Auburn Weekly Bulletin,* 22 Mar. 1912; and "Wins Notable Case," *Geneva Daily Times,* 21 Nov. 1912.
[88] "Hope to Change Road," *Geneva Daily Times,* 11 May 1915.

York, newspaper reported that "for a number of years" Beare had been "a successful New York lawyer," but had he had recently accepted a commission as a major in the U.S. Army and entered into service at Charleston, South Carolina.[89]

He had left the Army by 1918, and was consecutively employed by Air Nitrate Company at two plants producing weapons grade chemicals for the armed forces: first in Nitro, West Virginia, and then in Muscle Shoals, Alabama. As the supervisor of law and order, Beare was responsible for assuring public safety, plant safety, and productive labor on the part of the thousands of workers at each plant. Beare was brought in "to work on the fear aspect of a man" by using plain clothes detectives to report on workers' hours and activities. He was reassigned to Muscle Shoals, working there from July 1918 through September 1918, at a handsome annual salary of $6,000.[90]

Beare appears to have retained adequate funds from this work to purchase and remodel a large house. In July 1919, a local newspaper reported that "W.B. Lawrence has the contract to remodel the big brick house in East Main Street, recently purchased by Major Clifford Beare." Lawrence, whose father had also been a builder and contractor, was a member of the Masonic Order, brother-in-law of C.L. Becker, and had held multiple contracts to remodel houses and public buildings in Waterloo. He served on Waterloo's building committee, and his wooden door and sash factory supplied the local building trade. Changes to Beare's new house are described in the Architectural Data section of this report. They included demolishing the west and north wings and the east veranda, building a new entry portico, widening the parlor entrance, and widening and installing French doors in the dining-room doorway. Interior columns leading into the parlor echoed the front portico theme in the Colonial Revival style. Doors in the Hunt House that appear to have materials or methods post-dating the 1828 construction may have come from the Lawrence shop during the 1919 remodel. In addition to making and repairing doors, Lawrence specialized in making French doors from existing panel doors.[91]

An attorney in private practice according to the 1920 census, Beare was appointed Canal Supervisor a few weeks after purchasing the house and served through 1919 and 1920. Under his tenure, the mouth of the Cayuga and Seneca Canal was surveyed for abandonment and

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[89] National Archives and Records Administration (NARA) Washington, D.C., Passport Applications, 2 Jan. 1906 – 31 Mar. 1935; ARC Identified 583830/MLR Number A1 534; NARA Series: M1490; Roll #337; "Personal and Society," *Lyons Republican,* 15 Mar. 1918.

[90] Complaints of graft, abuse, and incompetence made to the Plant Protection Service of the Military Intelligence Service were investigated during Beare's tenure and reported in a larger congressional inquiry into excess War Department WWI expenditures in 1920. Company officials testified that Beare came to the position well-recommended and left Muscle Shoals "by mutual consent, in a way which did not in any way reflect upon his integrity or his ability or his character." Muscle Shoals, United States, Congress, House. Select Committee on Expenditures in the War Department 1920 – World War, 1914-1918. *War Expenditures: Hearings Before Subcommittee No. 5 (Ordnance) Serial 6 , Part 55.* (Washington, DC: Government Printing Office, 1920), 3609-3612, 3722, and 3741.

[91] "Waterloo Briefs," *Geneva Daily Times,* 11 Feb. 1919; "Death of Joel L. Lawrence," *Geneva Daily Time,* 6 Jun. 1911; "School Contracts Let," *Syracuse Journal* 9 Jul. 1917; "Alterations in Waterloo Public School Buildings," *Geneva Daily Times*, 10 Jul. 1917; *Geneva Daily Times*, 18 May 1916; *Geneva Daily Times,* 20 Oct. 1924; "Welling B. Lawrence, Prominent Contractor of Waterloo, Expires," *Rochester Democrat and Chronicle* 9 Nov. 1924.

nearly $900,000 was spent on capital improvements. Beare was also appointed public defender and acted as a civil attorney in cases in Waterloo and Seneca Falls involving gambling, possession or sale of liquor and damages for injury in a car accident. In 1923, the Village Board set Beare's annual salary at $500.[92]

Beare helped arrange lighting and was in charge of a flotilla on Van Cleef Lake in Seneca Falls during celebrations of the 75th anniversary of the 1848 Women's Rights Convention in 1923. His wife, Dorothy C. Beare, did not support the National Woman's Party efforts to celebrate the event. The local paper reported that she hung up on a telephone request for a viewing of the home from Mrs. O.H.P. Belmont, Miss Alice Paul, and Miss Anita L. Pollitzer from the National Woman's Party. When they arrived, they "found six Great Dane dogs locked in the historic house and...had to content themselves with a view of the exterior from a distance."[93]

The Democratic party activities of Clifford Beare became a matter of public testimony in early July 1923, when charges of misconduct against Sherriff Burt E. Smalley were heard in Waterloo. A former Undersheriff, Charles A. Long, accused Smalley of hiring out prisoners, letting prisoners go out unsupervised, keeping alcohol, having prisoners repair private vehicles and other misconduct. In testimony, Democratic party members stated that Beare had told them as early as November 1921 that Smalley would be removed. Smalley claimed that the charges were a conspiracy between Long and Beare. In November, after hearings before a special commissioner, New York State Governor Al Smith dismissed all charges.[94]

Much of the rest of 1923 was spent defending Nettie Case Taylor, charged in the murder of her husband. Regional newspaper coverage quoted Taylor's six minor children as witnesses against her as well as Beare's questions to them and to her. In the courtroom, it was shown that the alcoholic husband was abusive to Taylor and her children. Taylor was acquitted on the grounds of self-defense on December 22, 1923. Beare congratulated her and moved for her immediate release on receipt of the verdict, saying to Taylor, "I promised you I would have you home for Christmas." He continued to serve as the defense attorney in Waterloo Court through 1926. Typical of the cases he represented was dismissal of assault charges and a reduced sentence for receiving stolen goods for two defendants.[95]

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[92] *Fourteenth Census of the United States: 1920—Population;* "Perjury Warning by Court," *Auburn Citizen*, 4 Mar. 1921*;* "Youth Placed on Probation," *Geneva Daily Times,* 20 Jun. 1921; 27 Feb. 1919; *Report of the Superintendent of Public Works on the Canals of the State for the Year Ending June 30, 1919* (Albany.: J.B. Lyon Co., 1919), 206; *Report of the Superintendent of Public Works on the Canals of the State for the Year Ending December 30, 1920* (Albany: J.B. Lyon Co., 1922) 136 and 193; "Twenty-Nine Trial and Ten Equity Cases on Seneca County Calendar," *Geneva Daily Times,* 3 Mar. 1922*;* and "Barrett Trial Opens in Court," *Geneva Daily Times*, 16 Jun. 1922.

[93] "Committees in Charge and 1848 Pageant Participants at Famous Woman's Party Celebration," *Auburn Citizen,* 20 Jul. 1923; "Gleanings From Political Arena in the State," *The Fulton (NY) Patriot,* 26 Jul. 1923.

[94] "Prisoner Had Keys to Jail Witness Says," *Syracuse Journal,* 11 Jul. 1923; "Trusties Were Given Liberty Witness Says," *Geneva Daily Times*, 12 Jul. 1923; "Evidence Shows Politics Entered into Attempt to Remove Sheriff," *Geneva Daily Times*, 13 Jul. 1923; "Smalley Side Presents But Two on Stand," *Syracuse Journal*, 14 Jul. 1923; "Quiz Smalley Whole Day on Witness Stand," *Interlaken Review*, 3 Aug. 1923; and charges filed in January special commissioner report governor decision, "Smith Grants Clean Bill in Smalley Case," *Rochester Democrat and Chronicle,* 5 Nov. 1923.

[95] "Mother Never Interfered in Son's Behalf," *Geneva Daily Times,* 30 Jul. 1923*;* "Court Orders Widow Held on Murder Count," *Auburn Citizen,* 1 Aug. 1923; "Taylor Trial Set Down for December 3," *Auburn Citizen,* 26 Sept. 1923; "Widow Weeps as Jury Hears the Story of Murder," *Auburn Citizen,* 19

Beare continued to be active in Democratic Party politics. In 1924, he was the sole representative from Seneca County to the Democratic conference for the Thirty-Sixth Congressional District encompassing Yates, Cayuga, Seneca, Ontario and Wayne Counties. The conference chose Thomas Mott Osborne, Martha Coffin Wright's grandson, as delegate to the Democratic National Convention.[96]

Raising, showing, and selling Great Danes became a focus of Beare's, while continuing to represent defendants. He installed a 220' fence between his property and the adjoining George T. Hunt property, and successfully sued Hunt for construction costs. Having entered into business with Frank X. Burke of Scranton, Beare's newly-enclosed property became the Seneca Valley Kennels. In 1927, local papers reported the sale of four puppies from the kennels, "located just outside the Village," to Harold Lloyd, the film star and comedian most famous for dangling from a clock above a busy street in *Safety Last* (1923). Beare, termed a "well known attorney and dog fancier," had imported a stud from a German line of Great Danes, Falko von Schloss Allstedt. The *Geneva Daily Times* reported visitors from many well-known Great Dane owners in 1927.[97]

An extended trip to Germany, ending with a return to New York City in early November 1928, may have been to purchase more dogs. While documentation is missing, Beare's ship departed from Hamburg, the port closest to Schloss Allstedt, Germany. Beare purchased additional land in April 1929, bringing his total acreage to 5 acres. Perhaps he intended to build an outdoor kennel or to expand his sales of Great Danes. In July 1929, Beare and Burke advertised their dogs in *Country Life* magazine. In January 1930, Col. Jacob Ruppert, New York Yankees owner, purchased a dog from them.[98]

Beare seems to have suffered a sudden reverse of fortune after January 1930. Whether as a result of the stock market crash in October 1929, or other factors, the 1930 federal census lists his farm as abandoned and no other occupation given. In July 1930, reports circulated in local papers that the home would be sold to members of the National Woman's Party as a shrine. Although national and state women's rights leaders expressed interest, with Burt E. Smalley's real estate company as agent, the property sold to Mary A. and Charles B. Smith on July 23, 1930. They conveyed it to Roy A. Brewster on August 22, 1930.[99]

Dec. 1923; "Mrs. Taylor to Admit Killing?," *Auburn Citizen,* 20 Dec.1923; "Mrs. Taylor Gets Acquittal from Waterloo Jury," *Oswego (NY) Palladium Times,* 22 Dec. 1923; "Mrs. Taylor is Acquitted," *The (Corning, NY) Evening Leader,* 22 Dec. 1923; and "Mrs. Taylor Acquitted, Mother Happy in Auburn," *Auburn Citizen*, 23 Dec. 1923.

[96] "T.M. Osborne and Shuler Delegates," *Auburn Citizen,* 15 Feb. 1924.

[97] "Asks Damages in Accident," *(Corning, NY) Evening Leader,* 16 Dec. 1926 and "Jail Sentence Suspended by Fine," *Geneva Daily Times,* 8 Mar. 1928; "Line-fence Trial Ends in Judgment of $7.20 and Costs," *Rochester Democrat and Chronicle,* 22 Oct. 1926; "Harold Lloyd Buys Four Great Danes at Seneca Kennels," *Geneva Daily Times,* 5 Apr. 1927; and "Many Noted Visitors Visit Seneca Kennels," *Geneva Daily Times*, 16 Apr. 1927.

[98] Passenger Lists of Vessels Arriving at New York, New York, 1897-1957 (National Archives Microfilm Publication T715), Records of the Immigration and Naturalization Service; National Archives, Reel 4377, page 89, line 3; "The Home of the Great Dane," *Country Life*, Nov. 1929, 26-1; and "Ruppert Purchases Dog from Waterloo," *Rochester Democrat and Chronicle,* 28 Jan. 1930.

[99] *Fifteenth Census of the United States*: 1930 Population Schedule; "National Women's Party to Gain Possession of Old Landmark in Waterloo," *Geneva Daily Times*, 5 Jul. 1930; and "Historic Home Reported Sold," *Rochester Democrat and Chronicle,* 8 Sept. 1930.

Upon his return to Europe in 1932, Clifford Beare gave the home of two aged female second cousins in Geneva as his address, while his wife and son lived in Brookline, Massachusetts. Beare was again in the news in 1934 after his cousins died, leaving him as their primary heir. Challenges to the will were dismissed. Beare practiced law in Geneva until his death in 1936, and was buried in the South Lyons Cemetery with other family members.[100]

1930-1944: Roy A. Brewster Cottages

The son of Frank L. and Georgiana Hancock Brewster, Roy A. Brewster, was 45 and employed as a salesman for a bakery when he purchased the former Hunt House from Mr. and Mrs. Charles B. Smith of Geneva, New York. His grandfather, George F. Hancock, a great-grandson of John P. Hancock, lived in Clyde and Junius until his death in 1917. The 1930 federal census listed Brewster, his wife Agnes E. (Green) Brewster, and his 70-year-old mother living together in Geneva. Roy Brewster's aunts, Mrs. Jennie Story and Mrs. Mary S. Burch, lived nearby. Agnes E. Brewster's parents had passed away when she came to the house, but her large family included brothers and sisters in Auburn, Genoa, Union Springs and Harrisburg, Pennsylvania. In November 1931, the Brewsters purchased additional property from Charles B. and Mary A. Smith.[101]

By comparison to Clifford L. Beare, Roy Brewster lived a quiet life after moving to the house in 1930. No mention of his activities was found in local press during his residency. However, his aunts and mother were regularly mentioned in the personal sections of local papers. In 1932, Georgiana Brewster spent a few days with Miss Martha Dunham of Waterloo, and 1935 visited Mrs. Walter Lundy of Marengo/Junius. In 1936, she visited her sister in Seneca Falls, underwent an operation in Geneva (New York), and was released to the home of Mrs. Walter Lundy of Junius.[102]

Roy and Agnes Brewster entertained Mrs. Brewster, Sr., for several days in December 1937. Her sister, Mary S. Burch, who had moved to the Johnson Ladies' Home in Seneca Falls several years before, died on December 19 of that year and was buried in Maple Grove Cemetery, Waterloo. Georgiana Brewster stayed with Roy and Agnes Brewster for several

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[100] Passenger Lists of Vessels Arriving at New York, NY, 1897-1957 (National Archives Microfilm Publication T715), Records of the Immigration and Naturalization Service; National Archives, Reel 5313, page 185, line 11; "Charge Will Made Under Influence," *Geneva Daily Times,* 30 Oct. 30, 1934; "Objections to Will Not Sustained," *Geneva Daily Times,* 31 Oct. 1934; "Geneva Man Leaves Estate of $83,463.96," *Geneva Daily Times,* 19 Dec. 1936; and, for listing of Beare family burials, http://wayne.nygenweb.net/cemeteries/southlycem.html.

[101] "Real Estate Transfers in Seneca County," *Geneva Daily Times,* 14 Aug. 1930; "George Hancock Died Thursday," *Geneva Daily Times*, 29 Dec. 1917; *Fifteenth Census of the United States*: 1930 Population Schedule; "Obituary-Mrs. Abbey Owen Green," *Geneva Daily Times,* 25 Feb. 1928; and "Real Estate Transfers in Seneca County," *Geneva Daily Times,* 3 Nov. 1931.

[102] "Junius Notes and Personals," *Geneva Daily Times*, 7 Mar. 1932; "Marengo," *Clyde (NY) Herald*, 18 Sept. 1935; "Clyde Personals, Neighborhood News," *Clyde Herald*, 7 Oct. 1936; and "Marengo Items," *Clyde Herald*, 2 Dec. 1936.

days in November 1940 and August 1942, returning each time to live with Mr. and Mrs. Walter Lundy in Junius. Her sister, Mrs. Jennie Story, died in 1941.[103]

While the Brewsters owned the house, three small cottages were built behind the house by 1939. The purpose for the cottages remains undocumented; they may certainly have been for the tourist trade along the busy New York Route 20. They may also have served as lodging for visits from extended family on both sides of the family, or possibly as a mother-in-law get away for Agnes E. Brewster or a shop or study for Roy A. Brewster. In addition, in the 1920s or 1930s a niche was cut next to the north entry to the house, into the then pantry, possibly for delivery of milk or ice.[104]

Roy A. Brewster sold his house to Irving Greenwood in 1944. It is possible that the Brewsters had vacated before that time, as Greenwood's September 1944 photographs of the house showed the rear, sides, and much of the front of the building, including some second story windows, covered in ivy up to the gutters. Brewster moved to a home at 210 Jay Street in Geneva. No obituary or divorce decree has been found for Agnes E. Brewster, but by 1949, Roy A. Brewster had married Marguerite H. Wightman of Trumansburg. His mother lived with them. Georgiana Brewster died in 1952, her son Roy in 1961, and Marguerite in 1964.[105]

[103] "Junius Notes and Personals," *Geneva Daily Times*, 1 Dec. 1937; "Mary S. Burch," *Geneva Daily Times*, 20 Dec. 1937; "Junius Notes and Personals," *Geneva Daily Times*, 24 Dec. 1937; "Junius," *Geneva Daily Times*, 26 Nov. 1940; "Junius Notes and Personals," Geneva Daily Times, 13 Aug. 1942; and, "Junius Notes and Personals," *Geneva Daily Times,* 4 Nov. 1941.
[104] The niche is visible in a 1944 Greenwood family photograph of the north elevation.
[105] "Visit Genevans," *Geneva Daily Times*, 31 Mar. 1949; "What About Jay St.," *Geneva Daily Times*, 10 May 1949; "Great-Granddaughter of John Hancock Dies Here Today," *Geneva Daily Times*, 10 Oct. 1952; and Roy A. Brewster, Index to Surrogate Court, Geneva, http://raims.com/Surr65.html, accessed 17 Sept. 2014. That Mr. and Mrs. Charles B. Smith were friends or relatives of the Brewsters is indicated by visit from Mrs. Georgiana Brewster reported in the *Geneva Daily Times* on 11 Nov. 1945.

SECOND WAVE OF CIVIC-MINDED INDUSTRIALISTS, 1944-1999

Irving and Marie Greenwood, and their daughter and son-in-law Joan and Thomas Olmstead, cared for the Hunt's former homestead, at 401 E. Main Street in Waterloo, for fifty-five years. They created and maintained a home to provide a setting for family and social entertaining, as they became Waterloo business and community leaders. Aware of the building's historical importance, the Greenwoods and Olmsteads retained original finishes and trims of windows and doorways when updating the home for personal and social uses. In many ways, the Greenwoods and Olmsteads continued the traditions of Richard P. and Jane Hunt in their care for their home, their extended family, and their community. That so much historic fabric from the 1848 period remains is due to the long tenure and careful stewardship of the Hunt and Greenwood/Olmstead families.

The Greenwoods and Olmsteads made changes in their home to support their family and their growing stature in the community, with major remodels in 1948-49, 1954, 1960, 1977 and 1994. The changes occurred as funds allowed, often coinciding with or preceded important events in the Greenwoods' family or social lives. On arrival the Greenwoods updated the electrical system, installed closets with louvered doors, and within a year had replaced the furnace. In 1948, work was done in the dining room and a trap door to the cellar possibly closed off. Around 1949, a new bathroom was carved out of the pantry, and stairs possibly built to the cellar. A new bathroom was installed in the second story. The Greenwoods wallpapered the center halls on both floors, the second-story bathroom, and one bedroom. In 1954, they demolished a long low building behind the house and three bay cinderblock garage. A rear addition to the house in 1960 provided entertaining space near a new in-ground pool. In 1977, the Olmsteads took possession and remodeled, closing off the center hall for an enlarged bathroom, adding a bedroom in the 1960 addition, and papering. A new floor was laid in the dining room and the adjoining kitchen was remodeled in the early 1990s.[106]

The Greenwoods used their house and grounds in ways that echoed Richard P. Hunt's residency 100 years earlier. They surrounded themselves with relatives, albeit it on a smaller scale than the Hunt family. While Hunt's sisters and brothers-in-law had their own farms, Greenwood relatives received portions of the 5 ¼ acre lot. The Greenwood's nephew, Leland C. Henry, built a house at the rear of the property for his wife and family. He later deeded the house to their daughter Karen and her husband James Young. A portion of the property was also partitioned for the grounds of Taylor-Brown Memorial Hospital.

The Greenwoods and Olmsteads entertained socially and within the growing family. Family photographs show events in the remodeled dining room, north addition, and living room/ parlor. As it had been for Richard P. and Jane Hunt, the home was a center of family, social, and business activity.

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[106] See the Architectural Data section of this report for details.

1944-1976: Irving and Marie Greenwood, Civic Leaders



Figure I-12. Irving P. Greenwood, circa 1950.

Irving and Marie Greenwood relocated their two young daughters, Joan and Doris, and their food distribution and food-canning business, from Brooklyn, New York, in August 1944. Greenwood was president; his brother Leonard, who also moved with his family to Waterloo, was secretary and treasurer of the company. A sideline to an existing wholesale food distributing company, Home Style Canned Foods needed more production space and closer access to crops. In 1942, Greenwood and his partners bought property in Waterloo, adding more land and a warehouse by 1946. The newly remodeled and equipped factory, called Home Style Canned Foods, shipped 300,000 cases of vegetables and employed 100 people during its short canning season, according to a 1948 *Waterloo Observer* article. Although hampered by a post-World War II shortage of glass and metal containers, Home Style expanded its operations again that year.[107]

Good relations with neighbors, local businesses, community organizations, and the Village and Town of Waterloo were essential in the operation and development of Home Style Canning/Greenwood Foods. The Greenwoods moved to establish themselves as key players in community life within five years of their arrival. By June 1945, Irving Greenwood (fig. I-12) was an active member of Waterloo's Rotary Club. A few months later, he attended and spoke before a village board meeting in favor of ash collection to "make the town cleaner and better looking." The Greenwoods joined St. Paul's Episcopal Church and later the St. Paul's Couples Club in 1946. By December 1948, he had served as the President of the Waterloo Chamber of Commerce, Director and 2nd Vice-President of the Waterloo Rotary Club, Chairman of the local Boy Scout fund-raising campaign, and on the executive board of the Finger Lakes Council of Boy Scouts.[108]

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[107] "Home Style Company Started Plant Here Four Years Ago—Has Expanded Operations," *Waterloo Observer*, 28 Oct. 1948. Nephew Leland C. Henry joined the firm in 1952, working there until 1977. Leland C. Henry interview, 5 Jun. 2008.

[108] "Rotary Club of Waterloo Visits Depot," *Geneva Daily Times,* 23 Jun. 1945; "Waterloo Residents Voting on Ash Collection," *Geneva Daily Times,* 11 Sept. 1945; "St. Paul's Couples Hold May Meeting," *Geneva Daily Times,* 25 May 15 1946; "Greenwood Set to Head Waterloo Chamber in '47," *Geneva Daily Times,* 16 Nov. 1946; "Wilcox Takes Gavel as Head of Rotarians," *Geneva Daily Times,* 2 Jul. 1947; "Rotary Officials Named at Waterloo," *Geneva Daily Times,* 19 Apr. 1948;

Irving Greenwood ran for mayor of Waterloo in February 1949 as a candidate for the Democratic Party. He and two fellow Democrats were elected to the offices of Mayor and Village Trustee, the first Democratic success in fourteen years. At about the same time, the Greenwoods replaced the pantry off the kitchen with a new half-bath off the center hall, and added a bathroom at the top of the stairs. They covered the walls of the first- and second-story halls with a fern-design wallpaper, and may have removed a wall to enlarge the living room. The activities of Marie Greenwood (fig. I-13) in the Seneca County Democratic Women's Association began to be reported in the news. In March 1949, she co-chaired the arrangement committee for the annual County Democratic Dinner. By April, Waterloo's new government was in place. After two years in office, the Village government instituted parallel parking and meters downtown, gained grants for the new Youth Center, acquired an abandoned section of the old Cayuga Seneca Canal to fill as a parking lot, and established a new zoning plan. Meanwhile, Greenwood continued to build his business and the community. He was the president of the Waterloo Rotary Club in 1950, chaired the Industrial Committee, and was on the Board of the Chamber of Commerce. Nominated for re-election as mayor in 1951, Greenwood lost by only 49 votes.[109]



Figure I-13. Marie Greenwood, circa 1945.

Throughout the 1950s, the Greenwoods remained active in the community, in the Democratic party, and in business and professional associations. As their influence grew, they began to have a wider reach into county politics. Irving Greenwood stayed active in the Waterloo Chamber of Commerce and Waterloo Rotary, serving as a director or on various committees. He was appointed to the board of directors of the Little League, chaired a group to set up a Community Chest, raised funds for, donated land to, and served on the executive committee of the new Taylor-Brown Memorial Hospital, worked on and was appointed president of the Seneca County United Fund, was a director of First National Bank of Waterloo, and won election to the school board while a new high school was being built.

"Plan Campaign for Financial Aid to Scouts," *Geneva Daily Times,* 30 Jan. 1947; and "New Members Join Area Scout Council Board," *Geneva Daily Times,* 21 May1947.

[109]"Mayor Candidates to Address Women," *Geneva Daily Times*, 28 Feb. 1949; "Waterloo Board Organizes, New Committees Set," *Geneva Daily Times*, 5 Apr. 1949; writing on the west chimney wall of the Hunt House, by O[swald] C. Kidd, Interior Decorator dated 1948; "Paul Fitzpatrick to Speak Before County Democrats," *Geneva Daily Times*, 2 Mar. 1949; "States Democrats Leader Attacks Dewey's Budget," *Geneva Daily Times*, 8 Mar. 1949; "Waterloo Bans Lengthy Parking," *Geneva Daily Times*, 11 Apr. 1949; "Ponders Water Main Extensions, Zoning, 'Alarm Clocks'," *Geneva Daily Times*, 8 Sept. 1949 and 28 Aug. 1950; "Waterloo Chamber Secretary Names Committees for '51," *Geneva Daily Times* 23 Dec. 1950; "Agreement Near on Old Canal," *Geneva Daily Times*, 10 Jan. 1951; "Waterloo Village Slate Reviewed for Spring Vote," *Geneva Daily Times,* 3 Mar. 1951; and "Greenwood Loses by 49," *Geneva Daily Times,* 21 Mar. 1951.

Marie Greenwood participated in New York State Women's Association bowling competitions, hosted two Fresh Air Fund children at her home, and judged Halloween costumes in 1953. She was "capped for service" in the local Red Cross chapter and was a member of the hospital auxiliary.[110]

Having been active for many years in Democratic affairs, Irving Greenwood ran for, and was selected as, Democratic County Chairman in 1953. He was one of three delegates to the state convention in 1954; attended the Governor's dinner in Albany in 1957; and attended the Democratic National Convention as an alternate delegate from the 36th Congressional District in 1960.[111]

Greenwood's business grew as well. He represented it to the Village Board to request an equitable assessment of his property in comparison to others in the Village in 1952; to protest water rate hikes in 1953; and to offer to sell Watkins Island to the Village for a dump in 1958 to replace one in the vicinity of his home. His company sponsored the local baseball team. In 1953, he was elected to the Board of the Directors of the New York State Canners and Freezers Association; the Greenwoods also attended annual meetings of the National Canners Association. In 1955, Home Style Canning became Greenwood Foods, Inc., with brother Leonard as Secretary-Treasurer. Greenwood made annual trips across the country, opening new markets and finding new sources of produce. By 1957, newspapers reported that Greenwood had 65 warehouses across the country to store and distribute canned and pickled products.[112]

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[110] Representative articles for Chamber of Commerce and Rotary activities include: "Waterloo Little League Reorganized for 1953," *Geneva Daily Times,* 5 Mar. 1953; "Color TV Still 5 years Away Sylvania Manager Tells Rotary," *Geneva Daily Times,* 24 Sept. 1953; "Publisher to Address Rotary Club," *Geneva Daily Times* 13 May 1954; "Chamber Committee Finds," *Geneva Daily Times,* 1 Dec. 1954; "At Special Meeting," *Geneva Times,* 3 Nov. 1955; "Waterloo Chamber Names Directors," *Geneva Times,* 5 Nov. 1956; "Waterloo Rotary Committees Named," *Geneva Times,* 21 Aug. 1958; and "Waterloo Chamber Plans Legislative Program," *Geneva Times,* 9 Jan. 1959. On Taylor-Brown Memorial Hospital: "Waterloo Board OKs Plans for New $764,000 Hospital," *Geneva Times,* 15 Jan. 1955; "Progress Made in Hospital Plans," *Geneva Times,* 13 Jan. 1956; "Seneca County Clerk Records 70 Real Estate Transfers," *Geneva Times,* 18 Aug. 1956; "Hospital Drive Leaders Listed," *Geneva Times,* 29 May 1958; "Taylor-Brown Hospital Elects 3 Men as Honorary Directors," *Geneva Times,* 13 Feb. 1959. On the United Fund: "United Fund to Seek $60,360 in Campaign," *Geneva Times,* 12 Oct. 1957; and "Waterloo Man to Head County's United Fund," *Geneva Times,* 30 Jan. 1959. Other articles: "Irving Greenwood, New Waterloo Bank Director," *Geneva Times,* 16 Jan. 1958; "1,300 Waterloo Voters Turn Out," *Geneva Times,* 22 Jun. 1960; and "To Dedicate School Sunday," *Geneva Times,* 22 Oct. 1961. For Marie Greenwood's activities, see "Women Bowlers See Kate Smith," *Geneva Daily Times,* 22 May 1953; "In Waterloo Homes," *Geneva Daily Times,* 25 Jul. 1953; "Goblins to Roam Waterloo Friday," *Geneva Daily Times,* 28 Oct. 1953; and "22 New Gray Ladies Capped at Sampson," *Geneva Daily Times,* 15 Mar. 1954.

[111] "Year Brings Joy, Death to Waterloo," *Geneva Daily Times,* 31 Dec. 1953; "Democrats Name Mount for State Assembly," *Geneva Daily Times,* 29 Jun. 1954; "Area Democrats At State Fete," *Geneva Times,* 21 Sept. 1957; and *Geneva Times,* 30 Jun. 1960.

[112] "Greenwood Queries Assessment Figures in Lone Complaint," *Geneva Daily Times,* 28 Nov. 1951; "Hearing Adjourned," *Geneva Daily Times,* 6 Dec. 1952; "State Canners Elect," *Niagara Falls Gazette,* 10 Dec. 1953; "Waterloo Studies 2 New Sites for Relocation of Village Dump," *Geneva Times,* 18 Jun. 1958; and "Waterloo Nine to Open May 23 Against Naples," *Geneva Daily Times,* 11 May 1954. Souvenir pictures from conventions also show Greenwood active at the national level. "Name

As the Greenwoods gained stature in the community, they provided a home to their daughter and son-in-law and introduced them to community service. Thomas H. Olmstead, Seneca Falls native and Hobart College graduate, joined Home Style Canning in 1952. He was promoted to Director of Purchasing and Advertising in 1957 and named Vice-President in 1958. In 1957, he managed the expansion of the factory with a 14,760 square foot warehouse. Irving Greenwood announced more plans to expand in 1958, as Greenwood Foods reached into markets throughout the U.S. and Canada. In 1960, Olmstead was named 1st vice president of this growing business, Marie Greenwood as 2nd vice-president, and Leonard Greenwood continuing as secretary-treasurer.[113]

Thomas Olmstead's rise at Greenwood Foods accompanied his integration into the Greenwood family. He and Joan Greenwood married in June 1953 (fig. I-14), before entering military service in South Carolina. In 1955, the Olmsteads and their infant daughter Robin returned to the area, moving into the Greenwood home. More renovating occurred, including wallpapering and laying black and white tile in the lower hallway. A long low building was demolished in the back yard and a three-bay garage constructed. In 1957, the Greenwoods transferred a portion of their lot east of the house to the Olmsteads for a home at 403 E. Main Street. Around 1959, the Greenwoods installed a picture window and closed the north doorway to the living room. In 1960, they installed a backyard Olympic-sized swimming pool and added a sun room and indoor barbecue pit to the north side of their home. These features oriented living away from the front door and toward the side door and connecting walkway between their home and the Olmstead home. As the Olmstead's daughters, Robin and Christy, grew through the 1950s to the 1970s, the pool and sunroom became important family gathering areas.[114]

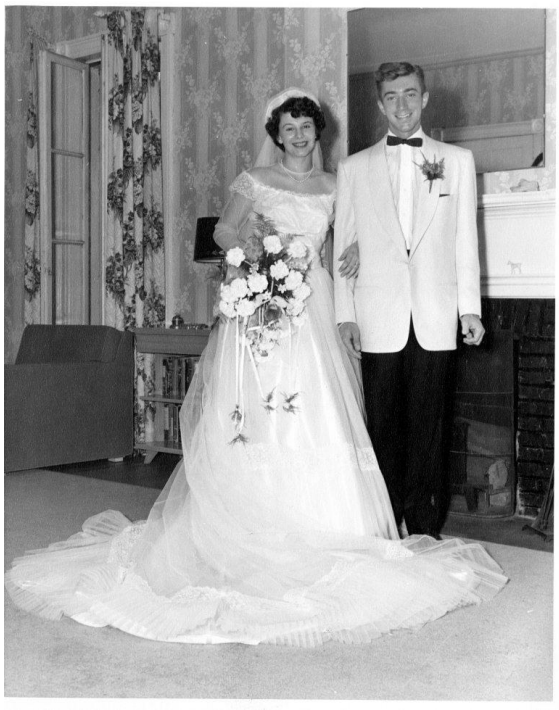


Figure I-14. Thomas Olmstead and Joan Greenwood wedding day in the Hunt House parlor, 1953.

Joan and Thomas Olmstead had begun to appear in the newspapers by 1956, as members of the charities and community organizations in which the Greenwoods were so prominent.

Changed by Waterloo Company," *Geneva Times,* 15 Nov. 1955; and "Waterloo Canned Goods Known Across Nation," *Geneva Times*, 4 Sept. 1957.

[113]"Olmstead to Head Greenwood Foods," *Geneva Times*, 11 Jan. 1967; "Waterloo Firm Reports," *Geneva Times,* 22 Jan. 1958; and "Waterloo Maintains High Retail, Industrial Output," *Geneva Times*, 15 Aug. 1960.

[114] "Joan K. Greenwood Becomes Bride of Thomas Olmstead," *Geneva Times,* 23 Jun. 1953; "Real Estate Transfers," *Geneva Times*, 7 Jun. 1957; Olmstead, et. al., interview, 2 Jun. 2008; and Leland C. Henry interview, 5 Jun. 2008.

Thomas Olmstead attended the organizational meeting of a Junior Chamber of Commerce of Waterloo in 1956. In 1959, he chaired the Chamber of Commerce membership committee, joined the board of directors, and was named Chamber vice-president. In 1960, he was named president. Meanwhile Joan Olmstead was active in the Waterloo Hospital Guild as her mother had been; Marie Greenwood continued to volunteer with the Red Cross.[115]

At the peak of growth, Irving Greenwood and his partners sold Greenwood Foods to Borden, Inc., in July 1961. The local press reported that the company would remain a separate division of Borden, Inc., with Greenwood as president and Olmstead as vice-president. Greenwood and Olmstead gave the Rotary Club a tour of the new processing plant in October 1961. Much of the coverage of Greenwood Foods through the 1960s tracked its place within the corporations that acquired an interest in it. In January 1967, Irving Greenwood retired, leaving Olmstead as president. In October, Borden combined Greenwood Foods with Comstock Foods in one division, with Olmstead as executive vice-president. In February, 1968, he was named president of the division and to the board of Borden, Inc. In 1972, he became general manager of Lohmann Foods in Gorham, New York, in nearby Wayne County.[116]

Thomas Olmstead was active in the community, serving as president of the Waterloo Chamber of Commerce in 1960 and Rotary president in 1963. He raised funds for the proposed Eisenhower College in 1964. He ran unsuccessfully for school board in 1966 and was a canvasser for St. Paul Episcopal Church's annual fundraising campaign in 1970. Joan Olmstead volunteered for the Red Cross and secured donations for the Taylor-Brown Memorial Hospital Auxiliary auction. She assisted her mother in staging a celebration of the 120th anniversary of the Seneca Falls Women's Rights Convention through a reenactment of the 1848 gathering of women at the Greenwood Home on July 13, 1968. She was elected founding chairman of the charter board of the Seneca County Players, established in 1972.[117]

As the Olmsteads took their place in the community, Irving Greenwood continued to serve as president, or on the board, of Taylor-Brown Memorial Hospital from 1959 to 1965. He was, a major player in fundraising for Seneca County's United Fund through 1971, and on the President's Circle of Eisenhower College between 1971 and 1973. He remained active in the

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[115] "Edgar Backus Jr. Heads JCs," *Geneva Times,* 22 Mar. 1956; "Accepted by Directors," *Geneva Times,* 11 Dec. 1958; "Guild Holds Membership Tea," *Geneva Times,* 11 Feb. 1957; and "Awards are Presented at Annual Tea for Red Cross," *Geneva Daily Times,* 24 Feb. 1955.

[116] "Sale of Greenwood Foods," *Geneva Times,* 31 Jul. 1961; "Cause of Fish-Killing Canal Pollution Unknown," *Geneva Times,* 18 Oct. 1961; "Executive Vice President of Comstock-Greenwood Plant," *Geneva Times,"* 4 Oct. 1967; "Names in the News," *Geneva Times*, 3 Feb. 1968; and "Pfeiffers Buys Lohmann Foods," *Geneva Times,* 14 Apr. 1972.

[117] "Greenwood Executive to Head Chamber Here," *Geneva Times,* 2 Nov. 1960; "Rotary Projects," *Geneva Times*, 25 May 1963; "Pledge Stickers Evident," *Geneva Times*, 29 Sept. 1964; "Waterloo School Plans OKd," *Geneva Times,* 20 Jun. 1966; and "Church Has Every Member Canvass," *Geneva Times,* 29 Oct. 1970. Representative samples of Joan Olmstead's community activities in the 1950s and 1960s include: "Guild Holds Membership Tea," *Geneva Times*, 11 Feb. 1957; "Blood Quota Missed," *Geneva Times,* 10 Jun. 1964; "Chapter Will Present Movie," *Geneva Times*, 18 Mar. 1966; "Hospital Auxiliary Events Added to Auction," *Geneva Times,* 26 Apr. 1966; and "Seneca Community Players Get Official Name, Open Season," *Geneva Times,* 26 Jun. 1972. Family photographs document the 1968 reenactment of the 1848 tea (OFP).

Democratic Party, being one of the first in Seneca County to sign a petition in support of the Hatfield-McGovern amendment to end the war in Viet Nam in 1970.[118]

Irving Greenwood died in April 1973, his contributions to business and community chronicled in local papers. A resolution adopted by the President's Council of Eisenhower College called him a "steadfast and purposeful force in the business and social community of Seneca County and the State of New York . . . [who] with all modesty . . . was devoted to the advancement of his home community." Taylor-Brown Memorial Hospital dedicated its 1974 annual report to his memory. Marie Greenwood continued to reside at 401 E. Main Street.[119]

Between 1973 and 1976, the Olmsteads stepped into roles the Greenwoods had occupied. In October 1973, Thomas and Joan Olmstead hosted Fresh Air Fund children, a Waterloo Rotary project, as the Greenwoods had in 1953. In November 1973, Marie Greenwood and Joan Olmstead were among those honored for fifteen years of service to the Taylor-Brown hospital auxiliary. In 1975, Thomas Olmstead was elected as a director of the Associated New York State Food Processors, Inc., the successor of the New York State Canners and Freezers Association for which Greenwood had served as director in 1953. In 1976, Marie Greenwood conveyed the house and grounds at 401 E. Main Street to her daughter and son-in-law, who sold their home at 403 E. Main Street. to Walter and Roberta Roby in October 1977.[120]

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[118]"Greenwood Heads Hospital," *Geneva Times*, 14 Feb. 1963; "Hospital Wing Planned," *Geneva Times,* 1 Jul. 1963; and "Hospital Board Elects Directors," *Geneva Times,* 10 Feb. 1965. Greenwood was the campaign chairman for the 1970 and 1971 campaigns of the United Fund, the forerunner of United Way: "Greenwood Heads Fund," *Geneva Times,* 8 Jul. 1970; "United Fund Appeal is $88,888," *Geneva Times,* 15 Sept. 1970; "United Fund Renames Huntington," *Geneva Times,* 13 Jan. 1971. Also, "President's Council Officers Set," *Geneva Times*, 10 Aug. 1967; "McComb Chairman of Eisenhower's President's Council," *Geneva Times,* 16 Dec. 1971; and "Among the First Signers," *Geneva Times,* 29 Jul. 1970.

[119]*Geneva Times*, 18 Apr. 1973; "In Memory of Irving Greenwood," President's Council of Eisenhower College, 24 Apr. 1973, Joan Olmstead Family Papers; "Taylor-Brown Directors Choose Osborne," *Geneva Times*, 15 Apr. 1974.

[120]"Fresh Air families Renew FL Friendships," *Geneva Times,* 9 Oct. 1973; "Hospital Auxiliary Honors Veteran Volunteer Workers," *Geneva Times,* 15 Nov. 1973; "Two Officers," *Geneva Times,* 18 Jun. 1975; Seneca County Deed Book 373, p. 230; "Seneca Deed Transfers," *Finger Lakes Times,* 17 Oct. 1977.

1977-1999: Thomas and Joan Greenwood Olmstead, Continuing the Tradition



Figure I-15. Thomas and Joan Olmstead, circa 1990.

Within a year of ownership, Thomas and Joan Olmstead (fig. I-15) completed an extensive renovation of the house in 1977, closing off the north end of the first-story hall to accommodate a full bathroom. They created a bedroom for their daughter Christie, a nursing student, in a portion of the north addition. Gliding stairs were installed on the main staircase to allow for Mrs. Greenwood's decreasing mobility. Large cupboards were added in the dining room and southwest bedroom, and new gypsum board installed before wallpapering throughout the house. The Olmsteads laid new flooring and carpeting as well. The first-story bedroom was removed after Christie moved away around 1982.[121]

During the Greenwood residency, the neighborhood had changed. Irving Greenwood appeared before the village board in the 1950s asking that a dump be moved, and joined neighbors in a complaint in March 1963 against a neighboring gas station violating zoning rules. In October 1977, Olmstead complained to the village board when a used car lot and auto junk yard began operating across the street from his house, in violation of the area's residential zoning. In April 1979, he spoke on behalf of several families to request a gas station, car dealer and garage be "stopped forever" from operating. Possibly to block the view from the house, the Olmsteads installed plantings between the road and the front door about this time. The private backyard was the setting for daughter Robin Olmstead and Lawrence Cain's 1981 wedding.[122]

Throughout the 1980s, the Olmsteads continued in community service. Thomas Olmstead was elected to a three-year term on the Taylor-Brown Memorial Hospital Board from 1981-1984, and to the board of Norstar Bank in 1988. Nominated by the county Democratic Party, Joan Olmstead ran for a Town of Waterloo assessor slot in 1983 and was defeated. She served as a mediation-arbitration panelist for the Unified Court System, receiving training in 1987.

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[121]Interview with Joan Olmstead, Doris Greenwood Depp, Tom Olmstead, and Robin Olmstead Cain, 2 Jun. 2008.

[122]"Waterloo Studies 2 New Sites for Relocation of Village Dump," *Geneva Times,* 18 Jun. 1958; "Village Board Pushes Compliance Of Zoning Ordinance In Waterloo," *Geneva Times,* 26 Mar. 1963; "Waterloo Law Enforcement Said Inadequate," *Finger Lakes Times,*26 Oct. 1977; "Democrats Flex Their Muscles," *Finger Lakes Times,* 10 Apr. 1979; and Olmstead Family Papers.

She continued to represent Waterloo at local golf tournaments, competing and placing in 1985, 1987 and 1988.[123]

Thomas Olmstead remained at the helm of Lohmann Foods in Gorham through a period of rapid change in ownership. Olmstead continued efforts to improve the plant facility and expand jobs, but by the late 1970s, it was no longer a Borden company. In 1979, Akzona Inc. of Ashville, NC sold the business to Parodi Industries of Scranton, Pennsylvania. In 1987, Aunt Nellie's Farm Kitchen of Clyman, Wisconsin, purchased the company, assuring workers that no changes would be made to operations or personnel. In early 1989, Aunt Nellie's decided to close the aging plant and move jobs to its Clyman location.[124]

The 1980s brought renewed interest to the former Hunt house as a historic site. The home was surveyed as part of a women's rights history sites theme study in 1979 and included in legislation creating Women's Rights National Historical Park in 1980. The legislation forbade the National Park Service from acquiring the property while allowing agreements with the owners for educational programs. In 1984, the Olmsteads and Marie Greenwood gave preliminary information about the house for a survey of sites for baseline information. Mrs. Greenwood died in 1986.[125]

The Olmsteads informed the National Park Service (NPS) of their intent to sell their home in 199. The NPS still lacked authority and funds to purchase the house. The Olmsteads remained active in the community while preparing their historic home for sale. Changes to the property in the 1990s appear to reflect efforts to increase resale value. According to manuals and correspondence found in the house, the Olmsteads completed a kitchen remodel in 1994, updating countertop, stove, oven, sinks and dishwasher. A 1999 real estate listing stated that a new roof had been installed within the last two years. Their home attracted a local buyer and national attention, including coverage in the *New York Times.* The National Trust for Historic Preservation (NTHP) agreed to receive donations and to hold the house for the NPS. At auction, the Olmsteads sold their historic home to the NTHP for $231,000. The Olmsteads moved to a new home in Seneca Falls. After legislation allowing the NPS to acquire the property passed and was signed into law, title to the house transferred from NTHP to the United States of America in 2001.[126]

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[123] "Hospital Taps Board, Officers," *Auburn Citizen,* 15 Apr. 1981; "Bank Names Two to Board," *Finger Lakes Times,* 7 Oct. 1988; "Newcomer Will Face Waterloo's Sessler," *Finger Lakes Times,* 20 Sept. 1983; Mediation Service Presents Workshop," *Finger Lakes Times,* 13 Oct. 1987; "Ziats, CerJanic Tie at Seneca Falls," *Finger Lakes Times,* 4 Sept. 1985; "Digging Divots," *Finger Lakes Times,* 6 Aug. 1987; and "Digging Divots," *Finger Lakes Times,* 14 Jul. 1988.

[124] "Loan Sought to Expand Gorham Canning Firm," *Finger Lakes Times,* 24 Oct. 1980; "Wisconsin Firm Buys Lohmann Foods," *Finger Lakes Times,* 29 Jan. 1988; and "Packing Work Moves Here," *Milwaukee Journal,* 18 Jan. 1989.

[125] Barbara Pearson (now Yocum), "Architectural Survey: Women's Rights National Historical Park, Seneca Falls, New York," (Boston: North Atlantic Historic Preservation Center, National Park Service, Mar. 1948). Joan Olmstead was an early member of the Elizabeth Cady Stanton Foundation; see Rebecca Conard, *"All Men and Women are Created Equal": An Administrative History of Women's Rights National Historical Park* (U.S. Department of Interior, 2012), 365.

[126] Memorandum: Superintendent [Linda Canzanelli] to Regional Director [Gerald Patten], 28 Jan. 1991, in Conard, 150. Philip Olmstead, Thomas Olmstead's brother, testified the same year against the open-air design of the Wesleyan Chapel treatment plan; see Conard, 162. Thomas and Joan Olmstead to the National Trust for Historic Preservation, Deed Book 600, p. 139, 18 Jan. 2000. President Clinton

Fifty-five years of Greenwood/Olmstead stewardship renewed the connection of the house to the regional economy and civic activity. Irving and Marie Greenwood, and Thomas and Joan Greenwood Olmstead, returned the house to its roots. Irving Greenwood and his brother Leonard brought a business from metropolitan New York to Waterloo that expanded through careful attention to relationships with growers, other producers, workers, and markets. Greenwood's passion for institution-building was in evidence as he served on the board of the Finger Lakes Boy Scouts, Waterloo Youth Center, Taylor-Brown Memorial Hospital, the President's Circle of Eisenhower College, and as director of the Seneca County United Fund. Irving and Marie Greenwood, Leonard Greenwood and his family, Leland C. Henry and his family, and Thomas and Joan Greenwood Olmstead, participated in business and community activities, much as Hunt's extended family had done a century before. Changes to the house created a home that could host formal gatherings and nourish family. Like the Hunts before them, the Greenwoods and Olmsteads worked to make their community a better place. Their home reflected these goals.

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signed Bill S. 1910 in 2000. National Historic Preservation to the Federal Government, Deed Book 633, p. 103, 2001.

NATIONAL PARK SERVICE, 2000-PRESENT

Management and maintenance of the historic Hunt House passed from the National Trust for Historic Preservation (NTHP) to the United States of America via cooperative agreement in 2001. Since 2003, the National Park Service (NPS) has documented the building and grounds, assessed archeological resources, remediated hazardous materials, and replaced and repaired the roof. A climate-controlled collections storage building was installed in the garage in 2003 to house NPS museum collections. The grounds have been maintained, driveway resurfaced, and storm-damaged trees removed. In 2007, a year-long community project was initiated to locate historic documents and artifacts related to the Hunt House, and public events began to be held at the house.

The NPS provided lawn care and preventive maintenance to the house exterior under a cooperative agreement with the NTHP. In 2000, the Trust completed a Level-1 Environmental Survey and Hazardous Materials Investigation. In 2002, the NPS undertook site remediation, removing underground gas tanks while providing archeological testing and monitoring. The swimming pool was filled for safety reasons. In 2003, a Cultural Landscape Inventory was completed by the NPS Olmsted Center for Landscape Preservation. A climate-controlled collections storage unit was installed in the ca. 1950s garage. Electricity for the unit required a new pole in a utility right of way managed by special- use permit. The park's museum collections were consolidated from various locations into the collection storage unit after an alarm system was installed. In 2005, the NPS installed site signage at all sites including the Hunt House. A fence along the western property line was also installed in 2005.[127]

The NPS maintained the core structures while completing remediation and investigations between 2006 and 2014. In 2006, John G. Waite and Associates completed a condition assessment and measured drawings. In 2007, the NPS partnered with the Terwilliger Museum/Waterloo Library and Historical Society to conduct a year-long community study and some exhibits and events related to Richard P. Hunt. Descendants shared privately held family heirlooms from the historic period during a session at the Hunt House. That year the NPS also replaced the furnace with National Trust for Historic Preservation funds, remediated asbestos flooring in the kitchen and bathrooms and around heating ducts, selectively removed architectural features to study changes to the house, and replaced the roof.

During 2007, a private collection of Hunt Family Papers came to light related to the period 1818-1862. The NPS acquired the collection in 2008. Storm-damaged trees around the house and garage were removed. Barbara Yocum of the NPS Northeast Region Historic Architecture Program completed a draft historic structure report including the developmental history and fabric analysis of Hunt House features in 2009. A five-year

[127] Conard, 300-303. Project statements and contracts for activities at the property are in the maintenance files at Women's Rights National Historical Park.

maintenance plan for the house and grounds was approved. The roof continued to require attention: in 2009 it received repairs; in 2011 the NPS documented, dismantled and stored two of three chimneys until final treatment decisions were made. In that same year, the Hunt Family Papers were cleaned and prepared for processing.

Appropriate final treatment decisions required a clear period of significance. While the above work was completed at the Hunt House, the NPS conducted a Historic Resource Study contextualizing all park sites. It also updated the documentation for the National Register of Historic Places. While the 1980 listing included the Hunt House, it found the house and grounds historically significant at the national level for the 1847 to 1849 period around the 1848 Women's Rights Convention only. New documentation expanded the period of significance for the Hunt site (and other park sites related to the 1848 convention) to encompass the years 1836 to 1862. The Hunt House is historically significant at the national level for its association with that convention and with three persons important to the nation's history: Richard P. Hunt, Sarah M'Clintock Hunt and Jane Master Hunt. It is also historically significant at the local level for its association with Richard P. Hunt, a major local industrialist and landholder.

On the basis of new documentation and an updated period of significance, the National Park Service finalized Foundation Documents and Interpretive Themes in 2013. The Foundation Documents allow a range of uses for the Hunt house dependent on overall management goals. In 2013, the Hunt Family Papers were digitized, microfilmed, and prepared for public use.

The NPS Northeast Region Historic Architecture, Conservation, and Engineering Branch conducted a site visit and assessment in 2014 to determine needs for additional structural analysis and to support completion of the historic structure report and treatment plan. Additional materials investigation in October provided exterior mortar analysis and additional evidence of early first-story doors, stairs, and walls. This historical background section of the historic structure report was completed by park staff

II. ARCHITECTURAL DATA

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CHRONOLOGY OF DEVELOPMENT AND USE

Richard P. Hunt, 1827-56

The Van Tuyl Property

Village of Waterloo merchant Richard P. Hunt purchased 145-1/5 acres of land for $3,585.00 from fellow residents John Van Tuyl and his wife Jane on November 5, 1827.[1] This lot was located on the east side of the village and comprised the south eastern part of Military Lot 98 in the Town of Junius (fig. II-1). The deed and associated map (fig. II-2) did not describe any buildings on the property, although other historical evidence suggests that the transaction included the Van Tuyl's dwelling house. It was presumably here that Richard Hunt moved with his wife of four years, Matilda Kendig Hunt, in the winter of 1827-28.

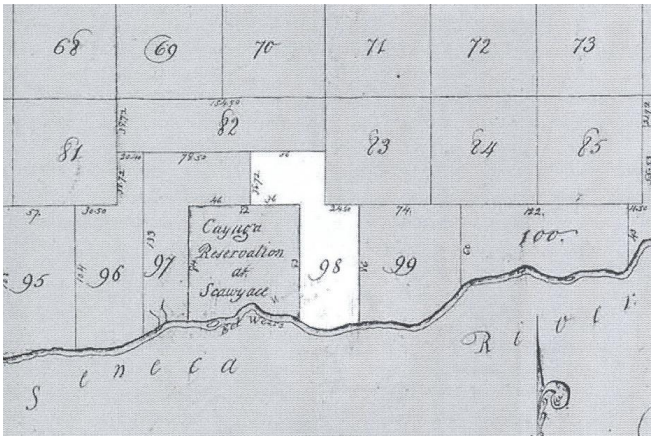


Figure II-1. 1790 map of Seneca County showing military lots, including Lot 98.

The location of Van Tuyl's residence had been described more than three years earlier, on April 9, 1824, in the Act of Incorporation for the Village of Waterloo. This document recorded the east boundary of the new village as 10 rods (165 feet) east of "John Van Tuyl's dwelling house" on the north side of the Turnpike road.[2] The house was again referred to in a clarification of the village boundaries issued on April 18, 1829, as "the dwelling house in which John Van Tuyl resided at the time of the passing of [the] act hereby amended."[3] Yet another amendment recorded on April 26, 1839, referred to the house as "formerly owned by John Van Tuyl, now by Richard P. Hunt."[4]

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[1]Deed Book T, p. 86, Seneca County Registry of Deeds, Waterloo, NY. A copy of the deed is also in The Richard Pell Hunt Family Collection of the Waterloo Historical Society.
[2] John Becker, *A History of the Village of Waterloo, New York, and Thesaurus of Related Facts* (Waterloo: Waterloo Library and Historical Society, 1949), 93.
[3] Becker, *History of the Village of Waterloo,* 1949, 469.
[4] Ibid.

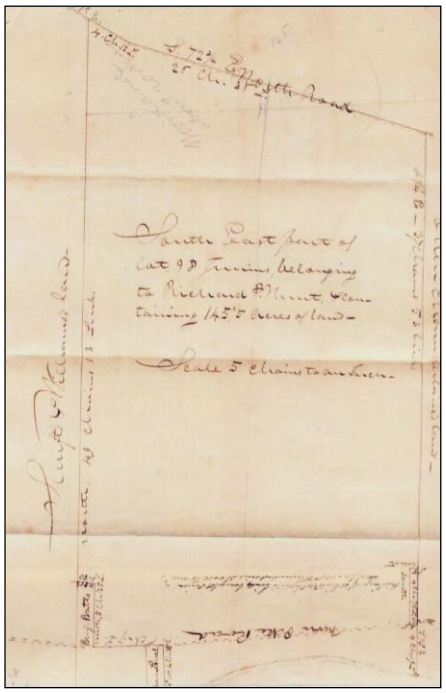


Figure II-2. "Map of part of Lot 98 Junius, for Richard P. Hunt," circa 1827.

Charles D. Morgan later recalled in a paper read before the Waterloo Historical Society in 1878 that Richard Hunt sold his store in Waterloo in 1829 [sic: 1828] and "removed to the old red house called the Van Tyle [sic] house."[5] No detailed descriptions or drawings of this house are known to survive. The dwelling may have been constructed by John Van Tuyl, who was one of the early settlers of the area. Van Tuyl was a veteran of the Revolutionary War who had resided "within a mile of Waterloo village" since about 1818, according to his pension application dated May 16, 1833.[6] Horace F. Gustin, son of early settler Oliver Gustin, wrote of nine "dwellings" on the north side of the river in 1815, among them "the tavern of John Van Tuyl at the extreme end of the street."[7] Gustin also recalled, "the Van Tuyl tavern was later owned by Jane Hunt, and in it was printed the first newspaper in Waterloo, edited by George Lewis and called the Waterloo Gazette."[8] Presumably Van Tuyl's place of business also served as his home.

In addition to his jobs as tavern keeper and landlord, John Van Tuyl served as sheriff of Seneca County from 1813 to 1815 and was a trustee of the first Waterloo public school district in 1816. He and his wife Jane were founding members of the Presbyterian Church, organized in 1817, and the parents of seven children. John Van Tuyl died in Waterloo in 1836, and his wife eight years later in 1844.[9]

Measurements made by Anne Derousie, historian with Women's Rights National Park, have determined that the old Van Tuyl house/tavern was located a short distance to the east of the existing Hunt House. As such, it would have been a convenient location for Richard P. Hunt to supervise the nearby construction of his new brick dwelling house. Following completion of the new house, the old dwelling was said to have been occupied "for a long time" by Isaac Mosher, who was employed as a private agent by Richard P. Hunt. Following Hunt's death in 1856, Mosher was entrusted with the general management and supervision of his estate and farm.[10] The building was finally "moved back on the Hunt farm and . . . used as an outhouse of the farm."[11] No traces of it are visible today.

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[5] "Paper read before the Waterloo Library and Historical Society, by Charles D. Morgan, on Feb. 7, 1878," in Scrapbook #2, 16, Waterloo Historical Society.
[6] Alma Cramer, "Notes on the Van Tuyl Family," 1959, 21 and 22. Typewritten manuscript posted on www.ancestry.com.
[7] Becker, *History of Waterloo,* 1949, 67.
[8] Becker, *History of Waterloo,* 1949, 68.
[9] Becker, *History of Waterloo,* 1949, 62, 73, and 75; and Cramer, "Notes on the Van Tuyl Family," 1959, 21 and 22.
[10] *The Centennial Celebration of General Sullivan's Campaign Against the Iroquois in 1779 . . . to which is Prefixed a Sketch of the Waterloo Library and Historical Society* by Rev. S.H. Gridley, D.D. (Waterloo: Waterloo Library and Historical Society, 1880), 22; and Becker, *History of Waterloo*, 1949,

New Brick Dwelling House, 1828-29

"Soon after" moving to the old red Van Tuyl house in 1827-28, Richard P. Hunt is said to have "erected the brick dwelling where he died."[12] About this same time, Hunt sold his general store in Waterloo and published notices in the local newspaper requesting that all persons with outstanding balances settle their accounts with the new proprietors, Elijah P. Quinby and Daniel S. Kendig.[13] Thus freed from the daily demands of the mercantile trade, Hunt now had time to devote to the building of his new home, real estate dealings, farming, and other interests.

Architectural Influences

Richard Hunt is said to have been influenced in his choice of architectural style by the homes of two of Waterloo's prominent citizens—Reuben Swift and Martin Kendig, Junior.[14] The Swift house (fig. II-3), known locally as the "Mansion House," was a wooden structure built in 1815-16 on the north side of Main Street, approximately one block west of Virginia

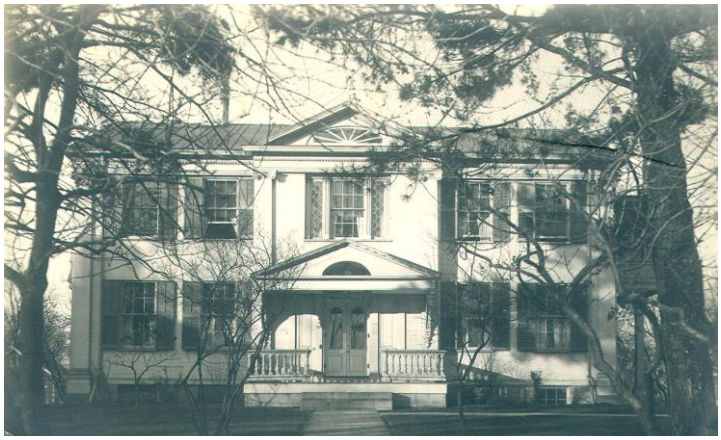


Figure II-3. Undated photograph of the Reuben Swift House on West Main Street, Waterloo. The house was remodeled as the Waterloo Memorial Hospital in 1920, and was later demolished in 1981-82.

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61. The *Eighth Census of the United States* for 1860 listed "Isaac Mosher, age 60, Superintendent of Farm" within close proximity of the Jane C. Hunt family.

[11] Becker, *History of Waterloo,* 1949, 61.

[12] "Paper read before the Waterloo Library and Historical Society, Feb. 7, 1878," Scrapbook #2, 16, Waterloo Historical Society.

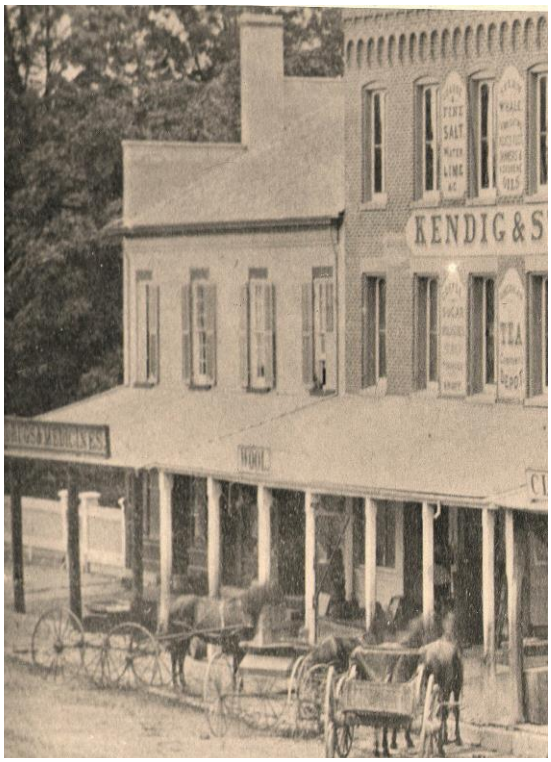
[13] Notices asking people to settle their accounts were published in the *Seneca Farmer & Waterloo Advertiser* from Jun. 4 to Nov. 28, 1828. Both Elijah Quinby and Daniel Kendig were Hunt's brothers-in-law: Quinby the husband of his sister Mary, and Kendig the brother of his wife Matilda. An incomplete set of "Day Books" for Richard P. Hunt's business, covering the years 1823 to 1828, are in The Richard Pell Hunt Family Collection of the Waterloo Historical Society. Hunt's store carried a variety of items including cloth, sewing notions, groceries, hardware, and sundries, to name a few.

[14] Local historian Judith Wellman has asserted that Richard Hunt's new house "symbolized [his] arrival as one of the three most important men in Waterloo's economic history," and consciously imitated the houses of Reuben Swift and Martin Kendig, Junior. (Wellman, "Richard P. Hunt," undated paper posted on the NPS web site for Women's Rights National Historical Park; and Wellman, *The Road to Seneca Falls* (Champaign: University of Illinois Press, 2004), 93.) Swift and Kendig were both agents of absentee lawyer-landowner Elisha Williams. (Becker, *History of Waterloo,* 1949, 58 and 69.)



Figure II-4. Circa-1870 photograph of the First National Bank of Waterloo at the corner of Main and Virginia Streets.

Street.[15] The Kendig house was constructed of bricks about this same time at the northeast corner of Main and Virginia Streets (fig. II-4).[16] Both were large, two-story dwellings in a vernacular Federal style featuring a five-bay symmetrical facade, Palladian-style window above the front doorway, and gable roof oriented parallel with Main Street. The Mansion House was further embellished with a two-story projecting center bay and Ionic pilasters at the corners of the building. Richard's Hunt's house, built more than a decade later, was a smaller and far less grand version of these two dwellings.



Like the Mansion House and the Kendig home, Richard Hunt's new brick house was a five-bay symmetrical design, two stories tall, with a gable roof oriented parallel with the principal street. Here, however, the similarities ended. The front façade had no Palladian window, but rather a center doorway with sidelights and a fanlight. Physical evidence preserved in the attic today also suggests that the brickwork on the sides of the house extended above the roofline in "stepped" fashion, incorporating two brick chimneys at each end. An example of this construction detail is

Figure II-5. Circa-1867 photograph of a building with stepped gable, similar to the Hunt House, on West Main Street in Waterloo.

[15] Reuben Swift built the Mansion House for Elisha Williams. It was occupied by Reuben Swift and occasionally by Elisha Williams when he visited Waterloo. The house was converted to the Waterloo Memorial Hospital in 1920. (Becker, *History of Waterloo*, 1949; 69, 70, 497 and 499.) It was demolished around 1981-82. (Tanya Warren to Barbara Yocum, 3 Jun. 2008.)

[16] The Martin Kendig, Jr., house was converted to a bank in 1834, in which use it remained until sometime after 1919. (Becker, *History of Waterloo,* 1949, 100 and 498.) The house is still standing today, in altered condition, at the corner of Main and Virginia Streets.

illustrated in an 1867 photograph of a building that survives today at 18-20 West Main Street in Waterloo (fig. II-5). It was built sometime after 1836 and before 1855, according to maps of those dates. The 1828 Hunt House was thus an early example of stepped-gable construction in Waterloo.

Construction Commences, 1828

Construction of the Hunt's house proceeded from May through July 1828 under the direction of L.R. [A?] LaBattell. A receipt "For work at House" records the payments made to a team of workers that included LaBattell, Jackson, Moury, Long, Ingram, Thomson, Pulver, Edington, Joseph, Jasper Jones, Hagadorn, and Wilson Armstrong. Some descriptive entries of the labor were also recorded, such as work "on cellar," "on watertable," "keying stone," "Setting 3 door sills," work on the "fire places" and "fire place stone," "on Steps," "Setting 22 window Sills," "plasting" [plastering], "breaking stone," and "Laying 82 thousd of Brick." The total bill for this labor amounted to $325.82, which was considered paid in full in a settlement with LaBattell dated March 17, 1829.[17]

Several of the "stone" elements installed in the house were marble. These were ordered by Richard Hunt from Albert John of Stockbridge, Massachusetts, according to a letter to John from Hunt dated May 14, 1828, and "an order for marble" dated May 30. Hunt's order was shipped from Stockbridge to Waterloo via canal and included 20 window sills, 1 door sill, and 2 side sills. The 2 mantels, 2 hearths, 8 facings and 1 back, were presumably fireplace components.[18]

Little documentation has been found on the finishing of the house, which would have entailed the installation of window sashes, doors, and interior trim. It was not until half a century later that carpenter Levi Fatzinger was remembered for his work on the Hunt House.

> Six sons [of Jacob Fatzinger] all grew up to manhood, the four oldest learned the carpenter and joiners trade .... The third son, Levi, became a skillful workman and made the doors and casings of R.P. Hunt's dwelling, where the Hunt family now live; and they are as firm and sound as when made 50 years ago [1828]. ...In 1833[8?] Levi and Thomas Fatzinger built their distillery .... Some years later Levi was stricken down with paralysis and did not rally from the shock and died in March 1870.[19]

An undated receipt for hardware purchased by Richard Hunt from Knight Taylor "for Building" included nails, screws, butt hinges, latches, locks, and brads. The large quantity ordered makes it doubtful that the hardware was for Hunt's house, but was more likely intended for another building project. It is nevertheless of interest as documentation of the type of hardware that was available in 19th-century Waterloo.[20]

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[17] "Receipt for Labor on House," Catalog #26.3.4, Hunt Family Papers (HFP), Women's Rights NHP.
[18] "Order for Marble," Catalog #18.2, HFP, Women's Rights NHP. No explanation has yet been found for the discrepancy in the number of window sills purchased (20) and installed (22).
[19] "Paper read before the Waterloo Library and Historical Society, Feb. 7, 1878," Scrapbook #2, 16, Waterloo Historical Society.
[20] The order included "3 Dz Butts [hinges] 3 ½ in, 3 Gross Janus Screws, 1 Gross Janus Screws, 1 Gross Latches No. 2, 1 Gross Latches American No. 2, ½ Dz. Barret Bolts, 1/2 Dz Escutcheon Latches, 4

Appearance of the Hunt House, 1828

No drawings or detailed descriptions of the Hunt's new house as completed in 1828 are known to exist. However, it is possible to ascertain its appearance based on the clues provided in the documents described in the previous section and the original elements that survive in the house today. The foundation walls were a combination of hewn and rubble stones, the finer cut stones used on the principal façade and two side elevations. The upper walls and four chimneys were constructed of red handmade bricks laid in an American common bond with lime mortar. Only the front two chimneys contained flues; the back two chimneys had no function except to give the roof a symmetrical appearance typical of the Federal style. One doorway was centered in the front façade and one in the back, the front doorway flanked by decorative sidelights and topped by a fanlight. Abundant natural light was provided by 18 windows with 9-over-6 sashes. Inside, plaster with a hair binder was applied directly to the exterior walls and chimney breasts. Interior walls and ceilings were plastered on circular-sawn lath applied to wooden studs and joists. The floors consisted of one layer of thick, tongue-and-groove pine boards of random widths (approximately 4" – 5") nailed to floor joists. Doors had six panels and were hung on closed-butt hinges. Hand-planed moldings with bull's-eye corner blocks trimmed the doorway and window openings, except in the back chambers where no corner blocks were used. Working fireplaces were in the front four rooms of the first and second stories; no provision appears to have been made for heating the rear rooms of the main house.

The interior layout of the main house was a simple one with a center stair hall that communicated with the rooms in the first and second stories (figs. II-6 and II-7). Later probate inventories conducted in 1856 and 1890 indicate a dining room was located in the southwest corner of the first story. Behind it was a pantry, possibly partitioned into two rooms or closets, for the storage of china, plates, glassware, and flatware. The parlor was located across the hall in the southeast corner of the house. A small room situated behind the parlor may have been an office originally, which was later used as a bedroom by 1856. Upstairs were four chambers that opened off the center hall. Only one, at the head of the stairs in the northwest corner, appears to have been partitioned into three smaller areas to create an entry, a storage closet containing the attic stair, and a small bedroom. The attic was reached by a ladder stair, the physical evidence for which was found in 2008; the original hatch with wrought-iron hardware remains today.

An attached kitchen wing of unknown dimensions, missing today, was presumably built of the same materials as the main house, with stone foundation walls and brick exterior walls. Its probable location was the back of the house on the west side, judging by a doorway patch in the existing cellar that would have connected with the kitchen cellar. The wing appears to have had one doorway and four windows, based on the total number of door and window sills actually installed as documented in Richard Hunt's "Receipt for Labor on House." This suggests that it was a small structure, most likely one story tall, possibly with a garret or attic.

Carpenter Knob Locks, 2 [nv?] 1-1/4 in Brads, 2 Kegs of Nails." Note that a "gross" is 12 dozen. (Receipt for Hardware, Catalog #26.3.2, HFP, Women's Rights NHP.)

A cooking fireplace and bake oven were probably situated at the back (north) wall of the wing, which may have been similar in style to the circa-1835 kitchen fireplace at the M'Clintock House. More detailed information about this missing wing may be obtained by future archeological explorations of the wing's foundation walls and former cellar. The exterior wall of the existing house, where the wing abutted, has unfortunately been altered by later openings for a later wing constructed circa 1960.

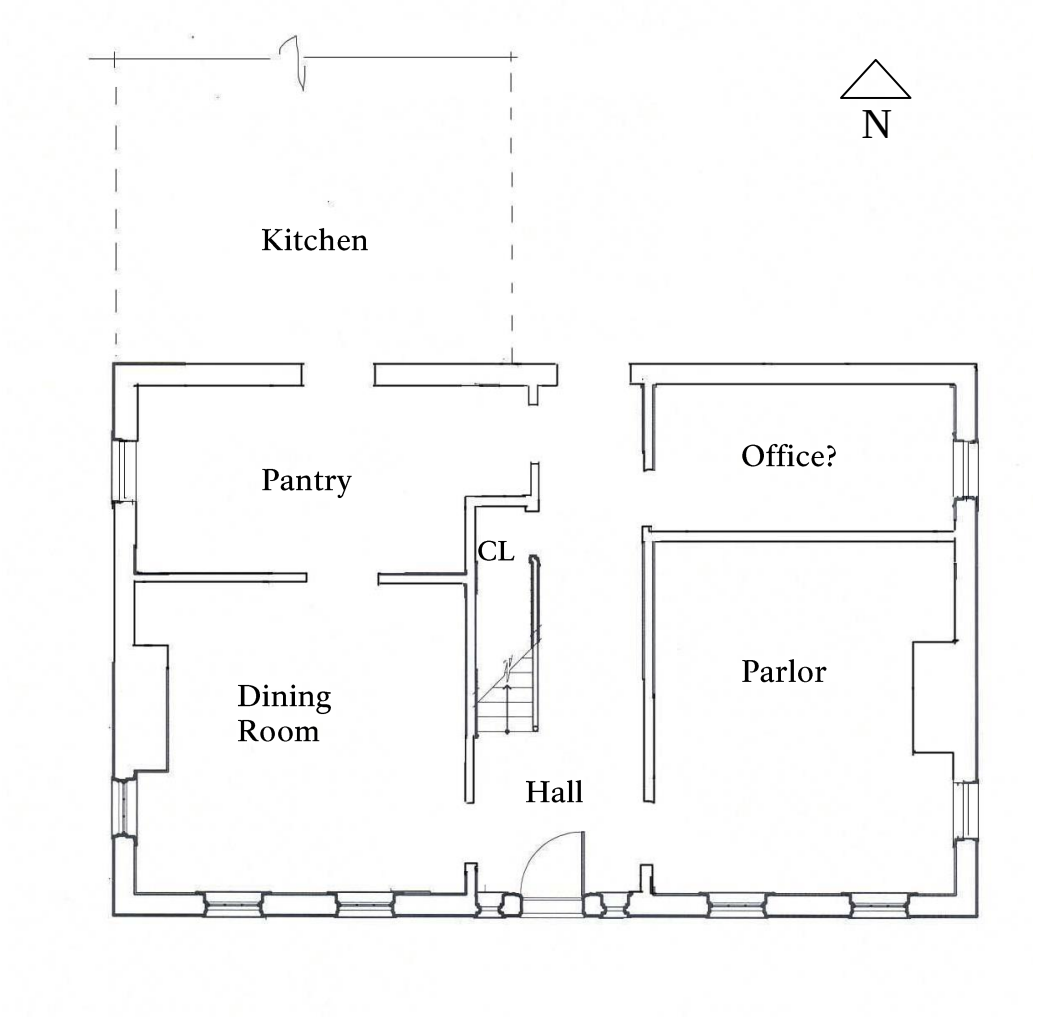


Figure II-6. Conjectural first-floor plan of the Hunt House, circa 1828. Not to scale.

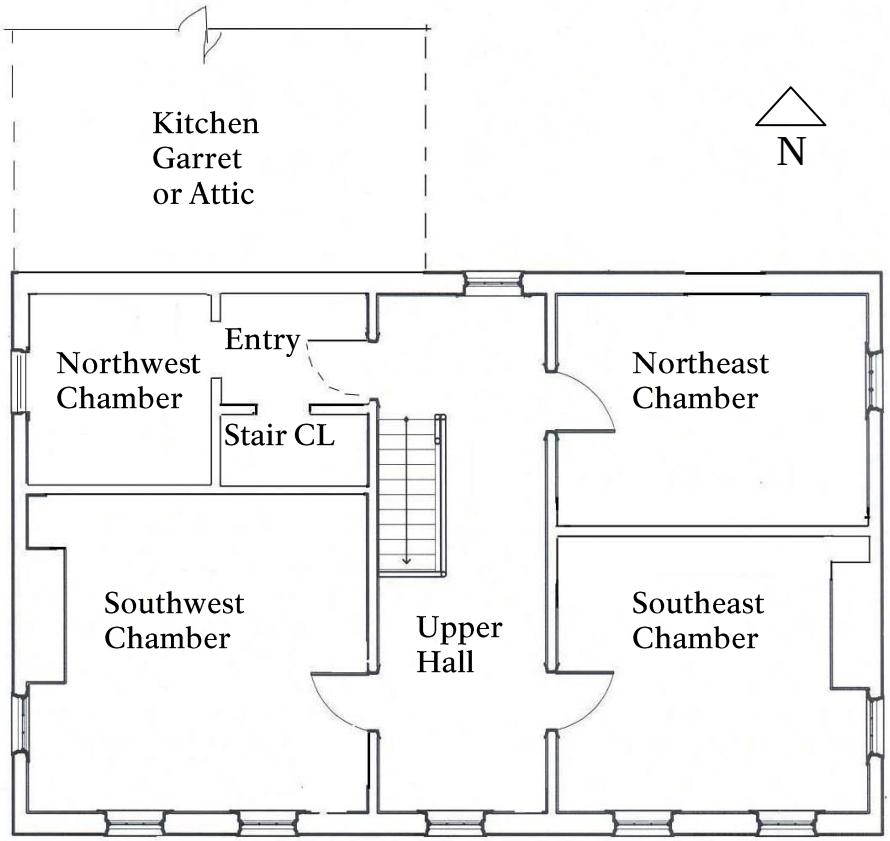


Figure II-7. Conjectural second-floor plan of the Hunt House, circa 1828. Not to scale.

New Fence, 1829

Construction of Richard Hunt's new brick house had probably been completed by January 1829, when Richard Hunt wrote Nathan Rusco of Starkie, New York, inquiring if he was still interested in furnishing the boards and rails for "a Picket fence" they had discussed during Rusco's visit the previous summer. Rusco responded that he could indeed provide the "400 boards 12 inches wide 12 feet long and 800 Ribs 12 feet long" and would ship the order by way of the canal. Hunt refined his requirements in a subsequent letter in which he expressed his preference for oak and hemlock rails, and an additional 100 chestnut posts to complete his existing inventory. He also said he was in hopes that the order could be delivered by the first of April, as he had "engaged Carpenters to commence work at that time."[21]

The picket fence described by Richard Hunt would have typically enclosed a house yard, rather than a barn yard or agricultural field, and was very likely intended for the new Hunt home. Such a fence can be seen in the earliest known photograph of the Hunt House, taken around 1900 (fig. II-18). Although this fence was undoubtedly of later construction, it may have continued a Hunt family tradition of picket fences that started with Richard Hunt in 1829.

Civic duties also occupied Richard Hunt about this time. He served as the first supervisor for the newly created Town of Waterloo from 1829 to 1830.

The "Homestead Farm"

Richard P. Hunt continued to purchase and sell additional portions of Military Lot 98 during his lifetime.[22] He never sold the 145-1/5 acres acquired from John and Jane Van Tuyl in 1827, though, and it was this property that came to be known as the Hunt family's "homestead farm." Richard Hunt himself referred to his "homestead farm" in his "Last Will and Testament" dated October 4, 1856. Hunt also mentioned his "present dwelling house" in this document, also called his "residence."[23] Inventories undertaken by the executors of Richard Hunt's estate following his death in 1856 abbreviated "homestead farm" to "home farm."

Residents of the Hunt Household, 1830

Richard P. Hunt and his wife Matilda had no known surviving children during their marriage from 1823 until Matilda's early death on August 17, 1832. While it is possible that extended family members or others lived with the Hunts in their new home, no such information has

[21] Letters from R.P. Hunt to Nathan Rusco, 5 & 29 Jan 1829; and letter from Rusco to Hunt, 20 Jan. 1829; Catalog #7.1 and #8.1, HFP, Women's Rights NHP.
[22] Chad Garrett Randl, "Richard P. Hunt, Leader in Waterloo Real Estate and Business," Appendix A, 1-2, unpublished manuscript prepared for Women's Rights NHP, 15 Dec. 1999.
[23] Probate File #592, Surrogate Court Office, Seneca County Courthouse, Waterloo, NY; and The Richard Pell Hunt Family Collection, Waterloo Historical Society.

yet come to light. One source, the *Fifth Census of the United States* for the year 1830, recorded the heads of households, along with the number and ages of the persons in that household for the entire country including Waterloo, New York. Unfortunately, the Richard P. Hunt family of Waterloo was not included in this census. One possible reason for this omission by the census taker may have been the family's temporary absence from home.

Family and Business, 1832-1842

No alterations are known to have been made to Richard Hunt's new house in the early years following its completion in 1828. The house was the setting for several personal tragedies and joys, including the death Matilda Kendig Hunt in 1832, and the marriage and death of Hunt's second wife, Anne Underhill, in 1834. Richard Hunt married his third wife, Sarah M'Clintock, in 1837 and together they had four children: Richard, born in 1838; Mary M., born in 1839; Sarah M., born in 1841; and Anna T., born and died in 1842, the same year as her mother Sarah.

Richard Hunt supported his family with dealings in banking, real estate, and agriculture. He served as a member of the board of directors of the Seneca County Bank for 11 years, beginning in 1833. Hunt's many real estate transactions, beginning with the purchase of a lot in downtown Waterloo in 1823, are on record at the Seneca County Registry of Deeds. Many of these lots were developed as housing for workers of the Waterloo Woolen Manufacturing Company, incorporated in 1836, of which Hunt was both a founding member and secretary. One of the brick houses constructed by Hunt in 1836 was leased to druggist Thomas M'Clintock, the uncle of his wife Sarah.[24] Hunt erected a brick commercial building on the north side of downtown Waterloo in 1839, adding two more structures in the 1850s. He was also actively involved in the operation of his "homestead farm," and was acknowledged with others by the Seneca County Agricultural Society in 1834 for their efforts in the development of a breed of cow with exceptional milking qualities.

Nine persons were listed in the household of Richard P. Hunt in the *Sixth Census of the United States* in 1840. In addition to Richard, his wife Sarah, and their two young children, were five unidentified "Free White Persons." These included two males 30-to-40 years of age, one female 5-to-10 years of age, and two females 20-to-30 years of age. No "Free Colored Persons" were included in the Hunt household in 1840. Of the nine persons, three (presumably males) were listed as being employed in "Agriculture." Interestingly, none was listed as being employed in "Commerce."

[24] The genealogy of the Richard P. Hunt family is found in several sources, including several entries in www.ancestry.com, and unpublished papers on Richard P. Hunt and Jane Hunt posted on www.nps.gov/wori/historyculture. Recent scholarship indicates that Sarah M'Clintock was a niece of Thomas M'Clintock of Waterloo, not his sister as had previously been thought, according to former historian Anne Derousie of Women's Rights NHP.

House Remodeling, 1841

The arrival of children beginning in the summer of 1838, combined with Richard Hunt's successful business dealings, may have prompted a remodeling of the Hunt home in 1841. Receipts in The Hunt Family Papers dated May 1841 document the purchase of floorboards, French and American window glass, white lead (most likely for painting), door latches and hinges, window springs and sash fasteners, screws, casks of nails, a cook stove with riser pipe, a copper-bottom boiler, carpets, stair rods, china, furniture, and fabrics. Most items were obtained from merchants in New York City, with a few (mostly fabrics) from Philadelphia.[25] This purchase of building supplies, combined with household furnishings, suggests that the materials were for the Hunt home rather than one of Richard Hunt's business projects. No invoice for the laborers employed to remodel the house has yet been found, nor are any contemporary descriptions of the project known. The only known record of this work is found in these few receipts, later descriptions of the rooms in the probate inventories of 1856 and 1890, and surviving physical evidence at the house itself.

Changes made to the Hunt House in 1841 are believed to have included removing the stepped brickwork walls at the gable ends, raising the roof, moving the kitchen from the rear wing of the house to a new wing on the west side, enlarging the rear wing to accommodate a nursery and additional bedrooms, and adding a doorway in the second story to connect with the new wing. These changes are explained in detail below.

Roof Raised

Physical evidence of the original lower roof and remnants of the former stepped gable are preserved at the east and west walls of the attic today. Here the outline of the early roof can clearly be seen, along with the brickwork end walls that rose above it. The roof framing appears to have been lifted in place approximately two feet, thus preserving its original pitch . The reason for this alteration may have been to modernize the house in the popular Greek Revival style by adding a wide cornice above the windows in the front and rear elevations. It also had the added advantage of creating more head space in the attic.

[25] Receipts are in The Hunt Family Archives at Women's Rights NHS. They include the following merchants and vendors: R. Mount, for floorboards, cord wood, etc., 3 May 1841, (cat. #?); Wm. John Underhill, for white lead and window glass, 5 May 1841 (cat. #36.8); A. & E.S. Higgins of New York, for carpet and stair rods, 7 May 1841 (cat. #36.13); Eyre & Landell of Philadelphia, for fabric items, 15 May 1841 (cat. #35.2); Isaac C. Stokes, for fabric items, 17 May 1841 (cat. #35.3); Charles Wise of Philadelphia, for fabric items, 18 May 1841 (cat. #36.11); W.M. Wilson of Philadelphia, for spoons & c., 19 May 1841 (cat. #36.4); Stratton & Seymour of New York, for cook stove, stove pipe, boiler & c., 21 May 1841 (cat. #35.5); White & Barnes of New York, for "brown sheetings" & c., 24 May 1841 (cat. #35.4); S.P. Ingraham of New York, for furniture and Brussels rug, 24 May 1841 (cat. #36.1); A. & S. Willets of New York, for various hardware items, 25 May 1841 (cat. #35.6); James M. Shaw of New York, for china dishes, 25 May 1841 (cat. #36.5); and White & Barnes of New York, for fabric items, 26 May 1841 (cat. #36.7).

West Kitchen Wing Built

A small wing that is missing today is believed to have been built on the west side of the Hunt House around 1841. A west wing definitely existed by 1855, based on the Waterloo map of 1855 that depicts it in plan (fig. II-14). The wing was also shown in perspective on the Bird's-Eye view of 1873 (fig. II-15). Photographs of the wing taken many years later (figs. II-18 and II-19) show it as a small, one-story structure with a tall chimney at the west end. Although it is difficult to say with certainty, it is assumed the wing was made of brick similar to the main house. The front was covered by a porch with shallow-pitched roof and wide cornice supported by three Doric-style columns in the Greek style. Openings in the front façade included a doorway and one window with nine-over-six sashes.

That this wing contained the kitchen is suggested in the probate inventories of Richard P. and Jane C. Hunt prepared in 1856 and 1890. Both inventories recorded the names of the rooms and their contents, with both listing the "Kitchen" in close proximity to the Dining Room in the northwest corner of the main house.

Physical evidence indicates that the west wing was a later addition and not part of the original construction of the house in 1828. First, assuming this kitchen wing had a cellar for preserving and storing food as most did, the cellar did not have a doorway connecting with the main cellar as would be expected if the two structures had been built at the same time. Second, the foundation of the main house in the vicinity of the west wing is composed of cut stones as was common for exposed , not covered, foundation walls. Finally, one original window in the pantry of the main house bears evidence of having been converted at some later date to doorway, and a second doorway opening appears to have been added in the west wall of the dining room, both connecting with the new wing. Future archeological excavations may uncover the foundations of this wing and conclusively determine if it had a cellar.

North Wing Enlarged

The original north kitchen wing is believed to have been enlarged to a two-story structure, and its kitchen moved to the new west wing, around 1841. The earliest documentation of a large wing on the north side of the house is the Waterloo map of 1855 that shows it in plan (fig. II-14). Its two-story configuration is clearly depicted on the Bird's-Eye View of 1873 (fig. II-15).

Although the north wing is missing today, surviving evidence at the existing main house is indicative of its alteration from one to two stories. A new second-story doorway was created in the north exterior wall of the passage off the northwest chamber, providing access from the main house to the second story of the north wing. An inventory of Richard Hunt's estate in 1856 referred to this passage as an "Entry," while the 1890 inventory of Jane Hunt's estate called it a "Hall." Following removal of the north wing circa 1920, the doorway was converted to a window. A brickwork patch visible beneath this window, in what is now the north bathroom (Room 204), attests to its earlier configuration as a doorway. Shadow outlines and a woodwork patch at the north and south baseboards of the room are all that remains of the west partition of the entry/hall. Archeological exploration will be required to determine if the north wing was lengthened, in addition to heightened, circa 1841.

More Family Changes, 1842-1848

Sarah Hunt had only a short time to enjoy her newly renovated home. She died the following year, in July 1842, at the age of 35. Richard P. Hunt was thus left with three small children under the age of five. What accommodations were made for child care are unknown. Hunt's close-knit community of family and friends no doubt helped to fill the void. Richard Hunt's sister, Lydia Mount, of Seneca Falls had become recently widowed and may have been available with her three older girls to help. Certainly the recently expanded house would have been able to accommodate additional family members. Three years later, in November 1845, Richard Hunt married his fourth wife, Jane Clothier Master of Philadelphia. Jane gave birth to a son, William Master, in October 1846, and to a daughter, Jane Master, in June 1848. By 1850, Lydia Mount and two of her daughters were living elsewhere in Waterloo, according to the *Seventh Population Census of the United States.*

Woman's Rights Convention, July 1848

The event for which the Hunt House is best known is a meeting in which the idea for the first women's rights convention was conceived and the newspaper announcement of it written. Our primary knowledge of this gathering comes to us from Elizabeth Cady Stanton who wrote of it in 1881 in the *History of Woman Suffrage,* and again in 1898 in *Eighty Years and More.* In 1881, Stanton said,

> [T]he call "was issued by Lucretia Mott, Martha C. Wright, Elizabeth Cady Stanton, and Mary Ann McClintock [sic]. . . . These four ladies, sitting round the tea-table of Richard Hunt, a prominent Friend near Waterloo, decided to put their long-talked-of resolution into action, and before the twilight deepened into night, the call was written, and sent to the *Seneca County Courier.*[26]

Stanton had embellished her story by1898 as follows:

> I received an invitation to spend the day with Lucretia Mott, at Richard Hunt's, in Waterloo. There I met several members of different families of Friends, earnest, thoughtful women. I poured out, that day, the torrent of my long-accumulating discontent, with such vehemence and indignation that I stirred myself, as well as the rest of the party, to do and dare anything. My discontent, according to Emerson, must have been healthy, for it moved us all to prompt action, and we decided, then and there, to call a "Woman's Rights Convention." We wrote the call that evening and published it in the *Seneca County Courier* the next day, the 14th of July, 1848 [sic], giving only five days' notice, as the convention was to be held on the 19th and 20th. The call was inserted without signatures,--in fact it was a mere announcement of a meeting,--but the chief movers and managers were Lucretia Mott, Mary Ann McClintock, Jane Hunt, Martha C. Wright, and myself. The convention, which was held two days in the Methodist Church, was in every way a grand success. The house

[26] Elizabeth Cady Stanton, Susan B. Anthony, and Matilda Joslyn Gage, (eds.), *History of Woman Suffrage*, Vol. I, 1848-1861 (Salem: Ayer Co. Publishers, Inc., 1985 Reprint Edition,), pp. 67-68.

was crowded at every session, the speaking good, and a religious earnestness dignified all the proceedings.[27]

The exact day of this gathering the Hunt House has been questioned, since the first notice of the convention appeared in the Seneca County Courier on Tuesday, July 11—not July 14 as recalled by Stanton. Historian Judith Wellman has concluded that the ladies therefore most likely met on Sunday, July 9, submitted their notice to the newspaper on Monday, July 10, which was then published the following day. [28]

Appearance of the Homestead Farm, 1848

No contemporary descriptions or views are known to exist of the Hunt residence for the year 1848. As related in the previous section, Elizabeth Cady Stanton provided no insightful information about the house except that she and her hostess and fellow visitors were seated at a "tea table." Our best information comes from inventories and appraisals of Richard Hunt's estate undertaken in the months following his death in November 1856.[29] These list the rooms of the house and their contents. Although dated more than eight years after the fact, no major alterations are known to have been made to the house between the years 1848 and 1856.

Sixteen rooms are listed in the inventories and appraisals, along with a cellar, a lower and upper hall, and a closet under the stairs. A general idea of the locations of these rooms can be determined by comparing this inventory with other sources of information, such as the 1873 Bird's-Eye View (fig. II-15), two exterior photographs taken in the early 20th-century (figs. II-18 and II-19), and the layout of the surviving rooms as they exist today. Thus, the distribution of space appears to have been as follows. In the main two-story house that is still standing today were a cellar story and two floors of living space above, with rooms distributed on either side of a center north-south stair hall. In the first story, a "Dining Room" was located in the front northwest corner, with a "Dining Room Cupboard" to the rear. A "Parlor" occupied the front northeast corner, and behind it was a "Hall Bed Room" believed to have been used by Richard Hunt during his final illness. A "Closet Under Stairs" provided storage space in the first-story hall. Upstairs, a "Front Chamber" opened off the west side of the "Upper Hall." Behind it, also opening off the hall was a "Bed Room" with carpeted "Entry" and a storage area for "trunks" and "carpet bags." The front bedroom on the east side was called the "Bed Room Over Parlor," and the bedroom behind it the "North East Bed Room."
Several rooms appear to have been in two wings that are missing today. As previously explained, the "Kitchen" is believed to have been situated in a one-story west wing adjacent

[27] Elizabeth Cady Stanton, *Eighty Years and More (1815-1897): Reminiscences of Elizabeth Cady Stanton* (New York: European Publishing Co., 1898), pp. 148-149.
[28] Sandy Weber, *Special History Study, Women's Rights NHP* (U.S. Dept. of the Interior, National Park Service, 1985), p. 11.
[29] "Inventory of the Real & Personal Estate of Richard P. Hunt, Deceased, owned by him at the time of his death Nov. 7, 1856." One copy by appraisers William Knox and James Stevenson, dated 8 Dec. 1856, is in Probate File #592, Surrogate Court Office, Seneca County Courthouse, Waterloo, NY. A nearly identical copy by executors and trustees Sterling G. Hadley and Walter Quinby, dated 1 Jan. 1857, is in The Richard Pell Hunt Family Collection, Waterloo Historical Society.

to the "Dining Room." Others appear to have been in the two-story north wing. These included a "Nursery," "Bed Room adjoining Sitting Room" and "Sitting Room" in the first story. Later references were also made in family correspondence in the early 1850s to a "bathroom" near the Nursery, which may have existed as early as 1848.[30] Rooms in the second story of the north wing were a room "Over Nursery," a "Bed Room," and "Room Over Sitting Room."

The rooms in which Elizabeth Cady Stanton and friends may have met in July 1848 to formulate the first Woman's Rights Convention were the parlor, dining room, and/or sitting room. Of these rooms, only the parlor and dining room remain (in altered condition) today.

Other structures on the homestead farm were also listed in the inventories and appraisals of 1856-57. These included a "Barn & Shed," "West Barn," "Carriage House," "Hen House," "Back Shed," "New Barn," "Old Barn," "Stable," "East Shed," "West Shed," "Corn House," and a "Shed Under Corn House." These structures were used for sheltering and storing animals and their feed, farm implements and vehicles, harnesses and saddles, family carriages and sleighs, and unused household and other miscellaneous items. Animals mentioned in the inventory were horses (one named "Tom"), cattle, hogs, and poultry. Feed, which may have been grown on the farm, included hay, wheat, oats, corn, and clover chaff. The buildings were located a short distance from, and to the northeast of, the house according to the 1855 Map of Waterloo (fig. II-14). The carriage house was also later described as being "attached to his [Mr. Hunt's] residence," the upper story "fitted up with beds, for needy persons journeying along the road," including slaves traveling north to freedom.[31] This may have been the gable-roofed structure shown appended to the back (north) side of the dwelling's north wing in the Bird's-Eye View of 1873 (fig. II-15).

One building not mentioned in the 1856 estate inventory was the outdoor privy or necessary that was probably situated a convenient distance from the house. Also not readily identified in the inventory was the old Van Tuyl House to the east of the Hunt residence.

Drawings of the Hunt House showing its conjectural appearance circa 1841-56 are on the following pages. These include the four exterior elevations, the first floor plan, and the second floor plan (figs. II-8 through II-13). Room names are from the inventories and appraisals of Richard P. Hunt dated 1856 and 1857. Information on the approximate height of the missing west and north wings was obtained from the 1873 Bird's-Eye View (fig. II-14) and two early photographs taken in the early twentieth century (figs. II-18 and II-19).

[30] Letter from Mary and Sarah Hunt to Richard Hunt, Jr., 4 April 18[52?]; and letter from Sarah Hunt to Richard Hunt, Jr., 31 Aug. 1852, cat. #50.4 and #41.1, HFP, Women's Rights NHP.
[31] Becker, *History of Waterloo,* 1949, 156.



Figure II-8. Conjectural front façade (south elevation) of the Hunt House, circa 1848.

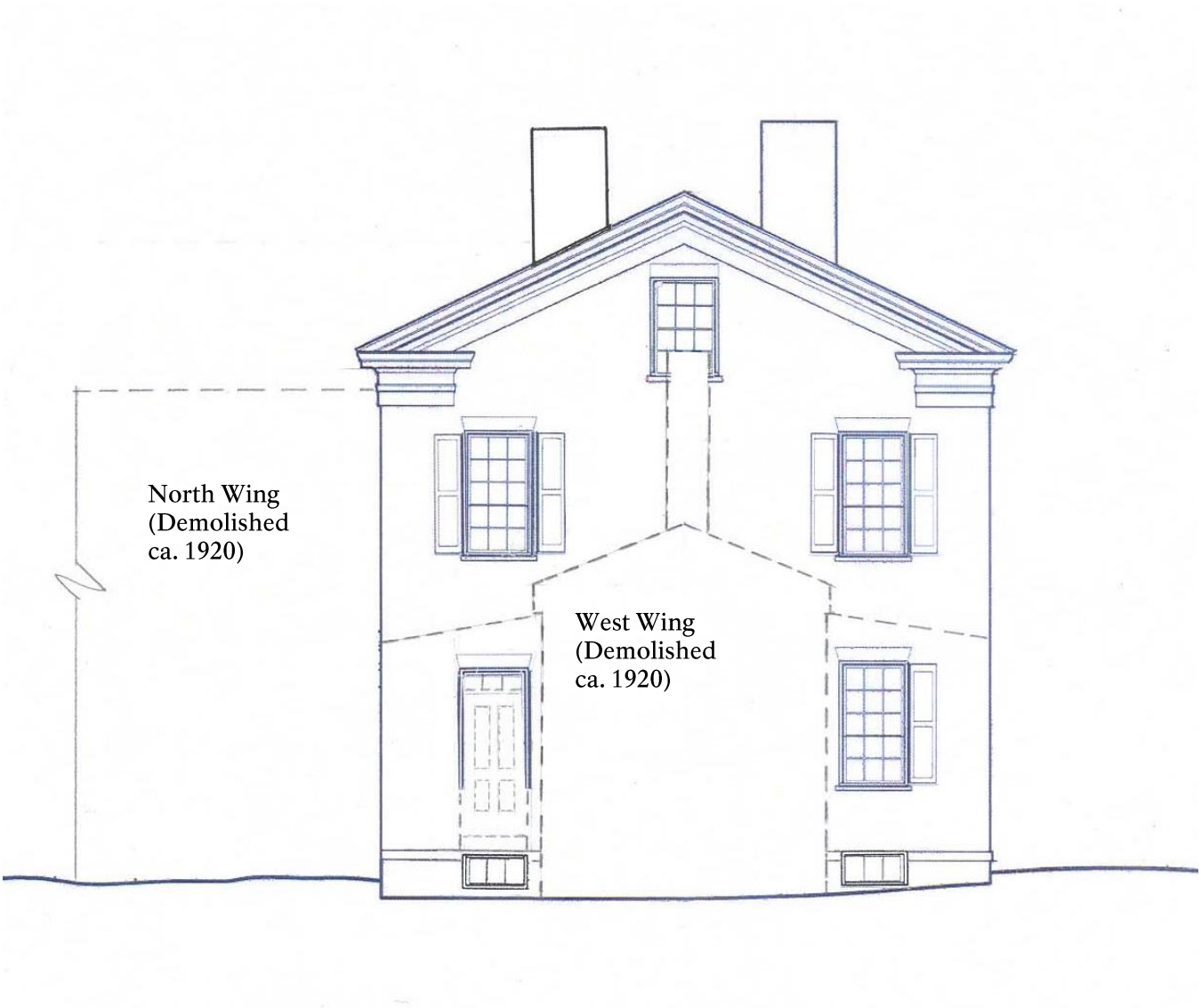


Figure II-9. Conjectural west elevation of the Hunt House, circa 1848.

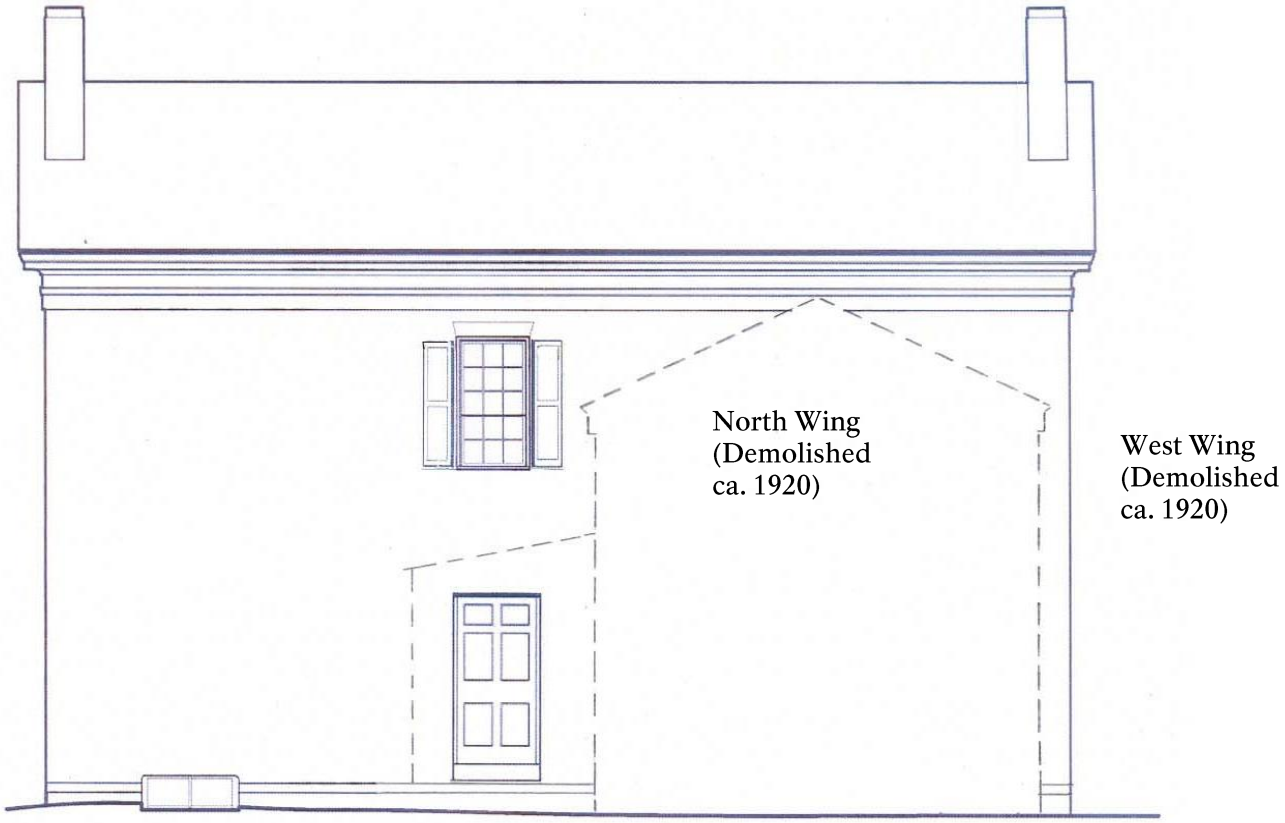


Figure II-10. Conjectural north elevation of the Hunt House, circa 1848.

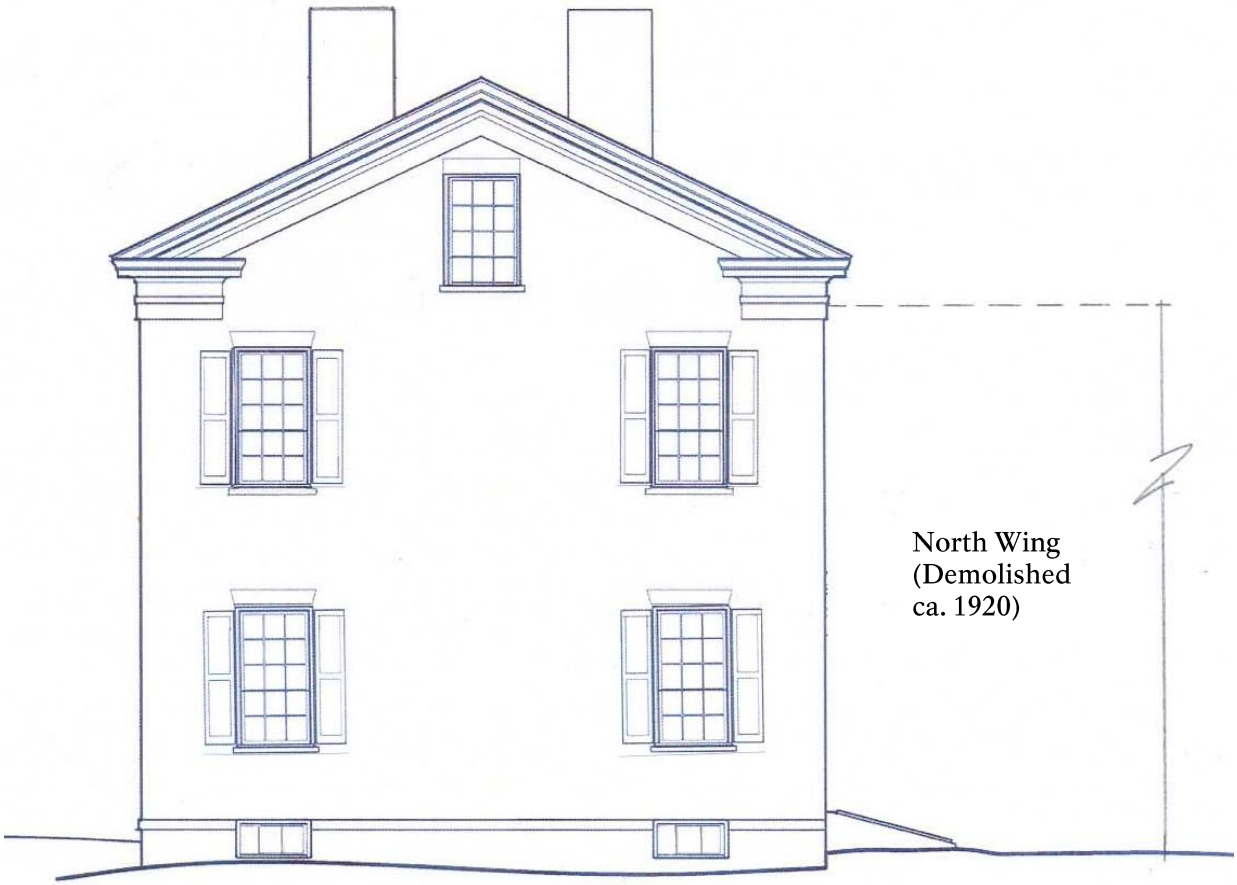


Figure II-11. Conjectural east elevation of the Hunt House, circa 1848.

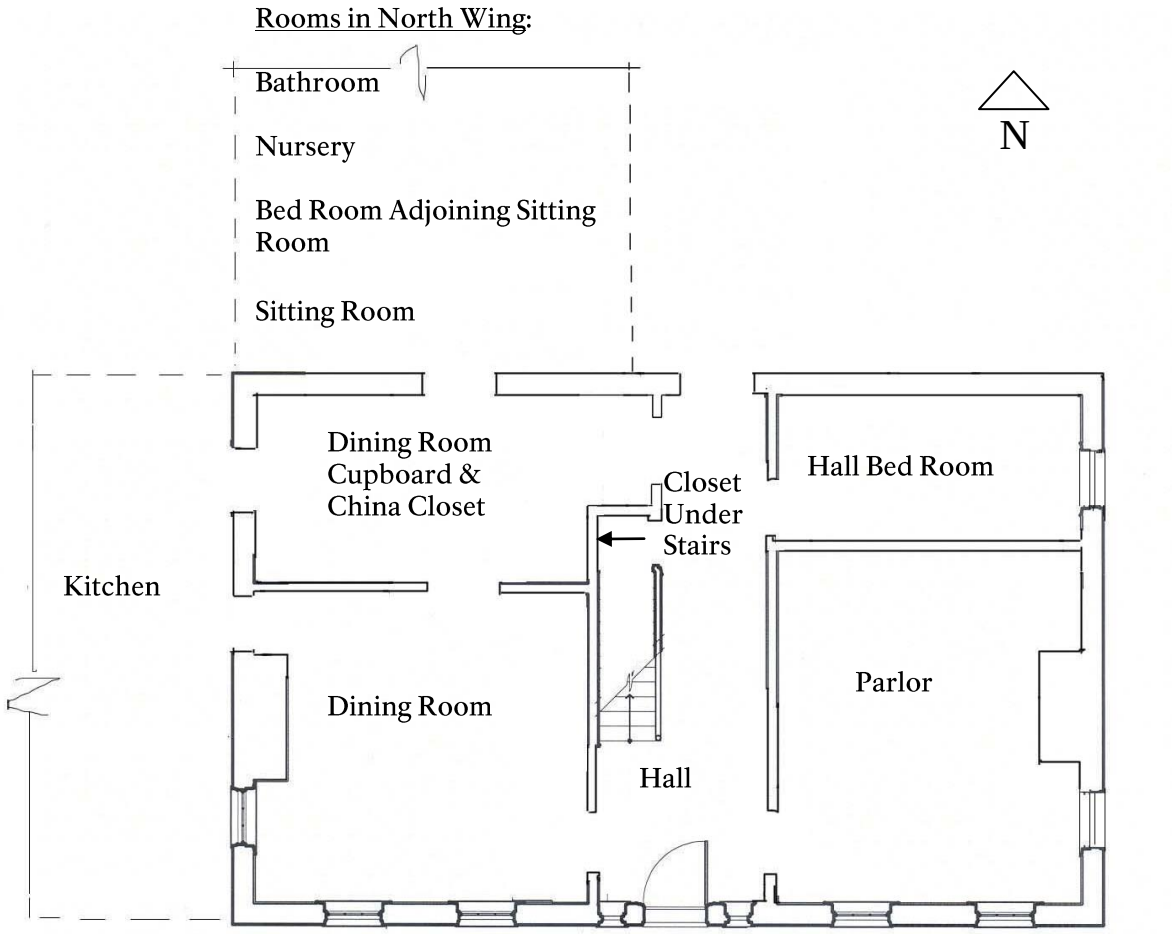


Figure II-12. Conjectural first floor plan of the Hunt House, circa 1848. Most room names are from the 1856 probate inventory of Richard Hunt; the "bathroom" is from Hunt family correspondence in 1852. Not to scale.

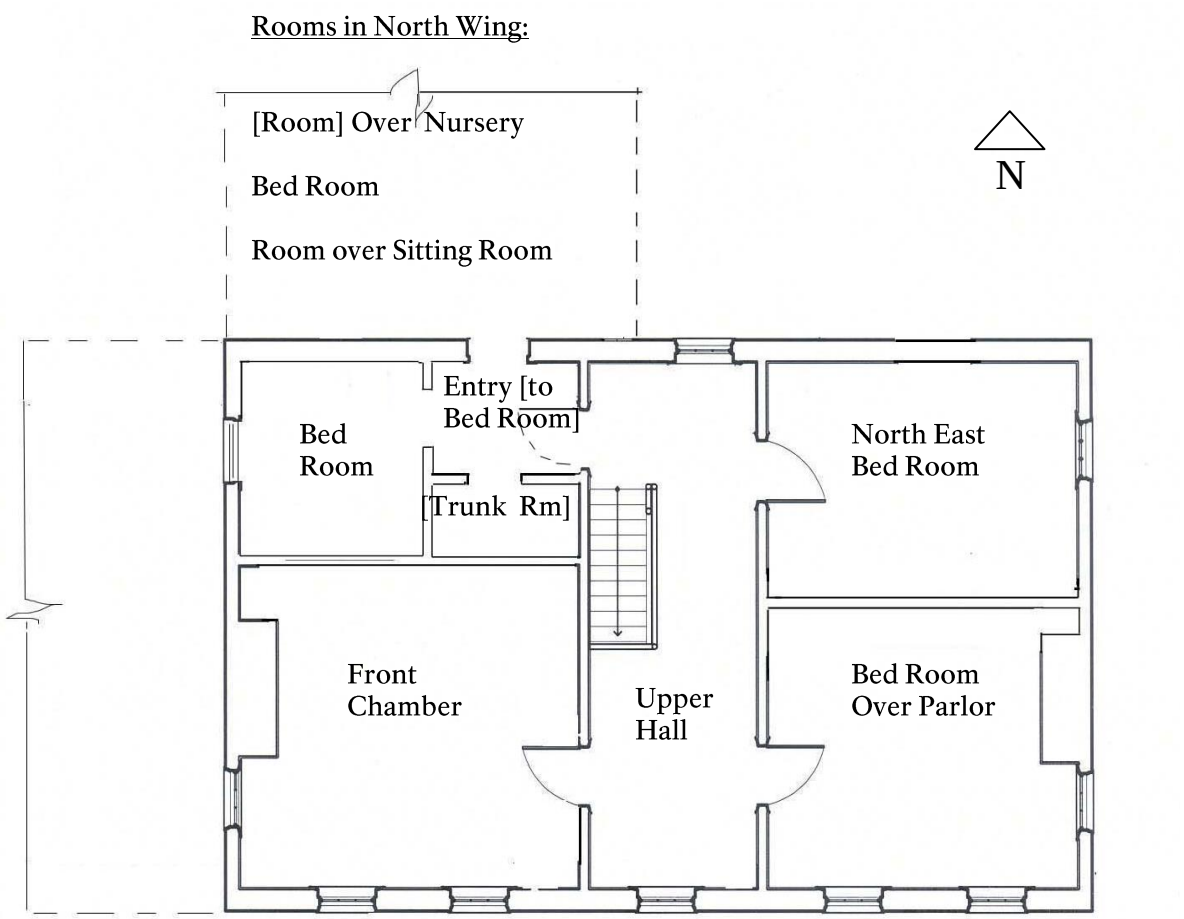


Figure II-13. Conjectural second floor plan of the Hunt House, circa 1848. Room names are from the 1856 probate inventory of Richard Hunt. Not to scale.

Land Acquisition and Census, 1850

Richard P. Hunt made one additional purchase of land to expand his homestead farm from 145 1/5 acres to 145 9/20 acres (later referred to as 145 ½ acres) in 1850. This small parcel, acquired from Jacob P. Chamberlain for $40, was located in the southeast corner of Lot 98.[32]

The year 1850 is also when the most detailed national population census to date was undertaken. Head of household Richard P. Hunt was then recorded as age 52 with the occupation of "Farmer." Persons listed as members of the Hunt household were wife J[ane] C., age 38, and children Richard, age 11; M[ary] M., age 10; S[arah] M., age 9; Wm. M., age 3; and Jane, age 2. Also living with the Hunt family in 1850 were George Hunt, a male laborer from Ireland, age 30; Ann McClelland, also from Ireland, age 25; and Elizabeth Hennard of New York, age 13.[33] Although their occupations were not identified, McClelland and Hennard both presumably provided household help.

New "Bath Contrivance," Circa 1852

The Hunt residence appears to have had a separate "bathroom" by 1852, as indicated in two letters written to Richard Hunt, Jr., by his sisters Mary and Sarah about that time. The first letter informed Richard,

> . . .We have got a new Bath Contrivance it is to stand in the bathroom and have the tin Bathtub in it, it is mahogany[.] [W]e took the door off and are going to have it for the door to a wardrobe.[34]

Sarah later related a light-hearted prank in another letter to her brother dated 1852 in which the "bath-room" was mentioned as being in the vicinity of the downstairs nursery. Later inventories suggest the nursery was in the first story of the north wing.

> I [Sarah] dressed up in thy old suit of clothes and put on Willie's hat and came down to the nursery door and knocked[.] Mother was in the bath-room when she came out she said 'Laws, I thought it was Richard and what does thee want little boy?' Then I thought she knew me so I laughed right out.[35]

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[32] Deed Book W2, p. 188, Seneca County Registry of Deeds, Waterloo, NY.
[33] *Seventh Census of the United States*, 1850.
[34] Letter from Mary and Sarah Hunt to Richard Hunt, Jr. 4 April 18[52?], cat. #50.4, HFP, Women's Rights NHP.
[35] Letter from Sarah Hunt to Richard Hunt, Jr., 31 Aug. 1852, cat. #41.1, HFP, Women's Rights NHP.

Map of Waterloo, 1855

The earliest known depiction of the buildings on Richard P. Hunt's homestead farm was recorded on the 1855 "Map of the Town of Waterloo"[36] (fig. II-14). This shows the Hunt House on the north side of Main Street near the east boundary of the village. The footprint of the house suggests that it then had two wings: a small wing on the west side and a larger wing in two tiers on the north (back) side. The narrow back tier of the north wing may have been the carriage house, which was later described as having been "attached to his [Richard Hunt's] residence."[37] A number of other structures to the northeast of the house were undoubtedly the outbuildings of the farm. Of these buildings, only the house itself, without its wings, remains today.

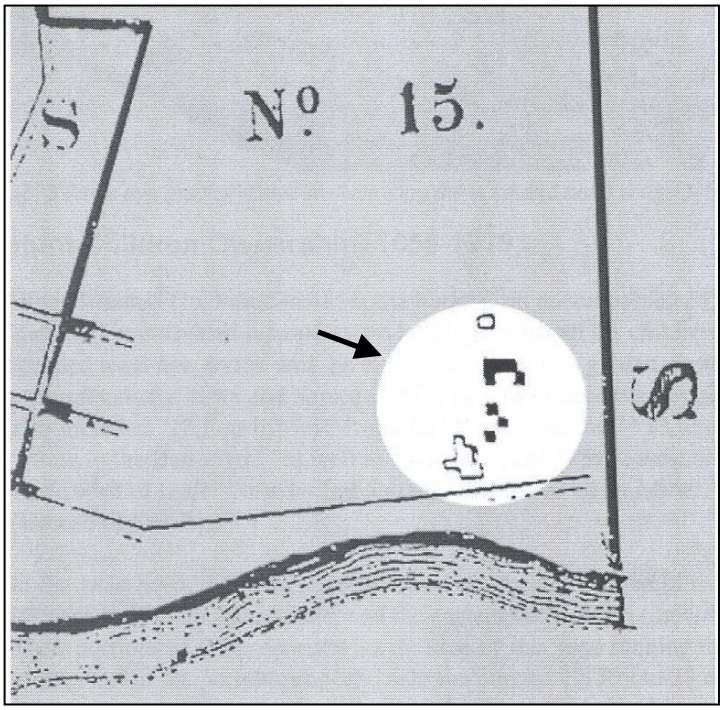


Figure II-14. Detail of the 1855 Map of Waterloo showing the house (at arrow) and outbuildings of the Hunt farm.

Death of Richard P. Hunt, 1856

Richard P. Hunt died at his residence on Friday evening, November 7, 1856, following an illness that had confined him to his home for three months. His death was declared a public loss, and his contributions towards improving the Village of Waterloo with business investments and personal efforts were extolled.[38] Hunt's survivors included his widow Jane, age 44, and six minor children between the ages of four and 18. One more child had been born two years after the census of 1850--son George Truman Hunt, then age 4.

Richard Hunt left a sizable estate, including his 145-1/2 acre "Home Farm" valued at $14,550. In his "Last Will and Testament" he provided for his widow, Jane C. Hunt, by giving her "one equal third part of all and singular my real estate, wheresoever situated, for and during the period of her natural life time only." He also specified that Jane should have,

> . . .the use of my said dwelling house, where we now reside, and of the garden and fruit yard, and such portion of the orchard there as she chooses to take; also the use of one

[36] "Map of the Town of Waterloo, Seneca County, NY: Illustrated Plat-Book from the Cadastral, from actual surveys." Philadelphia: J.H. French, 1855. Reprinted by W.E. Morrison and Co., Ovid, NY, n.d.
[37] Becker, *History of Waterloo,* 1949, 156.
[38] "Death of Richard P. Hunt, *Seneca Observer,* 13 Nov. 1856. (The Richard Pell Hunt Family Collection, Waterloo Historical Society.)

> horse and two cows . . . and also the use of my one horse wagon and sleigh and harness; and also the use of all my house-hold furniture . . . [for as long as] . . . she remains my widow and continues to reside at my present dwelling house and takes care of my minor children. . . . [These] to be used and enjoyed by my said wife and my said children remaining at home for their mutual comfort and convenience. I intending that all my children may have a comfortable home at my said present residence, during their several and respective minority, and until married provided they behave in a proper manner. But in case my said wife sees fit to remove from said present residence, then said personal property above enumerated shall go into the general fund, with my other personal property, and she thereby forfeits all right to use the same. . . .[39]

The care and management of the estate were to be handled by trustees Sterling G. Hadley and Walter Quinby, "in order to preserve my estate from waste and to insure its more judicious management." The trustees were also authorized and empowered to:

> . . .make such repairs and improvements in and upon any building or farm of which I may die possessed, as they deem best, suitable, or necessary to keep all or any said buildings properly insured, to employ such labourers, servants, and agents as they deem necessary. . . .[40]

The trustees were also empowered to sell off real estate as would be "most beneficial to the interests of my estate," but were "not [to] sell or convey my homestead farm so called, where I now reside, situated in the town of Waterloo, between the Seneca outlet and the North Canandaigua road, so called, nor any part of it, except such part as they shall lay out into village lots, as hereinbefore provided . . . ."[41] Isaac Mosher, then about 56 years of age, was also later said to have been entrusted with the "supervision of the estate, in behalf of the heirs," and appears to have assumed the role of farm superintendent.[42]

As previously described, detailed inventories made of Richard Hunt's personal estate shortly after his death provide our first glimpse of the interior rooms and furnishings of the Hunt family home. Descriptions of the outbuildings and their contents also give some idea of the size and scope of the farm of which the house was a part.

It was not until 1859, when son Richard reached his majority age of 21, that Richard P. Hunt's estate was divided (or partitioned) by the trustees among the six surviving children. The Home farm was divided into three parts, with the western portion allocated to Jane (Jenny) M. Hunt, then age 11. Jane's portion encompassed 64 and 12/100 acres, an unknown number of buildings, and was valued at $8,015. The northern portion was allocated to William, then age 13. William's portion encompassed 12 and 98/100 acres and was valued at $1,038.40. The

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[39] "Probate of the last Will and Testament of Richard P. Hunt, Deceased, Recorded the 17th day of November, A.D., 1856." (Probate File #592, Surrogate Court Office, Seneca county Courthouse, Waterloo, NY., and The Richard Pell Hunt Family Collection, Waterloo Historical Society.)
[40] "Probate of the last Will and Testament of Richard P. Hunt," 1856.
[41] Ibid.
[42] Willers Diedrich and Rev. S.H. Gridley, *The Centennial Celebration of General Sullivan's Campaign Against the Iroquois in 1778, Held at Waterloo, September 3rd, 1879, to which is Prefixed a Sketch of the Waterloo Library and Historical Society* (Waterloo: the Waterloo Library and Historical Society, 1880), 22. Isaac Mosher was listed in the U.S. Census of 1860 on the same page as, and one person removed from, Jane C. Hunt, with an occupation of "Superintendent of Farm."

eastern portion was allocated to George Truman Hunt, then age 7. George's portion encompassed 68 and 71/100 acres, the dwelling house, and outbuildings and was valued at $8,588. George's partition also carried the provision that the Home Farm portion was "subject to the widow's rights under the will," meaning that his mother could continue to occupy the house during her lifetime as long as she remained a widow and used the house as her primary residence. George would come into possession of his inheritance upon reaching the age of 21 in the year 1873.[43]

Jane C. Hunt, 1856-89

Jane C. Hunt Household

The household of widow Jane C. Hunt remained a full one following the death of her husband Richard P. Hunt in 1856. The U.S. Census of 1860 recorded all six Hunt children, ages 8 to 22, as still living in the house headed by their mother who was then age 47. Shortly thereafter, son Richard married and by 1862 was living in his own house on Virginia Street in Waterloo. Daughter Sarah married Lyman C. Gardner and departed around 1864.[44]

By the time of the next U.S. Census in 1870, only four children were still at home with their mother: William, age 24, then listed as a "Farmer"; Mary, age 30; Jennie [Jane], age 22; and George T., age 17. Helping with the farm was Christian Storty, age 17, a "Farm Laborer" from Germany. The next to marry and depart was Jane, who wed William Trasher in 1874. Son William also appears to have left about this same time. Youngest son, George T. Hunt, is believed to have remained at the homestead farm, which had been left to him as part of his inheritance, until his untimely death in 1878. He was listed in the local directory of 1874-75 as a "farmer" living in the house on "Main [street] n. [near] village limits."[45] George married Ellen (Nellie) Goss Smith in October 1875, and together they had two children: Jane (Jennie) born in 1876 and George T. born in 1878. Sadly, George died only a few months after the birth of his son, in December 1878.[46]

Jane C. Hunt's household had diminished considerably by the time of the next U.S. Census of 1880. Then living in the family home were Jane, age 69; her unmarried daughter Mary, age

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[43] Deed Book 62, p. 346, Seneca County Registry of Deeds, Waterloo, NY. A copy of this document is also in The Richard Pell Hunt Family Collection of the Waterloo Historical Society, entitled "Sterling G. Hadley & Walter Quinby, Exrs & Trustees of Rich P. Hunt, decd, to Richard Hunt, Mary M. Hunt, Sarah M. Hunt, William M. Hunt, Jane M. Hunt & Geo. T. Hunt, Deed in Partition."

[44] *Eight Census of the United States, 1860, and Brigham's Geneva, Seneca Falls and Waterloo Directory and Business Advertiser for 1862 and 1863.* Although the exact dates of marriage of Richard and Sarah Hunt are not known, they can be roughly surmised from the birth dates of their first children. Richard and Anna Hunt had a son, Richard, around 1863. (*Ninth Census of the United States,*1870.) Sarah and Lyman Gardner had a daughter, Mary, in 1865. (Tanya Warren, "The Family of Richard Pell Hunt of Waterloo, NY, Waterloo Historical Society.)

[45] *Seneca Falls and Waterloo Village Directory,* 1874-75.

[46] *Ninth Census of the United States,* 1870*; Seneca Falls and Waterloo Village Directory, 1874-5;* and Warren, "The Family of Richard Pell Hunt of Waterloo, NY," Waterloo Historical Society.

39; and two servants: Rose Morgan, age 13, and Margaret Mahoney from Ireland, age 38. Also listed was John Walters, a 20-year-old "Farm Laborer" from Germany. Jane's daughter-in-law, Ellen Hunt, and her two young grandchildren, were boarding elsewhere in Waterloo with another widow named Jane Hutton.[47]

Gas Lighting Installed, Circa 1858

Gas lighting was installed in the Hunt family residence sometime after inventories and appraisals were taken of the personal estate of Richard P. Hunt in December 1856 and January 1857, and before partitioning of the estate in September 1859. This improvement was no doubt made to the house under the direction of the estate's trustees following installation of a gas works in the Village of Waterloo sometime after December 1855.[48] Gas fixtures were itemized in the revised inventory prepared for the 1859 partition. These included one "hall burner & shades," in addition to ten "gas burners," one "gas drop light," and one "gas burner & shades" in unspecified rooms.[49] While none of these fixtures survive today, the gas pipes supplying them can still be seen within the floor and walls of the house.

Parlor Enlarged and East Porch Built, Circa 1860s

Sometime around the 1860s a remodeling was undertaken on the east side of the house. The work entailed the creation of one large room by removing the partition between the front parlor and the rear bedroom, centering the fireplace at the east wall by moving it farther north, and converting the two east windows to French doorways that opened onto a new exterior verandah. These changes occurred sometime after the inventory of Richard P. Hunt's personal estate in 1856, when the front parlor and hall bedroom still existed, and before the Bird's-Eye View of 1873 that shows the one-story veranda at the east elevation (fig. II-15). The instigation for the improvements may have been the marriage of son Richard P. Hunt around 1861 or daughter Sarah around 1864. The date "circa 1860s" is used in this report.

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[47] *Tenth Census of the United States, 1880.*
[48] Becker, *History of Waterloo,* 1949, 167.
[49] "Inventory of the Real & Personal property of Richard P. Hunt Dec'd made by Sterling G. Hadley & Walter Quimby Trustees of said Estate September 12th 1859." (Probate File #592, Surrogate Court Office, Seneca County Courthouse; and The Richard Pell Hunt Family Collection, Waterloo Historical Society.)

Bird's-Eye View of Waterloo, 1873

The earliest perspective view of the Hunt House comes from the 1873 panoramic map entitled the "Bird's –Eye View of Waterloo,"[50] (fig. II-15). This is an artist's rendition looking towards the northwest that shows the front (south) and east elevations of the Hunt residence. The house is shown as a large structure with wings on the west and north (back) sides, similar to the 1855 map. The main house appears little changed from its appearance today, being 2-1/2-stories in height with gable roof, front doorway centered in the 5-bay façade, and two bays in the east gable end. A one-story, shed-roofed veranda that is missing today was on the east side. A small wing, approximately 1-1-/2 stories tall, was appended to the west side of the house. This wing had a gable roof, chimney at the far west end, and a front porch. The rear wing was more substantial, consisting of two parts. The portion abutting the back of the main house was 2-1/2 stories tall with a gable roof. Joined to it on the back side was a lower gable-roofed structure with a porch on the east elevation. This may have been the carriage house described in later years as "attached to his [Richard Hunt's] residence."[51] Outbuildings that undoubtedly existed at this time were outside the boundaries of this map.

[50] "Bird's Eye View of Waterloo, Seneca County, New York, 1873," drawn by Aug. Koch, published by J.J. Stoner.
[51] Becker, *History of Waterloo,* 1949, 156.

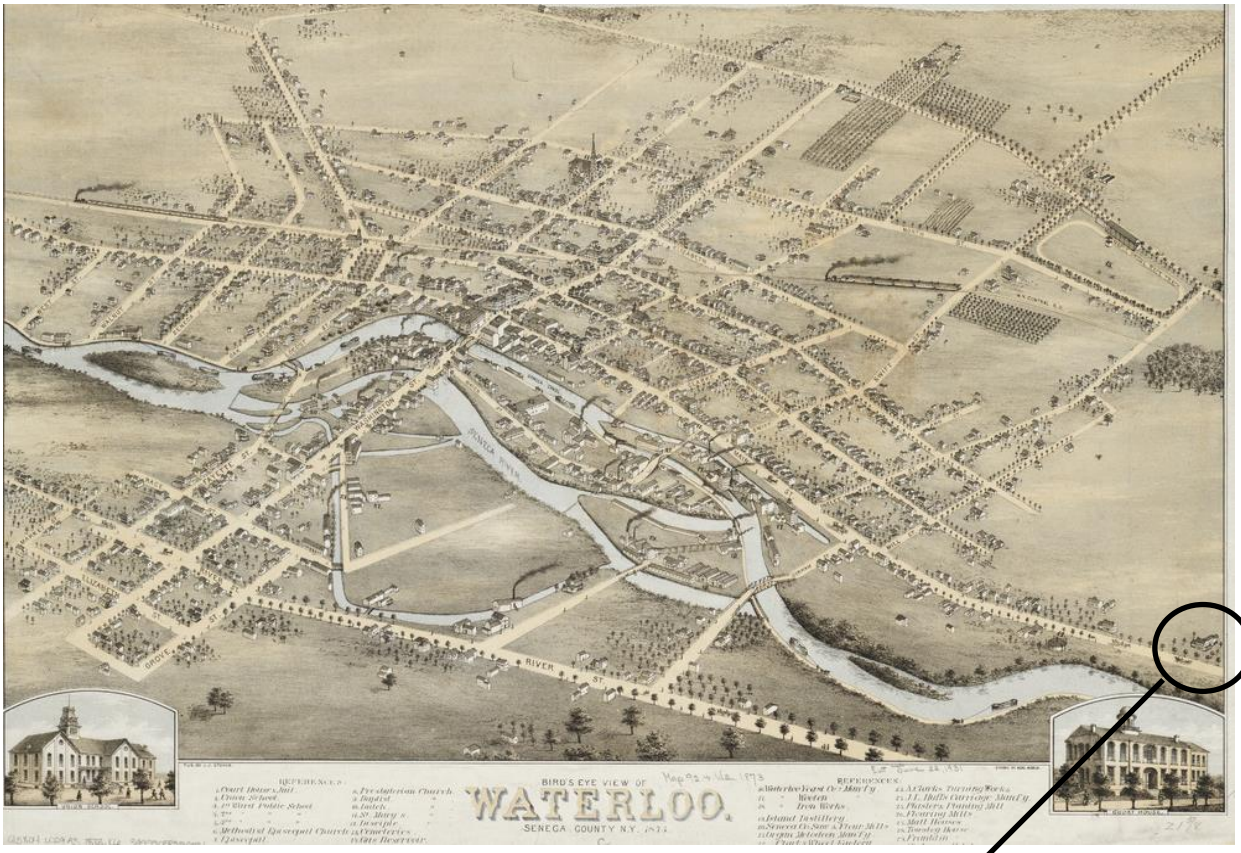




Figure II-15. "Bird's Eye View of Waterloo, Seneca County, New York," 1873 (above), with detail of the Hunt residence (right).

Death of Jane C. Hunt, 1889

Jane C. Hunt died at the age of 77 on November 28, 1889, while on a visit to Chicago, Illinois. She was interred in Maple Grove Cemetery in Waterloo on December 2, 1889. Richard P. Hunt, who had been buried in the Quaker Cemetery, was later moved to the Maple Grove Cemetery and reinterred on April 20, 1893.

Appearance of the Hunt House, 1889

Similar to the procedure followed upon her husband's death, Jane Hunt's personal property, along with the dwelling house, was inventoried and appraised on February 7, 1890. Comparison of this inventory with the one made 34 years earlier provides valuable information of changes that had been made to the house during this period. Missing in 1890 was the first floor "Hall Bed Room," most likely due to enlargement of the adjacent parlor, then described as having curtains for four openings instead of the three noted in 1856. Also missing were the Dining Room Cupboard, renamed the "Pantry off Dining Room," and the Room over Sitting Room possibly renamed the "Man's Bedroom." An addition appears to have been made to the kitchen wing, to accommodate a "Bed Room, off Kitchen" and a "Kitchen Stoop." Also mentioned was a "Bath Room" between the "Nursery" and the "Bed Room North of Sitting Room." Floor coverings were described as "rugs" and "carpets," with no oil cloth mentioned as before. Window dressings were more elaborate, with one window typically fitted with "shades, lace curtains, and cornices." "Gas light fixtures" had replaced oil lamps as a light source. Stoves, no doubt fueled by the five tons of coal stored in the basement, were noted in both the "Kitchen" and "Dining Room." The large amount of coal also suggests that house may have been equipped with a coal-burning furnace by this time.[52]

An idea of the occupants of two of the upstairs bedrooms can be ascertained from the inventory. Jane's room appears to have been in the southwest corner, based on a notation that it contained the "clothing of the deceased ...." Located off the hall behind Jane's room was the "North West Bed Room" that was also referred to as "Will's Room," presumably for Jane's son William Hunt.

[52] A detached cast-iron door that may have been from the original furnace, cast with the name "Richardson, Boynton & Co., New York," is stored in the cellar today. The company's name changed to "Richardson & Boynton Co." sometime between 1863 and 1885, according to trade catalogs and ads dated 1863, 1885, 1886, 1900, 1913, and 1931.

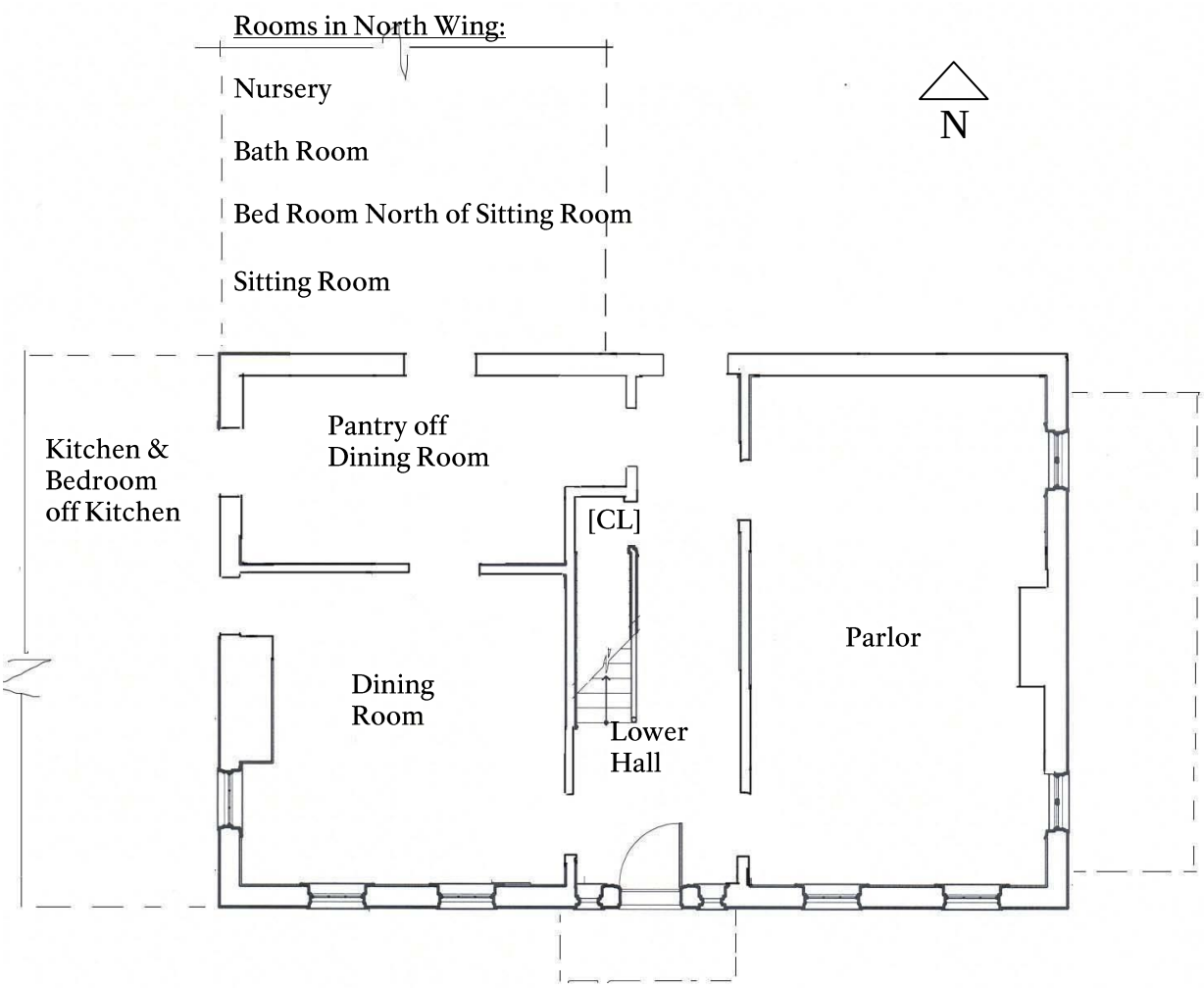


Figure II-16. Conjectural first floor plan of the Hunt House, 1889. Room names are from the 1890 probate inventory of Jane Hunt. Not to scale.

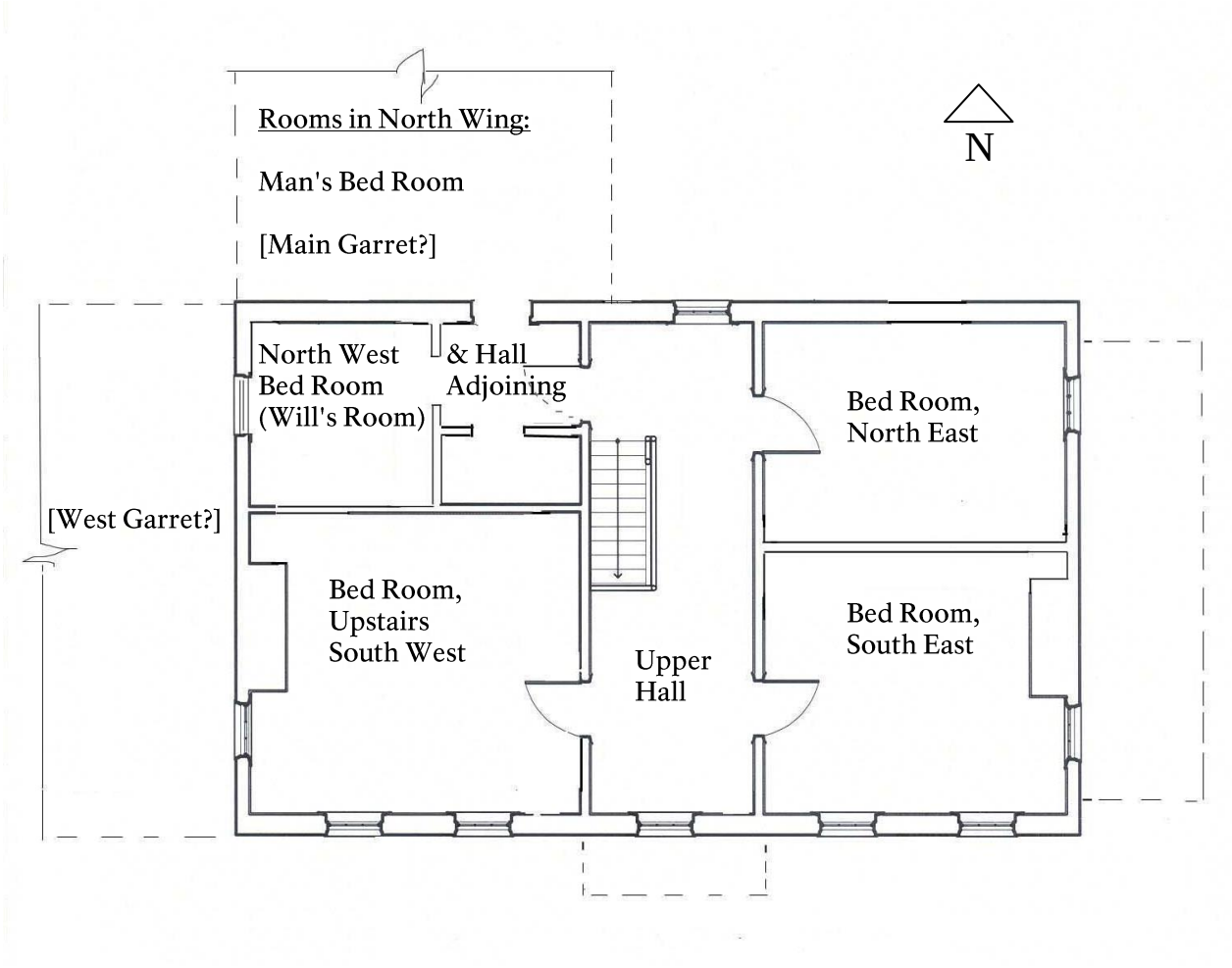


Figure II-17. Conjectural second floor plan of the Hunt House, 1889. Room names are from the 1890 probate inventory of Jane Hunt. Not to scale.

Dispersal of Jane C. Hunt's Estate

A previous ruling in 1882 had decided that the one-third portion of Richard P. Hunt's estate that had been allotted in 1856 to his widow, Jane C. Hunt, for her lifetime would be dispersed following her death. It was also decreed that the trust previously established to manage the affairs of the estate would be discontinued at that time. [53]

Upon Jane Hunt's death in 1889, the one-third remaining portion of Richard P. Hunt's estate was thus divided by the sole surviving trustee, Sterling G. Hadley, into six shares for the surviving Hunt children and/or their heirs. This included the eastern portion of the homestead farm, which had been left to youngest son George T. Hunt. George had predeceased his mother in 1878, so the property passed in 1890 to his two minor children, Jane (Jennie) Hunt and George T. Hunt.[54]

Jennie and George T. Hunt, 1890-1919

Jennie Hunt was 14-years old, and her brother George 12, when they inherited the homestead farm from their grandparents' estate in 1890.[55] Jennie and George were living on the farm by 1894 with their mother Ellen (known as "Nellie"), her new husband Montgomery Whiteside, and a Miss Mannie L. Smith, according to the 1894-95 *Business Directory of Seneca County, New York.* The directory also noted that the farm owned by Jennie and George Hunt was located on "E. Main n[ear] Gas Works," had 4 horses and 3 cows, and was "worked by Montgomery Whiteside." Aunt Mary Hunt, who had been living at the family home with their Grandmother Jane in 1880, was then residing in her own house at the corner of Williams and Virginia Streets in Waterloo.[56]

The earliest known photograph of the Hunt House was taken around 1900 (fig. II-18)[57] This shows the front elevation as remarkably similar to the artist's rendition in the 1873 "Bird's-Eye View" (fig. II-15). Details not previously seen in 1873 include a picket fence fronting the property, a small pedimented porch at the front doorway, and windows with nine-over-six sashes and shutters. The west wing was still standing, as was verandah on the east side of the house. Other details about the property in 1900 come from the property assessment for the Town of Waterloo and the U.S. Census. Jane and George T. Hunt were then listed as co-

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[53] "Opinion in the matter of the Estate of Richard P. Hunt, late of Waterloo, dec'd," by H.L. Comstock, 14 Mar. 14 1882. (The Richard Pell Hunt Family Collection, Waterloo Historical Society.)
[54] Deed Book 105, p. 330, Seneca County Registry of Deeds, Waterloo, N.Y; and "Division Finally Made of the Hunt Estate," Rochester Democrat & Chronicle, 28 Apr. 1890. (The Richard Pell Hunt Family Collection, Waterloo Historical Society.)
[55] Ibid. The transmittal of George T. Hunt, Sr.'s, estate to his children was not officially recorded until 1 Aug. 1908. (Deed Book 127, p. 495, Seneca County Registry of Deeds).
[56] Hamilton Child (ed.), *Reference Business Directory of Seneca County, NY, 1894-95* (Syracuse: E.M. Child, 1894), 501, 532, and 544.
[57] The photograph is contained in an album that is in the possession of Peggy Hunt Van Kirk, daughter of Robert Hunt who was the son of George T. and Bertha Hunt. The photograph is labeled, "The old 'Hunt' Homestead – about 1900."

owners of the 62-acre Hunt Farm valued at $4,200.[58] Members of the family, as noted in the U.S. Census for 1900, included widow Nellie Whiteside, age 45, and her two unmarried children: daughter "Jennie" Hunt, age 23, and son George T. Hunt, age 21, a "farmer." [59]



Figure II-18. Front façade of "the old Hunt homestead," circa 1900.

George T. Hunt became head of the household after marrying Bertha Leora Emerick in 1903; sister Jennie had married Joseph Koeltz the previous year.[60] George Hunt's family in 1910 consisted of himself, age 31; his wife Bertha, age 28; daughter Helen, age 5; son Richard, age 3; and mother Ellen (Nellie), age 56. His profession was still recorded as "farmer" in the 1910 census, suggesting that Hunt made a living working the family farm. A notation on the census form also indicates that George Hunt "rented" his home, perhaps an arrangement with sister and co-owner Jennie who then lived down the street.[61] A photograph taken about this time shows a number of people, including young daughter Helen, posed in front of the house

[58] Town of Waterloo tax assessment book, 1900, Treasurer's Office, Seneca County Building, Waterloo, NY.
[59] *Twelfth Census of the United States,* 1900.
[60] Warren, "The Family of Richard Pell Hunt of Waterloo, NY," The Richard Pell Hunt Family Collection, Waterloo Historical Society.
[61] *Thirteenth Census of the United States,* 1910. Joseph C. Koeltz, his wife Jennie H., and their 7-year-old daughter Alice were living elsewhere on Main Street in Waterloo in 1910, as noted in the U.S. Census for that year. George and Ellen had two more sons by the time of the 1920 U.S. Census: Carroll B. born in 1914, and Robert C. born in 1918.

(fig. II-19).[62] Only a few changes appear to have been made to the property since the earlier photograph of circa 1900: the picket fence was gone and a gutter downspout had been added to the front façade.



Figure II-19. Front façade of the Hunt House, circa 1910.

George and Jennie Hunt began selling off portions of the farm in lots along East Main Street in 1909. By 1915 they had conveyed all but 33.6 acres, then assessed at $1,500.[63] Improvements had been made to the town by 1915, including completion of a sanitary sewer system and the paving of East Main Street.[64] Four years later, on February 7, 1919, George and Bertha Hunt, together with sister Jennie Koeltz, sold the old Hunt dwelling house and one acre of land to Clifford L. Beare. [65]

[62] The photograph is in The Richard Pell Hunt Family Collection, Waterloo Historical Society. Peggy Hunt Van Kirk, granddaughter of George T. and Bertha Hunt, has identified the little girl standing at the doorway as her Aunt Helen.
[63] Robert Mooney and David L. Uschold, "Hunt House Cultural Landscapes Inventory," Women's Rights NHP, 2003, Part 2a, 5.
[64] Becker, *History of Waterloo*, 1949, 448.
[65] Deed Book 143, pp. 354-55, and Deed Book 144, p. 126, Seneca County Registry of Deeds, Waterloo, NY. George T. Hunt and his family moved down the street to 229 East Main Street in Waterloo, later known as the "Helen Hunt" house, across from the Waterloo Woolen Mills, according to Tanya Warren of the Waterloo Historical Society.

Clifford Beare, 1919-30

Clifford L. Beare purchased a one-acre lot, along with the brick Hunt House, from the Hunt family on January 7, 1919.[66] The U.S. Census of 1920 listed Clifford Beare as a 42-year-old "Lawyer in General Practice" who was living with his wife Dorothy, age 22.[67] Beare worked as the attorney for the Village of Waterloo for several years in the 1920s.[68] He and his wife had one son, Robert, born in 1920.[69] For more information on Clifford Beare's activities in Waterloo, see the Historical Data section of this report.

Later owner Marie Greenwood remembered Clifford Beare as having made a number of changes to the house, the most notable being the construction of a two-story, neoclassical portico on the front side. He is also said to have removed the wings from the west and north sides of the house and the veranda from the east side.[70] A new kitchen and bathroom must have replaced those formerly located in the west and north wings, and doorways connecting with those wings converted to exterior openings. Other changes attributed to Beare included the alteration of several interior doorways, such as widening of the openings connecting the lower hall with the dining room and parlor. The larger dining room doorway was fitted with French doors, and the parlor doorway embellished with columns that matched a new fireplace mantel. Upstairs, the partition in the northwest chamber was relocated, perhaps in connection with installation of the new bathroom. Care appears to have been taken to remove and reuse old woodwork trim, reattaching it with new wire nails. New oak floorboards, 2" wide, were installed over the old random-width floorboards throughout the house. Walls were patched with lath and plaster containing wood fibers. Gas lighting may have been converted to electric lighting at this time. Beare may also have installed or upgraded the coal-burning furnace in the cellar.[71]

That much of this work was carried out shortly after Beare acquired the house in 1919 is suggested by the assessed property value, which rose from $1,500 in 1918 for the 33.66-acre farm, to $3,000 in 1919 for the one-acre residential lot. Less dramatic increases were also recorded in 1923 when the value rose to $3,500, then to $4,000 in 1926. Beginning in 1927 the total valuation of $4,000 that encompassed the "full value of real property including buildings thereon" was further refined by assigning a "land value" of $600, thus making the value of the undefined "buildings" $3,400. Curiously, Beare's property assessment was unaffected by his

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[66] Ibid.
[67] *Fourteenth Census of the United States,* 1920.
[68] Becker, *History of the Village of Waterloo*, 1949, 455.
[69] *Fifteenth Census of the United States*, 1930.
[70] Mrs. Greenwood to Barbara Pearson (now Yocum), 29 Feb. 1984. Beare employed local contractor W.B. Lawrence in 1919, according to the Historical Data section of this report.
[71] The detached door of an old boiler or furnace, cast with "Richardson Boynton & Co.," is stored in the cellar today. Electric street lights were installed in the Village of Waterloo in 1885-86. However, it was not until 1925-28 that electric lighting replaced gas lighting in the Baptist Church and parsonage (the M'Clintock House) on Williams Street. (Becker, *History of the Village of Waterloo,* 1949, 275; and Barbara Yocum, *The M'Clintock House Historic Structure Report,* 1993, 80.)

acquisition of additional land to the north and east of the house lot in 1929, which increased his total holdings to 5-1/4 acres.[72]

The Hunt House had been thoroughly remodeled and modernized by the time of its sale by Clifford Beare in July 1930.[73] Unfortunately, no photographs, detailed maps, or drawings are known to exist that document this transformation. Conjectural floor plans prepared for this report give an idea of the interior layout of the first and second floors (figs. II-20 and II-21).

[72] Town of Waterloo tax assessment books, 1918-30, Treasurer's Office, Seneca County Building, Waterloo, NY; and Mooney and Uschold, "Hunt House Cultural Landscapes Inventory," 2003, Part 1, 12.
[73] Deed Book 160, pp. 566-67, Seneca Country Registry of Deeds.

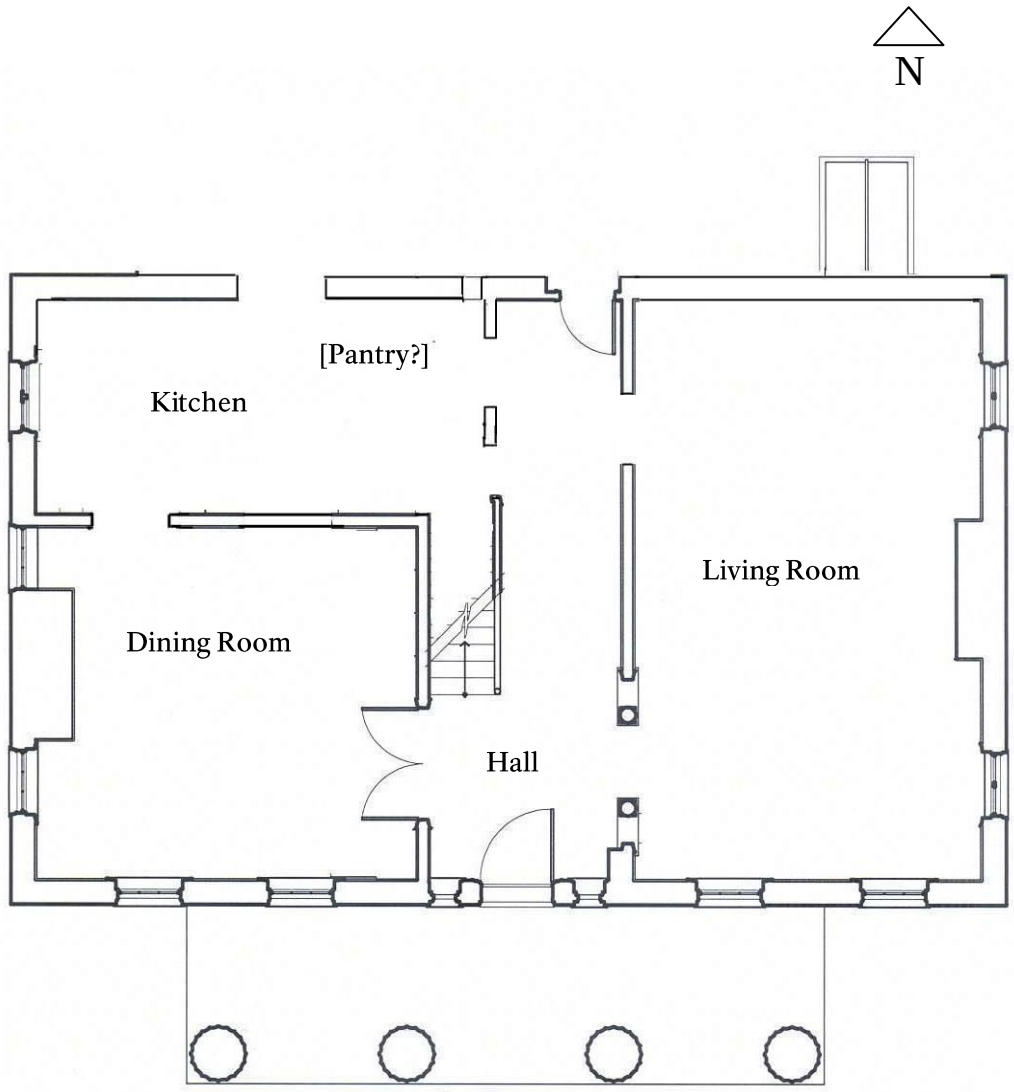


Figure II-20. Conjectural first floor plan of the Hunt House, circa 1920. Not to scale.

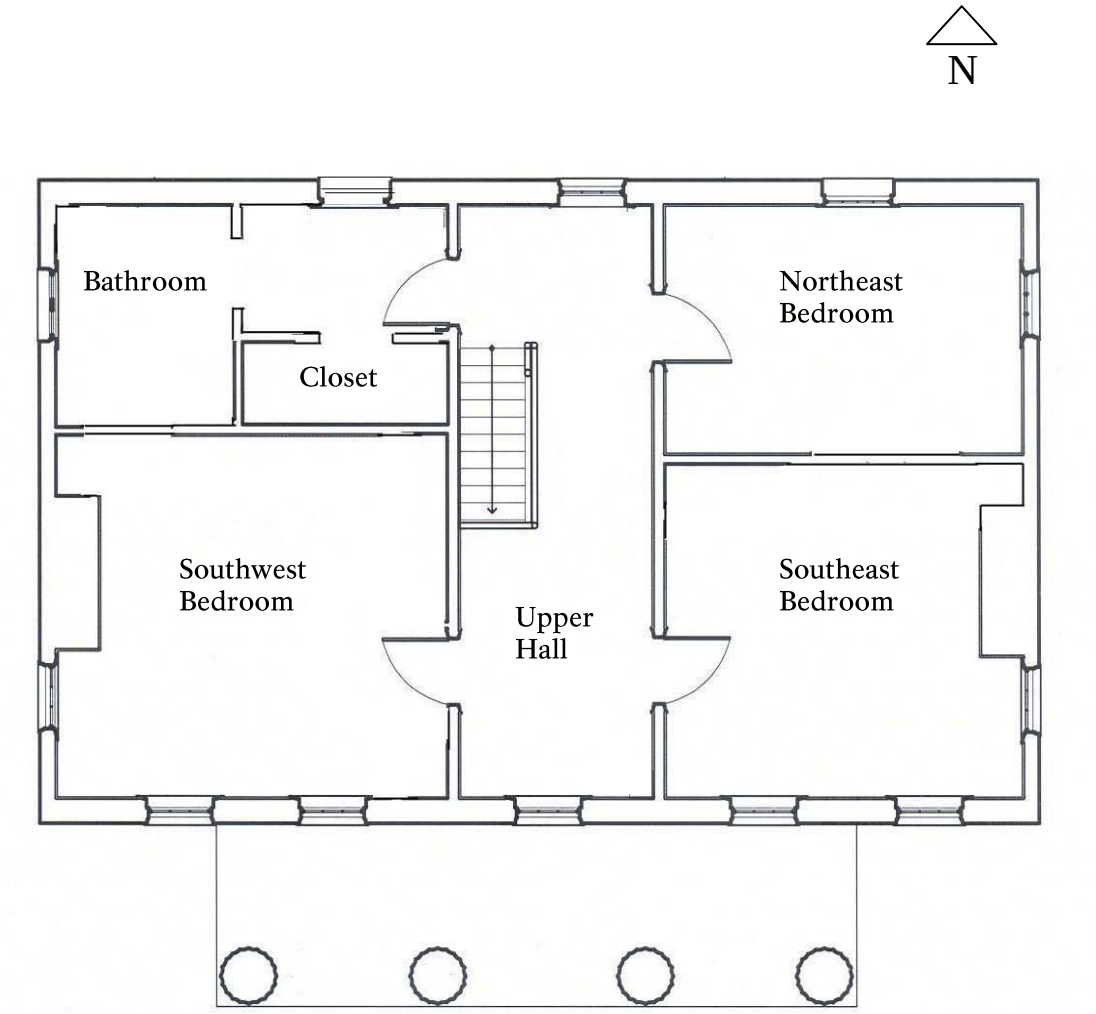


Figure II-21. Conjectural second floor plan of the Hunt House, circa 1920. Not to scale.

Roy A. Brewster, 1930-44

Roy A. Brewster purchased the white-columned house on Main Street in Waterloo from Charles B. and Mary A. Smith on August 22, 1930, who in turn had acquired it from Clifford Beare on July 23, 1930.[74] Little is known about Brewster, except for the information recorded by the U.S. Census taker in April 1930. Roy A. Brewster, age 45, was then living in nearby Geneva, New York, with his wife, Agnes E., and his 70-year-old mother Georgiana. He was employed as a salesman for a bakery.[75]

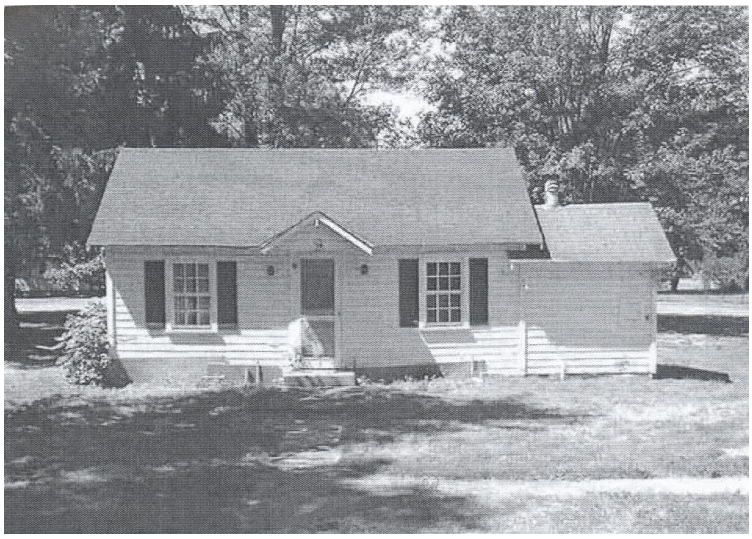


Figure II-22. Cabin constructed in 1938-39 by Roy Brewster located northeast of the Hunt House, 2001.

No significant alterations are known to have made to the Hunt House by the Brewster family during their 14-year occupancy. Three "cabins" were constructed on the property between 1938 and 1939, which were probably rented to traveling motorists.[76] One of these cabins is still standing today (fig. II-22). Roy Brewster sold the property to Irving Greenwood in 1944.[77]

Irving Greenwood, 1944-1976

Irving Greenwood, owner and president of the "Home Style Food Products Company" (later called "Greenwood Foods"), moved his company and family from Brooklyn, New York, to Waterloo in 1944.[78] Greenwood purchased the red-brick house of Roy A. Brewster on East Main Street on August 23, 1944, and established a processing plant for his company outside of town.[79] Greenwood soon made his mark on Waterloo, serving as the president of the

[74] Deed Book 160, pp. 566-67 and p.587, Seneca County Registry of Deeds.
[75] *Fifteenth Census of the United States,* 1930.
[76] Town of Waterloo tax assessment books, 1931-44, Treasurer's Office, Seneca County Building, Waterloo, NY. Joan Greenwood Olmstead remembered there were three cabins when her family bought the property in 1944. (Interview at the Hunt House 2 Jun. 2008. Transcript is on file at Women's Rights NHP.)
[77] Deed Book 187, p. 590, Seneca County Registry of Deeds.
[78] A history of the company, which is still in operation today, says "In 1944 the company moved to Waterloo, NY to be closer to the beet fields." (www.birdseyefoods.com/greenwood/history.asp.)
[79] Deed Book 187, p. 590; and Becker, *History of Waterloo*, 1949, 435.

Chamber of Commerce in 1946-47 and mayor of the Village of Waterloo from 1949 to 1951.[80] He was considered a leading industrialist in the area, providing steady employment to local residents.[81] Irving and his wife Marie were active in civic affairs and contributed both land and money for the construction of a new community hospital.[82] Two daughters of Irving and Marie Greenwood, Joan Greenwood Olmstead and Doris Greenwood Depp, still live in the area today.

Photographs were taken of the exterior of the house in September 1944, shortly after its purchase by the Greenwoods (figs. II-23a-b). These show the columned portico added by Clifford Beare and the brick walls overgrown with ivy. The house had been substantially reduced in size by this time, now missing the one-story verandah on the east side, and more substantial wings on the west and back elevations.

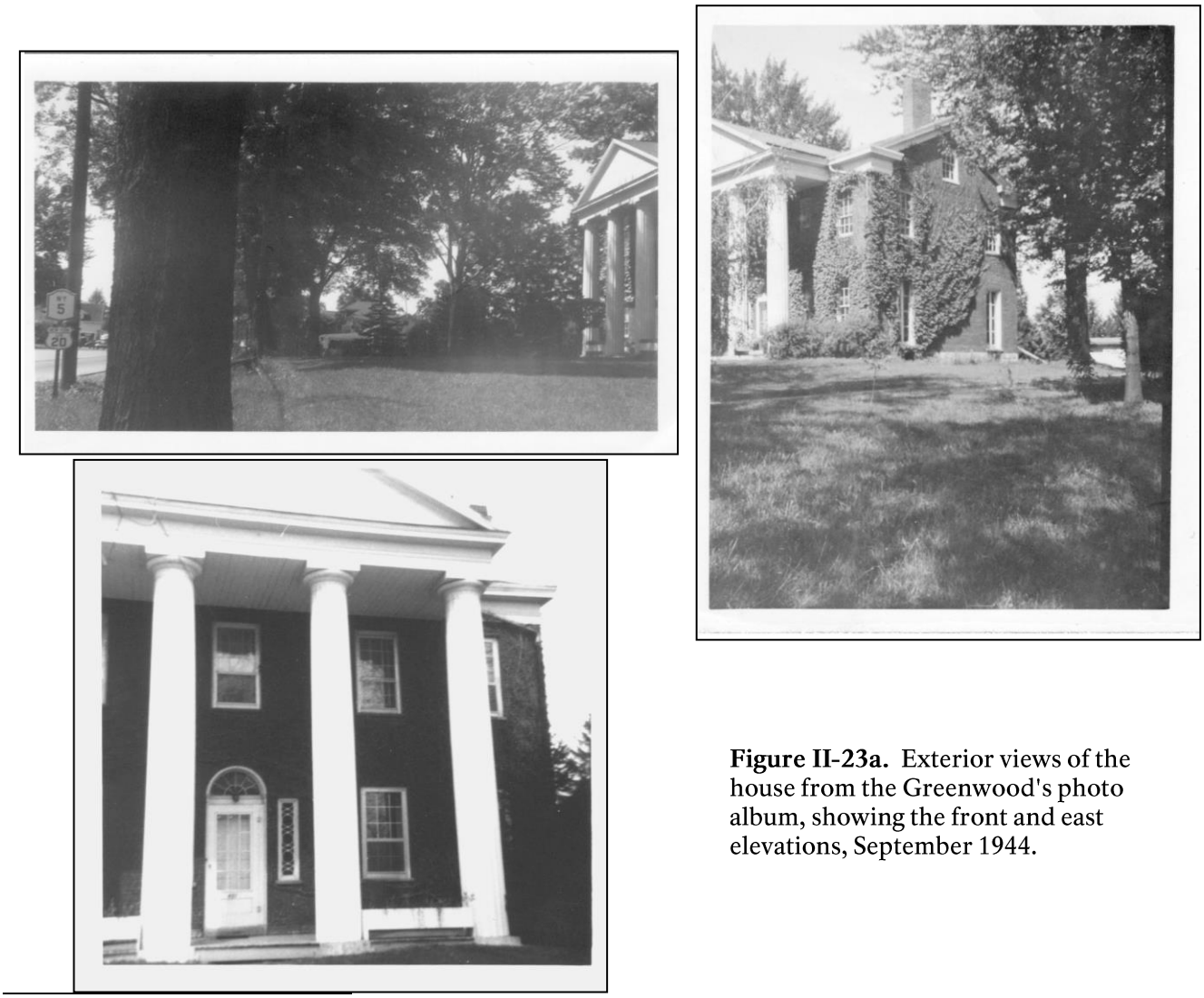


Figure II-23a. Exterior views of the house from the Greenwood's photo album, showing the front and east elevations, September 1944.

[80] "Greenwood Named Head of Chamber," *Syracuse Herald-Journal,* 23 Nov. 1946, 3; "Retiring as Chamber President—He is the President of the 'Home Style Food Products Co.," *Syracuse Herald-Journal, 23* Nov. 1947, 3; and Becker, *History of Waterloo,* 1949, 458.
[81] "Firm Adopts Bonus Plan," *Syracuse Herald-American,* 5 Jul. 1953, 32.
[82] "600 at Seneca Falls Hear Dr. Fishbein Tell Need of Community Hospital, *Syracuse Herald-Journal,* 18 Apr. 1955, 2.

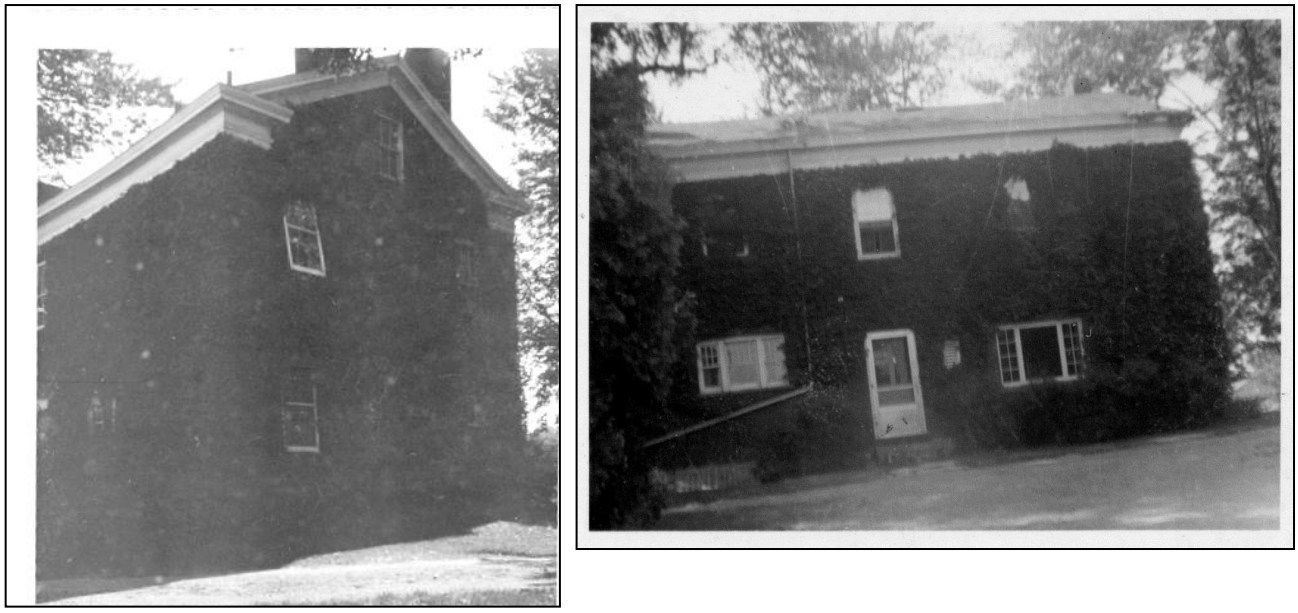


Figure II-23b. More exterior photographs of the house from the Greenwood's photo album, showing the west and rear elevations, September 1944.

Daughters Joan Greenwood Olmstead and Doris Greenwood Depp recalled in a recent interview that when they moved to Waterloo there were hitching posts and stone mounting steps near the road. A sidewalk led from the road to the front door. Three cabins were on the east side of the property and a long low building oriented east-west stood just north of the current garage. There was no wing or appendage on the back (north) side of the house (fig. II-23b). Here a center doorway in the first story entered the hall, with a kitchen window to the right. Inside, the kitchen had a large pantry on the east side and a hatch in the floor that led to the dirt-floored basement. The only bathroom in the house was in the second story in the small northwest corner room. A stair to the attic was in the closet of what is now the north bathroom. One electric light hung from the center ceiling of each room, and there were no (or few) electrical outlets at the walls. The fireplaces were closed up and the mantels missing in the dining room and upstairs bedrooms.[83]

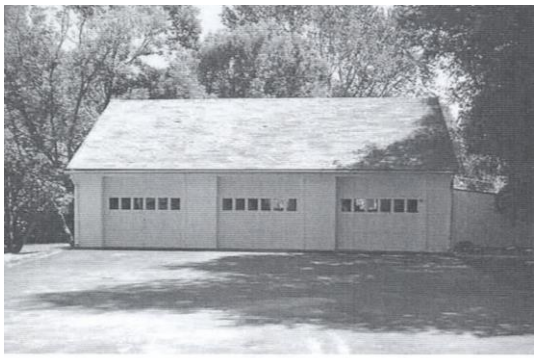


Figure II-24. Three-bay garage constructed by the Greenwood family in 1954. (Photograph 2001.)

Joan and Doris remembered that improvements were made to the house over the years as their parents were able to afford them. The electrical system was upgraded and the coal-burning furnace replaced by an oil-fueled furnace and later by a gas furnace. A concrete floor slab was poured over the dirt floor in the basement and a stair replaced the hatch in the kitchen floor. The kitchen was enlarged by removing the pantry, and a small toilet room opening off the hall was eventually installed in its place.

[83] Interviews 2 Jun. 2008, and 14 & 17 Oct. 2008. Transcripts on file at Women's Rights NHP.

Closets were added to the bedrooms. The dining room was wallpapered in 1948 by "O.C. Kidd" of Waterloo.[84] The original bathroom was remodeled and a second bathroom added in the room next to it around 1950.[85] The long shed out back was demolished and a garage constructed nearby in 1954. The cabins were rented until 1956-57, when the two smaller ones were sold and removed. A bay window in the north wall of the parlor, probably installed by previous owner Clifford Beare, was enlarged as a picture window. A small closet was also added to the northwest corner of the dining room about this time (fig. II-26). A concrete swimming pool was installed in the back yard in 1962, and the remaining cabin retrofitted as a pool house.[86]



Figure II-25. Family snapshots from Joan Olmstead's photo album showing two views of the living room in the process of being remodeled circa 1959-60. Note the enclosed doorway at the west wall (left) and the right edge of the new picture window in the north wall (right).

Living in an old house had its share of surprises and excitement. The Greenwood sisters remembered hearing a "huge crash" while the family was watching television downstairs. Upon inspection they found the ceiling in their parents' bedroom, the southwest chamber, had fallen onto the bed.[87]

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[84] The wallpaper installer left this note on the plastered chimney breast of the dining room: "Oct. 1st 1948, O.C. Kidd, 19 Oak St., Waterloo, NY"

[85] The date of the bathroom remodeling is based on the date of manufacture imprinted on the back side of one of the sinks: "May 6 K49."

[86] An undated drawing found in a closet of the house is entitled, "Pool for Greenwood, Route 5 & 20, Waterloo NY, Built by Whiting Pools Inc., 7244 Palmyra Rd., Fairport, NY." Unless otherwise noted, the information in this paragraph is from the interview with the Greenwood sisters on 2 Jun. 2008, and the "Hunt House Cultural Landscapes Inventory," 2003.

[87] Interview at the Hunt House 2 Jun. 2008. Transcript on file at Women's Rights NHP.

The house remained in the Greenwood family for two generations, passing to daughter Joan Greenwood Olmstead and her husband Thomas in 1976.[88]





Figure II-26. More family snapshots from Joan Olmstead's photo album.

Above: West wall of the dining room showing later closet, August 1968.

Below: Southwest corner of the new back room, August 1968. Note large interior window in the south wall and built-in barbeque at the west wall.

Joan and Thomas Olmstead, 1976-99

Joan and Thomas Olmstead moved back to the family home to care for Joan's mother, Marie Greenwood, in 1976. The property was conveyed to them on July 19 of that year.[89] The Olmsteads retained ownership of the property for more than twenty years, during which a number of changes and improvements were made to the house and yard.

[88] Deed Book 373, p. 230, Seneca County Registry of Deeds.
[89] Ibid.

Shortly after moving to the house, in 1977, the toilet room in the first story was enlarged to a full bathroom by partitioning the north end of the hall. A distinctive floor-to-ceiling mirror was installed on the hall side of the new bathroom wall.[90] The back addition was also partitioned to create another bedroom for daughter Christie, who had moved back home after finishing college. The plaster walls and ceilings of all the rooms were covered with plasterboard, and new louvered doors installed on the closets of the upstairs bedrooms. Outside, a semi-circular driveway was added to the front of the house along with new landscape plantings.

The kitchen was most recently remodeled in 1993 by Johnson's Kitchens and Baths of Geneva, New York, with new sheet flooring, cabinets, appliances, and Corian countertops. The dining room was also updated with new built-in cabinets at the east wall and hardwood flooring installed over the oak floorboards. Plush wall-to-wall carpeting was laid over the oak floorboards in the parlor, upstairs hall and the second-story bedrooms.

The back addition was renovated sometime between 1984 and 1999, according to the photographic documentation (figs. II-27 through II-30).[91] The exterior doorway in the east wall was removed and a small portico installed at the west doorway. New windows replaced the old, including a projecting bay window with interior window seat at the east wall. The interior partition was also removed to make one large sun room.

The Olmstead family listed their house for sale for $139,900 in May 1999 with real- estate agent Gregory W. Peet of Waterloo. Although the National Park Service was interested in acquiring the house, Congressional authorization was not then in place for its inclusion in Women's Rights National Historical Park. A private party offer of $134,000 was therefore accepted by the Olmsteads, contingent on the sale of the buyers' house in East Bloomfield, New York. National publicity for the sale was subsequently generated by an article published in the *New York Times* on November 14 headlined, "For Sale: Home of Original Suffragists." The story generated a flurry of interest and several additional offers that ultimately resulted in termination of the first contract. An auction was thought to be the fairest means to accommodate serious bidders. This was scheduled for December 17, with an initial asking price of $205,000. The winning bid of $231,000 was made by the Trust for Public Lands, working with the National Trust for Historic Preservation.[92]

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[90] The plasterboard behind the mirror was signed in pencil by "Dave, Dick [and] Bill, Geneva Glass, April 21, 1977."

[91] Exterior photographs of the Hunt House were included in an "Architectural Survey" report by Architectural Conservator Barbara Pearson (now Yocum) for Women's Rights NHP in 1984.

[92] Articles in the *Rochester Democrat and Chronicle:* "Market for Hunt House Heats Up," __ Dec. 1999; "Family Loses Chance on Hunt House," __ Dec. 1999; "History Up for Auction," 17 Dec. 1999; and "Hunt House Sold; Buyer Giving it to Park Service," 18 Dec. 1999." Also, "In the Hunt," *Preservation News,* March/April 2000, and Deed Book 600, p. 139, Seneca County Registry of Deeds.



Figure II-27. South and east elevations of the Hunt House, February 29, 1984.

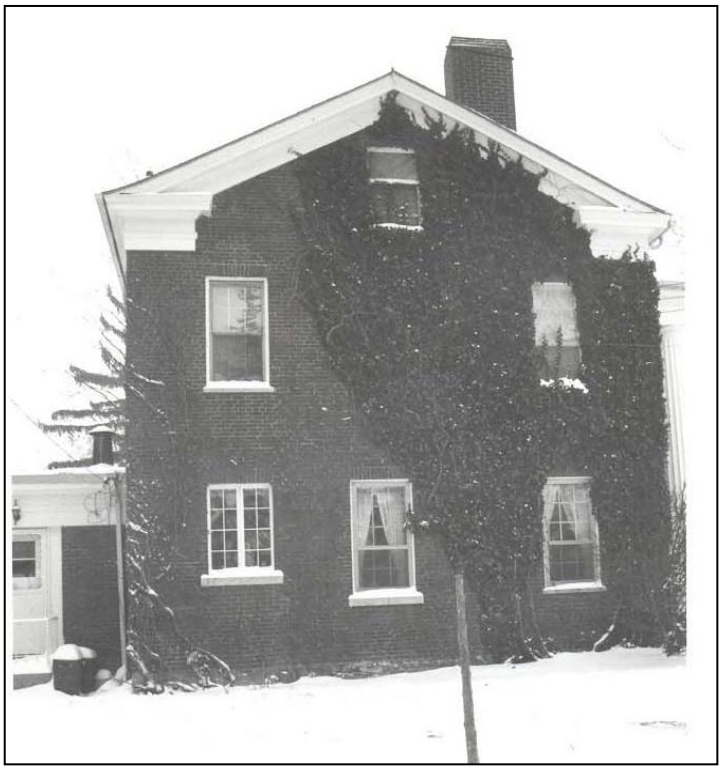


Figure II-28. West elevation of the Hunt House, February 29, 1984.



Figure II-29. North elevation of the Hunt House, February 29, 1984.



Figure II-30. North and east elevations of the Hunt House, February 29, 1984.

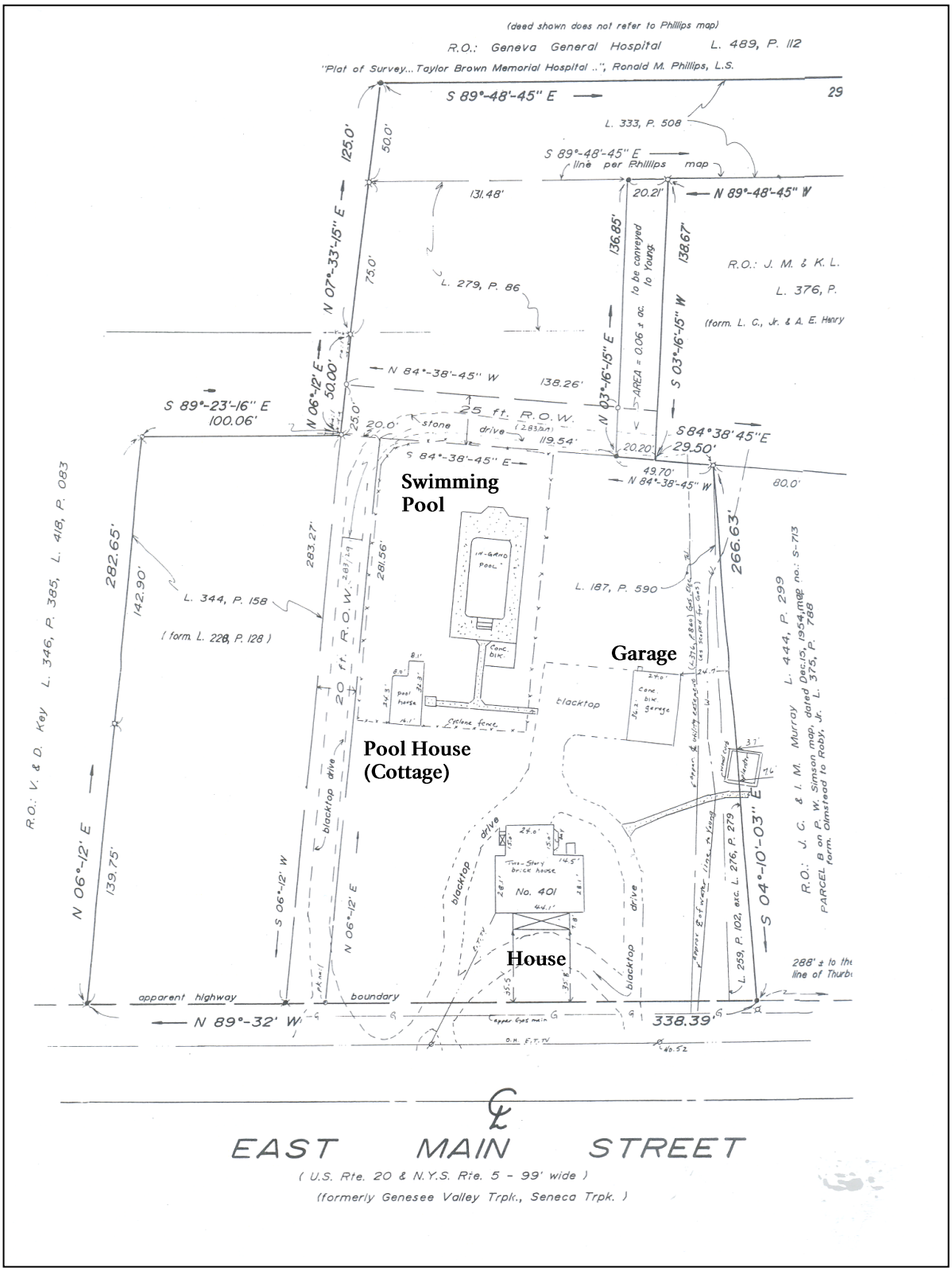


Figure II-31. "Survey Map of the Premises of Thomas H. and Joan K. Olmstead," drawn December 3, 1999, based on the instrument survey of November 12, 1999 (identifying labels added).

National Trust for Historic Preservation, 1999-2001

The Hunt House property was acquired by the Trust for Public Lands, working with the National Trust for Historic Preservation, with a winning telephone bid of $231,000 on December 17, 1999.[93] The property included 2.74 acres of land, the Hunt House, one surviving cabin built by Roy Brewster in 1938-39, a garage and swimming pool installed by the Greenwood family, and landscaping improvements made by Joan and Thomas Olmstead.

The National Trust for Historic Preservation contracted with Roy F. Weston, Inc., of Rockville, Maryland in 2000 to undertake a "Level I Environmental Assessment Survey and Hazardous Materials Investigation" of the Hunt House. Hazardous materials identified at the house included asbestos and lead paint. Asbestos was found in duct wrapping in the basement, in the bottom layers of sheet flooring in the kitchen and downstairs bathroom, in the window caulk, and within the stone/tar on the roof of the back addition. The lead paint investigation, subcontracted to Integreyted Consultants of Syracuse, New York, used hand-held XFR (X-ray fluorescence) spectrometers to identify lead paint on the exterior and interior painted surfaces of the building. 301 areas were tested at the Hunt House, pool house, and garage. At the house, positive readings for lead were observed on selected exterior woodwork and interior trim. No lead paint was found in new or renovated rooms such as the kitchen, downstairs bathroom, and back addition.

The Hunt House and other structures remained unoccupied during the ownership of the National Trust for Historic Preservation. The property was transferred to the federal government in 2001.[94]

National Park Service, 2001-Present

The federal law establishing Women's Rights National Historical Park in 1980 was amended by Public Law 106-258, signed by President Bill Clinton on August 8, 2000. This amendment permitted the Secretary of the Interior to acquire the fee simple title to the Hunt House in Waterloo, New York. Actual transfer of the title to the federal government from the National Trust for Historic Preservation took place the following year, on September 14, 2001.[95]

Underground gasoline storage tanks on the west side of the property were excavated and removed, with archeological monitoring, in 2001.[96] The National Park Service filled in the concrete swimming pool with sand for safety reasons in 2002. Archeological monitoring was

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[93] Deed Book 600, p.139, Seneca County Registry of Deeds.
[94] Deed Book 633, p. 103, Seneca Country Registry of Deeds.
[95] Ibid.
[96] The gasoline tanks were the site of a former gas station located west of the house that had been purchased by the Greenwoods from the Getty Oil Company on 1 Oct. 1968. (Mooney and Uschold, "Hunt House Cultural Landscapes Inventory," 2003, Part 2b, 2.) Removal of the tanks is documented a report by Corey Rosentel, Lonetree Archeology, "Hunt House Property UST [Underground Storage Tanks] Removal Archeological Monitoring, End of Field Letter," Women's Rights NHP, Apr. 2002.

also provided for installation of a new electrical pole installed east of the house in 2003.[97] The pole provided electrical service to the garage to run the climate control system for a new collections storage unit installed in the garage.

A "Conditions Assessment Report" of the Hunt House, along with existing conditions drawings, was prepared by John G. Waite Associates, Architects, in December 2006.[98] This report provided a brief historical background of the house and evaluated its state of repair. Annotated copies of the drawings can be found on the following pages (figs. II-32 through II-40). These drawings were also used as the basis for conjectural drawings of earlier configurations of the Hunt House, which are incorporated in the text of this report. John G. Waite Associates recommended that a historic structure report be prepared on the building, and that archeological investigations be undertaken to search for the remaining foundations of missing wings. No treatment recommendations were made.

Following completion of the "Conditions Assessment Report," the maintenance staff of Women's Rights NHP removed existing soiled and compressed fiberglass insulation on the floor of the attic and replaced it with new fiberglass insulation. Documentation of the house for this historic structure report commenced in the summer of 2007 with detailed notes and photographs . The park maintenance staff then commenced careful removal of selected modern materials to determine the extent of surviving historic materials. Small areas of circa-1920 oak floorboards were removed from each room to reveal the earlier floorboards beneath. Panels of circa-1970s plasterboard were also removed from chimney breasts and selected walls and ceilings to uncover the original plaster finishes. The first-story bathroom and the hall bathroom in the second story were both disassembled in 2007.

Contract work in 2007 included removal of sheet flooring containing asbestos from the kitchen, downstairs bathroom, and hall bathroom. Asbestos wrap was also removed from the heating ducts in the basement prior to installation of a new furnace.

Facility Manager Guy (Sparky) Hock summarized other work undertaken at the Hunt House in 2007, 2008, and 2011, in an email dated December 9, 2014:

2007

Miscellaneous roof and chimney repairs, contracted labor (Robert Fenton, Facility Manager):

- Weatherized the hatch and sealed it from the exterior.
- Replaced lead coated copper on west side chimney.
- Replaced chimney flashings on all 3 chimneys.

[97] Corey R. Rosentel, Lonetree Archeology, "Hunt House Electrical Pole Archeological Investigation," Women's Rights NHP, 2003.
[98] John G. Waite Associates, Architects, "Hunt House Conditions Assessment Report," National Park Service Contract No. 1443CX2000040700, Task Order T2000040712," Dec. 2006.

2008

Kitchen work, done in-house by park staff (Robert Fenton, Facility Manager):

- Removed non-historic north wall cabinets to uncover leaking drain pipe within a non-historical plumbing chase.
- Removed 4 inch cast iron pipe and replaced with 4 inch PVC pipe.
- Kitchen cabinets removed from historic fabric were not reinstalled.
- The purpose of the work was for corrective maintenance to keep the second-story bathroom operable.

2011

Removed two hazardous and failing east chimneys (Facility Manager, Guy Hock; PMIS #177270):

- Removed brick chimneys below modern roof level and stored in the basement.
- Roof openings were temporarily covered with plywood and roll roofing; this is how the openings remain today (in 2014).
- No other roofing was done on this project.
- Two day laborers from Steven Spaulding's crew (Historic Architecture, Conservation and Engineering Center, Northeast Region, NPS) removed the chimneys and patched the roof.

The Hunt House has remained unoccupied since its acquisition by the federal government in 2001, except for occasional tours and special events. The garage is used for collections storage. The park's current plans (in 2014) are to open the house as a park educational center. For details, see "Treatment Recommendations" on page 8 of this report.

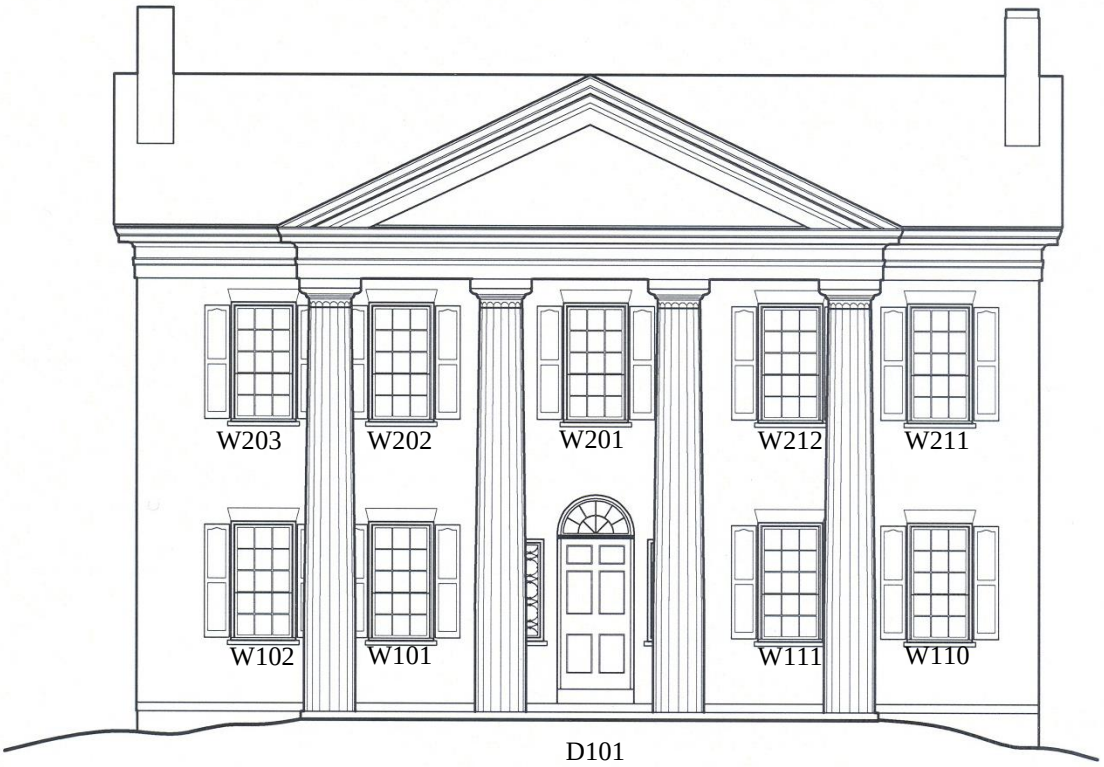


Figure II-32. Front façade (south elevation) of the Hunt House, December 2006. Existing conditions drawings by John G. Waite Associates, Architects, December 22, 2006; doorway and window numbers added by Barbara Yocum. Not to scale.

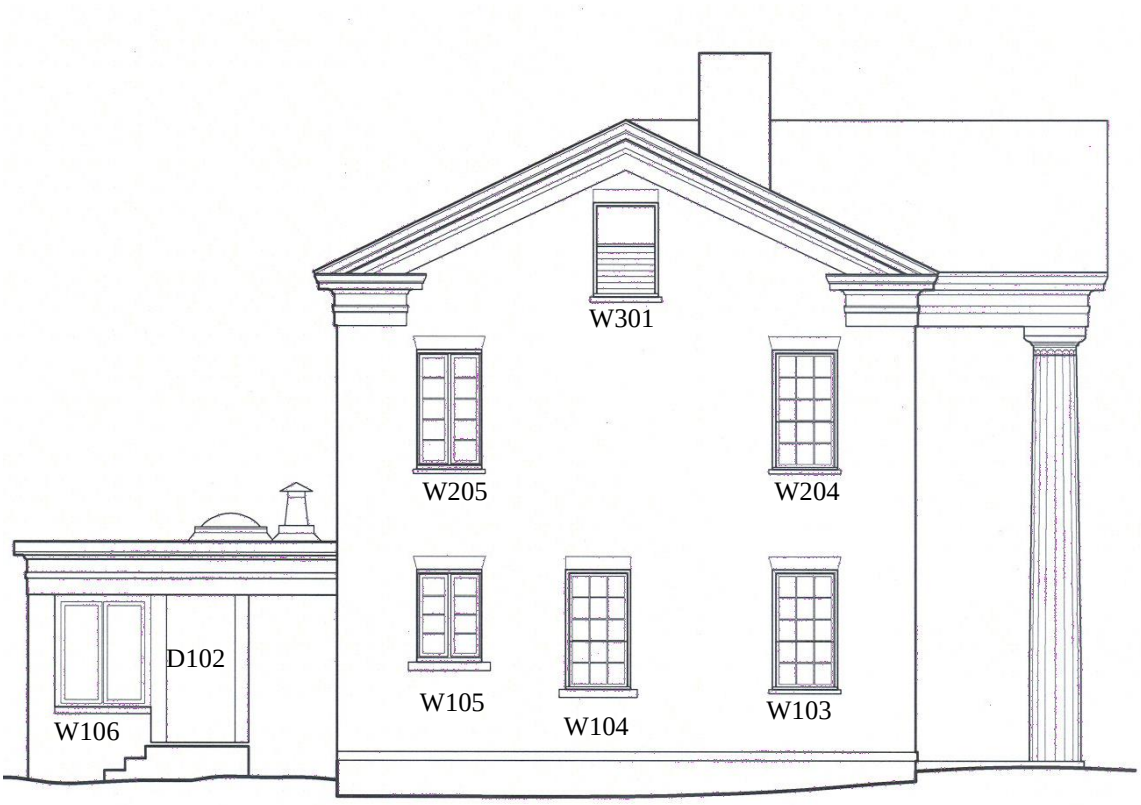


Figure II-33. West elevation of the Hunt House, December 2006. Not to scale.



Figure II-34. North elevation of the Hunt House, December 2006. Not to scale.

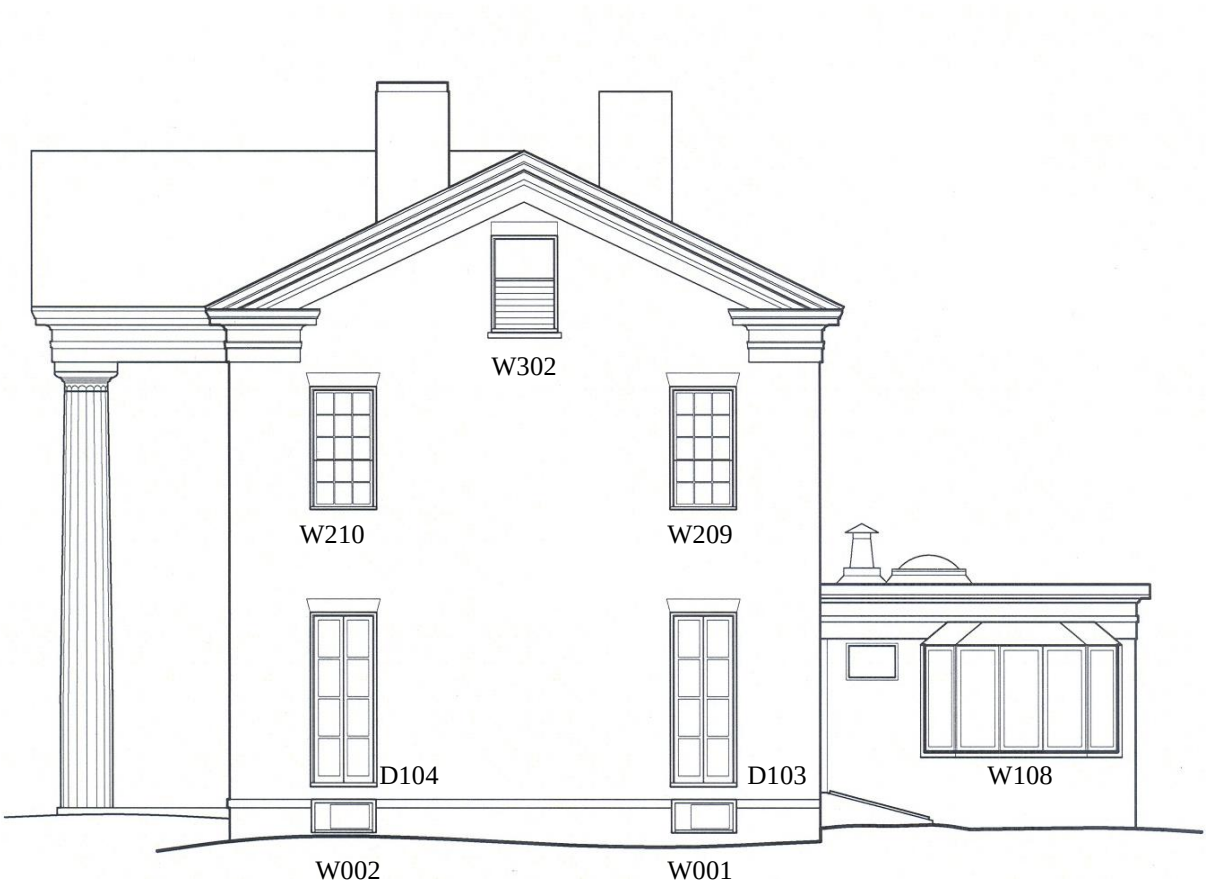


Figure II-35. East elevation of the Hunt House, December 2006. Not to scale.

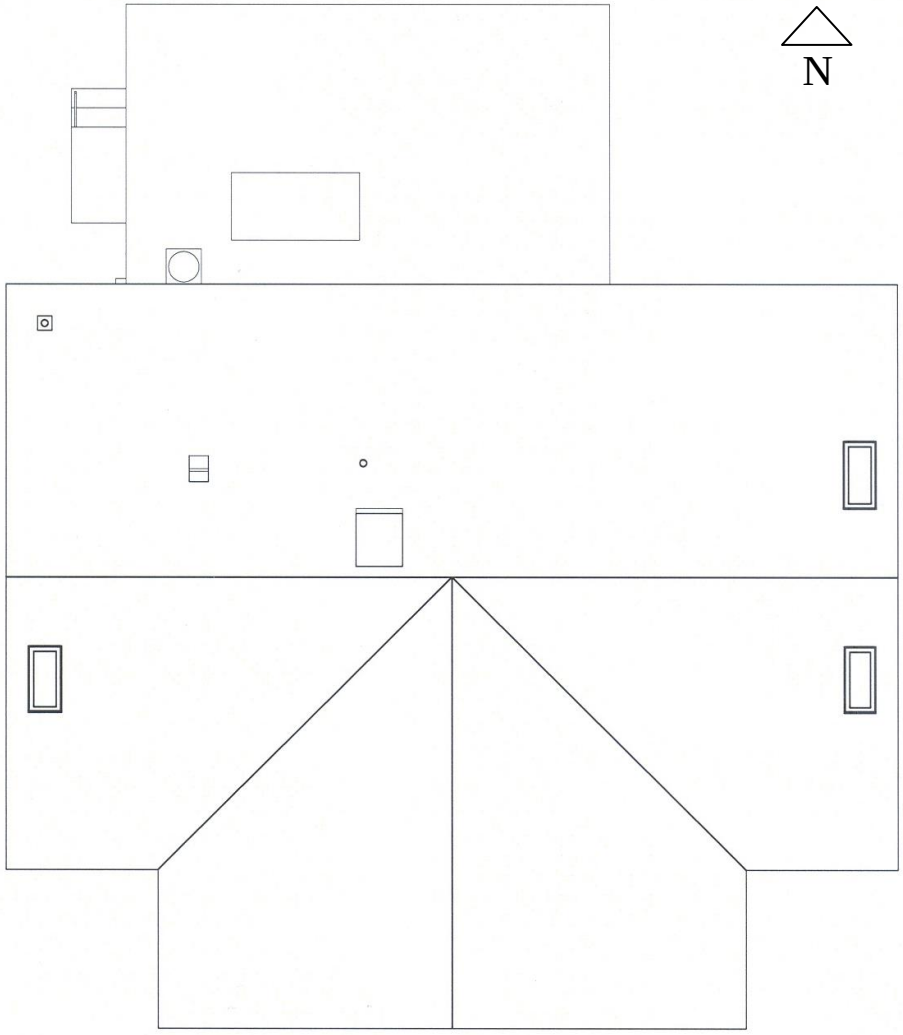


Figure II-36. Roof plan of the Hunt House, December 2006. Not to scale.

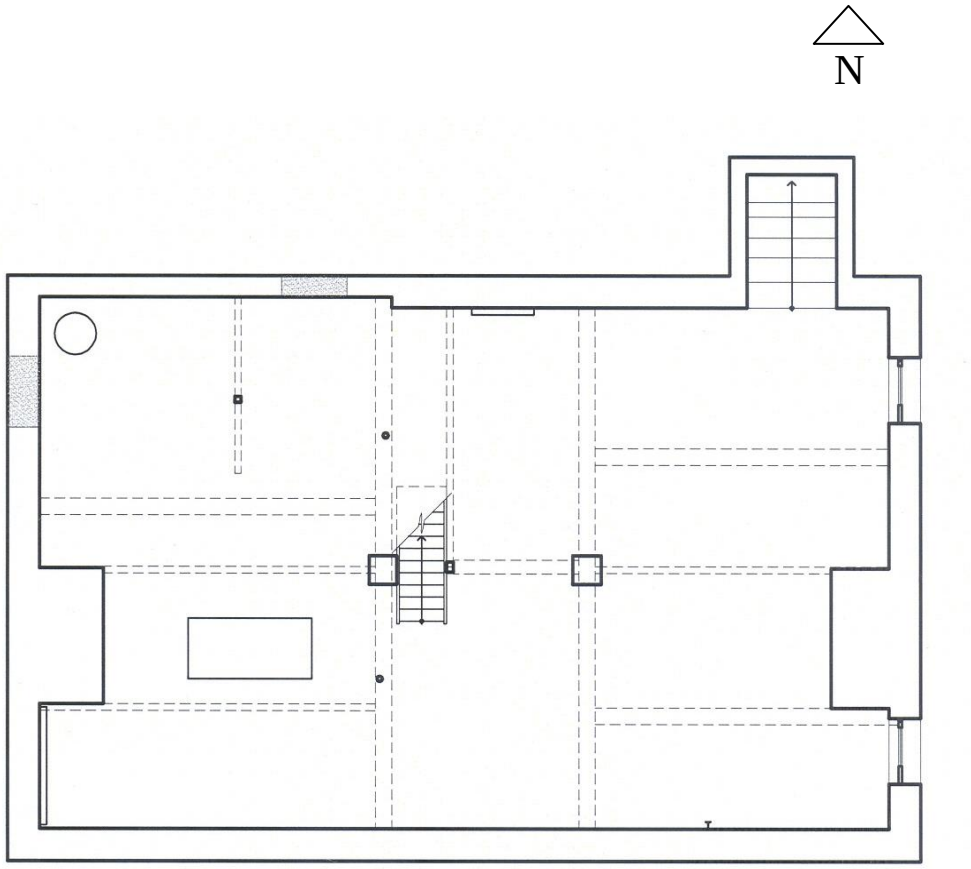


Figure II-37. Cellar plan of the Hunt House, December 2006. Not to scale.

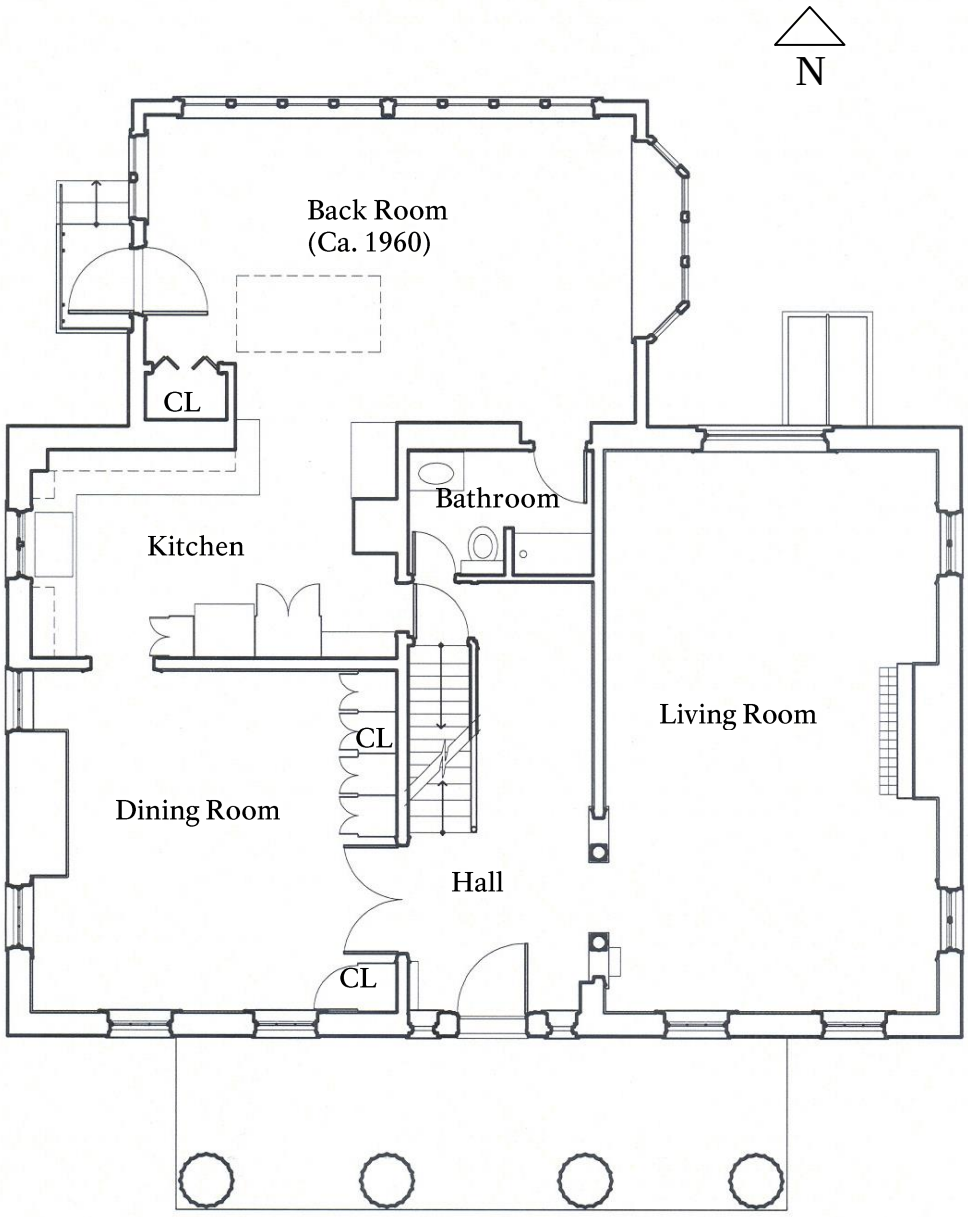


Figure II-38. First floor plan of the Hunt House, December 2006. Room names added by Barbara Yocum. Not to scale.

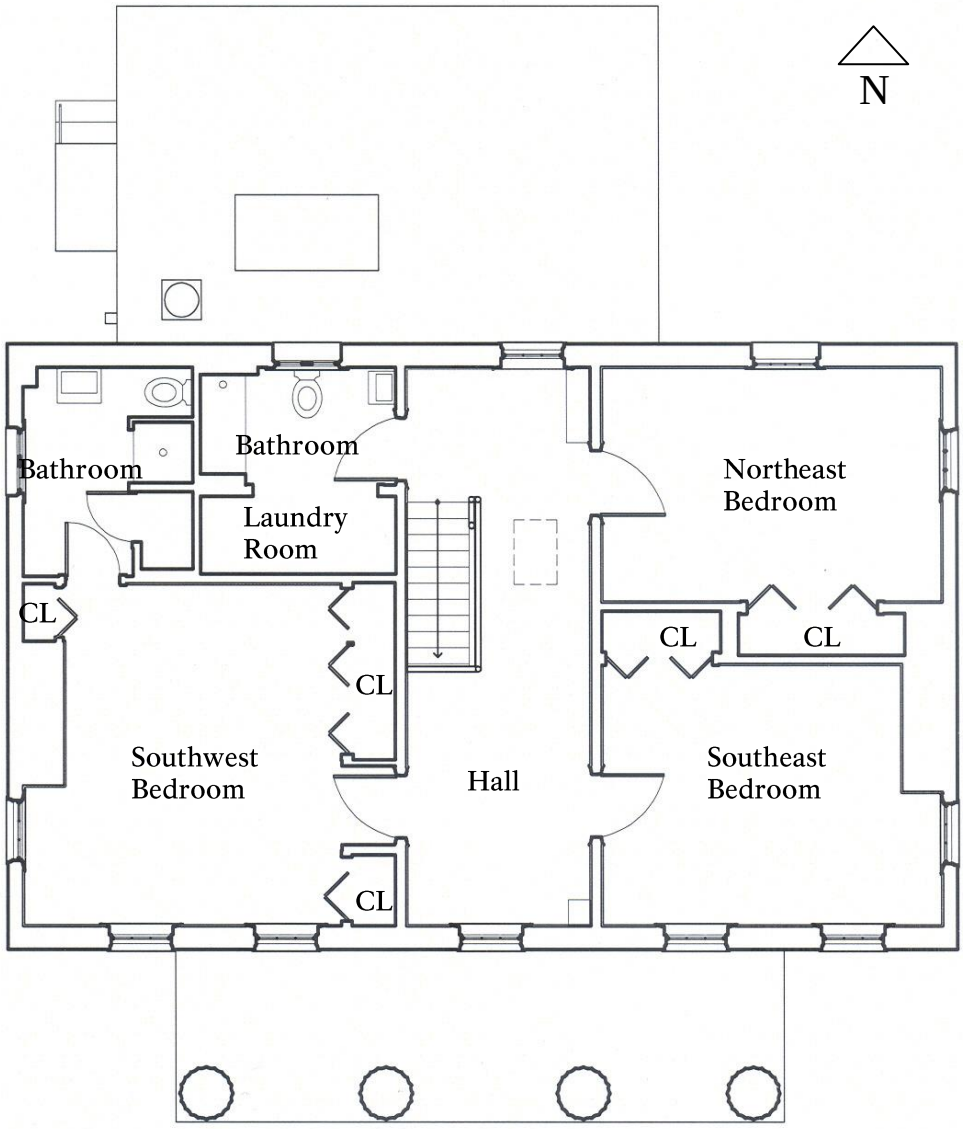


Figure II-39. Second floor plan of the Hunt House, December 2006. Room names added by Barbara Yocum. Not to scale.

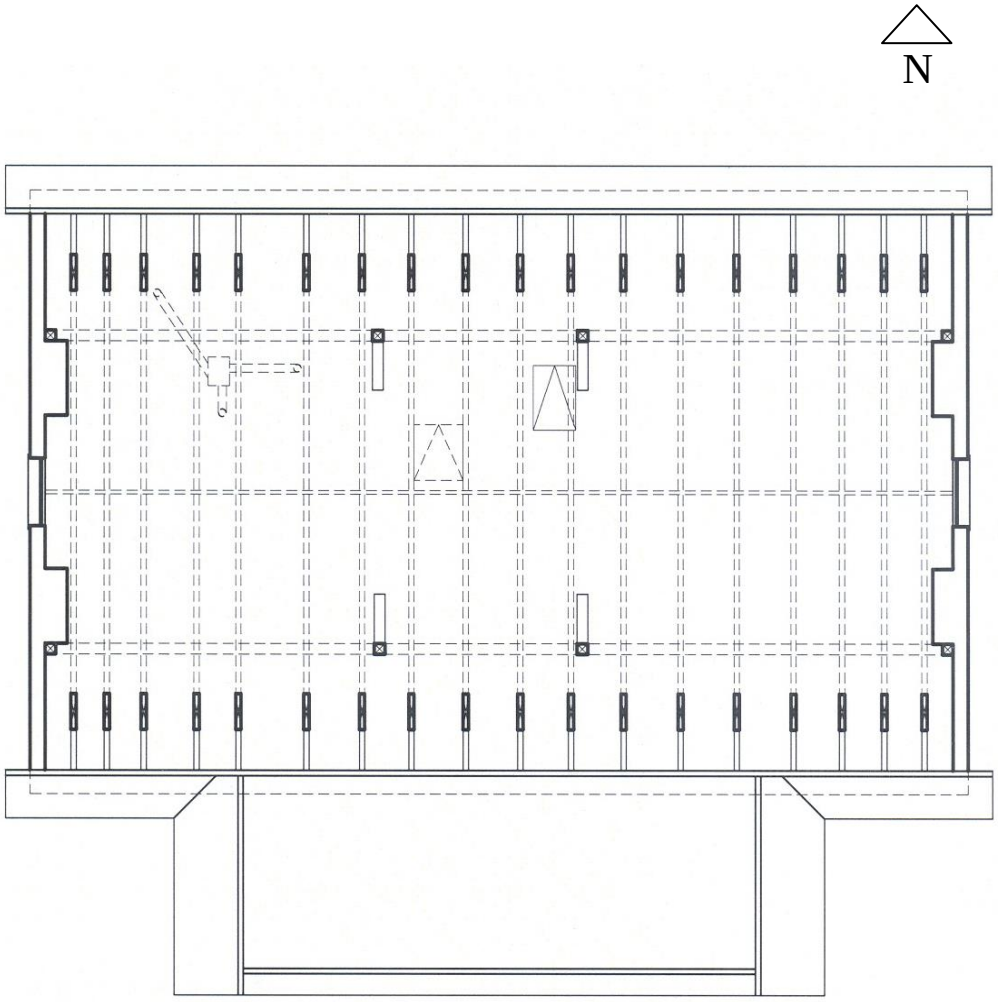


Figure II-40. Attic plan of the Hunt House, December 2006. Not to scale.

PHYSICAL DESCRIPTIONS

Exterior

The existing 2-1/2 story, brick-walled Hunt House is all that remains of the buildings comprising the Hunt family's 19th-century "homestead farm." Richard P. Hunt constructed his brick house in 1828. He altered the roofline and cornice to its present appearance, and added two wings on the west and north sides of the house, around 1841. Both wings were removed, and the existing two-story portico added to front, around 1920. A later brick addition on the back side of the house was built around 1960. No outbuildings associated with the Hunts' 145-1/2 acre farm survive today. These have been replaced by structures more in keeping with a suburban lot, including a small cottage northwest of the house built in 1938-39, a detached garage to the northeast built in 1954, and a concrete swimming pool (now filled with sand) installed in the back yard in 1962. The last owners of the property improved the lot with a paved semi-circular driveway and landscape plantings in 1977.

Foundation

Limestone foundation walls dating to 1828 support the upper brick walls of the Hunt House (figs. II-45 through II-47). Rubble and roughly-shaped stones used below grade are visible in the cellar and on the back side of the house. Stone blocks are above grade on the exposed front, east, and west sides of the house. A limestone water table, with beveled upper edge and tooled decorative finish, crowns the foundation on the front façade only. The absence of a stone foundation on the back northwest side of the house is a clue that the house was originally constructed with a rear wing with its own cellar. This portion of the foundation is made of bricks, which is described in more detail on the section on the cellar walls.

Walls

The upper walls of the Hunt House are made of red bricks laid in the American common bond (fig. II-48). These walls date to the original construction of the house in 1828. The bricks are handmade and the original mortar a lime type. Some original mortar joints remain visible today, despite many episodes of repointing. The early mortar is characterized by its pink-beige color and white lime inclusions (fig. II-49 and Appendix B). Physical evidence visible in the attic indicates the brick end walls of the house originally extended above the roof line, probably in a "stepped" fashion (figs. II-151 and II-153). The elevated end walls are believed to have been eliminated when the roof was raised around 1841. Other missing exterior features have also left their marks on the brick walls in the form of nail remnants and

paint lines. These include a small portico at the front doorway, a veranda at the east wall, and the roof of the missing north wing (figs. II- 50 through II-52).

Extensive brickwork repairs and repointing have occurred on the back northwest side of the house, in the vicinity of the former north wing. These brick joints have hard, gray and light-color mortars containing cement.

Doorways

There are five existing exterior doorways at the Hunt House: one in the cellar story and four in the first story. Two of these openings date to the original construction of the house in 1828, two were converted from windows to doorways circa 1860s, and one is in the circa-1960 back addition. Physical evidence of the original back doorway (now an interior doorway) was also discovered during the architectural investigation of the building. Doorway numbers in the following descriptions are keyed to elevation drawings on pages 62-65 (figs. II-32 through II-35).

Cellar Doorway (D001)

An exterior entrance to the cellar is located on the east side of the rear elevation (figs. II-43 and II-59). This opening appears to be an original feature of the foundation, with stone retaining walls and stone steps. The metal bulkhead frame and doors are modern. A wood-framed enclosure most likely covered the stairway in the 19th century.

Front Doorway (D101)

The main entrance to the house is centered in the front façade (fig. II-50). This doorway, which dates to 1828, retains many original features including marble threshold, flanking sidelights, semi-circular fanlight, and wooden casings. Some early glass, held in place by lead cames, has survived in the sidelights and fanlight. The sidelight cames have a distinctive geometric design of circles and diamonds ornamented with 4-leaf bosses. The 6-panel door, while stylistically appropriate, is a later replacement probably installed by the Greenwood family sometime after 1944, according to the findings of the paint analysis. A modern aluminum storm door covers the exterior side of the opening.

West Doorway (D102)

The side entrance of the house is located in the west elevation of the circa-1960 north addition (fig. II-42). This opening is presumably contemporary with the addition; the existing metal door was installed sometime between 1984 and 1999, based on photographic documentation.

East Doorways (D103 and D104)

Two doorways in the first story of the east elevation were converted from windows sometime between 1856 and 1873—a conjectural date of "circa 1860s" is used in this report (fig. II- 44). The doorways opened onto a veranda that had been constructed on the east side of the house by 1873, as seen in the "Birds-Eye View" of that date (fig. II-15). The original marble window sills appear to have been reused as door sills; glazed French doors replaced the window sashes. Both openings are covered today by modern aluminum storm sashes. The veranda was removed around 1920.

Back Doorway

The original back doorway of the Hunt House opened onto the center hall. Physical evidence indicates that this was a simple opening with no sidelights or fanlight. The doorway was converted to an interior doorway when the existing addition was built on the north side of the house circa 1960. It became a bathroom doorway when the downstairs toilet room was enlarged as a bathroom (Room 105) in 1977. The original frame of this doorway survives today; the early casings and door are missing (fig. II-72).

Windows

Existing Windows

There are 27 windows in the Hunt House. Of these, 16 are original openings dating to 1828 that retain their early casings and sashes; four are original openings that are missing their early sashes; two are circa-1841 doorways that were converted to windows circa 1920; and five were installed circa 1960 or later (see figs. II-53 through II-56). Windows in the front and side elevations are framed by non-historic vinyl shutters. Most of the windows also have modern storm sashes and screens with aluminum frames. Both the shutters and storm sashes were installed sometime after acquisition of the house by Irving Greenwood in 1944.

Each window is briefly described in the chart below. Window numbers are keyed to elevation drawings on pages 62-65 (figs. II-32 through II-35).

Window Number	Date	Story	Elevation	Sill	Sashes	Brief Description
W001	1828	Cellar	East	Wood	Modern	Original window opening with later sash.
W002	1828	Cellar	East	Wood	Modern	Original window opening with later sash.
W101	1828	First	South	Marble	9/6	Original unaltered window (fig. II-53).
W102	1828	First	South	Marble	9/6	Original unaltered window.
W103	1828	First	West	Marble	9/6	Original unaltered window.
W104	ca. 1920	First	West	Marble	9/6	Ca.-1841 interior doorway to west wing converted to window ca. 1920 (fig. II-54).
W105	1828	First	West	Marble	Modern casement	Original window enlarged as doorway ca. 1841; window restored ca. 1920; shortened to present height sometime later (fig. II-55).
W106	Ca. 1960	First	West	Wood	Casement, post-1984	Window is in the ca.-1960 back addition.
W107	Ca. 1960	First	North	Wood	Casement, post-1984	Window is in the ca.-1960 back addition.
W108	Post-1984	First	East	Wood	Casement, post-1984	Bay window installed after 1984 in ca.-1960 addition.
W109	Ca. 1920 & 1960	First	North	Marble	Large plate glass	Later window opening (fig. II-56).
W110	1828	First	South	Marble	9/6	Original unaltered window.
W111	1828	First	South	Marble	9/6	Original unaltered window.
W112						
W201	1828	Second	South	Marble	9/6	Original unaltered window.
W202	1828	Second	South	Marble	9/6	Original unaltered window.
W203	1828	Second	South	Marble	9/6	Original unaltered window.
W204	1828	Second	West	Marble	9/6	Original unaltered window.
W205	1828	Second	West	Marble	Casement	Original window opening with later casement sashes.
W206	Ca. 1920	Second	North	Marble	Casement	Ca.-1841 interior doorway to north wing converted to window ca. 1920.
W207	1828	Second	North	Marble	9/6	Original unaltered window.
W208	Ca. 1920 & 1960	Second	North	?	8/8	Later window opening (fig. II-56).
W209	1828	Second	East	Marble	9/6	Original unaltered window.
W210	1828	Second	East	Marble	9/6	Original unaltered window.
W211	1828	Second	South	Marble	9/6	Original unaltered window.
W212	1828	Second	South	Marble	9/6	Original unaltered window.
W301	1828	Attic	West	Wood	Plate glass & louvers	Original opening; 6/6 sashes are stored in attic.
W302	1828	Attic	East	Wood	Plate glass & louvers	Original opening; 6/6 sashes are stored in attic.

Missing Windows

Two original windows with 9-over-6 sashes were converted to doorways (D103 and D104) when a verandah was constructed on the east side of the house circa 1860s (fig. II-51). These former windows are missing their sashes and casings; the marble window sills appear to have been reused as door sills.

Cornice

The Hunt House has a wide cornice with gable-end returns that is typical of the Greek Revival style. This cornice dates to circa-1841, when the roof was raised and the north wing enlarged to 2-stories. That some portions of the cornice are old is suggested by a patch in the frieze on the back side of the house in the former location of the north-wing roof (fig. II-52). The cornice was also replicated in the two-story portico that was constructed on the front of the house circa 1920.

Gutters

White aluminum gutters with downspouts provide drainage from both the main roof and back addition of the Hunt House. These were installed by either the Greenwoods or the Olmsteads sometime after 1944. The earlier gutter system consisted of a wooden gutter incorporated into the existing boxed cornice, which was drained by metal leaders. The remnant of one of these early leaders can be seen today at the eave soffit on the south elevation where the 2-story portico meets the main house. The built-in gutters are covered today by plywood roof sheathing installed around 1997.

Roof

The Hunt House has a gable roof oriented ridge-parallel to the street. The roof framing and most sheathing boards appear to be original to the house when it was constructed in 1828. This roof was heightened approximately 2 feet circa 184, to accommodate the existing wide cornice. Physical evidence of the roof's original height is preserved at the gable ends of the attic (figs. II-151 and II-153). A hatch on the north side enables access to the roof from the attic.

The 19th-century roofing was most likely wood shingles, similar to those used on the nearby M'Clintock House that was also owned by Richard P. Hunt.[230] The house and circa-1920 portico were covered with asphalt shingles around 1997, as noted in the1999 real estate listing that states "new roof in past 2 years." The circa-1960 addition on the back of the

[230] Barbara Yocum, *M'Clintock House Historic Structure Report, Women's Rights National Historical Park*, 1993, 122.

house has a flat roof with ballasted built-up roofing. It is covered with stone/tar roofing that contains asbestos, according to a "Hazardous Materials Investigation" report prepared in 2000.

2014 Update: Miscellaneous roofing repairs by NPS in 2007 weatherized the roof hatch and installed new lead-coated copper flashing at the chimneys. Openings at the two east chimneys, removed below roof level in 2011, are covered with plywood and roll roofing. Physical examination of the roof at this time identified four roofing layers. The earliest is a metal roof of unknown age, followed by two layers of asphalt shingles, topped by the most recent (circa-1997) asphalt shingles on plywood sheathing.

Chimneys

Three brick chimneys rise above the roof of the Hunt House: two on the east side, and one on the west side (figs. II-42 and II-44). One chimney, at the northwest corner, is missing above the level of the roof. Of the four original chimneys, only the two on the front (south) side of the house were functional, each equipped with two flues to accommodate two fireplaces. The two chimneys on the back (north) side did not extend below the level of the attic floor and were thus strictly decorative, providing symmetry to the roof. The southwest chimney appears to have been completely rebuilt with new bricks. This most likely occurred around 1920, when a central heating system was installed and vented to this chimney.

2014 Update: Two failing chimneys on the east side were removed below the level of the roof in 2011. The historic bricks were salvaged and stored in the basement of the Hunt House. Plywood and roll roofing covers the openings.

Porticos

A two-story neoclassical portico with four fluted Doric columns and concrete floor is centered on the front façade of the Hunt House (fig. II-41). This portico was constructed by Clifford Beare circa 1920; the concrete slab was added sometime after 1944. The portico replaced a smaller, gable-roofed portico that covered the front doorway by circa 1900 (figs. II-18 and II-19). This smaller portico is not shown on the Bird's-Eye view of 1873 (fig. II-15), suggesting that it was added sometime between 1873 and 1900.

A smaller portico, installed by the Olmsteads after 1984, is located at the west doorway of the circa-1960 back addition (fig. II-42).

Electrical Fixtures

Electrical service enters the Hunt House via overhead wires from a pole at the street to a vertical conduit at the southwest corner of the building. An electric meter attached to this conduit is mounted to the west brick wall in the first story (fig. II-42).

Exterior lighting is provided by two pole-mounted lamps at the front driveway and by lights mounted to the house. A brass fixture resembling an old-fashioned gas lamp is mounted above the fanlight at the front doorway, while floodlights at the two corners of the back addition illuminate the back yard. All exterior lighting fixtures were installed sometime after 1944 by the Greenwood and/or Olmstead families.

Painted Finishes

Paint analysis indicates that all exterior woodwork elements of the Hunt House have always been painted various shades of white. The earliest paintings of the house used cream-white oil paints that contained lead. The most recent paintings have used latex paints.

All exterior wooden elements of the Hunt House are painted white today. This includes the doorways, windows, front portico, and cornice. There is also surviving evidence of red paint on the exterior brickwork walls of the house (fig 49). Analysis of this paint, combined with close study of the two early photographs of the house, suggests that the walls were painted red around 1920 when the west and north wings were removed. The reason for this may have been to provide a more uniform appearance to the walls by covering the scars left by the missing wings and patched openings.

Missing Wings and Porches

West Wing

A one-story kitchen wing was attached to the west side of the house from circa 1841 to 1920. The wing is documented by the "Bird's-Eye View" of 1873 (fig. II-15) and by two photographs dated circa 1900 and 1910 (figs. II-18 and II-19). The wing appears to have been constructed of brick with a veranda on the front side and tall end chimney. A doorway connecting with this wing was added to the west wall of the existing dining room, which was later converted to a window when the wing was removed circa 1920 (W104). Brickwork patching beneath this window is indicative of its earlier configuration as a doorway. The wing covered the two cellar windows on the west side of the main house and appears to have had no connecting doorway in the cellar, both suggesting later construction. The west brick wall of the main house appears to retain surprisingly few remnants of the former wing, such as shadow outlines or flashing nails from the former roof. Better access to the upper reaches of the wall, with tall ladders or scaffolding, may help to identify additional physical evidence. Future

archeological excavations may also reveal the subterranean foundation walls of the west wing.

North Wing

Another wing was attached to the back side of the house from circa 1828 to 1920. This wing is believed to have originally housed the kitchen, which was moved to the new wing on the west side of the house circa 1841. The north wing is thought to have been enlarged to 2-1/2 stories at that time. A carriage house may also have been attached to the back side of the wing, as described in John Becker's 1949 *History of the Village of Waterloo.* The only known depiction of the north wing appears in the 1873 "Bird's-Eye View" of Waterloo (fig. II-15). The probate inventories of Richard P. Hunt in 1856 and Jane C. Hunt in 1890 suggest the wing contained a sitting room, bedroom, nursery and bathroom in the first story and two rooms in the second story. Physical evidence of the missing wing is found on the north wall, west side, of the main house. Inside, in the cellar, can be seen a patch for a doorway that once connected with the now missing cellar of the north wing (fig. II-58). Outside, the outline of the wing's missing roof is faintly defined by flashing nails, repointing repairs to the brickwork, and a patch in the lower edge of the cornice (fig. II-52). In addition, a second-story window in the vicinity of the wing (W206) retains evidence of its earlier configuration as a doorway, including brick patching below the window and a baseboard patch on the room side of the opening. Future archeological excavations may also reveal the subterranean foundation walls of the north wing and determine if the walls were brick or wood.

Front Portico

A small gable-roofed portico was located at the front doorway of the Hunt House by circa 1900, according to photographs dated circa 1900 and 1910 (figs. II-18 and II-19). A shadow outline of the portico is also preserved on the brickwork today (fig. II-50). This portico is believed to have been replaced by the existing 2-story portico around 1920. Less certain is when it was constructed. Its absence in the "Bird's-Eye View of Waterloo" of 1873 (fig. II-15) suggests the small portico was installed sometime after that date. Whether or not this was the case, or the portico was inadvertently omitted from the drawing, is unknown. Physical evidence of the early portico deck was most likely destroyed by the concrete slab of the existing large portico.

East Veranda

A one-story veranda was added to the east side of the house sometime between 1856 and 1873 (circa 1860s is used in this report); it was removed around 1920. This alteration coincided with the remodeling of the parlor, which included enlargement of the two east windows as doorways. The veranda is documented by the 1873 "Bird's-Eye View of Waterloo" and the photographs of circa 1900 and 1910 (figs. II-15, II-18 and II-19). Physical evidence of the veranda's roof and roof brackets is also preserved on the existing brickwork as ghosted outlines (fig. II-51).



Figure II-41. Front façade and west elevation of the Hunt House, June 2007.



Figure II-42. West elevation of the Hunt House, June 2007.



Figure II-43. North (rear) elevation of the Hunt House, June 2007.



Figure II-44. East elevation of the Hunt House, June 2007.





Figure II-45. Limestone water table of the front façade shown in elevation (above) and profile (right), June 2007.



Figure II-46. Limestone foundation at the northeast corner of the east elevation, June 2007. Similar construction is found on the west side of the house.



Figure II-47. Limestone foundation stones are noticeably absent from the west side of the north elevation, except at the northwest corner (at arrow).

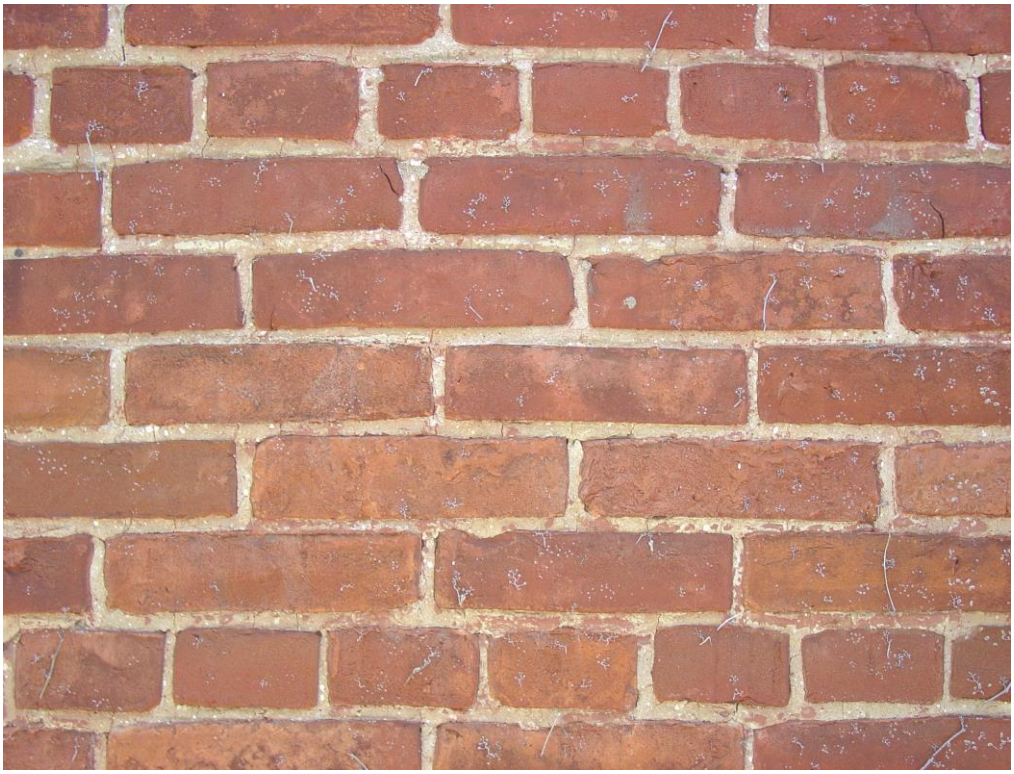


Figure II-48. Detail of the exterior brick wall at the north elevation showing common bond pattern—one row of headers to five rows of stretchers. June 2007.

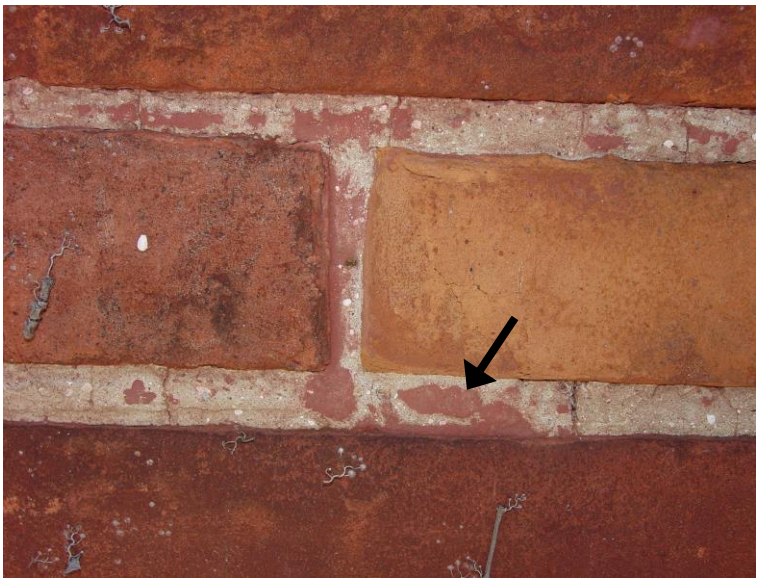


Figure II-49. Detail of north brick wall showing remnants of circa-1920 red paint on the brickwork and early lime mortar (at arrow), June 2007.



Figure II-50. Front doorway and details, including shadow outline of former portico (above at arrow), and reproduction 6-panel door (lower right), June 2007.





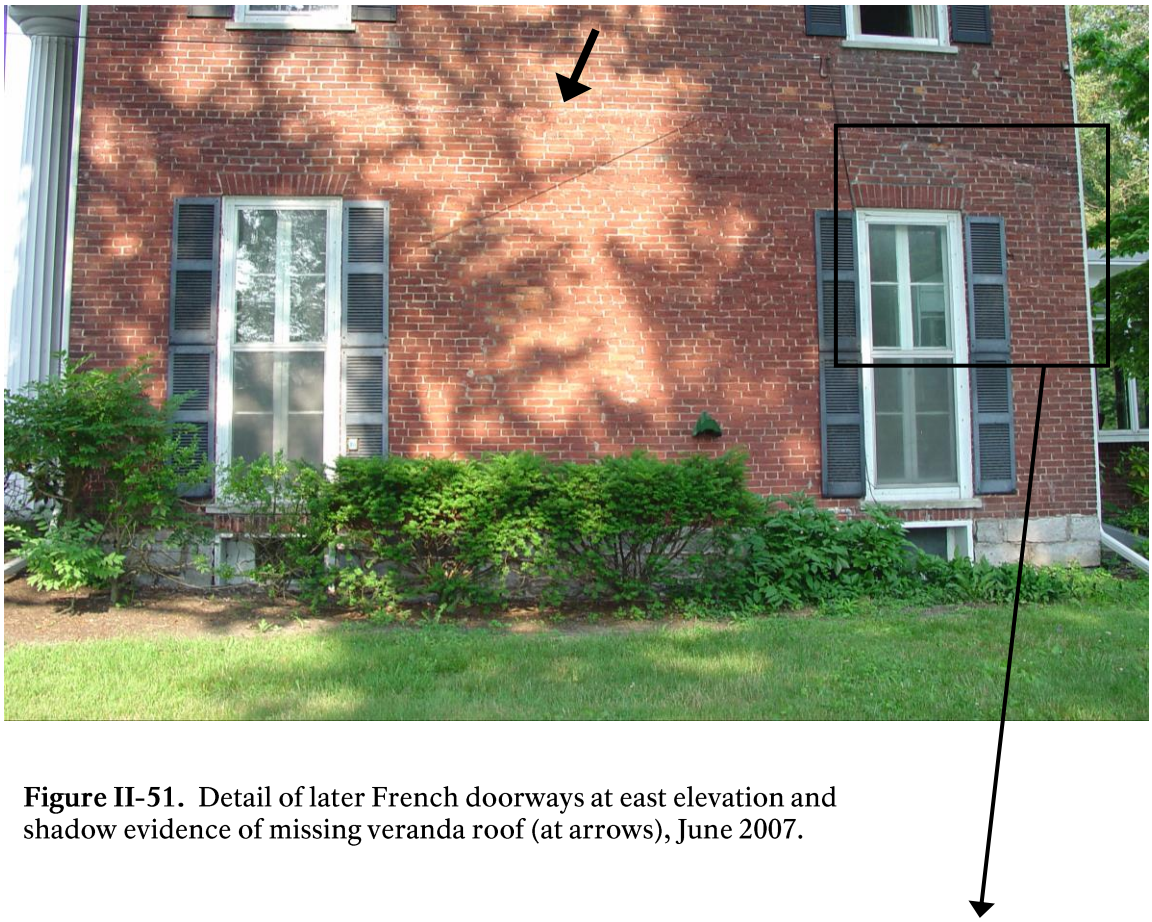


Figure II-51. Detail of later French doorways at east elevation and shadow evidence of missing veranda roof (at arrows), June 2007.



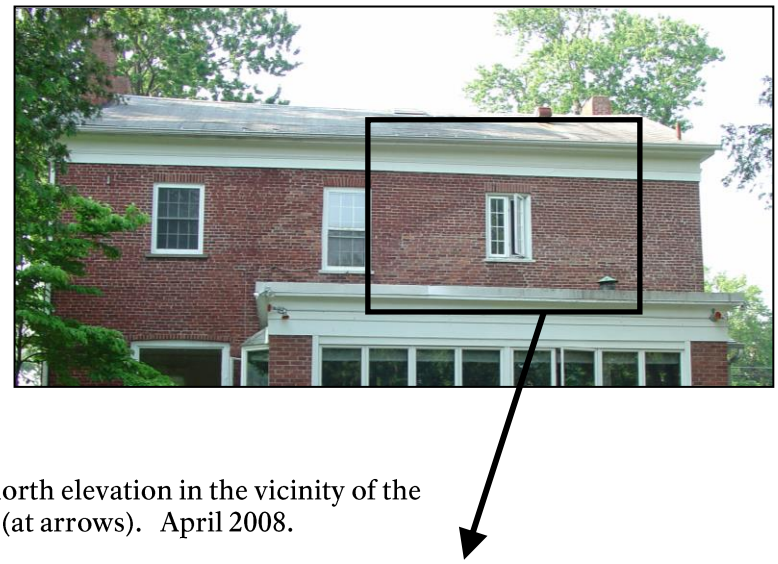


Figure II-52. Detail of north elevation in the vicinity of the missing north-wing roof (at arrows). April 2008.





Figure II-53. Window W101 in the front façade, June 2007. This is an original window with limestone lintel, jack arch, and 9-over-6 sashes.



Figure II-54. Window W104 in the west elevation, June 2007. This opening appears to have once been a doorway.



Figure II-55. Window W105 in the west elevation, June 2007. Note the brickwork patching beneath the window, suggestive of a former doorway.

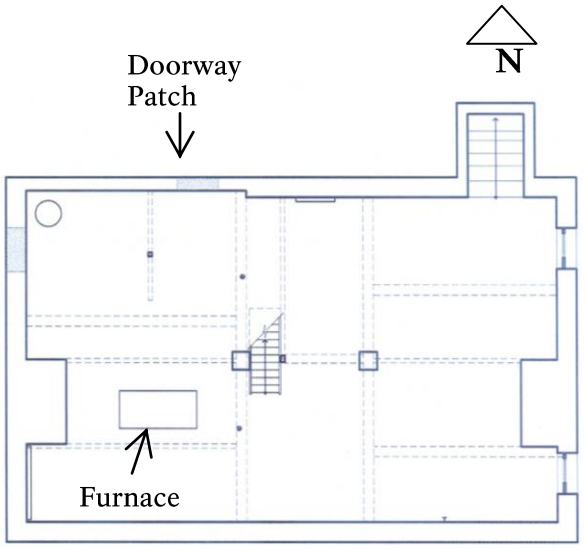


Figure II-56. Windows W109 and W208 in the north elevation, June 2007. Both are later openings installed circa 1960.

Interior

Cellar

General Information



The cellar is an original feature of the Hunt House dating to 1828. This cellar appears to have connected with a cellar beneath the now missing north wing, based on physical evidence of a patched doorway at the north wall. Exterior access was through a stone-stepped entrance at the east end of the north wall. Richard P. Hunt's probate inventory of 1856 described milk pans, stone crocks, meat casks, and a safe stored "In Cellar." Jane Hunt's probate inventory of the "Cellar" was more detailed, listing 5 tons of coal, "1 Washing Machine," "1 Refrigerator," "1 Wash boiler tin," and 2 "Churn[s]," in addition to various crocks, tubs, pails, barrels, beets, carrots, potatoes, apples, a wooden bench, and a bell. The existing interior stair was installed by the Greenwoods sometime after 1944; an earlier interior stairway may have been in the former north wing. A modern gas-fueled furnace, two electrical panels, and a water heater are in the cellar today.

Floor

The floor of the cellar is concrete. The original dirt floor was most likely covered with concrete when the heating system was upgraded by the Greenwood family circa 1945.

Walls

The walls of the cellar are exposed stone covered with a thin pargette of gray mortar, except for the western portion of the back (north) wall that is constructed of bricks with a doorway-sized patch (fig. II-58). This stretch of wall, measuring 16'-10" long, is also less deep than the adjacent stone walls. A plausible explanation is that the house had a wing with cellar appended to this side when it was originally constructed in 1828. A doorway would have connected the cellar of the main house with the cellar beneath the north wing. Bricks were probably used here instead of stone because the material did not need to function as an earthen retaining wall. The north wing was demolished, and the doorway patched, around 1920.

Ceiling

The cellar ceiling is the exposed framing of the first floor. Fiberglass insulation installed by the Olmsteads (1976-99) fills the spaces between the floor joists today. A small area of lath and plaster is on the ceiling above the furnace, perhaps intended as fire-proofing.

Doorways

An exterior bulkhead entrance is located at the east end of the back (north) wall. This is probably an original (1828) feature of the house based on the construction details including the smooth sides of the opening, stonework retaining walls, and stone steps (fig. II-59). A modern metal bulkhead door covers the stairway today. A wooden structure most likely existed in the 19th century. A second doorway connecting with the cellar beneath the north wing was enclosed circa 1920 (see "Walls" for more information).

Windows

There are two small windows in the upper east wall of the cellar (W001 and W002). These appear to be original (1828) openings with modern sashes. Two historic windows that are enclosed today were in the upper west wall. These would have been covered by the west wing and its porches when they were constructed circa 1841. It is not known when the openings were enclosed with stonework patches.

Chimney Bases

Two original brick chimney bases are situated at the east and west walls of the cellar (fig. II-60). Like the walls, the chimneys are covered with a thin pargette of gray mortar. The east chimney base supported the chimney for the fireplaces in the parlor and the southeast bedroom. The west chimney base supported the chimney for the fireplaces in the dining room and the southwest bedroom. Today the west chimney is used exclusively to vent the cellar furnace.

Brick Piers

Two brick piers with a thin pargette of grey mortar are located in the middle of the cellar (fig. II-57). These support the two main north-south beams that define the width of the center hall in the first and second stories. The piers provide important structural support and may date to the original construction of the house in 1828.

Stairway

The existing wooden stair to the first story was installed in the center of the cellar by the Greenwood family around 1950 (fig. II-57). The Greenwood children recalled in a recent

interview that access to the cellar was originally through "a trap in the center of the [kitchen] floor." Later flooring in the kitchen and a covering of fiberglass insulation in the cellar ceiling obscures the location of this hatch today. The wooden stair is a simple design with open treads and a single handrail.

Electrical Equipment

The main electrical panel for the house is mounted to the west wall of the cellar in the southwest corner. A second panel for the north addition and outbuildings is mounted to the north wall. Lighting is provided by ceiling fixtures with single exposed light bulbs.

Heating Equipment

All that remains of early heating equipment in the cellar is a detached cast-iron door of what may have been the original furnace, cast with the name of the manufacturer "Richardson, Boynton & Co., New York" (fig. II-63). A gas-fueled "Lennox Aire-F10" furnace was in the cellar when the Hunt House was acquired by the federal government in 2001 (fig. II-57). This was replaced by a new furnace in 2007. The furnace is located on the west side of the cellar and is vented to the southwest chimney. Sheet metal heating ducts exposed at the ceiling were installed by the Greenwoods around 1945.

Plumbing Equipment

Plumbing is believed to have been first introduced into the existing Hunt House around 1920, with the installation of a kitchen and second-story bathroom. The exposed plumbing in the cellar is more recent than this, however. A waste pipe, which exits the house through the west wall, is made of white PVC. A gas-fueled hot-water tank in the northwest corner of the cellar appears to be new.



Figure II-57. Cellar: View looking northwest, June 2007.



Figure II-58. Cellar: North wall at doorway patch (at arrow), June 2007.



Figure 59. Cellar: East end of the north wall showing bulkhead stair (at arrow), June 2007.



Figure II-60. Cellar: View looking southeast, June 2007. Note chimney base at the east wall (at arrow).



Figure II-61. Cellar: View looking southwest, June 2007.



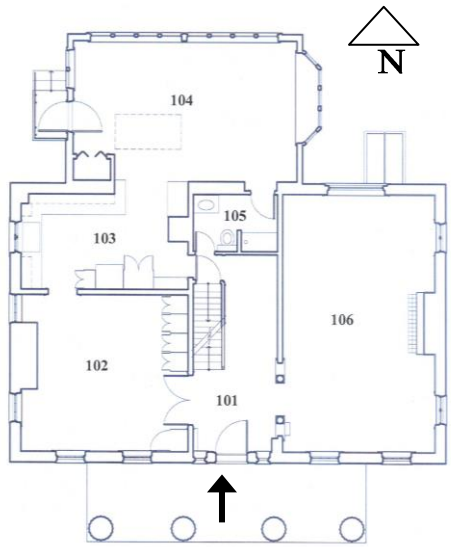
Figure II-62. Cellar: Southwest corner showing the electrical panels (left) and furnace (right), June 2007.



Figure II-63. Cellar: Detached cast-iron door from an early furnace made by "Richardson, Boynton & Co., New York."

Room 101 (Lower Hall)

General Information



The lower hall is an original feature of the house dating to 1828. The hall functioned as the main entrance, connecting corridor, and stairway to the second story. Richard P. Hunt's probate inventory of 1856 indicates the "Hall" was furnished with a table and a map of the United States, while Jane C. Hunt's probate inventory of 1890 mentioned only "2 Door Mats" in the "Lower Hall." The hall extended the entire depth of the house, with the front doorway at one end and the back doorway at the other. Interior doorways on the west side connected with the dining room and back pantry, and on the east side with the parlor and back bedroom (later the rear parlor). The doorways to the parlor and the dining room were widened and new oak floorboards installed over the old flooring by Clifford Beare around 1920. Changes made by the Greenwood family (1944-76) included replacing the front door with a new 6-panel door, installing new ductwork and chases for the heating system, and removing the rear parlor door. The north end of the hall was partitioned by Joan and Tom Olmstead to create a full bathroom, and the walls and ceiling of the hall were sheathed with plasterboard, in 1977. This bathroom was disassembled and the partition removed by the National Park Service in 2008.

Floor

The original floor of the hall consists of a single layer of random-width, tongue-and groove floorboards (fig. II-70). The floor was protected in 1856 with "1 Oil Cloth," according to Richard P. Hunts probate inventory. The oil cloth been replaced by 1890 with "Abt. 25 yds carpet in lower hall" along with "2 door mats," as noted in Jane C. Hunt's probate inventory. Two layers of later flooring cover the original floorboards today. Oak floorboards over construction paper were installed circa 1920. Black-and-white vinyl tiles 9" square were removed in 1977 prior to installation of 12"-square vinyl tiles of faux marble design that cover the floor today. The circa-1950 black-and-white tiles were found preserved at the north end of the hall beneath the bathroom flooring (fig. II-72).

Baseboards

Molded baseboards trim the base of the walls in the lower hall. The baseboards are 7-1/2"+ tall, as measured from the level of the existing tile flooring. The molding style is similar to

that used in the parlor (Room 106), the upper hall (Room 201), and the southeast bedroom (Room 206).

Walls

The four walls of the 19th-century hall are mostly intact today. The walls at the north and south ends of the hall are exterior brick walls; the east and west walls are wood-framed interior partitions. Portions of the interior walls that are missing today include the south ends of the interior walls where the doorways were widened circa 1920. The north end of the west wall (north of the closet doorway) was also mostly removed to create a downstairs bathroom in 1977. Note that upper studs of this wall remain intact, concealed above a drop ceiling, and shadow evidence of the wall is preserved on the floorboards. A vertical gap in the original plaster of the adjacent north wall also clearly defines the wall's location. The walls of the hall were finished historically with lime plaster applied directly to the brickwork of the exterior walls and to sawn lath at the interior walls. How much of this original plaster remains is unknown because the walls are mostly concealed today by plasterboard installed in 1977. Small areas uncovered in 2007 reveal both original plaster and later patching. The north end of the hall was partitioned in 1977 to create a bathroom (Room 105), with a floor-to-ceiling mirror installed on the hall side. Both the partition and mirror were removed by the National Park Service in 2008.[231]

Ceiling

The ceiling measures 9' 9" high today, which is less than its historic height due to the buildup of later flooring and ceiling materials. The ceiling, like the walls, was finished with lime plaster applied to sawn lath originally. The extent of surviving original ceiling plaster in the lower hall is unknown, since most of the ceiling is still covered today with plasterboard installed in 1977. A round decorative ceiling molding in the front portion of the lower hall is presumably contemporary with the plasterboard (fig. II-69).

Doorways

Five of the hall's doorways seven original doorways survive today in altered condition. The doorways were trimmed with casings featuring ovolo edge molding and rosette corner blocks, except the front doorway that was crowned with a fanlight. Casings of similar style were used in the parlor (Room 106), upper hall (Room 201), and southeast bedroom (Room 206). No original doors or door hardware remains today. Each doorway is described in more detail below, presented in clockwise order beginning with the front (south) doorway.

South Doorway (Front Entrance). The main entrance to the house is the south exterior doorway of the lower hall (fig. II-64). This doorway retains its original casings, flanking sidelights, and semi-circular fanlight. The existing 6-panel door is a later replacement installed circa 1945-60 by the Greenwoods, based the analysis of the door's painted finishes.

[231] A penciled note on the plasterboard beneath the mirror reads, "April 21, 1977, Geneva Glass, Dave, Dick, Bill" (fig. II-71).

The modern hardware is contemporary with the door. The earlier door appears to have also had 6 panels, based on the earliest-known photograph of the house dated circa 1900 (fig. II-18).

West Doorway (Dining Room). The first doorway on the left as one enters the house connects with the west dining room (Room 102, fig. II-65). This doorway was widened to its present size, and French doors installed, circa 1920. The casings and rosette corner blocks have a mixture of ovolo and cavetto moldings reused from two or more doorways. Physical evidence preserved on the original floorboards may be helpful in determining the size and location of the original doorway.

West Doorway (Closet). An original doorway in the west wall beneath the stair opened onto a storage closet until around 1920. This closet was called the "Closet Under Stairs" in the 1856 probate inventory of Richard P. Hunt. Although not specifically mentioned in Jane C. Hunt's 1890 probate inventory, miscellaneous items listed in the "Lower Hall," such as a "cake box" and "lot of tin ware," were no doubt stored in the closet. A portion of this doorway remains intact today, including some of the casings and jambs on the hall side (fig. II-67). The west wall of the closet itself appears to have been removed to create a large kitchen circa 1920; the closet doorway was retained to provide direct access from the hall to the new kitchen. The doorway opening was narrowed on the north side and the closet door removed when the north end of the hall was partitioned for a bathroom in 1977. It retains this appearance today.

West Doorway (Pantry)--Missing. A doorway at the north end of the west wall is believed to have connected the hall with the room called the "Dining Room Cupboard" in Richard P. Hunt's probate inventory of 1856 and the "Pantry off Dining Room" in Jane C. Hunts probate inventory of 1890. This doorway may have been used circa 1950 to access a new toilet room that opened off the hall. The lower wall in which the doorway was located was removed in 1977 to enlarge the toilet room to a full bathroom. Physical evidence of the missing doorway may yet be found on the floorboards following complete removal of later flooring materials.

North Doorway (Back Entrance). The back entrance to the house was in the north exterior wall of the lower hall. All that remains of this doorway is the opening itself and the door frame (fig. II-72). Physical evidence indicates that this doorway had no sidelights or fanlight. It was converted to an interior doorway with the construction of the north addition around 1960. Access to the doorway from the hall was later completely blocked in 1977 when the north end of the hall was partitioned for a bathroom. This partition was removed by the National Park Service in 2008. The existing narrowed opening has a modern, hollow-core door.

East Doorway (Hall Bedroom/Rear Parlor)--Missing. The last doorway on the right near the back end of the hall opened onto a small room called the "Hall Bed Room" in the probate inventory of Richard P. Hunt in 1856. This doorway was retained when the bedroom partition was removed to enlarge the parlor sometime before 1873 (circa 1860s). It was finally removed and the opening enclosed by the Greenwoods around 1960, based on a family photograph (fig. II-25) and analysis of the paint on the baseboard patch. The location of this former doorway can be clearly discerned by patches in the baseboards and walls on the hall and parlor sides of the former opening (fig. II-74).

East Doorway (Parlor/Living Room). The first doorway on the right as one enters the house connects with the parlor, now called the living room (Room 106—fig. II-68). This doorway was widened to its present size, and embellished with flanking columns on paneled bases, circa 1920. There are no doors. The casings and rosette corner blocks have a mixture ovolo and cavetto moldings reused from two or more doorways. Physical evidence preserved on the original floorboards may be helpful in determining the size and location of the original doorway.

Windows

Natural light is provided to the lower hall by the sidelights and fanlight at the front doorway (fig. II-64). These are original windows with lead cames and some early glass, judging by swirls and imperfections. Although these are not large windows, their southern exposure provides adequate lighting to the entire length of the hall during daylight hours.

Closet (Missing)

A closet located beneath the stair at the west wall was an original feature of the hall from 1828 until circa 1920. As previously mentioned in the section on "Doorways," this closet was referred to as the "Closet Under Stairs" in the 1856 probate inventory of Richard P. Hunt. Surviving physical evidence indicates that the framing of the stair was exposed in the closet historically. The closet's north and west partitions were removed around 1920 and the space incorporated as part of a new kitchen. The underside of the stair was finished at this time with the lath and plaster, which is furred out with pieces of reused painted woodwork. A cellar stair and access doorway were later installed by the Greenwoods circa 1950, beneath the hall stair in the south wall of the former closet. Plasterboard walls were erected at this time for a toilet room in the northeast corner of the kitchen, creating the existing narrow passage. All that remains of the hall closet today is the partial doorway opening and casing on the hall side (fig. II-67). See "Doorways" for details.

Stairway

A stairway leading to the second story is an original feature of the lower hall (fig. II-66). The stair is a straight run with a Federal-style railing and simple tapered balusters. The stair was described in Richard P. Hunt's probate inventory of 1856 as having a "Stair Carpet & Rods." These may have been the same "77 yds Carpet" and "1 1/3 doz Rod" purchased by Hunt from A. & E. S. Higgins of New York on May 7, 1841.[232] A mechanical chair lift that was installed on the west side of the stair by the last owners is missing today.

Light Fixtures

No specific references to lighting of the lower hall were made in Richard P. Hunt's probate inventory, although "1 Astrol Lamp" was noted in the upper hall. Gas lighting had been

[232] Cat. #36.13, HFP, Women's Rights NHP.

installed in the house by the time a revised inventory was undertaken in 1859 that included "1 Hall Gas Burner," no remnants of which were found during the architectural investigation. Electric lighting was probably introduced around 1920. The hall is lit today by a combination electrical ceiling fan/light fixture installed by the last owners, located at the south end of the hall near the front doorway (fig. II-69).

Heating Equipment

A modern heat register is located at the west wall of the lower hall to the south of the dining room doorway (fig. II-65). An enclosed ductwork chase is also in the southeast corner of the room. The ductwork is believed to have been installed by the Greenwoods around 1945.

Paint and Wallpaper Finishes

The first several paintings of the woodwork in the lower hall (1828 to circa 1848) used cream-color paints containing lead, according to the findings of the paint analysis. The stair steps and risers were similarly painted, although the railing (including the balusters) had a resinous finish. The walls were most likely wallpapered historically, based on the smooth texture of the surviving original plaster and absence of paint. No remnants of early wallpapers have yet been found. The ceiling appears to have been painted with a water-soluble calcimine. No paint was observed on the original floorboards, which have a buildup of dirt and a substance that may be wax.

The hall woodwork continued to be painted in light shades of cream, white, and light yellow in subsequent years. Paint analysis confirmed that woodwork from several rooms was assembled to create the casings for the widened doorways to the dining room and parlor circa 1920. The earliest wallpaper found in the lower hall is a circa-1930 brown- leaf design preserved behind heat ducts at the north end of the hall at the east wall, now Room 105 (fig. C-1, Appendix C). This foliate wallpaper was completely removed from wall surfaces prior to application of the next wallpaper, a pink-and-white striped design, circa 1945 (also hung in Room 204—see fig. C-3, Appendix C). Another wallpaper was applied over this paper circa 1960, with a design of geometric forms and flowering branches in gold and silver on a beige ground (figs. II- 73 and II-74).[233] These wallpapers remain on the walls today, preserved beneath later plasterboard.

Plasterboard was installed over the wallpapered walls and painted ceiling in 1977. Vinyl wallpaper with a yellow damask design and no border covers the walls from baseboard to ceiling (figs. II-64 through II-67). The woodwork is painted cream, except the stair treads that are brown and the stair handrail that has a clear resinous finish. The ceiling is painted white.

[233] This wallpaper was remembered by Robin Olmstead Cain as having been installed by her grandparents, Irving and Marie Greenwood, in the 1960s. (Interview at the Hunt House 2 Jun. 2008; transcript on file at Women's Rights NHP.)



Figure II-64. Room 101: Front doorway at the south wall, June 2007.



Figure II-65. Room 101: West doorway to Room 102, June 2007.



Figure II-66. Room 101: Stairway to the second story, June 2007.



Figure II-67. Room 101: West doorway beneath the stair, June 2007.



Figure II-68. Room 101: East doorway to Room 106, June 2007.



Figure II-69. Room 101: Detail of the ceiling looking south towards the front doorway, June 2007.



Figure II-70. Room 101: Detail of the floor at the west doorway to Room 102 showing original floorboards (at arrow) beneath later flooring, August 2007.

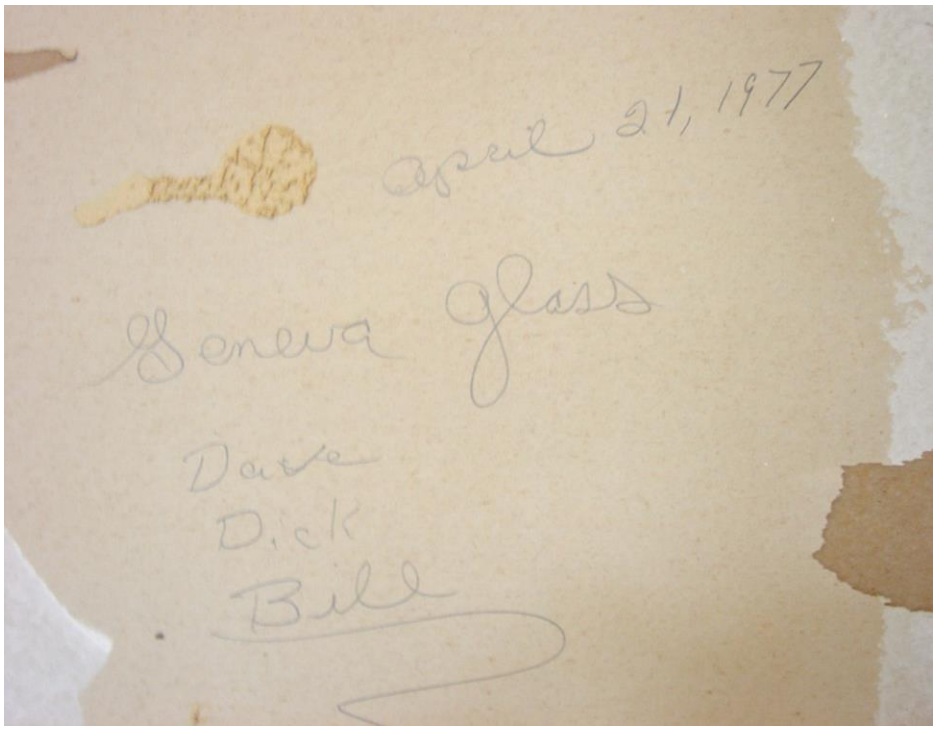


Figure II-71. Room 101: Detail of writing on plasterboard at the later north partition beneath large mirror, August 2007.



Figure II-72. Room 101: View looking north towards the original exterior back doorway at the end of the hall following removal of the bathroom partition, April 2008.



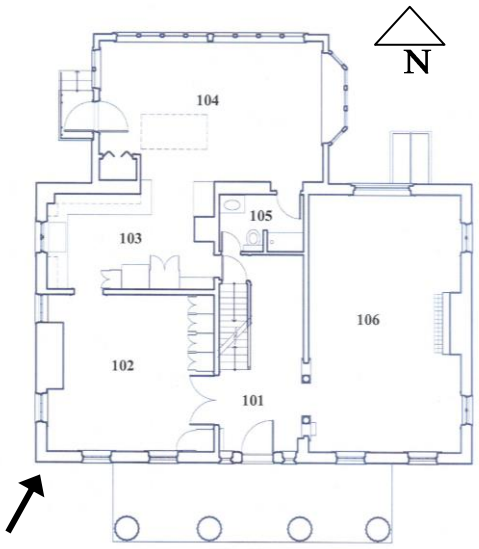
Figure II-73. Room 101: Detail at west doorway to Room 102 showing circa-1960 wallpaper on plaster beneath existing plasterboard, August 2007.



Figure II-74. Room 101: Detail of east plaster wall beneath plasterboard at former doorway to Room 106, August 2007.

Room 102 (Dining Room)

General Information



The room in the southeast corner of the house is believed to have always been used for dining because of its close proximity to the pantry and kitchen. Richard P. Hunt's probate inventory of 1856 described the furnishings of the "Dining Room" as including two tables, 10 chairs, a settee, and a clock. No chairs or tables were noted in Jane C. Hunt's 1890 probate inventory, although reference was made to a closet, stove, curtains, and gas light fixture. A doorway appears to have been added to the right side of the fireplace around 1841to connect with a newly constructed kitchen wing. This wing was removed and the doorway converted to a window by Clifford Beare circa 1920. The hall doorway was also widened about this time, the north doorway relocated to the west end of the wall, and oak floorboards installed. The Olmsteads covered the walls and ceiling with plasterboard in 1977, and installed new flooring and built-in closets in the early 1990s.

Floor

The original floor of the dining room consists of a single layer of random-width, tongue-and groove floorboards. No floor covering was mentioned for this room in Richard P. Hunt's 1856 probate inventory. By 1890, the floor was covered with "36 yds of carpet," "Matting under carpet," and "1 rug," according to Jane C. Hunts probate inventory of 1890. Two layers of later flooring cover the original floorboards today. Oak floorboards over construction paper were installed circa 1920. Over these are new oak floorboards installed by the last owners in the early 1990s. This flooring was made by "Bruce Hardwood Floors," according to a 1991 brochure found in a closet of the house labeled "Dining Room Floor."

Baseboards

Original molded baseboards approximately 7+" high trim the lower walls of the room. Identical baseboards are also found in the southwest bedroom (Room 202). Later baseboards with slightly different molding profile are at the west chimney breast, beneath the window to the right of the chimney breast, and at the former doorway opening in the center of the north wall. These have been dated circa 1920, based on the findings of the paint analysis.

Walls

The four walls of the dining room are unchanged today from their original configuration. The south and west walls are exterior brick walls; the east and north walls are interior wood-framed partitions. Plaster is applied directly to the brickwork of the exterior walls and to sawn lath at the interior walls. How much original lime plaster remains is unknown because the walls are mostly concealed today by plasterboard installed in 1977. Small areas uncovered in 2007 reveal both original plaster and later patching (fig. II-81).

Ceiling

The ceiling, like the walls, was finished with lime plaster applied to sawn lath originally. The extent of surviving original ceiling plaster in the dining room is unknown because it is covered by plasterboard installed in 1977 (fig. II-79).

Doorways

There are two doorways in the dining room: one in the east wall connecting to the hall, the other in the north wall leading to the kitchen. Both are original doorways that were altered circa 1920. The doorways are trimmed with casings with cavetto edge molding and rosette corner blocks. Casings of similar style were used in the southwest bedroom above the dining room (Room 202). Detailed descriptions of the dining room doorways are provided below.

East Doorway (Hall). The doorway connecting with the hall is located at the south end of the east wall (fig. II-80). This doorway was widened and the existing French door installed circa 1920, based on the results of the paint analysis. The casings and jambs of both this doorway and the hall doorway to the parlor were disassembled and reinstalled at the enlarged openings. Interestingly, no care was taken to correctly match the moldings of the casings and corner blocks, so that a mixed assemblage trims doorways today.

North Doorway (Pantry/Kitchen). A doorway in the north wall led to a room called the "Dining Room Cupboard" in 1856 and the "Pantry off Dining Room" in 1890. The original location of this doorway can be clearly ascertained by the patches in the baseboard and corresponding plaster wall above (fig. II-83). The doorway was most likely moved to the west end of the wall around 1920, when the adjacent room was remodeled as a kitchen. The original dimensions of the doorway appear to have been retained and the casings reused at the new opening. The jambs are modern; there is no door (fig. II-77).

West Doorway (Kitchen/West Wing)—Missing. A doorway is believed to have been created on the right side of the chimney breast circa 1841 to connect with a new west kitchen wing. This wing was removed and the opening reconfigured as a window circa 1920. Physical evidence of the missing doorway includes brickwork patching below the window on the exterior side of the opening and plaster patching on the interior side and a later baseboard (figs. II-54 and II-76). Paint analysis also suggests this window dates to circa 1920.

Windows

Three of the four existing windows in the dining room are historic. These are the two windows in the south wall (W101 and W102) and one to the left of the chimney breast in the west wall (W103)—see figs. II-75 and II-76. These windows retain their original 9-over-6 sashes and casings with cavetto edge molding and rosette corner blocks. Two of the windows, presumably at the south wall, were outfitted in 1890 with "2 curtains & cornices, shades & fixtures," according to Jane C. Hunt's probate inventory of that year. A fourth window (W104), on the right side of the chimney breast, replaced a circa-1841 doorway. Paint analysis indicates the window casing dates to circa 1920, while the 9-over-6 sashes were reused from some unknown location. Modern window elements include the sash locks and spring counterbalances that replaced the original sash cords and weights.

Chimney Breast

A chimney breast is centered at the west wall of the dining room (fig. II-76). This is an original feature of the room that was constructed of brick and finished with a coat of plaster. The front face undoubtedly had a fireplace opening and mantel, but no physical evidence of either remains today. These are thought to have been removed and replaced by the existing coating of cement plaster around 1920. This modern plaster definitely existed by 1948, based on a penciled note from a local interior decorator of that date (fig. II-81). The entire chimney breast was later covered by plasterboard panels glued to the plaster in 1977. The lower portions of plasterboard only were removed for the architectural investigation, revealing the plaster beneath.

Closets

Built-in floor-to-ceiling closets cover the entire east wall of the dining room on both sides of the hall doorway (fig. II-80). These closets were installed by the Olmsteads (1976-99). The closets are finished with the same vinyl wallpaper as the walls.

Two closets are missing today. One is the "closet" mentioned in Jane C. Hunt's probate inventory of 1890. Located in this closet were the following items: "crockery & tin ware, majolica dish & 2 Sally Lunn dishes, 1 cut glass sugar bowl, 1 Japanese tea-pot, and 1orange marmalade dish." It is not known if this was a built-in closet or a piece of furniture such as a corner cupboard. The second missing closet was installed by the Greenwood family to the north side of the chimney breast around 1950. A photograph of the dining room taken in 1968 shows this closet with an accordion-style folding door (fig. II-26). The closet was removed during the renovation of the room in 1977.

Light Fixtures

The dining room was historically lit by oil lamps and candles. Richard P. Hunt's 1856 probate inventory included "1 pr. Brass candle sticks" in the listing for the "Dining Room." Gas lighting was installed sometime between 1856 and 1859, with the dining room later equipped with "1 2-light gas fixture & globes," according to Jane C. Hunt's probate inventory of 1890. Electric lighting was probably installed around 1920. The existing crystal chandelier was installed by the Greenwood family sometime between 1944 and 1968 (figs. II-26 and II-79).

Heating Equipment

The dining room was probably heated originally by a fireplace when the house was constructed in 1828. A stove had been installed in the fireplace by 1890, according to Jane C. Hunt's probate inventory that listed "1 stove & pipe & zinc-in dining room." The mantel was removed and the fireplace opening enclosed around 1920. The room is warmed today by a furnace in the cellar that vents to the dining room chimney. Two heat grates are located in the floor of the dining room: one in the southeast corner of the room, the other in the southwest corner. The associated hardware most likely dates to the installation of the existing floorboards by the last owners in the early 1990s.

Paint and Wallpaper Finishes

The first several paintings of the dining-room woodwork from 1828 to circa 1848 used cream-color paints containing lead, according to the findings of the paint analysis. Insufficient physical or documentary evidence is available to determine the finishes of the plaster walls and ceiling, although a typical treatment for the mid-19th century would have been to paper the walls and paint the ceiling with calcimine.

Subsequent paintings of the dining room's woodwork used light shades of cream, white, and light yellow over the years. A thick skim coat of white plaster was applied to the walls at some later date and painted green: first with a medium green, later with an olive green. This appears to have occurred sometime before 1920, since no green paint is on the plaster patch of the north doorway that was relocated about that time. We know that O.C. Kidd of Waterloo decorated the dining room for the Greenwoods in 1948, thanks to the penciled note he left on the chimney breast (fig. II-81). Kidd most likely stripped the existing "dark yellow wallpaper" remembered by the Greenwood daughters and covered his note with a new scenic wallpaper with diamond trellis design printed on a green ground, samples of which were later preserved within a closet with folding door to the right of the chimney breast (fig. II-82). This paper was eventually painted cream, then covered by the same green abstract-pattern paper hung in the living room circa 1960s (fig. II-82). Plasterboard was applied to the wallpapered walls and ceiling in 1977. The walls were finished with a vinyl-foil paper with a gridwork of gold and yellow squares and the ceiling was painted white (figs. II-75 through II-80). This plasterboard and wallpaper remains on the walls today.



Figure II-75. Room 102: South wall, June 2007.



Figure II-76. Room 102: West wall, June 2007.



Figure II-77. Room 102: North doorway to Room 103, June 2007.



Figure II-78. Room 102: Northeast corner, June 2007.



Figure II-79. Room 102: Upper east wall and ceiling, June 2007.



Figure II-80. Room 102: East wall at doorway to Room 101, June 2007.



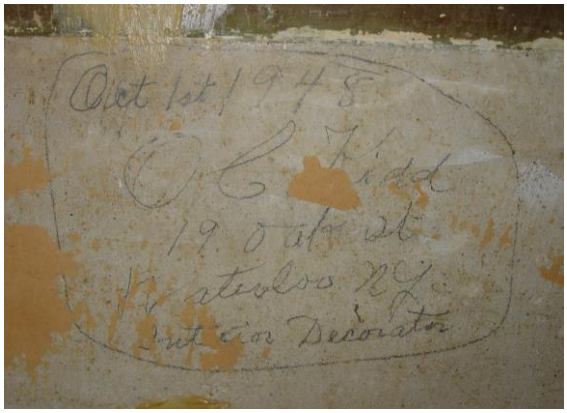


Figure II-81. Room 102: Detail of chimney breast at the west wall following partial removal of plasterboard, August 2007. Penciled writing on the exposed plaster wall (below) reads "Oct. 1st 1948, O.C. Kidd, 19 Oak St., Waterloo NY, Interior Decorator."



Figure II-82. Room 102: Northwest corner to the right side of the chimney breast, August 2007. Note the circa-1948 wallpaper (left arrow) and circa-1960 wallpaper (right arrow) revealed beneath the existing plasterboard. This is the former location of a closet installed by the Greenwoods around 1960.

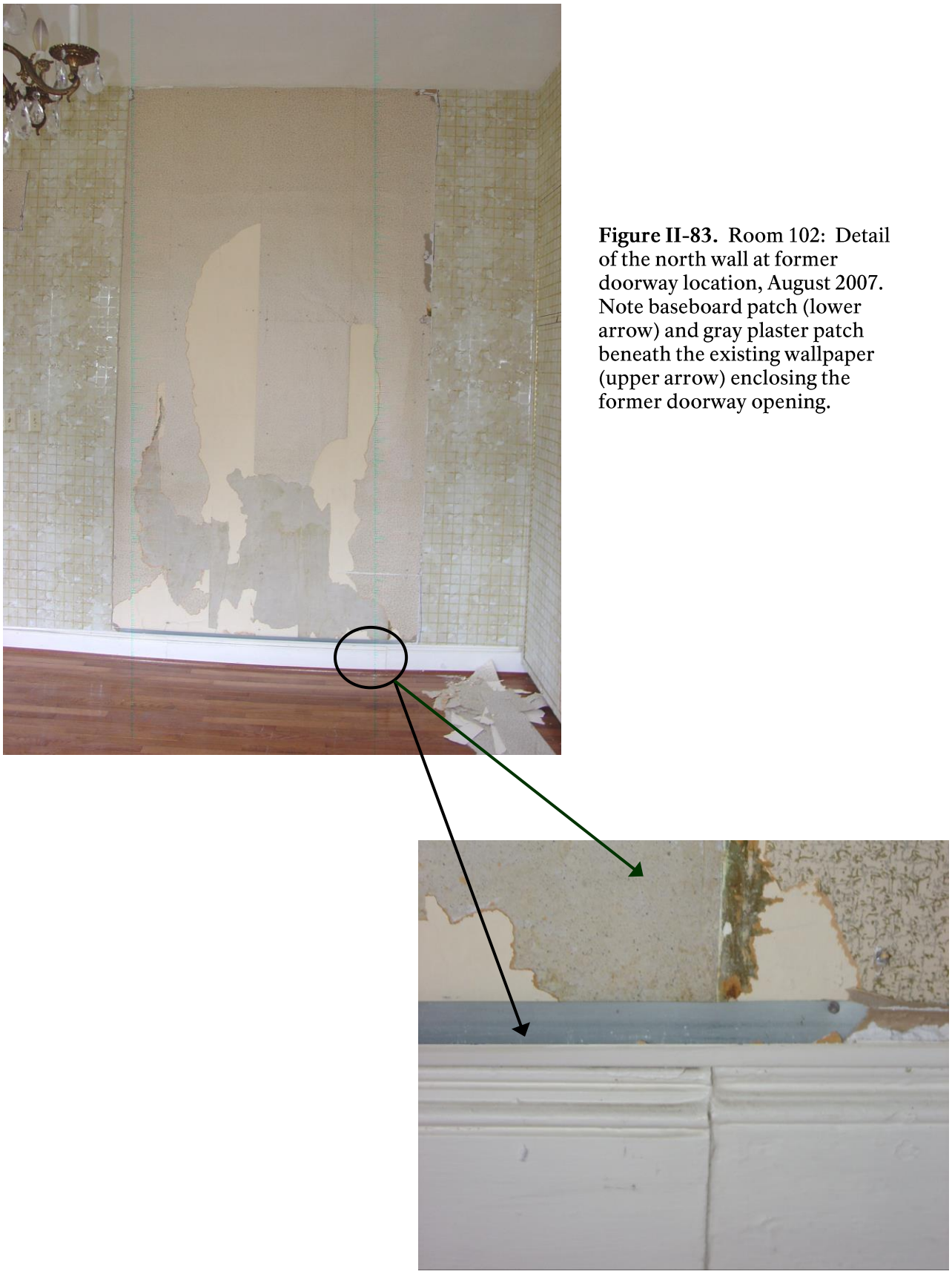
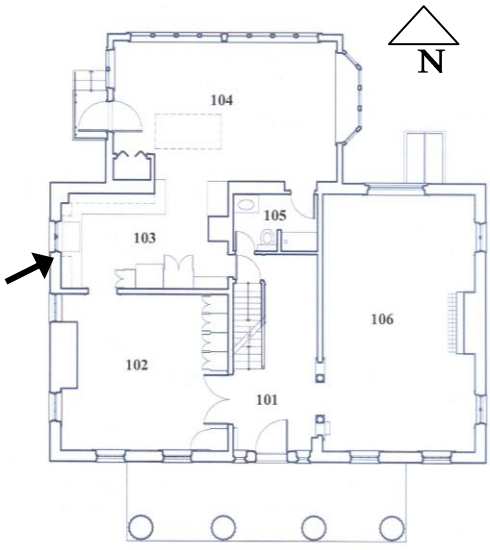


Figure II-83. Room 102: Detail of the north wall at former doorway location, August 2007. Note baseboard patch (lower arrow) and gray plaster patch beneath the existing wallpaper (upper arrow) enclosing the former doorway opening.

Room 103 (Kitchen)

General Information



The kitchen is located off the dining room in the northwest corner of the house. This room functioned historically as a pantry. It may have been this room that Richard P. Hunt's probate inventory referred to as the "China Closet" and "Dining Room Cupboard." Jane C. Hunt's probate inventory called the room the "Pantry off Dining Room," which then contained a bread box, tin pans, a flour barrel, clothes wringer, carpet sweeper, and a coffee mill. Assorted dishes were also stored in a "closet" in the dining room. The room was converted from a pantry to a kitchen when the west kitchen wing was demolished around 1920. The north wing was also removed at that time, transforming the north wall of the room to exterior wall. The Greenwood family replaced a large pantry on the east side with a toilet room around 1950.[234] Construction of a new north addition circa 1960 once again covered most of the room's north wall. Last owners Joan and Tom Olmstead remodeled the kitchen in the early 1990s. The National Park Service removed the kitchen cabinets from the north wall in 2008 in order to repair a leaking drain pipe from the upstairs bathroom.

Floor

The original floor of this room consists of a single layer of random-width, tongue-and groove floorboards. These were later overlaid with several layers of flooring. The floor is presently covered with tongue-and-groove floorboards, 3-1/4" wide, that may date to 1920. These were overlaid with several layers of sheet flooring, some containing asbestos, which were removed by a contractor in 2007.

Baseboards

Early baseboards may be concealed behind the existing modern kitchen cabinets; no baseboards are visible today. The historic baseboards most likely resembled those in the room above (Room 204), which measure 7-1/2 inches high and have a single beaded molding.

[234] Interview at the Hunt House with the Greenwood family, 2 Jun. 2008. Transcript on file at Women's Rights NHP.

Walls

The walls of this room have been considerably altered over the years. The south and east walls are interior wood-framed partitions; the west wall is an exterior brick wall; and the north wall is an interior brick wall. The walls were originally finished with lime plaster adhered to lath on the interior walls and applied directly to the brickwork of the exterior walls. A layer of cement plaster was later applied to the walls when the room was converted to a kitchen circa 1920. Plasterboard was most recently installed by the Greenwoods circa 1950 and by the Olmsteads in 1977. Each wall is described separately below because of the complexity of alterations.

South Wall. The south wall is an original wood-framed partition. A carrying beam in the cellar beneath this wall indicates that its location is unchanged from original construction in 1828. Some original lime plaster survives, as indicated at a small area in the southwest corner where later plasterboard has been removed (fig. II-88). A comprehensive assessment of surviving plaster will require complete removal of the later materials.

West Wall. The west wall is an exterior brick wall. Original plaster would have been adhered directly to the bricks. How much, if any, early plaster remains at this wall is unknown because it is covered by later plasterboard and cabinets today (fig. II-86).

North Wall. The north brick wall has undergone many changes. This wall originally functioned as an interior partition between the pantry and the kitchen in the north wing. The upper portion of the wall that is now covered by a counter and cabinets was opened as a large interior window to provide additional light to the kitchen after the north addition was built circa 1960 (fig. II-26). The wall to the right (east) of this has been completely removed to create a spacious connection between the kitchen and back room (fig. II-85). The eastern portion of the north wall, now partitioned as Room 105, contains a small niche with wood jambs (fig. II-96). Jagged bricks at the opening and newer bricks on the exterior side indicate this is not an original feature. The opening may have been a milk delivery door that was installed after the kitchen was installed in the main house ca. 1920.

East Wall. Most of the original east wall is missing today. The south portion of the wall, which comprised the partition for the hall closet, is believed to have been removed circa 1920 when the room was converted to a kitchen. The north portion of the wall probably remained in place when a toilet room was installed in the northeast corner of the kitchen circa 1950. It was not until 1977 that the wall was mostly removed to enlarge the toilet room to a full bathroom. Only the upper framing was left in place and concealed above a drop ceiling. The existing east wall of the kitchen therefore dates to the earlier installation of the toilet room about 1950. The wall is made of plasterboard attached to modern studs. The narrow passage to the hall and cellar doorway were also created about this time (fig. II-84).

Ceiling

The original ceiling would have been finished with lime plaster adhered to sawn lath. How much, if any, of this ceiling remains today is unknown because it is covered with plasterboard installed in 1977.

Doorways

The existing kitchen has two doorways. One is a historic doorway that has been moved and substantially altered; the other is a modern opening dating to circa 1950. This room is believed to have had four doorways historically: one in each of the four walls. Casings probably matched those of the hall doorway in the room above (Room 204).

South Doorway (Dining Room). A doorway connecting with the dining room is at the west end of the south wall (fig. II-88). This is an original doorway that is thought to have been moved to its current location in the 20th century. Paint evidence in the dining room suggests this occurred around 1920. The original location of the doorway in the south wall is clearly visible on the dining room side of the opening, as indicated by a baseboard patch and plaster wall patch. The historic casings were preserved on the dining room side of the opening but were replaced by modern trim on the kitchen/pantry side. There is no door.

East Doorway (Hall Passage). The doorway at the south end of the east wall connects with a short passage leading to the lower hall (fig. II- 84). This doorway and passage were created around 1950 when a toilet room was installed in the northeast corner of the kitchen. The passage occupies the location of the original hall closet, which was removed circa 1920. A doorway in the south wall of the passage, with 2-panel door and metal knobs, opens onto the circa-1950 cellar stairway. A second doorway in the north wall of the passage, with a hollow-core door, was installed by the Olmsteads in 1977 to connect with the enlarged toilet room/bathroom.

West Doorway (Exterior)—Missing. The window in the west wall of the kitchen (fig. II-86) is an original window opening that may have been enlarged to a doorway circa 1841. The doorway would have communicated with the rear porch or stoop of the west kitchen wing that was constructed about that time. Evidence of several episodes of patching below the window on the exterior side is the only remaining evidence of this doorway (fig. II-55). Additional information may be uncovered when the existing sink and cabinets are removed from the interior side at some future date.

North Doorway (North Wing)—Missing. A doorway in the north wall of the kitchen/pantry communicated with the now missing north wing. This was an interior doorway that originally connected with the kitchen in the north wing, and later with the sitting room after the kitchen was moved to the west wing around 1841. The doorway became an exterior doorway when the north wing was removed circa 1920, and was remembered by the Greenwood children as a "door with a window." The doorway was completely removed when the existing north addition was built around 1960, based on Olmstead family photographs. The existing wide passage was created during a later remodeling of the kitchen by the Olmsteads in the 1990s (fig. II-85).

East Doorway (Lower Hall)—Missing. A doorway that connected with the hall is believed to have been located in the now missing east wall. This doorway was probably removed sometime in the 20th century, possibly as late as 1977 when the lower portion of the wall in which the doorway was located was removed for the installation of a bathroom. Physical evidence of the missing doorway may be found on the floorboards following complete removal of later flooring materials.

Windows

There is one window, labeled W105, in the west wall of the current kitchen (fig. II-86). This is an original window opening dating to 1828 that has undergone several alterations. The window may have been enlarged to an exterior doorway circa 1841 to communicate with the back porch or stoop of the new kitchen wing, as suggested by patching evidence below the window on the exterior side (fig. II-55). The window was probably restored around 1920 when the west wing was removed. The opening was later shortened to accommodate a kitchen counter and sink at the west wall. All that remains of this historic window is the upper portion of the opening. The clamshell casing and vinyl window sashes were installed by the Olmsteads (1976-99).

Light Fixtures

Lighting was historically provided by oil lamps and candles; gas lighting was introduced sometime between 1856 and 1859. No remnants of early light fixtures are visible in the room today. Modern light fixtures include recessed and track lighting in the ceiling and task lighting mounted beneath the overhead cabinets (figs. II-84, II-86 and II-87).

Heating Equipment

There is no source of heat in the existing kitchen. The room is warmed today by electric baseboard heaters in the adjacent north addition (Room 104).

Plumbing Fixtures

Existing modern plumbing fixtures in the kitchen include a sink and dishwasher at the west wall and a small bar sink at the east wall (figs. II-85 and II-86). Plumbing was probably first installed circa 1920 when the room was remodeled as a kitchen. All that is known to remain of this early plumbing is a cast iron soil pipe for the second-story bathroom that is concealed behind later wall materials in the northwest corner of the room. The pipe was partially revealed in 2008 to investigate a leak in this corner, which was caused by a large crack in the pipe.

Plumbing for a small toilet room was also installed in the northeast corner of the kitchen circa 1950. This was later upgraded when the toilet room was enlarged to a bathroom in 1977. See Room 105 for additional information.

A chase for a drain pipe connecting with the upstairs bathroom is located in the northwest corner of the kitchen. The National Park Service replaced the existing 4-inch cast-iron pipe with a 4-inch PVC pipe in 2008.

Paint and Wallpaper Finishes

The earliest paint finishes observed in paint samples removed from original wall and ceiling plaster in the current kitchen consist of deteriorated calcimine paints. These early paints were pigmented in shades of mustard yellow/pale orange. It is difficult to say with certainty if any of these early layers date to the 1828-1848 time period, since these water-soluble paints were typically removed prior to repainting. No early woodwork trim survives in this room (such as baseboards, doorway casings, or window casings), so the paint finish on those elements is unknown. The walls were later painted with oil-based paints in colors of beige-gray, yellow, white and cream-yellow.

Two layers of paint were identified on the original random-width floorboards preserved beneath multiple layers of later flooring installed sometime after 1944. Each paint layer is distinctly separated by a heavy accumulation of dirt and soiling. The earliest painted finish is gray and the second layer orange. It seems unlikely that any of these paints could date to as early as 1828-1848, given the few number of layers.

Conversion of the pantry to a kitchen circa 1920 included plastering the underside of the newly exposed stair and selectively skim coating and repairing the plaster walls with cement plaster. The plaster was painted three times between circa 1920 to 1950 in colors of white, blue-green, and a high-gloss cream-yellow. A wallpaper border patterned with cherries, blueberries and other colorful fruits was coordinated with the last (circa-1940s) cream-yellow wall paint. These painted and wallpapered surfaces were covered circa 1950 by plasterboard. The plasterboard walls of the newly created toilet room, in the northeast corner of the kitchen, were first painted cream. Later, circa 1960, the walls were papered with a pattern featuring geometric shapes and flowering tree branches in gold and silver. This same wallpaper was hung in the hall and upstairs bathroom (Room 204). New plasterboard was installed over the old in 1977 and finished with floral vinyl wallpaper (figs. II-84 through II-86).



Figure II-84. Room 103: View looking east, June 2007.



Figure II-85. Room 103: Northeast corner, June 2007.



Figure II-86. Room 103: Northwest corner, June 2007.

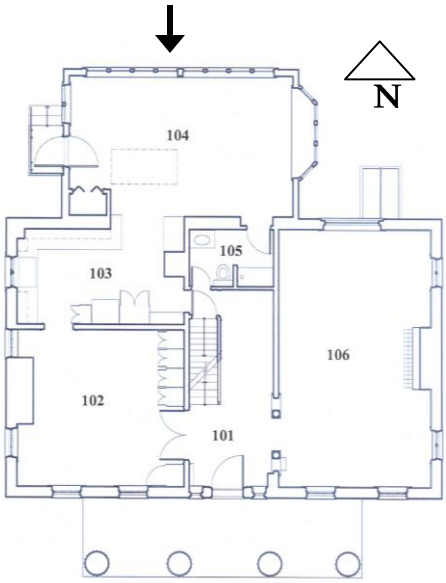


Figure II- 87. Room 103: North wall, June 2007.



Figure II-88. Room 103: Detail of upper southwest wall at the doorway to Room 102, revealing early plaster beneath plasterboard (at arrow), August 2007.

Room 104 (Back Room)



General Information

The "back room" is the name used by the Greenwood and Olmstead families for the large room on the north side of the house. This room was constructed as a brick addition by the Greenwoods around 1960. The large space was bisected by a north-south partition around 1977 to create an additional bedroom, according to Joan Greenwood Olmstead. It was later restored as one large room, and new windows installed, sometime between 1984 and 1999 (figs. II-89 and II-90).

Floor

The floor is covered with vinyl tiles installed sometime between 1984 and 1999.

Baseboards

The lower walls are trimmed with modern wood baseboards that measure 3-1/2" high.

Walls

The walls are finished with plasterboard panels that are presumably attached to wooden studs.

Ceiling

The ceiling is plasterboard with textured finish. It dates to the remodeling of the north addition between 1984 and 1999.

Doorways

There are two doorways in the north addition: one exterior and one interior. A wide passage also connects the north addition with the adjacent kitchen. Each doorway is described separately below.

<u>West Doorway (Exterior--D102)</u>. The west exterior doorway is presumably an original feature of the north addition. The metal door and wooden trim date to a later renovation of

the room sometime between 1984 and 1999. A second exterior entrance that existed at the east wall in 1984 (fig. II-30) was replaced by a bay window sometime between 1984 and 1999.

South Doorway (Bathroom). A doorway in the south wall of the back room connects with a bathroom (Room 105) installed at the north end of the lower hall in 1977. This doorway has a modern, hollow-core door and wood casing. The opening is significant, however, for being the original back doorway of the house that opened off the hall. This opening was framed to its present smaller size in 1977 when the bathroom was installed; the original frame remains in place in the wall. Physical evidence in the brickwork indicates this was a plain doorway with no sidelights, fanlight or transom.

Wide Passage (Kitchen). A wide opening connects the back room with the kitchen today. This was the probable location of the historic interior doorway between the former north wing and the pantry (now the kitchen—Room 103). This doorway appears to have been retained as an exterior doorway when the north wing was removed circa 1920. Doris Greenwood Depp described the circa-1944-1960 appearance of the back kitchen doorway as having a "window on top" and as a "door with a window."[235] The doorway was removed when the existing north addition was constructed circa 1960. The existing wide passage was created in the 1990s.

Windows

Modern casement windows are located on the east, north, and west sides of the back room. The east window is a projecting bay with window seat. The window bay was installed, and all the sashes in the room replaced, during the remodeling of the north addition between 1984 and 1999. A ceiling skylight was also probably dates to this time.

Closet

A closet in the southwest corner of the room was added sometime between 1984 and 1999. It has bi-fold wooden doors.

Light Fixtures

The room has nine recessed lights in the ceiling dating to the remodeling of the room between 1984 and 1999.

[235] Interview with the Greenwood family at the Hunt House 2 Jun. 2008. Transcript on file at Women's Rights NHP.

Heating Equipment

The room is warmed by an electric baseboard heater located at the north wall. It was installed between 1984 and 1999.

Paint and Wallpaper Finishes

The backroom is finished with dark green wallpaper, a white-painted ceiling, and varnished woodwork. The exterior door is painted dark green; the bathroom door is white. No analysis was undertaken of the room's painted finishes.



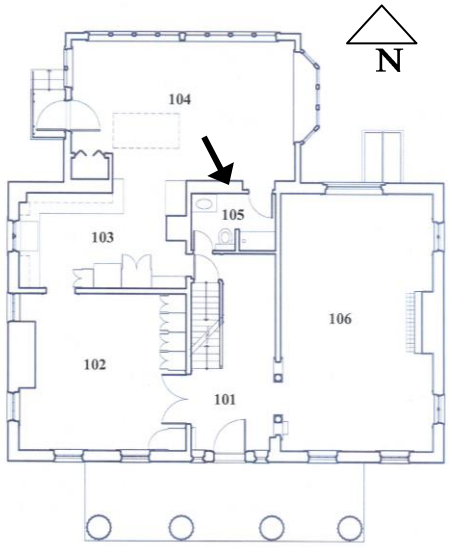
Figure II-89. Room 104: View looking east, June 2007.



Figure II-90. Room 104: View looking west, June 2007.

Room 105 (Bathroom)

General Information



The bathroom in the first story of the Hunt House was enlarged from a circa-1950 toilet room in 1977. The latter date was verified by Joan Greenwood Olmstead, the last owner of the house, and by a penciled note on the hall side of the south plasterboard partition (fig. II-71). The room occupies the north end of the lower hall and the northeast corner of the original pantry that was converted to a kitchen circa 1920 and partitioned as a toilet room circa 1950. The bathroom was disassembled by the National Park Service for the architectural investigation in 2007. Physical remnants of the circa-1950 toilet room were revealed when the 1977 plasterboard was removed in 2007 (fig. II-97). The toilet room was created by partitioning the northeast corner of the kitchen with wood studs and plasterboard. A sink and medicine cabinet were installed at the west wall and a toilet at the south wall. The room was accessed through a doorway connecting with the hall. The east wall of the toilet room was removed, and new plumbing fixtures installed, when the toilet room was enlarged to a full bathroom with shower in 1977.

Floor

Portions of the original random-width floorboards of the two original rooms (the pantry/kitchen and lower hall) now occupied by the bathroom survive beneath multiple layers of later flooring. The original floorboards of both rooms are oriented in a north-south direction. Considerable damage has occurred to these boards by the installation of the plumbing for the toilet room and later bathroom.

The evolution of the room's later flooring differs because it was two separate rooms until 1977. The western portion of the room was the northeast corner of the pantry/kitchen and later partitioned as a toilet room circa 1950. The original floorboards here are overlaid with the same 3-1/4"-wide tongue-and-groove floorboards installed in the kitchen circa 1920, which are covered by mustard-color sheet flooring. The eastern portion of the room was part of the hall until it was remodeled as the bathroom in 1977. The original floorboards here are overlaid with circa-1920 oak flooring, which is covered by circa-1950s black-and-white vinyl tiles 9" square (fig. II-72). When the bathroom was created in 1977, the two rooms became one and the floor was covered with plywood underlayment on strapping that was finished with two layers of sheet vinyl by 1999.

Baseboards

The lower walls of the bathroom are trimmed with modern wooden clamshell-style baseboards dating to 1977. The original hall baseboard is preserved at the east wall behind two plasterboard walls: one installed circa 1945 to conceal heating ducts, the other dating to 1977.

Walls

The walls of the bathroom, like the flooring, are composed of multiple layers of materials. The most recent plasterboard installed in 1977 was removed by the National Park Service for the architectural investigation in 2007. Each wall is described in detail below.

North Wall. The north wall is the exterior brickwork wall of the house that was originally finished with lime plaster. This wall was initially divided into two separate rooms by a north-south partition, the physical evidence of which is clearly visible as a vertical line of exposed brickwork (figs. II-95 and II-96). The wall on the east side of the partition was the north end of the lower hall (Room 101), while the wall on the west side of the partition was in the original pantry that was converted to the existing kitchen (Room 103). The east portion of the wall remained as part of the hall, which was finished with wallpaper applied directly to the plaster walls until 1977. The west portion of the wall became part of the kitchen circa 1920. Cement plaster that was applied to the early plaster, and a small wood-framed opening in the brick wall (possibly for milk deliveries), most likely date to the circa-1920 kitchen (fig. II-96). Uneven and broken brickwork around the opening attests to its later installation. This portion of the wall was covered with plasterboard when it became part of the toilet room circa 1950. The entire north wall was covered with new plasterboard following removal of the north-south partition to create the existing large bathroom in 1977. This plasterboard preserved layers of wall finishes beneath it including the early wall plaster, later cement plaster, and circa-1950 plasterboard.

East Wall. The east wall is the original wood-framed partition of the lower hall that became part of the bathroom in 1977. This wall is believed to retain most of its original lath and lime plaster. Later heating ductwork installed at this wall by the Greenwoods circa 1945 is concealed by plasterboard finished with two layers of wallpaper (see figure C-1, Appendix C). The entire wall, including the ductwork, was most recently covered by new plasterboard in 1977.

South Wall. The south wall is a modern, wood-framed wall that is divided into two parts: the west portion and the east portion. The west portion dates to the circa -1950 construction of a small toilet room in the circa-1920 kitchen. This wall was finished with plasterboard circa 1950 and later altered with the addition of a doorway in 1977. The east portion of the wall partitioned the north end of the lower hall to create the existing larger bathroom in 1977. The entire south wall was finished with new plasterboard at that time.

West Wall. The west wall is a wood-framed wall finished with plasterboard that dates to the creation of the toilet room circa 1950. The former location of a medicine cabinet flanked by electric lights is clearly evident at this wall based on cutouts in the plasterboard (fig. II-97). The entire wall was later covered by a new layer of plasterboard in 1977.

Ceiling

The original ceiling of the hall and adjacent pantry/kitchen is preserved above the low plasterboard ceiling of the circa-1950 toilet room and 1977 bathroom (fig. II-95). This early ceiling is finished with lime plaster adhered to sawn lath.

Doorways

There are two doorways in the bathroom. One is the original back doorway of the house, the other was installed in 1977. Both are described below.

North Doorway (Back Room/Original Exterior). The doorway in the north wall of the bathroom connects with the circa-1960 back room. It is outfitted today with a modern hollow-core door and clamshell-style casing dating to 1977. This doorway is significant for being the original exterior back doorway of the house, the frame of which is preserved in the wall (figs. II-72, II-93 and II-95).

South Doorway (Kitchen Hall). The doorway in the south wall was created in 1977 when the bathroom was installed. It opens onto a short hall that connects the kitchen and the lower hall. The doorway has the same style hollow-core door and clamshell-style casing as the north doorway, dating to 1977 (fig. II-91).

Windows

There are no windows in the bathroom.

Light Fixtures

The bathroom is illuminated by a single ceiling-mounted light fixture (fig. II-94). This fixture presumably dates to the 1977 creation of the bathroom. Physical evidence of two earlier lights that are missing today can be seen on the circa-1950 plasterboard of the west wall (fig. II-97). These lights, and the medicine cabinet that they flanked, were both removed in 1977.

Heating Equipment

The bathroom was heated by a ceiling-mounted heat lamp (fig. II-94). Other heating equipment includes ductwork concealed behind circa-1945 plasterboard at the east wall of the hall, which was in turn covered by another plasterboard wall when the bathroom was created in 1977 (see fig. C-1, Appendix C).

Plumbing Equipment

The bathroom is equipped with a lavatory and vanity at the north wall, a toilet at the south wall, and a shower in the southeast corner of the room (figs. II-91through II-94). The existing fixtures replaced earlier bathroom fixtures in 1988. Both the toilet and lavatory were made by Kohler. A manufacturing dated of "11/23/87" is stamped on the toilet, and product literature for the lavatory faucet has "2/88" written on it. A vinyl liner in the shower was also probably installed at this time. Both current and obsolete PVC plumbing is concealed beneath the flooring and above the drop ceiling.

Paint and Wallpaper Finishes

A complex layering of wall and ceiling finishes is preserved behind the circa-1945, circa 1950 and 1977 plasterboard of the bathroom. These finishes, which predate the toilet room and bathroom, are discussed in the sections on the lower hall (Room 101) and the kitchen (Room 103).

The walls of the toilet room and the bathroom have been finished with paint and wallpaper over the years. The upper walls of the toilet room were painted and the lower walls covered with "fake grey tile" when the room was created around 1950.[236] The upper walls were later wallpapered circa 1960 in a geometric pattern with flowering branches printed in silver and gold on a beige ground (figs. II-96 and II-97).[237] This same wallpaper was also used in the lower and upper halls (Rooms 101 and 201) and the upstairs hall bathroom (Room 204). It remained on the walls until 1977, when it was covered by the plasterboard walls of the new bathroom. The bathroom is currently finished with vinyl wallpaper with a floral pattern and matching blue border (figs. II-91 through II-94).

[236] Interview with Doris Greenwood Depp at the Hunt House, 2 Jun. 2008. Transcript on file at Women's Rights NHP.
[237] Ibid. Granddaughter Robin Olmstead Cain remembered that "Grandma and Grandpa put in the white wallpaper with the silver and gold sometime in the 1960s ...."



Figure II-91. Room 105: Southwest corner, June 2007.



Figure II-92. Room 105: North wall, June 2007.



Figure II-93. Room 105: East wall, June 2007.



Figure II-94. Room 105: View of ceiling looking east, June 2007.



Figure II-95. Room 105: View looking northwest following removal of hall partition and plasterboard, December 2007. Note original back doorway (at arrow).



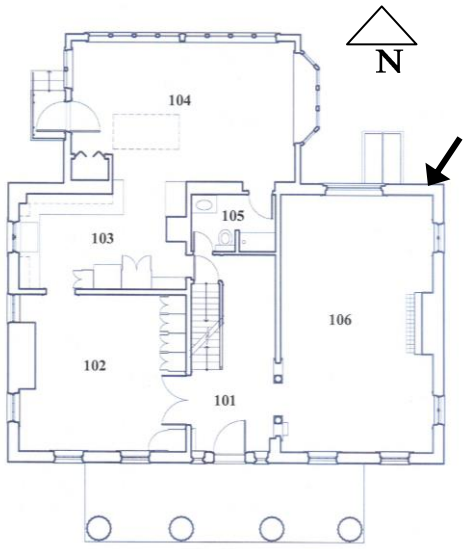
Figure II-96. Room 105: Detail of north wall showing later wall niche (left arrow) and circa-1960 wallpaper (right arrow), December 2007.



Figure II-97. Room 105: Detail of west wall showing locations of circa-1950 medicine cabinet (at arrow) and flanking lights, April 2008.

Room 106 (Living Room)

General Information



The living room is located on the east side of the house in the first story. This was originally two smaller rooms called the "Parlor" and the "Hall Bed Room," according to Richard P. Hunt's probate inventory of 1856. The back bedroom is believed to have been where Richard P. Hunt spent his last days and died on November 7, 1856, and may have previously served as an office. A partition separating the two rooms was later removed, the fireplace was relocated farther north, and two windows were converted to doorways opening onto a new veranda. These alterations may have coincided with the weddings of two Hunt children in the early 1860s and definitely existed by 1873, according to a Bird's-Eye View that shows the veranda on the east side of the house (fig. II-15).[238] The four exterior openings of the enlarged "Parlor" were dressed with "4 pair lace curtains" by 1890, according to Jane C. Hunt's probate inventory. Other changes were made to the room around 1920 by Clifford C. Beare, who also built the two-story columned portico on the front of the house. The hall doorway closest to the front door was widened and flanked by columns, the fireplace mantel replaced by the existing mantel, and the old floorboards covered with oak flooring. The Greenwood family later added a picture window to the back wall and enclosed the doorway to the back hall circa 1960. The plaster walls and ceiling were covered with plasterboard by the Olmsteads in 1977.

Floor

The original random-width floorboards of the parlor are covered with circa-1920 oak flooring, which is overlaid with wall-to-wall carpeting installed by the Olmstead family. Historically, the parlor had "30 yds carpeting" in 1856, and "abt. 60 yds. carpet" in 1890, according to the probate inventories of Richard P. Hunt and Jane C. Hunt. No mention was made of the floor covering in the back hall bedroom in the 1856 inventory, which became part of the parlor circa 1860s.

Baseboards

Molded baseboards approximately 8" tall trim the lower walls of the living room. The baseboards are similar in style to those in the lower hall (Room 101), the upper hall (Room 201) and the southeast bedroom (Room 206). A baseboard patch with a different molding

[238] Richard P. Hunt (Jr.) was married about 1861 and Sarah Hunt about 1864, according to genealogical records. A date of "circa 1860s" for these alterations is used in this report.

profile is at the north end of the west wall enclosing a second doorway to the lower hall. This patch has been dated circa 1960 based on the paint analysis and photographic documentation (fig. II-25).[239] Noticeably absent are patches in the baseboards in the location of the missing east-west partition that originally divided the parlor from the back bedroom. The most likely explanation for this is that the baseboard from the former partition was salvaged and reinstalled at the north end of the room to present an unblemished appearance. This assumes that both rooms were trimmed with the same style baseboard and were similarly painted, since no difference was observed in the early paint schemes of the baseboards on the north and south sides of the room.

Walls

The living room has four walls dating to 1828. The three walls on the south, east, and west sides are exterior walls; the west wall is an interior wall partitioning the living room from the lower hall. The original finish of the walls was lime plaster applied directly to the brickwork of the exterior walls and to sawn lath at the interior wall. The plaster is covered by later wallpaper and plasterboard installed in 1977, which obscures the full extent of surviving original plaster. Another interior partition that divided the front parlor from the back bedroom is missing today. This partition was supported by a floor beam that is visible in the cellar, and which corresponds to a distortion, or "bump," in the plaster of the west wall. The wall was removed circa 1860s to create the existing large room.

Ceiling

The ceiling is covered with plasterboard installed circa 1977. How much, if any, original plaster survives above the plasterboard is unknown.

Doorways

The living room has three doorways today. One is the original parlor doorway that was widened and flanked with columns circa 1920. The two other doorways are original windows that were enlarged as doorways circa 1860s.

West Doorway (Lower/front Hall). The doorway at the south end of the west wall connects with the lower hall (figs. II-68 and II-98). This is the original parlor doorway that was altered to its present appearance circa 1920. The casings of both this doorway and the dining room doorway were removed circa 1920, their openings widened, and the casings reinstalled in a haphazard fashion, thus resulting in a mixture of molding styles.[240] The parlor doorway is distinguished by its flanking Doric columns that sit on paneled bases dating to circa 1920. There is no door.

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[239] The baseboard patch has the same number of paint layers as the casing of the circa-1960 picture window in the north wall.

[240] The top casing and right bull's-eye corner block were reinstalled from the dining room, while the side casings and left corner block were reused from the parlor or lower hall.

East Doorways (Exterior/Veranda). Two original windows in the east wall were enlarged to doorways when the parlor was made one large room circa 1860s. These doorways opened onto a new veranda on the east side of the house, shown in the "Bird's-Eye View" of 1873 (fig. II-15). The doorways were outfitted with French doors and trimmed with new casings with rosette corner blocks that did not match the existing doorway and window casings. These doorways retain their circa-1860s appearance today (fig. II-102)

West Doorway (Lower/back Hall--Missing). A second doorway at the north end of the west wall originally connected the hall bedroom with the lower hall. This doorway was retained when the parlor was made one large room circa 1860s. The opening was enclosed one hundred years later, around 1960, with a cement plaster patch and later baseboard patch (figs. II-25 and II-103).

Windows

The historic configuration of the windows during the years 1828 to 1848 consisted of three windows in the front parlor and one window in the hall bedroom. Richard P. Hunt's probate inventory of 1856 noted that the windows of the "Parlor" were then outfitted with "3 window shades"; no mention was made of the window in the "Hall Bed Room." Sometime between 1856 and 1873 (circa 1860s), the partition between the two rooms was removed and the two east windows were converted to doorways. The openings then had "4 pair lace curtains," according to Jane C. Hunt's probate inventory of 1890. A picture window was added to the north wall around 1960 (fig. II-25).

South Windows. Two windows in the south wall are original parlor windows dating to 1828 (fig. II-98). These windows retain their historic 9-over-6 sashes and casings with ovolo edge molding and rosette blocks. No early hardware remains. Modern window elements include sash locks and spring counterbalances that replaced the original sash cords and weights.

North Window. The window at the north wall is a picture window installed by the Greenwoods circa 1960 (figs. II-25 and II-99). This replaced a bay window installed by Clifford Beare around 1920 (fig. II-23b). There was no opening in this wall historically.

East Windows (Missing). Two doorways in the east wall were enlarged from original windows circa 1860s. The opening on the right (south) side of the fireplace was in the parlor, and the opening on the left (north) side was in the hall bedroom before the partition between the rooms was removed circa 1860s. These missing windows were presumably the same size and had the same 9-over-6 sashes as the two original windows in the south wall. The casing of the parlor window would have matched that of the existing south windows. The casing of the hall bedroom window may have differed slightly, perhaps having mitered corners instead of corner blocks similar to the east window in the northeast bedroom above.

Chimney Breast and Fireplace

A chimney breast and fireplace are centered at the east wall of the living room (fig. II-100). This placement is a change that was probably made when the room was enlarged to its current size circa 1860s. The original location of the chimney breast can be clearly

ascertained by the position of the chimney base in the cellar and the chimney breast in the room above (Room 206). Physical evidence may also be preserved in the original floorboards beneath the layers of later flooring. The existing wooden mantel is a neoclassical design that appears to have been installed circa 1920. Dating of the mantel was accomplished by comparative paint analysis, which indicates the mantel is contemporary with the columns and paneled bases of the widened west doorway. The existing mantel shelf was installed around 1960, also based on the paint evidence.

Light Fixtures

The only known historic reference to lighting of this room is the 1856 probate inventory of Richard P. Hunt that listed "2 candle sticks" in the parlor. Gas lighting had been installed in the house by the time of Jane C. Hunt's probate inventory of 1890, although no light fixtures were listed in this room. No remnants of early light fixtures are visible in the living room today, nor are there any hard-wired electric light fixtures.

Heating Equipment

Heating equipment includes two boxed heat grates, one each at the east and west walls, that were installed by the Greenwoods circa 1945. A Honeywell thermostat at the west wall next to the hall doorway is probably dates to 1977, when plasterboard was installed on the walls. (See figs. II-100 and II-101.)

Paint and Wallpaper Finishes

Paint samples were taken from both the south and north sides of the existing living room so as to determine the historic (1828-48) paint schemes when the room was partitioned as a parlor and hall bedroom. No samples were examined from the floorboards or ceiling plaster because these are covered with later flooring and plasterboard. The paint analysis of the woodwork determined that the first several paintings of both rooms used a cream-color, oil-based paint containing lead. The plaster walls of the parlor were most likely wallpapered, while the walls of the back bedroom appear to have painted with calcimine: first a cream color, later a gray-green color. It is difficult to say with certainty if these two layers date to 1828-1848, since calcimine is a water-soluble that was typically removed prior to repainting. No descriptions or scraps of 19th-century wallpaper have yet been found.

The woodwork of the enlarged parlor was painted circa 1860 with a white unleaded (possibly zinc) paint. Wallpaper was undoubtedly hung on the walls to cover the painted walls of the former bedroom and unify the room; no samples of this paper have been found. Subsequent paintings of the woodwork used white, light gray-green, and sage green-color paints. Light-color paints have been applied since circa 1920, including shades of white, light yellow, and cream. None of the "dark yellow wallpaper" that was on the walls of the living room in 1944[241] remains today. Two existing wallpapers on the plaster walls were most likely hung by the Greenwoods circa 1945 and 1960: the first a floral-and-ribbon pattern with wide vertical

[241] Interview at the Hunt House 2 Jun. 2008. Transcript on file at Women's Rights NHP.

stripes in pink and white (figs. II-25 and C-4 in Appendix C), the second a green abstract/pebbled pattern that concealed the west door patch (fig. II-106). Today, plasterboard covers the plaster walls and ceiling. The woodwork is painted cream, the ceiling white, and the walls are covered with vinyl wallpaper with a mottled cream-yellow pattern and a swag border (figs. II-98 through II-102).



Figure II-98. Room 106: View looking south, June 2007.



Figure II-99. Room 106: View looking north, June 2007.



Figure II-100. Room 106: Detail of fireplace mantel at the east wall, June 2007.



Figure II-101. Room 106: Detail of doorway to Room 101 at the west wall, June 2007.



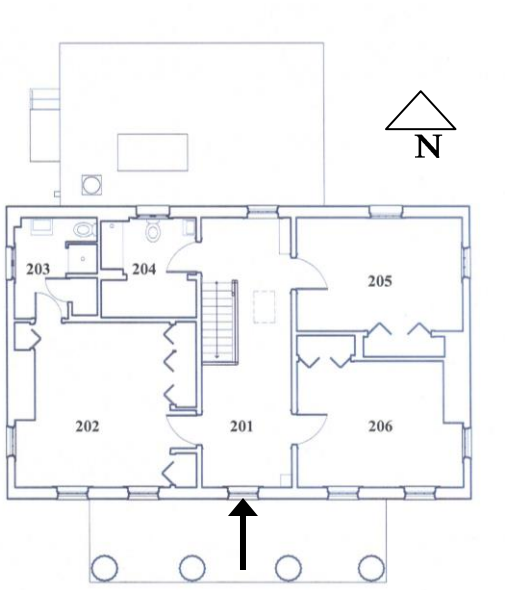
Figure II-102. Room 106: Detail of French doorway at the east wall, June 2007.



Figure II-103. Room 106: Detail of west wall at former hall doorway, August 2007. The arrow delineates the width of the patch enclosing the former opening. (Also see fig.II-25.)

Room 201 (Upper Hall)

General Information



The upper hall is located directly above the lower hall (Room 101). An original stair at the north end of the hall provides the only access to the second story. Both Richard P. Hunt's probate inventory of 1856 and Jane C. Hunt's inventory of 1890 referred to this as the "Upper Hall." This hall is particularly significant for being the least altered space in the Hunt House. Four intact doorways connect with the four original second-story bedrooms. The hall is lit by two original windows: one in the south wall, the other in the north wall. Later changes made circa 1920 included the installation of oak floorboards over the original random-width boards and slight modification of the stair railing. Modern heat ducts were installed by the Greenwoods circa 1945. Plasterboard was applied to the walls and ceiling and a folding attic stair was installed in the ceiling in 1977. The existing wall-to-wall carpeting and vinyl wallpaper probably also date to this remodeling.

Floor

There are three layers of flooring in the upper hall: original floorboards, oak floorboards, and wall-to-wall carpet. The original floor consists of random-width floorboards. These were historically covered by "1 carpet," according to the 1856 probate inventory of Richard P. Hunt. By 1890, it was estimated that the upper hall had "abt 20 yds carpet," as recorded in Jane C. Hunt's probate inventory. Oak floorboards were nailed to the old floorboards around 1920. These were in turn overlaid by wall-to-wall carpeting by the Olmsteads, the last private owners of the house.

Baseboards

Original molded baseboards approximately 8" high finish the lower walls of the upper hall. Baseboards of identical style are also located in the lower hall (Room 101), the living room (Room 106), and the southeast bedroom (Room 206). A plain trim board attached to the lower portion of the baseboards is believed to date to the circa-1920 installation of oak floorboards.

Walls

The four walls of the upper hall date to the original construction of the house in 1828. Unlike the lower hall, the walls of the upper hall appear to be relatively intact and unaltered. The north and south end walls are exterior brickwork walls, and the east and west walls are wood-framed interior partitions. The walls were finished historically with lime plaster applied directly to the brickwork on the exterior walls and to sawn lath on the interior walls. How much original plaster remains today is unknown because of a covering of plasterboard installed in 1977. That some early plaster remains is evident at the north end of the west wall, where the back side of the lath and plaster has been revealed in the adjacent hall bathroom (Room 204).

Ceiling

The ceiling is finished with lime plaster adhered to sawn lath, which is covered by plasterboard installed by the last owners in 1977. The extent of surviving historic plaster is unknown because only a small area of plasterboard was removed for this architectural investigation.

Doorways

Four original doorways open off the upper hall. All four doorways have original 6-panel doors and are trimmed with casings featuring ovolo edge molding and rosette corner blocks (fig. II-107). The doors have recessed panels on both sides, with molded panels on the hall side only. Three of the doors retain their original 5-knuckle, closed butt hinges. One door, to the hall bathroom, appears to have been reused from some other location based on the paint analysis. A mixture of porcelain doorknobs suggests that some, if not all, are later replacements; one door has a modern metal knob. Doorway details are summarized in the chart below.

Doorway	Door	Doorknobs	Hinges
To southwest bedroom (Room 202)—fig. II-107	6 panels (original)	Porcelain (white both sides)	Closed butt (original)
To hall bathroom (Room 204)	6 panels (reused?)	Porcelain (hall side black, room side white)	Loose pin (patented in 1872)
To northeast bedroom (Room 205)	6 panels (original)	Porcelain (brown "mineral knobs" both sides—patented 1841)	Closet butt (original)
To southeast bedroom (Room 206)	6 panels (original)	Modern metal	Closed butt (original)

Windows

There are two original windows in the upper hall: one in the north wall, the other in the south wall (figs. II-104 and II-105). No mention was made of the windows in Richard P. Hunt's probate inventory in 1856; Jane Hunt's probate inventory described the windows as fitted with "2 curtains & cornices" in 1890. Both windows are trimmed with casings similar to the doorways, featuring ovolo edge molding and rosette corner blocks. Both windows also retain their original 9-over-6 sashes. Spring counterbalances have replaced the original sash cords and weights; there are no sash locks.

Attic Hatch

A hatch in the ceiling at the north end of the upper hall contains a folding (pull-down) attic stair installed by the Olmsteads in 1977 (fig. II-106). The attic stair and plasterboard adhered to the ceiling are contemporary.

Light Fixtures

The upper hall was historically lighted by candles and oil lamps. Richard P. Hunt's probate inventory of 1856 listed "1 astrol lamp" in the upper hall that probably sat on the hall "table." One "candelabra" was on the table by the time of Jane C. Hunt's probate inventory in 1890. This may have been decorative, since gas lighting had been installed in the house sometime between 1856 and 1859. Electric lighting was introduced around 1920. No gas lights or early electric fixtures remain in the hall today. One modern electric light is mounted to the plasterboard ceiling (fig. II-106).

Ceiling Fan

A modern ceiling fan is mounted to the 1977 plasterboard ceiling at the north end of the hall. The fan is probably contemporary with the fan/light in the lower hall (fig. II-105).

Stairway Railing

The stairway opening on the northwest side of the upper hall is bordered on the east and south sides by a wooden railing (figs. II-108 and II-109). This elegant railing of Federal design, with simple turned newels and tapered balusters, is thought to dates to the original construction of the house in 1828. Close examination reveals, however, that the railing has undergone some alterations. It appears to have been removed, trimmed, and reinstalled closer to the stairway opening. This most likely occurred when oak flooring was installed in the hall by Clifford Beare circa 1920; Joan Greenwood Olmstead has no recollection of this change.[242] Physical evidence of the railing's original placement is undoubtedly preserved on the original floorboards currently covered by later oak flooring and wall-to-wall carpeting.

[242] Interview at the Hunt House 2 Jun., 2008. Transcript on file at Women's Rights NHP.

Heating Equipment

There are two boxed heat ducts in the upper hall: one in the northeast corner, the other in the southeast corner (figs. II-104 and II-105). Both were installed by the Greenwoods around 1945. The hall was unheated historically.

Paint and Wallpaper Finishes

Like the lower hall, the first several paintings of the woodwork in the upper hall from 1828 to circa 1848 used cream-color paints containing lead, according to the findings of the paint analysis. This included the baseboards, doorway and window casings, doors, and sashes. The railing at the stairway (handrail and balusters) had a resinous finish. The walls were most likely wallpapered historically, based on the smooth texture of the surviving original plaster and absence of paint; no remnants of early wallpapers have yet been found. The ceiling appears to have been painted with a water-soluble calcimine. No paint was observed on the original floorboards, which have a buildup of dirt and a substance that may be wax.

The hall woodwork continued to be painted in light shades of cream, white, and light yellow over the years. Three layers of wallpaper remain on the plaster walls of the upper hall. The first is the same circa-1930, brown-leaf design that is preserved within the circa-1945 heat-duct boxes at either end of the upper hall. It appears to have been completely removed from the hall walls, except within these boxes, prior to application of the second wallpaper--a pink-and-white striped design applied circa 1945. The third wallpaper is a design of geometric forms and flowering branches in gold and silver on a beige ground installed circa 1960.[243] These same wallpapers decorated the walls of the lower hall and Room 204 (see figs. C-1 and C-3 in Appendix C). The last two layers are preserved behind plasterboard that covered the walls in 1977.

Plasterboard was installed over the wallpapered walls and ceiling in 1977. Vinyl wallpaper with a yellow damask design and no border covers the west wall of the stairway and upper hall; a grass-cloth patterned wallpaper is on the north, east, and south walls (figs. II-104 through II-108). The stairway handrail that has a clear resinous finish; all other woodwork and the plasterboard ceiling are painted white.

[243] Ibid. This wallpaper was remembered by Robin Olmstead Cain as having been hung by her grandparents, Irving and Marie Greenwood, in the 1960s.



Figure II-104. Room 201: View looking south, June 2007.



Figure II-105. Room 201: View looking north, June 2007.



Figure II-106. Room 201: Detail of ceiling looking north, June 2007. Folding attic stair is at ceiling hatch (at arrow).



Figure II-107. Room 201: Detail of doorway to Room 202, June 2007.



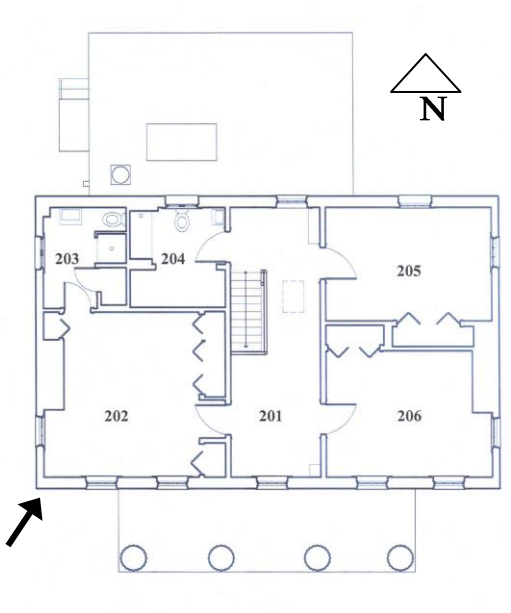
Figure II-108. Room 201: Detail of stair railing, June 2007.



Figure II-109. Room 201: Detail of railing newel posts, June 2007.

Room 202 (Southwest Bedroom)

General Information



The southwest bedroom is located in the southwest corner of the house above the dining room. The room was referred to as the "Front Chamber" in Richard Hunt's probate inventory of 1856. It was later called the "Bed room, Upstairs South West," in Jane Hunt's probate inventory of 1890. This appears to have been the bedroom used by Jane Hunt, as suggested by the presence in the room of "clothing of the deceased other than specifically bequeathed" in the 1890 inventory. The room is unchanged in general configuration from its appearance as constructed in 1828. Most alterations appear to have been made in the 20th century. The fireplace mantel was removed and the original floorboards covered with oak flooring around 1920. A large closet was installed in 1944-45 and a doorway connecting with the adjacent bathroom added around 1950. Collapse of the ceiling plaster sometime between 1944 and 1976 resulted in the installation of the existing ceiling tiles. The most recent remodeling in 1977 added two small closets and covered the walls and ceiling with plasterboard. Wall-to-wall carpeting was installed over the oak floorboards and new wallpaper covered the walls. The room was most recently occupied by the last owners of the house, Joan and Thomas Olmstead.

Floor

There are three layers of flooring in the southwest bedroom: original floorboards, oak floorboards, and wall-to-wall carpet (fig. II-117). The original flooring consists of random-width floorboards. These were historically covered by "28 yds carpeting," according to the 1856 probate inventory of Richard P. Hunt. By 1890, the room had "1 Large red Rug," as recorded in Jane C. Hunt's probate inventory. A more permanent installation of oak floorboards was nailed to the old floorboards circa 1920. These were in turn overlaid by wall-to-wall carpeting by the Olmsteads, the last owners of the house, in 1977.

Baseboards

Original molded baseboards approximately 7+" high finish the lower walls of the southwest bedroom. These are identical style to the baseboards in the dining room below (Room 102). A later baseboard of slightly different style is attached to the front of the chimney breast.

Paint analysis suggests this baseboard dates to circa 1920, most likely when the fireplace mantel was removed. A plain trim board was also applied to the lower baseboards about this time, which was most likely in conjunction with installation of the oak floorboards.

Walls

The four walls of the southwest bedroom date to the original construction of the house in 1828. The south and west walls are exterior brickwork walls finished with lime plaster adhered directly to the bricks. The north and east walls are wood-framed partitions finished with lime plaster adhered to sawn lath. The walls are mostly covered today with plasterboard installed in 1977, except where it is exposed within three closets on the east and west sides of the room. Complete removal of the plasterboard is necessary to ascertain the extent of the room's surviving early plaster.

Ceiling

The ceiling is covered today with acoustical ceiling tiles installed by the Greenwoods sometime between 1944 and 1976, except in the large closet at the east wall where the painted plaster ceiling is exposed. The story behind the tiles was relayed in 2008 by daughters Joan Olmstead and Doris Depp:

> They were all watching television downstairs and they heard a huge crash. When they came upstairs the ceiling (plaster and lath) had fallen in on the bed. They were glad their parents hadn't been in the bed.[244]

How much, if any, early ceiling plaster remains above the acoustical tiles is unknown. The original ceiling plaster consisted of lime plaster adhered to sawn lath.

Doorways

There are two doorways in the southwest bedroom: one dating to 1828, the other added circa 1950. Both are described on the following page. See "Closets" for a description of the three closet doorways.

East Doorway. The doorway at the south end of the east wall is an original opening that connects with the upper hall (fig. II-110). This doorway retains its original casing and 6-panel door. The casing, featuring cavetto edge molding and rosette corner blocks, matches the casings of the windows and those in the downstairs dining room. The closed-butt hinges of the door are original. Less certain is the white-porcelain doorknob, which may have replaced an earlier latching mechanism.

North Doorway. The doorway at the west end of the north wall is a later opening dating to circa 1950 that leads to the northwest bathroom (fig. II-114). Although the bathroom was installed circa 1920, this room was originally accessed from the upper hall. This was changed

[244] Interview at the Hunt House 2 Jun. 2008. Transcript on file at Women's Rights NHP.

circa 1950 when a second bathroom was installed in the second story (Room 204), requiring a new doorway for the existing bathroom. The existing plain-board trim, hollow-core door, and modern hardware appear to be later alterations that most likely date to the renovation of the room in 1977.

Windows

There are three original windows in the southwest bedroom: two in the south wall and one in the west wall (figs. II-111 through II-113). These windows were described in the 1856 probate inventory of Richard P. Hunt as outfitted with "3 window curtains." Jane C. Hunt's inventory of 1890 was more specific, noting "3 sets lace curtains." The windows retain their original casings, featuring cavetto edge molding and rosette corner blocks (fig. II-113).[245] These resemble the casings in the dining room (Room 102). The nine-over-six sashes also appear to be original and unaltered, except for the spring counterbalances that replaced sash cords and weights. There are no sash locks.

Chimney Breast

The projecting chimney breast at the west wall is an original feature of the room that was covered by plasterboard in 1977 (fig. II-112). Removal of the plasterboard from the baseboard up to 6-feet high in 2007 revealed brickwork construction finished with a combination of original lime plaster and later cement plaster applied directly to the bricks. A later gray plaster enclosed the former fireplace opening on the front face and also delineated the missing fireplace mantel (figs. II-115 and II-116). This mantel measured approximately 4'-2" wide by 4'6" high, not counting the upper shelf that extended beyond the body of the mantel. The mantel still existed in 1890, as indicated by the probate inventory of Jane C. Hunt that listed "1 mantel lambrequin" (a decorative scarf) in the southwest bedroom. The mantel is believed to have been removed, and the fireplace opening enclosed, around 1920. It was missing by the time the Greenwoods purchased the house in 1944, according to Joan Greenwood Olmstead.

Closets

There are three closets in the southwest bedroom: one large closet at the east wall and two smaller closets in the southeast and northwest corners (figs. II-110 and II- 112). The large closet appears to have been installed by the Greenwoods in 1944-45 and the smaller closets by the Olmsteads in 1977. This is based on the closet ceilings, which consist of exposed plaster in the large closet and later acoustical ceiling tiles in the small closets. All three closets appear to have been updated with new plain-board casings and louvered doors during the 1977 remodeling of the room.

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[245] An 1828 date of installation for the window casings in Room 202 was verified by removing one of the corner blocks in November 2008 to examine the nails attaching it. These were found to be an early machine-cut type with round points commonly made between 1815 and 1835. See Appendix C for additional details.

Light Fixture

A modern ceiling light with glass shade is probably contemporary with the acoustical ceiling tiles (1944-76). The room was historically lit by "1 pr. Plated candle sticks," according to Richard P. Hunt's probate inventory of 1856. By 1890, the probate inventory of Jane C. hunt listed a "Candelabra" and "1 gas fixture." Physical evidence of the gas fixture may be found beneath the plasterboard covering the walls.

Heating Equipment

A metal heat register is located at the lower north wall (fig. II-114). Although the exact date of this register is not known, a gray plaster patch around it is indicative of its later (circa-1920-45) installation. The room was historically warmed by the fireplace, and possibly by a cast-iron stove in later years.

Paint and Wallpaper Finishes

Analysis of the painted finishes in the southwest bedroom found that the room's woodwork elements have always been painted in shades of cream and white. Oil-based paints containing lead were used in the early years until around 1920, while the most recent applications used latex paints. The wooden floorboards were found to have a heavy buildup of dirt and a substance that may be wax. This was covered by one layer of mustard-yellow paint applied sometime before oak floorboards were installed around 1920. Less information is available on the historic treatment of the walls and ceiling. Original plaster exposed on the chimney breast at the west wall has a smooth finish and displays no evidence of painted finishes; the exposed plaster walls in the closets are finished with later paint. This suggests that the walls were wallpapered, as confirmed by small scraps of wallpaper observed on the chimney breast. These remnants are of insufficient size to reveal either pattern or colors. The plaster ceiling has not yet been examined. The existing plasterboard walls installed in 1977 are covered with textured wallpaper resembling grass cloth in colors of brown, gold and cream; the ceiling is painted white (figs. II-110 through II-115).



Figure II-110. Room 202: East wall, June 2007.



Figure II-111. Room 202: South wall, June 2007.



Figure II-112. Room 202: West wall, June 2007.



Figure II-113. Room 202: Detail of window casing at west window, June 2007.



Figure II-114. Room 202: North wall, June 2007.



Figure II-115. Room 202: Original plaster revealed beneath the plasterboard at the chimney breast, August 2007. The brown lines are adhesive residue from the plasterboard. (Compare with pre-demolition photograph at fig. II-112.)



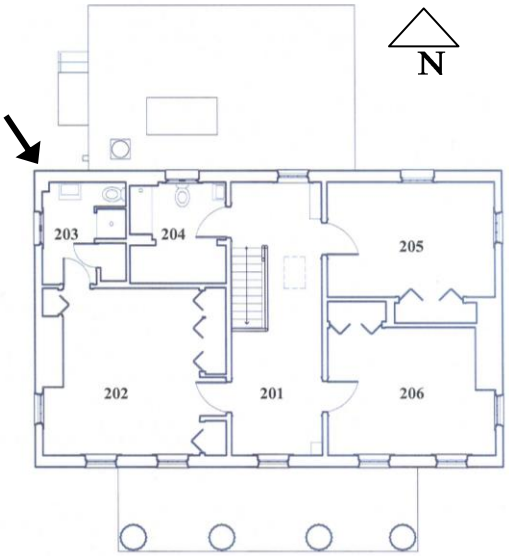
Figure II-116. Room 202: Detail of the chimney breast showing plaster patch (at arrow) that preserves the outline of the missing fireplace mantel, August 2007.



Figure II-117. Room 202: Original floorboards (at arrow) uncovered beneath the later oak flooring in the southeast closet, August 2007.

Room 203 (Northwest Bathroom)

General Information



The small room called the "northwest bathroom" in this report has undergone a number of alterations over the years. It is believed to have been one of two small rooms in the northwest corner of the second story that opened off the upper hall. These rooms were described in Richard P. Hunt's probate inventory of 1856 as a "Bed Room" with "Entry." It was referred to several times in Jane C. Hunt's inventory of 1890 as the "Bed Room (Will's Room)," the "No. West Bedroom," and "Will's Room & Hall adjoining." Conversion of the room to a bathroom is believed to have occurred around 1920, when the north wing containing the original bathroom was demolished. The room was slightly reduced in size at this time by relocating the east partition approximately ____ to the west. This was the only bathroom in the house when it was purchased by the Greenwoods in 1944.[246] It was upgraded with the existing plumbing fixtures and shower around 1950, the same time a new hall bathroom was installed in the east adjoining entry (Room 204). The doorway in the east wall was enclosed at this time and a new doorway created in the south wall. The room was most recently redecorated by the Olmsteads in 1977.

Floor

Two types of flooring cover the floor of the northwest bathroom today. Brown wall-to-wall carpet is in the main room, and sheet flooring with a black marbled design is exposed in the linen closet. It has not yet been determined if the original random-width floorboards survive beneath these modern flooring materials. The sheet flooring could be as early as 1950, while the carpeting was installed sometime after that.

Baseboards

If any historic baseboards remain in the northwest bathroom, they are covered by later materials. Remnants of the room's early baseboards do survive, however, in the east adjacent room (Room 205). These were preserved at the north and south walls when the east partition

[246] Interview with the Greenwood family at the Hunt House 2 Jun. 2008. Transcript on file at Women's Rights NHP.

was relocated to the west. These baseboards are approximately 7-1/2" high with a simple bead at the top edge (figs. II-124 and II-125).

Walls

Three of the room's original four walls survive today on the north, west, and south sides. The north and west walls are exterior brick walls and the south wall is a wood-framed partition. Lime plaster was originally adhered directly to the brickwork of the exterior walls and to sawn lath on the interior wall. Some of this early plaster survives on the south wall today; it appears to have been completely replaced by later (circa-1920) plaster at the west wall (figs. II-122 and II-123). A full assessment of the plaster cannot be made until the existing plasterboard is completely removed from the walls.

The existing east wall replaced an earlier wall circa 1920 when the bathroom was first installed. This is a wood-framed partition finished with cement plaster. The original east wall was located farther to the east, based on physical evidence on the north and south baseboards in the east adjacent room (figs. II-124 and II-125). All four walls of the room were covered with the existing plasterboard when the bathroom was remodeled by the Greenwoods around 1950.

Ceiling

The original plaster ceiling on sawn lath is preserved above the existing circa-1950 plasterboard ceiling. The full extent of surviving early plaster cannot be ascertained until the existing modern ceiling is completely removed.

Doorways

The two existing doorways date to the remodeling of the northwest bathroom by the Greenwoods circa 1950. The room's one original doorway was demolished around 1920. All three doorways are described below.

South Doorway. The south doorway connects with the southwest bedroom--Room 202 (figs. II-118 and II-121). This opening, with plain-board casing, was created around 1950. The flush-panel door is a later replacement installed by the Olmsteads in 1977.

East Doorway (Closet). The doorway to the linen closet is located at the south end of the east wall (fig. II-120). Both the closet and its doorway, with plain-board casing and 2-panel door, date to circa 1950.

Missing Doorways. An original doorway connecting with an extension of the hall, called the "entry," was located in an earlier (now missing) east wall. This wall was replaced by the existing relocated east wall circa 1920. This wall also had a doorway, the outline of which is still visible on the Room-204 side of the opening (fig. II-132). The casing and door of the doorway were removed, and the opening covered with plasterboard, when the bathroom was remodeled circa 1950.

Although no physical evidence appears to remain of the original doorway, we can make an educated guess as to its appearance based on the surviving doorways in two other back rooms of the house: Rooms 204 and 205. The casing most likely resembled the doorway in Room 204, with mitered corners and cavetto edge molding (fig. II-128). The doors of both rooms have 6 panels, as no doubt did the door to Room 203. Hinges would have been a closed-butt type, similar to the unaltered hinges on the door in Room 205.

Windows

The room has one original window opening in the west wall (fig. II-122). The opening is all that remains of this historic window. Both the casing and sashes are later replacements. The casing is made of plain boards that most likely date to the remodeling of the bathroom in 1950. The sashes are a vinyl casement type installed sometime between 1977 and 1999 by the Olmsteads. The original sashes would have been 9-over-6, double-hung type, similar to the other windows in the house.

Linen Closet

A built-in linen closet is located in the southeast corner of the room. It has five tiers of wooden shelving and a two-panel door (fig. II-120). The linen closet dates to the remodeling of the bathroom circa 1950.

Light Fixtures

The room's existing light fixtures include two strips of vanity lights, one on either side of the medicine cabinet, and one recessed ceiling light (fig. II-118). Both are modern fixtures installed in 1950 or later by the Greenwoods and/or the Olmsteads. No candles, oil lamps, or gas fixtures were mentioned in this room in the probate inventories of Richard P. Hunt in 1856 and Jane C. Hunt in 1890.

Heating Equipment

The only source of heat in the bathroom today is a ceiling-mounted heat lamp (fig. II-118). The room appears to have been unheated historically, lacking a chimney for either a fireplace or stove.

Plumbing Fixtures

The bathroom has a lavatory, toilet and shower (figs. II-118 through II-120). The arrangement of these fixtures dates to the remodeling of the bathroom by the Greenwoods

circa 1950. It had previously been configured with a claw-foot bathtub in the southwest corner of the room,[247] most likely installed by Clifford Beare around 1920.

Lavatory. A pink lavatory with two chrome legs and attached towel bars is mounted to the north wall beneath a mirrored medicine cabinet (figs. II-118 and II-119). It is identical in style to the yellow lavatory in the adjacent hall bathroom; both were presumably installed at the same time. Manufacturing information stamped on the back side of the yellow lavatory identifies it as having been made by the "Standard" company on May 6, 1949. An installation date of "circa 1950" is therefore used in this report.

Toilet. A brown toilet sits in the northeast corner of the bathroom (fig. II-119). This is a later toilet manufactured by the "Kohler" company in 1977, based on dates stamped on the toilet tank and lid.

Shower. A built-in shower with glass door is centered at the east wall, between the toilet and linen closet (fig. II-120). The shower is presumably contemporary with the remodeling of the bathroom circa 1950.

Paint and Wallpaper Finishes

Although little remains of this room's original elements, it was possible to determine some early finish treatments by analyzing the paint on the surviving baseboards in the adjacent east room (Room 204). It was assumed that the missing woodwork elements, such as doorway and window casings, would have been painted the same as the baseboards. The woodwork was found to have been painted only four times between 1828 and circa 1920. The earliest two paintings used a cream-color oil paint that contained lead, similar to the other rooms of the house. The next painting of unknown date grained the woodwork on a cream-color base to imitate wood in a technique known as "graining." The graining could have remained exposed for many years, thus explaining the few number of paint layers. The last painting before 1920 lightened the woodwork with a thick application of white paint. The earliest surviving paint observed on the walls appears to date to 1920. Paint layers applied between 1920 and 1950 are white, light blue, light blue-green, white, and yellow with a high gloss.

A complete remodeling of the bathroom circa 1950 installed plasterboard over the plaster walls and ceiling and replaced all the old woodwork. A pink color scheme prevailed, with pink-color plumbing fixtures coordinating with the pink-and-black plastic tiles on the lower walls. The room was most recently updated by the Olmsteads in 1977 with pink-painted woodwork and patterned foil wallpapers applied to the walls and ceiling (figs. II-118 through II-121).

[247] Interview at the Hunt House with Doris Greenwood Depp, 2 Jun. 2008. Transcript on file at Women's Rights NHP.



Figure II-118. Room 203: North wall, June 2007.



Figure II-119. Room 203: Northeast corner, June 2007.

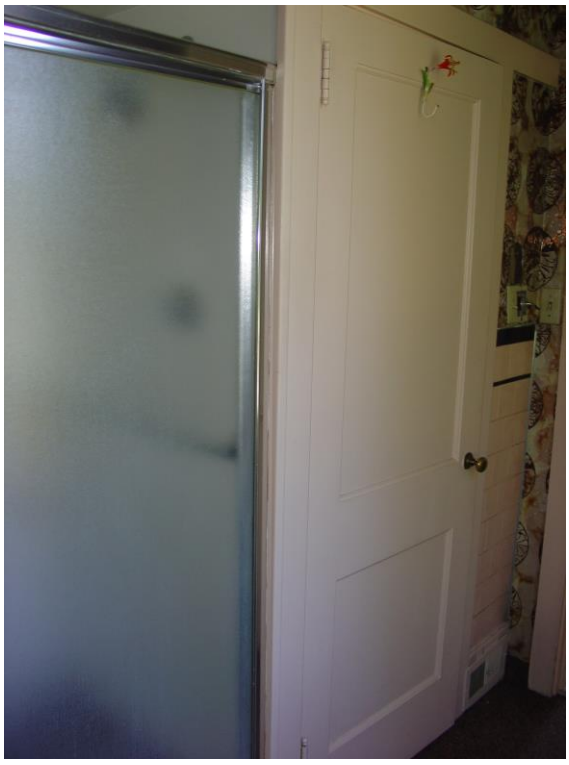


Figure II-120. Room 203: East wall, June 2007.



Figure II-121. Room 203: Southwest corner, June 2007.



Figure II-122. Room 203: West wall with pink-tiled plasterboard of 1950 vintage partially removed to reveal circa-1920 plaster, August 2007.

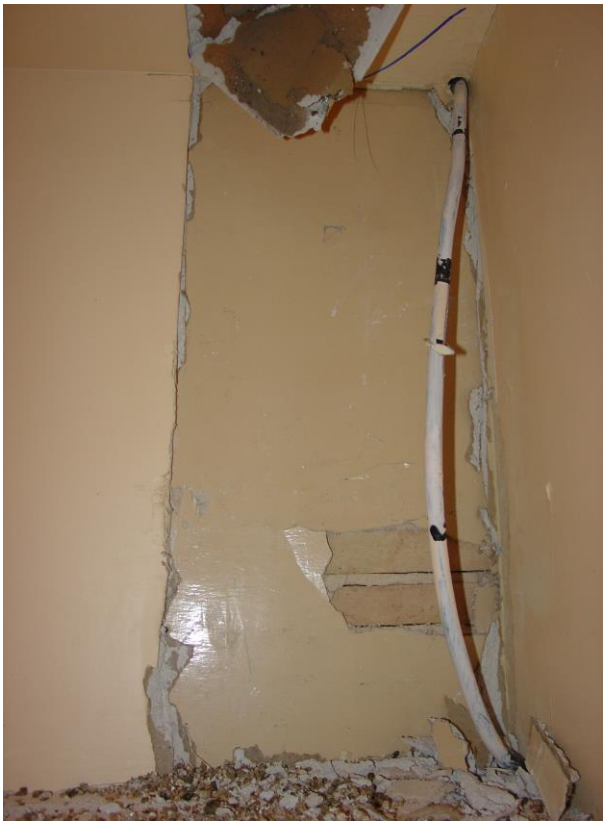


Figure II-123. Room 203: South wall of linen closet with circa-1950 plasterboard partially removed to reveal original lath and plaster, August 2007.



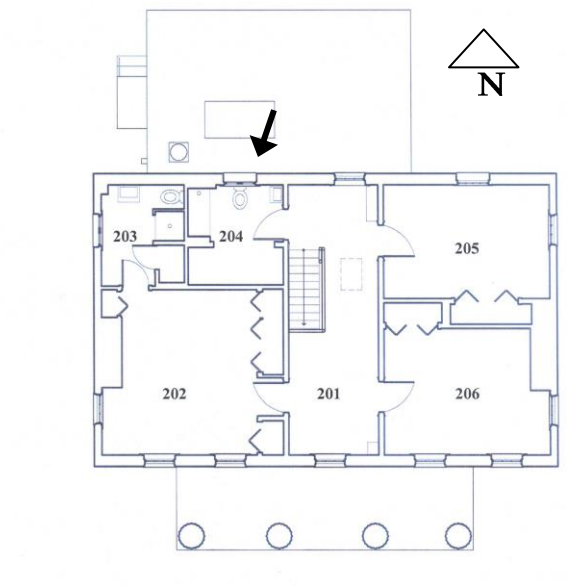
Figure II-124. Room 204: Remnant of Room 203 baseboard (at arrow) preserved at the north wall of Room 204, April 2008. Note the area of missing paint on the lower baseboard formerly covered by the missing east partition, which was preserved beneath a lower trim board



Figure II-125. Room 204: Remnant of Room 203 baseboard (at arrow) preserved at the south wall of the closet in Room 204, April 2008. Note the baseboard patch in the location of the original east partition.

Room 204 (North Bathroom)

General Information



The small room called the "north bathroom" in this report appears to have been constructed originally as an extension of the upper hall that led to the northwest bedroom (Room 203). The passage also functioned as a storage area and was the location of the steep attic stair. A doorway connecting with the north wing was added when the wing was heightened to two stories around 1841. The room was referred to in Richard P. Hunt's probate inventory of 1856 as the "Entry" off the northwest "Bed Room." Items listed in the entry that were presumably stored in a closet were "1 Trunk," "2 Carpet Bags," and "1 Galvanic Battery." The room was later mentioned in Jane C. Hunt's probate inventory of 1890 as the "Hall adjoining" the northwest bedroom, then called "Will's Room." Alterations made around 1920 coincided with the removal of the north wing and the installation of a bathroom in the adjacent northwest room (Room 203). The doorway connecting with the wing was converted to a window and the room slightly enlarged by relocating the west partition. The partition of the south closet also appears to have been rebuilt at this time. The room was remodeled as a bathroom about 1950, based on the manufacturing date "K49 [1949], May 6" stamped on the back side of the existing lavatory. The west doorway was then enclosed with plasterboard and a bathtub installed at the west wall. The ceiling was lowered and the room last redecorated in 1977. Modern sheet flooring, plasterboard on the walls, and plumbing fixtures were partially removed by the National Park Service for the architectural investigation in 2007.

Floor

Removal of several layers of sheet flooring in 2007 revealed the room's original random-width floorboards beneath. Some loss and damage has occurred to the floorboards by the installation of plumbing fixtures (figs. II-132 and II-134).

Baseboards

The lower walls of the room are trimmed with baseboards that are a mixture of original, reused, and later elements. Some of these were preserved behind later plasterboard walls installed circa 1950. The baseboards are described in detail below.

Original Baseboards (1828). Baseboards that appear to be unmoved from their original locations are at the north and south walls. These are approximately 7-1/2 inches high and have a simple bead molding at the top edge. This includes the entire length of baseboard at the south wall and most of the baseboard at the north wall except the patch beneath the window. In addition, the baseboards in the west adjacent room were incorporated into this room when the west partition wall was relocated farther west, as indicated by physical evidence of the missing wall on the baseboards. A shadow of the missing partition is evident on the north baseboard, and a corresponding patch is in the south baseboard (figs. II-124 and II-125).

New and Reused Baseboards (Circa 1920). New plain and beaded baseboards were installed, and beaded baseboards from unknown locations were reused, when the west wall was moved around 1920. This was determined based on the physical appearance of the boards and paint analysis. Reused beaded baseboards are located at the west partition and on the room side of the south closet partition. A beaded baseboard of circa-1920 vintage infills the former doorway opening at the north wall and is located on the closet side of the south partition. A plain baseboard at the west end of the closet was probably also installed at this time. The baseboards on the room side only were finished with a trim board applied to the lower portion of the boards circa 1920. These trim boards are missing today but their former locations are indicated by paint ghosting and paint lines.

Baseboard Alterations (Circa 1950 and 1977). The baseboards at the west end of the room were covered by the existing bathtub when the bathroom was installed about 1950. A board trimming the lower portions of the baseboards was also removed about this time. The beaded baseboard at the north end of the east wall, beneath the lavatory, appears to have been installed here from some other location circa 1950. Other work undertaken in 1977 covered the interior walls of the closet, and most of its baseboards with plasterboard and plain-board baseboards 3-3/4" high, except at the east wall where the baseboard was removed. These modern materials were removed from the closet in 2007.

Walls

Several alterations have been made to the room's walls over the years. The existing walls date from three periods: 1828, circa 1920 and circa 1950. These are described below.

Original surviving walls are located on the north, east, and south sides of the room. The north wall is an exterior brickwork wall; the east and west walls are wood-framed partitions. The exterior wall was finished historically with plaster applied directly to the brickwork, and the partitions with plaster applied to sawn lath. Much of the original plaster at the north and east walls appears to have been replaced with later cement plaster most likely dating to circa 1920; all plaster and some lath has been removed from east wall south of the doorway. The plaster of the south wall inside the closet is by contrast remarkably intact.

Of the room's original west partition, nothing remains except physical evidence on the baseboards. This includes a patch at the south closet baseboard and an unpainted ghost line at the north baseboard, which were preserved beneath a trim board circa 1920 and by the bathtub circa 1950 (figs. II-124 and II-125). This wall is believed to have been demolished and rebuilt farther west, in its existing location, circa 1920. Also missing is the original

partition of the south closet, which was rebuilt in its present location circa 1920 and 1950. Ghosted outlines of the earlier wall, which was in approximately the same location, are preserved on the original floorboards beneath later layers of sheet flooring (fig. II-134) and on the plaster ceiling.

Ceiling

A plaster ceiling on sawn lath is concealed above a lowered plasterboard ceiling installed in 1977 (fig. II-131). The full extent of original surviving lime plaster cannot be ascertained until the plasterboard ceiling is completely removed.

Doorways

Four doorways are believed to have opened off this room historically—one in each of the room's walls. Of these, only the hall doorway remains today. A wide closet doorway is a later alteration installed in 1977. These doorways, and evidence of the three missing historic doorways, are described on the following page.

East Doorway (Hall). The existing doorway in the east wall connects with the upper hall (fig. II-128). This is an original opening dating to 1828. The unaltered casing features cavetto edge molding and mitered corners. The 6-panel door, while old and similar in style to the three other hall doors, appears to have been reused in this doorway. This is based on the paint analysis that identified paints not matching the room's painted finishes. In addition, shims attached to the north jamb and to the door itself indicate the door was refitted for this doorway. Remnants of screw holes on the north edge of the door also indicate the door was originally hinged on this side. The existing loose-pin hinges were patented in 1872 and therefore post-date 1848. The existing white ceramic door knobs are also later.

South Doorway (Closet—Existing and Missing). A wide doorway opening onto the south closet is a later alteration dating to circa 1950 (fig. II-129). The widening of this doorway was probably prompted by the installation of a washer and dryer in the closet. The casing consists of plain boards; the door is an accordion type made of vinyl. Close examination of ghosting on the original floorboards may pinpoint the location of an earlier doorway.

North Doorway (North Wing—Missing). A doorway was once located in the exterior north wall, based on physical evidence of a brickwork patch beneath the existing window. This doorway connected with the now missing north wing. A likely date for the doorway is 1841, based on invoices of that date that suggest the north wing was enlarged at that time. The doorway was probably converted to a window when the wing was demolished circa 1920. See "Windows" for additional information.

West Doorway (Northwest Bedroom—Missing). A doorway in the original (now missing) west partition led to the northwest bedroom (Room 203). No physical evidence of this doorway remains today, although a patch and ghosting in the north and south baseboards are indicative of the missing wall's location. Floorboards that may have retained an imprint of the doorway's former threshold have unfortunately been removed from this area.

A doorway was also installed in the new partition when it was constructed farther west circa 1920. The doorway opening was preserved in the wall beneath a covering of circa-1950 plasterboard (fig. II-132). Other doorway elements, including the frame, casing, and door, were removed at that time. Interestingly, the casing appears to have corner blocks, unlike the original casing at the hall doorway that has mitered corners. An explanation for this may be that a casing removed from one of the demolished wings was reused at this doorway circa 1920.

Windows

This room is believed to have had no window when it was constructed in 1828. Natural light would have been provided by windows in the adjacent hall and the northwest bedroom. The existing window in the north wall appears to have been converted from a doorway when the north wing was demolished circa 1920 (figs. II-126 and II-127). The plain-board window casing dates to this time, as does the baseboard patch beneath the window, according to the results of the paint analysis. The vinyl casement sashes are modern, installed in 1977 or later.

Closet

It is assumed that an early closet was located in this room based on the 1856 inventory of Richard P. Hunt that described "1 Trunk," "2 Carpet Bags," and "1 Galvanic Battery." The closet appears to have occupied the same location as the existing closet on the south side of the room, as indicated by ghosted images of the missing partition preserved on the original floorboards. The wood-framed partitions of the existing closet date to circa 1920. A wide doorway with vinyl accordion door was installed around 1950 when the room was converted to a bathroom, and the closet partition in the vicinity of the doorway was replaced by plasterboard (figs. II-128 and II-129).

Attic Stair

A small ceiling hatch in the southeast corner of the closet historically provided access to the attic (fig. II-157). The hatch is framed with wood and enclosed with a board-and-batten door with closed-butt hinges and wrought-iron hooks. The hatch opening measures 3 feet long by 2 feet 3-1/2 inches wide. The hatch was reached by means of a permanently installed ladder stair. Although the stair is missing today, its ghosted image is clearly outlined on the south closet wall and floorboards (fig. II-133). The stair measured approximately 2 feet wide. The hatch became inaccessible when a lower plasterboard ceiling was installed in 1977. The hatch and its attached stair were replaced by a folding attic stair installed in the ceiling of the upper hall (fig. II-106).

Light Fixtures

Remnants of gas-light piping installed sometime between 1856 and 1859 are preserved beneath the floorboards of the room. Lighting is provided today by modern electric ceiling lights installed in 1977: one in the main room (fig. II-130), the other in the closet. A

horizontal strip of vanity lights is also located above the medicine cabinet at the east wall (figs. II-127 and II-128).

Heating Equipment

An electric heat lamp in the lowered plasterboard ceiling dates to the remodeling of the bathroom in 1977 (fig. II-130). There is no other source of heat in this room.

Plumbing Fixtures

This room was converted to a bathroom by the Greenwood family after their purchase of the house in August 1944, according to daughters Joan Olmstead and Doris Depp. Joan recalled that this occurred "during the war" (circa 1944-45), although a manufacturing stamp of May K49" on the back side of the lavatory indicates the date was sometime after May 1949 ("circa 1950" is used in this report). The existing yellow plumbing fixtures were made by the Standard Company. These are described in detail below.

Lavatory. A yellow lavatory is mounted to the wall below a mirrored medicine cabinet at the north end of the east wall (figs. II-127 and II-128). As noted above, a manufacturing stamp embossed on the back (wall) side identifies it as having been manufactured on May 6, 1949 (fig. II-135). Also stamped on the back is "F125 20 01" and "Made in USA." It is identical in style to the pink lavatory in the northwest bathroom (Room 203).

Toilet. A yellow toilet made by the Standard company sits at the north wall beneath the window (figs. II-126 and II-127). The light-brown tank and cover are later replacements.

Bathtub. A yellow cast-iron bathtub with full apron made by the Standard Company occupies the west end of the room (fig. II-126). A fiberglass liner at the upper walls was probably installed in 1977. The bathtub blocks an earlier doorway that was enclosed when the bathtub was installed circa 1950. A small doorway to access the plumbing of the bathtub is located in the lower north wall of the adjacent closet.

Paint and Wallpaper Finishes

The woodwork of this room, like the rest of the house, was originally finished with a cream, lead-based paint containing lead, according to the findings of the paint analysis. The walls appear to have been painted in the early years in shades of cream-yellow, white, cream, and yellow. The woodwork was next given a grained finish on a cream-yellow ground, except for the attic ceiling hatch that was simply painted with the ground coat. The exact date of this graining is unknown. The graining in the closet was lightened with white paint sometime before 1920, but it was retained in the main room.

The room was remodeled circa 1920 with a new window and rebuilt partitions; the woodwork was painted white and wallpaper was most likely hung on the walls, although no samples survive today. A striped pink-and-white wallpaper with coordinating border, also

used in the upper and lower halls, is believed to have been installed by the Greenwoods shortly after they purchased the house in 1944 (figs. II-132 and C-3 in Appendix C). This wallpaper appears to have been retained when the room was converted to a bathroom circa 1950. It was later covered by gold-and-silver wallpaper featuring a geometric pattern with tree branches around 1960, which was also installed in the halls and downstairs toilet room (fig. II-131). The room was most recently updated in 1977 with a lowered ceiling and geometric wallpaper in pastel colors applied to the walls and ceiling (figs. II-126 through II-130). Ceramic tiles may have replaced existing circa-1950 plastic tiles in 1977. The woodwork has been painted various shades of white and cream since 1920.



Figure II-126. Room 204: Northwest corner, June 2007.



Figure II-127. Room 204: Northeast corner, June 2007.



Figure II-128. Room 204: Doorway to Room 201 at east wall, June 2007.



Figure II-129. Room 204: Southeast corner at closet, June 2007.



Figure II-130. Room 204: Ceiling looking north, June 2007.



Figure II-131. Room 204: East plaster wall and ceiling above existing plasterboard ceiling, June 2007. Note circa-1960 wallpaper (at arrow).



Figure II-132. Room 204: Early doorway (at arrow) enclosed with later studs and plasterboard uncovered at the west wall of the former bathtub enclosure, April 2008. (Compare with pre-demolition photograph, fig. II-126.)



Figure II-133. Room 204: Shadow of the missing attic stair on original plaster (at arrow) discovered beneath later plasterboard at the south wall, southeast corner, April 2008. (Compare with pre-demolition photograph, fig. II-129.)



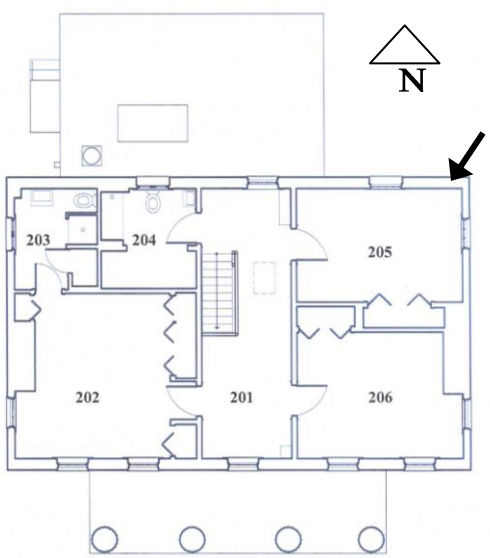
Figure II-134. Room 204: Original floorboards revealed beneath later sheet flooring, view looking north, April 2008.



Figure II-135. Room 204: Back side of the lavatory embossed with the date of manufacture, "K49, May 6" (at arrow), April 2008. (See intact lavatory, fig. II-127.)

Room 205 (Northeast Bedroom)

General Information



The northeast bedroom is located in the northeast corner of the second story. The room was referred to in Richard P. Hunt's probate inventory of 1856 as the "North East Bed Room," and in Jane C. Hunt's probate inventory of 1890 as the "Bed Room, North East." No information has yet been found on which Hunt family member(s) occupied this room. Few alterations appear to have been made until the 20th century. A closet was added to the south wall in 1944-45 and a window installed in the north wall around 1960. Ceiling tiles were applied to the ceiling by the Greenwoods sometime between 1944 and 1976. The room was most recently remodeled in 1977 with new closet doors and plasterboard applied to the walls.

Floor

There are three layers of flooring in the northeast bedroom: original floorboards, oak floorboards, and wall-to-wall carpet. The original floor consists of random-width floorboards. These were historically covered by "1 carpet," according to the 1856 probate inventory of Richard P. Hunt. No mention of carpeting was made in Jane C. Hunt's probate inventory of 1890. A more permanent installation of oak floorboards was nailed to the old floorboards circa 1920. These were in turn overlaid by wall-to-wall carpeting around 1977. The floor of the north closet, installed in 1944-45, was originally part of the southwest bedroom (Room 206).

Baseboards

The room retains most of its original baseboards. These are approximately 7+" high (as measured from the existing floor height), with simple bead detail at the top edge. A plain trim board attached to the lower portion of the baseboards is believed to have been installed about 1920, at the same time as the oak floorboards. A section of baseboard was removed circa 1944-45 for the closet doorway. The closet interior has two plain baseboards (with no molding) on the south and west walls that are contemporary with the closet. The original baseboard at the east wall of the closet matches that of the adjacent southeast bedroom (Room 206), in which it was originally located (fig. II-141).

Walls

The four original walls of the northeast bedroom are mostly intact today. The north and east walls are exterior brickwork walls; the south and west walls are interior wood-framed partitions. The exterior walls were finished with lime plaster applied directly to the brickwork, and the interior walls with plaster applied to sawn lath. A portion of the south wall was removed in 1944-45 to create a doorway for the existing closet. The partitions of this closet are finished with plasterboard. The walls of the room were most recently covered with plasterboard in 1977. A complete assessment of the original surviving plaster will require removal of the plasterboard.

Ceiling

Lime plaster applied to sawn lath originally finished the ceiling. Today, the plaster ceiling is concealed by ceiling tiles attached to wood battens, installed by the Greenwoods (1944-76; see fig. II-140). How much of the original ceiling plaster remains cannot be determined until the ceiling tiles are removed. The exposed plaster ceiling in the closet was once part of the southwest bedroom (Room 206).

Doorways

The northeast bedroom has one original doorway in the west wall that connects with the upper hall (figs. II-136 and II-142). This doorway retains its original casing with ovolo edge molding. The casing is similar to those in the parlor and hall, except that the corners of the bedroom casing are mitered (with no corner blocks). The 6-panel door is hung on closed-butt hinges and also appears to be unaltered, except for the door latch with mineral knobs (patented 1841). See "Closet" for a description of the closet doorway.

Windows

There are two windows in the northeast bedroom: one in the east wall, the other in the north wall. Of these two windows, only the east window is historic; the north window is a later opening installed around 1920.

East Window. The window in the east wall is an original opening dating to 1828 (fig. II-138). This window retains its historic casing with ovolo edge molding, mitered corners, and 9-over-6 sashes. Spring counterbalances have replaced the original sash cords and weights; there is no sash lock hardware.

North Window. The window in the north wall is a later opening that existed by 1944 (fig. II-23b); it may have been installed by Clifford Beare when the house was extensively remodeled around 1920. This window has a plain-board casing and 8-over-8 sashes (fig. II-137).

Closet

A closet with wide doorway is located at the north wall of Room 205 (figs. II-139 and II-141). The closet was created in 1944-45 by partitioning space in the adjacent southeast bedroom (Room 206) and removing a large portion of the original wall to make a wide doorway. The interior south and west walls of the closet are plasterboard; the east wall and ceiling are painted plaster. The baseboard on the east closet wall matches the original baseboards in the adjacent southeast bedroom, while plain boards dating to 1944-45 trim the south and west walls. The closet doorway appears to have been updated in 1977 with new plain-board casing and louvered doors, based on the findings of the paint analysis.

Light Fixtures

One electric light fixture with glass shade is mounted to the ceiling of the northeast bedroom (fig. II-140). It is identical in style to the ceiling light in the southeast bedroom (Room 206). No candles, oil lamps or gas fixtures were mentioned in this room in the probate inventories of Richard P. Hunt in 1856 and Jane C. Hunt in 1890.

Heating Equipment

This room appears to have had no source of heat historically, lacking both a chimney and fireplace. Warm air is supplied to the room today through a metal grate at the west wall north of the hall doorway (figs. II-136 and II-142). This is supplemented by an electric baseboard heater in the southwest corner of the room that is controlled by a Honeywell thermostat mounted to the south wall east of the closet (fig. II-139). The metal grate is thought to have been installed by the Greenwoods around 1945 and the electric heater by the Olmsteads around 1977.

Paint and Wallpaper Finishes

The original woodwork elements of the northeast bedroom were first painted with a cream-color oil paint containing lead, similar to the rest of the house, according to the findings of the paint analysis. These included the baseboards, doorway and window casings, 6-panel door, and window sashes. At some unknown date the woodwork was given a grained finish on a yellow base coat to imitate wood graining. This grained finish appears to have been exposed for some time, based on the poor adhesion of the later painted finish (figs. II-142 and II-143).[248] The graining was later lightened with a white, lead-based paint sometime before 1920. Subsequent paintings of the woodwork were in shades of white, cream, and pale yellow. The woodwork is painted white today.

Less information is available for the early finishes of the walls and ceiling. The walls were most likely finished with wallpaper in the 19th century, since the earliest wall paint was

[248] The graining was partially exposed on the door of the northeast bedroom in 2007 by shearing off the later paint layers with the blade of an X-Acto knife.

applied in 1920 or later.[249] The walls were first painted green, followed by two layers of white, then two layers of light yellow. Former owner Joan Olmstead recalled that the walls were yellow when she and her husband moved back to the house to care for her mother in 1976. The walls were covered with plasterboard and finished with the existing floral wallpaper in 1977 (figs. II-136 through II-139).

The northwest corner of the ceiling, where a small area of tiles was removed, was found to have a modern gray-cement plaster with white skim coat and one layer of cream-color paint. The rest of the ceiling remains covered with the ceiling tiles installed by the Greenwoods (1944-76). Complete removal of the later tiles is required to determine if any original plaster and painted finishes survive in the northeast bedroom.

[249] Red fluorescence exhibited by the paint layers under ultraviolet light is indicative of titanium dioxide, which was used in paints beginning around 1920.



Figure II-136. Room 205: West wall, June 2007.



Figure II-137. Room 205: Northwest corner, June 2007.



Figure II-138. Room 205: East wall, June 2007.



Figure II-139. Room 205: South wall, June 2007.



Figure II-140. Room 205: Ceiling looking west, June 2007.



Figure II-141. Room 205: Interior of closet at south wall, June 2007. Detail of the baseboard at the east wall of the closet (at arrow), which was originally in Room 206.





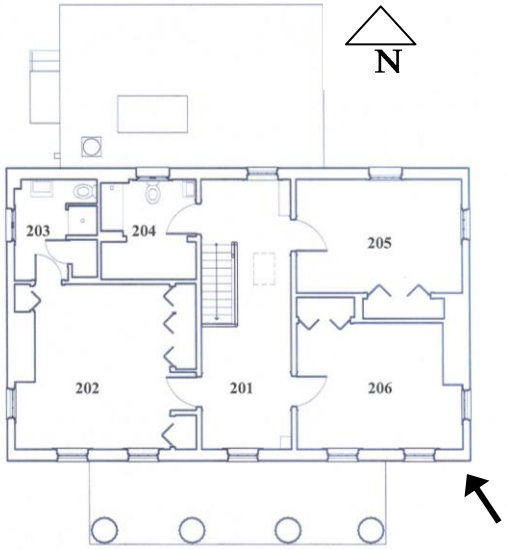
Figure II-142. Room 205: West doorway showing graining partially exposed on the lower door panels, August 2007.



Figure II-143. Room 205: Detail of graining exposed on the lower panel of the west door, August 2007.

Room 206 (Southeast Bedroom)

General Information



The southeast bedroom is located in the southeast corner of the second story. It was called the "Bed Room over Parlor" in Richard P. Hunt's probate inventory of 1856, and the "Bed Room, South East" in Jane C. Hunt's probate inventory of 1890. This room, like the southwest bedroom, was originally equipped with a fireplace. The fireplace and mantel were removed and the original floorboards covered with oak flooring around 1920. Plasterboard partitions for two closets (one for Room 205) were installed at the north wall in 1944-45. Collapse of the ceiling plaster in the southwest bedroom prompted the installation of ceiling tiles in several bedrooms, including this one, sometime between 1944 and 1976. The most recent remodeling in 1977 covered the plaster walls with plasterboard and the floor with wall-to-wall carpeting. The room was most recently occupied by Tom Olmstead, son of Joan and Thomas Olmstead.

Floor

There are three layers of flooring in the northeast bedroom: original floorboards, oak floorboards, and wall-to-wall carpet. The original floor consists of random-width floorboards. These were historically covered by "1 carpet," according to the 1856 probate inventory of Richard P. Hunt. Jane C. Hunt's probate inventory of 1890 recorded "2 floor mats" and a "carpet" in this room. A more permanent installation of oak floorboards was nailed to the old floorboards circa 1920. These were in turn overlaid by wall-to-wall carpeting around 1977.

Baseboards

Original molded baseboards approximately 8+" tall finish the lower walls of the room (fig. II-149). These baseboards are identical in style to baseboards in the parlor (Room 106) and the lower and upper halls (Rooms 101 and 201). A later baseboard that is similar, but not identical, in style is attached to the front of the chimney breast at the east wall. It most likely dates to the removal of the fireplace mantel circa 1920. Plain trim boards attached to the lower baseboards were most likely installed at the same time as the oak floorboards, also around 1920. The baseboard at the north plasterboard wall, installed in 1944-45, is a plain board with no lower trim board.

Walls

The four original walls of the southeast bedroom are mostly intact today. The south and east walls are exterior brickwork walls; the north and west walls are interior wood-framed partitions. The exterior walls were finished with lime plaster applied directly to the brickwork, and the interior walls with plaster applied to sawn lath. A plasterboard partition was installed on the north side of the room to create two closets in 1944-45: one for this room, the other for the adjacent northeast room (Room 205). A portion of the original north wall was also removed at this time to create a doorway for a closet in Room 205. The remaining east, south, and west walls were later covered with plasterboard in 1977. A complete assessment of the room's original plaster walls will require removal of the plasterboard.

Ceiling

The ceiling was originally finished with lime plaster applied to sawn lath. Today, the plaster ceiling is concealed by ceiling tiles attached to wooden battens installed by the Greenwoods (1944-76), except in the closets of Rooms 205 and 206 where painted plaster is exposed. A small section of tiles was removed in 2007 in the center of the room to reveal the painted plaster (fig. II-148). The entire extent of remaining plaster cannot be determined until the ceiling tiles are completely removed.

Doorways

The northeast bedroom has one original doorway in the west wall that connects with the upper hall (fig. II-144). This doorway retains its original casing with ovolo edge molding and rosette corner blocks. The casing is identical to those in the parlor (Room 106) and the lower and upper halls (Rooms 101 and 201). The 6-panel door is hung on original closed-butt hinges. The metal door knobs and latch are modern. See "Closet" for a description of the closet doorway.

Windows

There are three original windows in the southeast bedroom: two in the south wall and one in the east wall (figs. II-146 and II-147). These windows were referred to in the 1856 probate inventory of Richard P. Hunt as outfitted with "3 window curtains." Jane C. Hunt's inventory of 1890 was more specific, describing "4 lace curtains, cornices (1 not up)," and "3 window shades & fixtures." The windows retain their original casings, featuring ovolo edge molding and rosette corner blocks, which resemble the window casings of the parlor (Room 106) and halls (Rooms 101 and 201).[250] The nine-over-six sashes also appear to be original

[250] An 1828 date of installation for the window casings in Room 206 was verified by removing one of the corner blocks in November 2008 to examine the nails attaching it. These were found to be an early machine-cut type with round points commonly made between 1815 and 1835. See Appendix C for additional details.

and unaltered, except for the spring counterbalances that replaced sash cords and weights. There are no sash locks.

Chimney Breast

The projecting chimney breast at the east wall is an original feature of the room that was covered with plasterboard in 1944-45 or1977 (fig. II-146). Removal of the plasterboard from the baseboard up to 6-feet high in 2007 revealed brickwork construction finished with a combination of original lime plaster and later cement plaster applied directly to the bricks. The later gray plaster enclosed the former fireplace opening on the front face and also delineated the missing fireplace mantel (fig. II-150). This mantel measured approximately 4' 7-1/2" high; the width could not be determined because of the later closet partition installed on the north side in 1944-45. The mantel is believed to have been removed, and the fireplace opening enclosed, around 1920. It was missing by the time the Greenwoods purchased the house in 1944, according to Joan Greenwood Olmstead.

Closets

New closets for the southeast and northeast bedrooms were created by installing new plasterboard partitions at the north wall of the southeast bedroom circa 1944-45 (fig. II-145). These are side-by-side closets, with the closet for this room (Room 206) located in the northwest corner. A portion of the room's north wall was removed at this time to create a wide doorway for the northeast bedroom closet (in Room 205). The doorway for the Room-206 closet is in the plasterboard partition. The south and east walls of this closet are plasterboard; painted plaster remains exposed at the north and west walls and ceiling. Likewise, the east plaster wall and ceiling of this room are exposed in the closet of the northeast bedroom (Room 205). Early baseboards were also retained in the two closets (figs. II-141 and II-149). The closet doorways appear to have been modernized in 1977 with new plain-board casings and louvered doors, based on the findings of the paint analysis.

Light Fixtures

One electric light fixture with glass shade is mounted to the ceiling of this room (fig. II-148). It is identical in style to the ceiling light in the northeast bedroom (Room 205). No candles, oil lamps, or gas fixtures were mentioned in this room in the probate inventories of Richard P. Hunt in 1856 and Jane C. Hunt in 1890.

Heating Equipment

A metal heat register is located at the lower west wall (fig. II-144). This appears to be a modern register installed by the Greenwood family around 1944-45. The room was historically warmed by the fireplace, and possibly by a cast-iron stove in later years.

Paint and Wallpaper Finishes

The original woodwork elements of the southeast bedroom were first painted with a cream-color oil paint containing lead, similar to the rest of the house, according to the findings of the paint analysis. These included the baseboards, doorway and window casings, 6-panel door, and window sashes. At some unknown date the woodwork was given a grained finish on a cream base coat to imitate wood graining. This graining appears to have been exposed for some time, based on the poor adhesion of the later painted finishes.[251] The graining was later lightened with a white, lead-based paint sometime before 1920. Subsequent paintings of the woodwork were in shades of white and cream. The woodwork is painted yellow today.

The walls were presumably wallpapered historically, lacking physical evidence of paint on the original plaster of the chimney breast. Paint on the exposed plaster walls of the closets is contemporary with the closet installation of 1944-45. The room itself appears to have been wallpapered by 1953 with a basket-weave pattern, based on a photograph of that date in the album of Joan Olmstead (fig. C-5 in Appendix C). The room's existing plasterboard walls are finished today with two different wallpapers dating to 1977. A yellow grass- cloth pattern is on the west, south, and east walls, and a thematic wallpaper is on the north wall and chimney breast (figs. II-144 through II-147).

The plaster ceiling appears to have been painted with a water-soluble calcimine historically, based on the results of the paint analysis. Ten layers of paint were observed in the one paint sample removed from the plaster ceiling. Of these, the first nine were water-soluble calcimine paints. Most of these layers were white, except the second painting that was pigmented pink and the fifth painting that was yellow. No definite date could be assigned to these colored paint layers. The most recent white paint was applied sometime before installation of the ceiling tiles by the Greenwood family (1944-76).

[251] The graining was partially exposed on the door of the northeast bedroom in 2007 by shearing off the later paint layers with the blade of an X-Acto knife.



Figure II-144. Room 206: West wall, June 2007.



Figure II-145. Room 206: North wall, June 2007.



Figure II-146. Room 206: East wall, June 2007.



Figure II-147. Room 206: South wall, June 2007.



Figure II-148. Room 206: Ceiling looking east, June 2007.



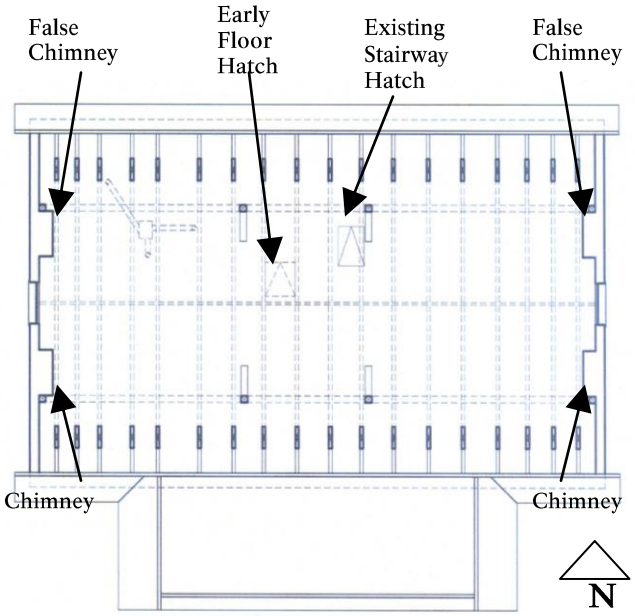
Figure II-149. Room 206: Interior of north closet, June 2007. Detail of the room's original baseboard in the northwest corner of the closet is shown above (at arrow). The lower trim board was applied circa 1920.



Figure II-150. Room 206: Detail of the chimney breast beneath later plasterboard, August 2007. Note the cement-plaster patch (at arrow) that preserves the outline of the missing fireplace mantel.

Attic

General Information



The attic is a historic feature of the Hunt House. Physical evidence preserved at the east and west end walls indicates the roof was raised approximately 2 feet and that the brickwork originally extended above the level of the roof, most likely in "stepped" fashion. This alteration is thought to have occurred around 1841 to enable the installation of a wide, Greek-Revival style cornice. Original, unaltered elements in the attic include wide floorboards, a floor hatch, roof framing members, and roof sheathing boards. A folding stair was installed by the Olmsteads in 1977. Two layers of new pink fiberglass insulation were laid on the floor by the National Park Service in 2007.

Floor

The floor of the attic is framed by two north-south floor beams that support floor joists oriented in an east-west direction. These are covered by a single layer of floorboards of variable width, from 12" to 16" wide (figs. II-156 and II-157). The floorboards are nailed to the floor framing and oriented in a north-south direction. They are plain boards with no tongue-and-groove interface on the sides. As mentioned above, the floorboards were covered with two layers of pink fiberglass insulation by the National Park Service in 2007.

Walls

The brickwork walls of the attic were constructed in 1828 and circa 1841. The east and west end walls of the attic date to the original construction of the house in 1828 (figs. II-151 and II-153). They are particularly significant for the physical evidence they retain of the building's original features. Early lime plaster applied directly to the brickwork remains today, which clearly delineates the original lower roof height. Metal straps that secured the two roof purlins remain embedded in place the walls (fig. II-152), made obsolete by repositioning of the purlins when the roof was raised to its present height around 1841. It is also evident from the surviving brickwork that the walls originally extended above the height of the roof, possibly in a "stepped" fashion.

The lower brickwork walls on the north and south sides of the attic are later, dating to the raising of the roof circa 1841. Close examination of these walls reveals they are butted to, not integral with, the original east and west end walls. There is no plaster finish on these later walls, which are covered on the exterior side by a wide, Greek-Revival style cornice.

Doorways (Floor and Roof Hatches)

Original access to the attic was through a small hatch in the floor (fig. II-157). The opening of this hatch, which remains today, measures approximately 3-feet long by 2-feet 3-1/2 inches wide. It has a deep wooden frame and a board-and-batten door made of two wide boards. Door hardware includes two early wrought-iron hooks (one on the attic side, the other on the room side) and two closed-butt hinges. The hatch was located in the ceiling of the entry off the northwest bedroom (Room 204) and had a steep ladder-style stair. It was closed off by a plasterboard ceiling in 1977. In its place was installed the existing large opening in the ceiling of the upper hall, equipped with a built-in folding stair (fig. II-156). A hatch near the peak of the roof on the back (north) side also enables access to the roof from the attic. The date of this opening is not known.

Windows

There are two windows in the attic: one in the east wall, the other in the west wall (figs. II-151 and II-153). These appear to be original and unaltered, judging by the early wall plaster that abuts the wood framing of the openings. Two pairs of 6-over-6 sashes, one for each window, are stored in the attic. The through-mortise construction of these sashes and the style of their muntins suggest that these too are original, dating to 1828.

Ceiling (Roof)

The ceiling of the attic consists of the exposed framing and sheathing boards of the roof (fig. II-155). These elements appear to date to the construction of the house in 1828, including two hand-hewn purlins and reciprocal-sawn rafters and sheathing boards. The sheathing boards are of variable sizes, ranging in width from 12 to 16 inches. The roof has been raised approximately 2 feet, according to physical evidence of the original roof preserved at the east and west end walls (figs. II-151 and II-153). This consists of intact original plaster that clearly outlines the position of the original roof. Heightening of the roof is believed to have occurred during a remodeling of the house in 1841 to accommodate the existing wide cornice in the Greek-Revival style.

Chimneys

Four chimneys are located in the attic: two each at the east and west end walls (figs. II-151 and II-153). The chimneys are constructed of brick and covered with plaster up to the level of the original (lower) roofline. Of these four chimneys, only the two on the front (south) side of the house are functional. The two chimneys on the back (north) side are false, not

extending below the level of the attic floorboards. That all four chimneys are original is certain, based on their coating of early plaster that predates the raising of the roof.

Light Fixtures

A single exposed light bulb in a porcelain base is mounted to a rafter in the center of the attic (fig. II-154). Natural light is provided by the two windows in the east and west end walls.

Attic Fan

A large attic fan sits in the lower half of the east window (fig. II-151), which is operated by a switch in the upper hall. Although the exact date of this fan is unknown, it was most likely installed during the ownership of the Olmsteads (1976-99). Contemporary with the fan are louvers in the lower half of the west window that are thermostatically operated (fig. II-153).

Painted Finishes

The only painted finishes in the attic are found on the detached 6-over-6 window sashes. There is no paint on the floorboards, roof framing, sheathing boards, plaster, or exposed brickwork. This suggests the attic was not occupied as a living space, but was used to store items that could fit through the small floor hatch.



Figure II-151. Attic: View looking east, June 2007. Note the white plastered wall and line of the original lower roof (at upper arrow).





Figure II-152. Attic Details: Left: Southeast corner showing the original reused roof purlin and the iron strap that formerly supported it (at arrow).
Below: Indentation in the floorboard beneath the iron strap (at arrow) is evidence of an early post that supported the purlin.



Figure II-153. Attic: View looking west, June 2007.



Figure II-154. Attic: View looking north, June 2007.



Figure II-155. Attic: Roof framing, view looking west, June 2007.



Figure II-156. Attic: Modern hatch with folding stair, view looking north, June 2007. The original wide floorboards can be seen to the left of the hatch.







Figure II-157. Attic: The original attic hatch (right) retains its early hardware, including wrought-iron hook (above) and closed-butt hinges (below). June 2007.

Building Systems

Gas Lighting

Gas light fixtures had supplemented candles and oil lamps in the Hunt House sometime between 1856 and 1859, according to documentation provided by the probate inventories of Richard P. Hunt. Distribution of gas was administered by the "Seneca Falls and Waterloo Gas Co.," listed at 165 Main Street, Waterloo, in the local directory for 1862-63. The Hunt House was only a short distance from the "Gas Reservoir," which was housed in a round building shown on the south side of Main Street on the Bird's-Eye View map of 1873. No gas light fixtures survive in the house today, although the gas piping that supplied the fixtures remains concealed beneath the floorboards and within the plaster walls.

Electrical

Electric lighting is thought to have been first installed in the house around 1920 by Clifford Beare. The last owner of the house, Joan Greenwood Olmsted, recalled in an interview on June 2, 2008, that "when we got here [in 1944] , there was just one light hanging from the center of each ceiling and no outlets." The electrical system has been completely upgraded since that time. Electrical service enters the Hunt House at the southwest corner of the house. The main electrical panel is in the southwest corner of the cellar. A secondary panel for the circa-1960 back addition and outbuildings is at the north wall of the cellar. The back room and the northeast bedroom (Rooms 104 and 205)are warmed with electric baseboard heat. All light fixtures have been replaced and electrical outlets installed in every room since 1944.

Heating

The Hunt House was probably warmed in 1828 by heat provided by the four fireplaces in the front rooms of the house and by the cooking fireplace and/or stove in the rear kitchen wing. Stoves were noted as being "in and about the residence" by 1856, according to the initial probate inventory of Richard P. Hunt undertaken in December of that year. These were more specifically described in a subsequent probate inventory dated September 12, 1859, as "1 cooking stove & furniture" and "2 air-tight stoves." A cook stove was in the kitchen and another stove was in the dining room by 1890, as noted in the probate inventory of Jane C. Hunt dated February 7 of that year. There may also have been a furnace for central heating of the house by this time, judging by the large amount of coal (five tons) then stored in the cellar. Its omission from the inventory would not have been surprising since it was most likely considered to be a built-in component of the house. A loose cast iron door that may

have been from this early furnace, cast with the name "Richardson, Boynton & Co., New York," is stored in the cellar today.[252]

The daughters of Irving and Marie Greenwood remember that the house was heated by a coal-fueled furnace when they moved there in 1944. The Greenwoods later changed the fuel to oil, installed new ductwork, and finally converted to natural gas. A new gas furnace was most recently installed by the National Park Service in 2007.

Plumbing

It is not known exactly when plumbing was installed in the Hunt House. Letters written by sisters Mary and Sarah Hunt to their brother Richard Hunt in 1852 reported the "bath-room" near the nursery had been newly outfitted with a mahogany "Bath Contrivance" to hold the tin washtub.[253] There is no mention of the bathroom in Richard P. Hunt's probate inventory in 1856, perhaps because it contained no items of notable value. Four of the bedrooms were, however, mentioned as each having a "wash stand ewer [pitcher] & basin." Jane C. Hunt's probate of 1890 finally recorded the "Bath Room." Its placement in the inventory suggests it was located adjacent to the nursery in the first story of the north wing, which was demolished around 1920. No plumbing fixtures were described in the bathroom, which appears to have had a closet for cleaning supplies and other items including "3 Brushes; 1 Carpet stretcher; 1 Camp chair; [and] 1 workbasket, whisk broom & dust pan." Interestingly, the bedroom north of the sitting room was still furnished in 1890 with "1 washbowl, cup & tray," the northeast bedroom with "1 commode," the northwest bedroom with "1 washstand," and the southwest bedroom with "1 washstand marble top" and "1 towel rack."

No information has yet been found to indicate when plumbing was introduced to provide running water to the bathroom and kitchen. A well in the back yard is covered by the paved driveway today, according to a recent interview with the former owners of the house.[254] "Water plants" were available in Waterloo by 1903, and a sanitary sewer system had been completed in 1915, but it is not known when the Hunt House was connected to these services.[255]

Clifford Beare most likely installed the earliest plumbing when he remodeled the house around 1920. The northwest corner room then became a kitchen, with a bathroom installed in the room above it. The Greenwoods renovated the bathroom around 1950 , created a new

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[252] The company's name changed from "Richardson, Boynton & Co." to "Richardson & Boynton Co." sometime between 1863 and 1885, according to trade catalogs and advertisements dated 1863, 1885, 1886, 1900, 1913, and 1931.

[253] Letters from Mary and Sarah Hunt to Richard Hunt, Jr., 4 Apr. 18[52?], cat. #50.4; and 31 Aug. 1852, cat. #41.1. HFP, Women's Rights NHP.

[254] Interview with members of the Greenwood family at the Hunt House 2 Jun. 2008, on file at Women's Rights NHP.

[255] *"Grip's" Historical Souvenir of Waterloo, N.Y* (New York: 1903), 2; and Becker, *History of the Village of Waterloo,* 1949, 448. The 2008 "Property Inventory Summery" for 401 E. Main St., Town of Waterloo, indicates the house is connected to public water and sewer.

toilet room off the kitchen, and installed a second bathroom off the upper hall. The Olmsteads later enlarged the toilet room to a full bathroom in 1977. This room, and the second-story hall bathroom, were partially disassembled by the National Park Service in 2007 for the architectural investigation. Water to the circa-1920 bathroom was turned off in 2008 after discovery of a large crack in the waste pipe in the northwest wall of the kitchen.

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III. CONCLUSIONS

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EXISTING INTEGRITY for 1847-49

Introduction

One of the goals of this Historic Structure Report was to ascertain the extent of surviving historic architectural fabric at the Hunt House for the defined period of significance: 1847-49. How much of the historic Hunt House remains is an important consideration in the determination of treatment options. To that end, an attempt is made here to summarize that information. For details, see the "Physical Descriptions" section of this report.

Exterior Elements

Of the multiple structures that comprised the Hunt family's "homestead farm," all that remains is the main portion of the home known today as the Hunt House. The house was built in 1828 and was updated and enlarged circa 1841. Missing components of the house include a 1-1/2 story wing on the west side and a 2-story wing on the north side. Also missing are the farm's barns and other outbuildings that were situated to the northeast of the house, fences, and landscape elements. The 145-1/2 acres of land on which the buildings sat has been reduced to 2.74 acres.

Surviving historic components of the existing house include the exterior brick walls, three of the four brick chimneys, and roof. Some mortar joints still retain the original lime mortar with which they were laid, distinguished by its pink-beige hue and white lime inclusions. Doorway and window openings in the front façade remain remarkably unaltered: the doorway with its flanking sidelights and semi-circular fanlight with lead cames, and the windows with their marble window sills and 9-over-6 sashes. The 6-panel front door, although a later replacement, is a close replica of the missing original. Alterations have occurred to the historic openings in the side and rear elevations, although three intact windows and sashes remain in the east wall, one in the north wall, and three in the west wall. The exterior cellar doorway with its stone steps appears to be original, as does the framed opening of the doorway in the back hall. The original gable roof was raised to its present height, and the existing wide cornice with integral gutters, installed around 1841. Physical evidence of the historic roofing may survive on the early sheathing boards beneath the existing asphalt roofing shingles. Paint analysis indicates the exterior wooden elements of the house were historically painted with a cream color oil paint containing lead.

Interior Elements

Inside, the Hunt House retains its historic layout of center stair hall with rooms opening off it on the east and west sides. Most rooms are intact in the first and second stories, with the notable exceptions of the parlor that was enlarged to its present size sometime between 1856 and 1873, and the northwest corner rooms that were modernized as a kitchen and bathrooms in the 20th century. The stair connecting the first and second stories appears to be original, although the second-story railing was slightly altered around 1920. The steep ladder stair to the attic is missing, but its shadow is clearly preserved on the adjacent wall and floor of the closet in the existing hall bathroom. Accretions of later materials preserve the original random-width floorboards on the floors and the plastered walls and ceilings. Although the extent of surviving plaster is not yet known, selected removal of later plasterboard has revealed early lime plaster with hair binder applied directly to the brickwork of the exterior walls and to sawn lath on the interior walls and ceilings. Like the early mortar used to lay the exterior bricks, the original interior plaster is a pink-beige color with white lime inclusions.

Molded woodwork that presumably dates to 1828 trims the lower walls, doorways, and windows. Moldings of similar style were used in the center hall and the rooms on the east side of the house, with a different style used in the west rooms. Bull's-eye corner blocks adorn the doorway and window casings in the center hall and front rooms, and simple mitered corners are found in the back rooms. No unaltered doorways remain in the first story and only three survive in the second story. These three doorways, all located in the upper hall, retain their historic 6-panel doors and closed-butt hinges; the existing door latches and knobs are later. One other 6-panel door to the hall bathroom has been reused in its present doorway and two old 6-panel doors from unknown locations are stored in the cellar. Of the four original fireplaces and fireplace mantels, none remain today. Three of the four fireplace openings were enclosed and their mantels removed around 1920. The one existing fireplace in the parlor was moved and rebuilt sometime between 1856 and 1873 and its mantel replaced around 1920.

Like the exterior, all the interior woodwork trim was painted historically with a cream-color oil paint containing lead, according to the findings of the paint analysis. The floorboards were either unfinished or waxed. Ceilings appear to have been painted with water-soluble calcimine. The walls were most likely wallpapered, based on the smooth texture of the original plaster and absence of paint. No samples of historic wallpapers were found during the architectural investigation, having been removed prior to hanging of the existing 20th-century wallpapers.

CHARACTER-DEFINING FEATURES

Definition

"Character-defining features" (CDFs), are explained in the National Park service's *D.O./NPS-28: Cultural Resource Management Guideline* as follows:

> A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.[256]

By this definition, a CDF can date from any period in the history of the property. In the case of the Hunt House, this could span the time period from its date of construction in 1828 to the present day.

A more restrictive explanation is cited in *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* in which CDFs are tied to the "historic character" of a building or structure:

> Character-defining features . . . [are] those architectural materials and features that are important in defining the building's historic character . . . . The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.[257]

"Historic character" is thereby tied to historical significance, which *D.O./NPS-28* defines as "the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation. It normally stems from a combination of association and

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[256] *D.O./NPS-28, Cultural Resources Management Guideline,* Release No. 5 (U.S. Dept. of the Interior, National Park Service, History Division, 1997), Appendix A, p. 178.

[257] Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Dept. of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Historic Preservation Services, 1995), p. 63.

integrity."[258] The aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.[259]

Hunt House Character-Defining Features

The following have been identified as historic character-defining features (CDFs) of the Hunt House at Women's Rights National Historical Park. These are architectural materials and features that are important in defining the building's historic character, which is tied to its 1847-49 period of significance. Therefore, although the existing 2-story portico could be considered a character-defining feature, it does not qualify because it was installed circa 1920 and therefore does not contribute to the *historic* character of the building.

Exterior CDFs

- House siting on the north side of a major east-west highway, historically called the "Turnpike road," now designated "Route 5 & 20" or "East Main Street."

- South orientation of the main house with its front doorway facing the road and the back doorway opening onto the back yard of the former "homestead farm."

- Symmetrical massing of the 2-story main house with its gable roof, 5-bay façade, center doorway, and four end chimneys (note: only one remains in 2014).

- Masonry construction materials including a stone foundation, red brickwork walls, and marble water table, door sills, and window sills.

- Wide, Greek-Revival style cornice with integral gutters dating to circa 1841.

- Classical front doorway with 6-panel door flanked by sidelights and crowned by a semi-circular fanlight, both glazed with clear glass held by decorative lead cames.

- Numerous window openings in the south façade and east and west side elevations that brightened the interiors with natural light, including small openings in the cellar story and large openings in the upper stories. The original 9-over-6 sashes in the first and second stories, and 6-over-6 sashes in the attic story, are CDFs. The comparatively few number of historic window openings (one) in the north (rear) elevation is also a CDF.

[258] *D.O./NPS-28,* Appendix A, p. 193.
[259] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (U.S. Dept. of the Interior, National Park Service, Interagency Resources Division, 1990, revised 1991), pp. 44-45.

- Cream-color paint on the woodwork trim, doors, and sashes, as identified by paint analysis.

Interior CDFs

- Interior configuration of full cellar, two principal stories of living space, and attic.

- Spatial arrangement in the first and second stories of rooms opening off a center stair hall. The stairway connecting the two stories, with simple Federal-style railing, is also a CDF.

- Hierarchy of the rooms' finish carpentry, with the finer baseboards and casings in the front rooms on the south side of the house, and the less formal woodwork in the back rooms on the north side of the house.

- Placement of storage and multifunctional spaces in the northwest corner of the house in both the first and second stories .

- Attic access via a hatch in the ceiling formerly equipped with a steep ladder stair.

- The use of random-width, tongue-and-groove floorboards, one board thick, in all the rooms.

- Finishing of the walls and ceilings with lime plaster with hair binder, applied directly to the brickwork of the exterior walls and to sawn lath on the interior walls.

- Doors with six panels hung on closed-butt hinges (see fig. II-107).

- The presence of chimney breasts for working fireplaces in the front rooms only.

- Cream-color paint on all the woodwork trim throughout the house, except the stair railing, as identified by paint analysis.

Missing CDFs

- The most significant missing features of the Hunt House are its two wings that were removed around 1920. One was located on the west side of the house, the other on the back (north) side. Both were important visual and functional components of the building for the 1847-49 period of significance. The west wing is believed to have housed the kitchen, and the back wing several rooms including a sitting room, nursery, bedrooms, and a bathroom.

- Three of the four chimneys are missing from the roof; only the southwest chimney remains today.

- All four historic fireplace mantels are missing from the front rooms of the house.

- Historic partitions are missing from three areas: 1. the parlor/back bedroom (Room 106), 2. the kitchen pantry (Room 103), and 3. the northwest bedroom/entry/closet (Rooms 203 and 204).

- Most original doorways and their doors are either missing, or have been considerably altered, in the first-story rooms of the house.

Additional CDFs, 1849-62

An updated National Register nomination for "Women's Rights Historic Site" expanded the period of significance to encompass the years 1836 to 1862. The following additional features are therefore also considered as character-defining:

- Gas lighting was installed in the Hunt House sometime between 1857 and 1859—the date "circa 1858" is used in this report. Although no gas light fixtures remain today, gas piping remains embedded within walls and floor of the house. These pipes, even though they are not visible, are considered as CDFs.

- Two French doorways on the east side of the house were enlarged from original window openings to open onto a verandah that is missing today. The exact date of this alteration is not known, but may have been instigated by the marriages of two Hunt children: one in 1861, the other in 1864. A date of "circa 1860s" is used in this report. The verandah definitely existed by 1873, based on the Bird's-Eye View of that date.

- The existing large parlor is contemporary with the French doorways and now-missing verandah. The parlor achieved its present size with the removal of the north partition wall.

- The position of the chimney breast at the east wall of the parlor is also a CDF. The chimney breast was centered between the French doorways when the parlor was enlarged circa 1860s.

APPENDIX A

Paint Analysis

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Introduction

Paint analysis was undertaken at the Hunt House for two reasons. First, to obtain additional information that would help in interpreting the physical evolution of the house. Second, to determine how the house was painted during the historic period of significance, 1847-49.

Methodology

One hundred eighty five (185) paint samples were removed from the exterior and interior painted elements of the Hunt House by Architectural Conservator Barbara Yocum in August 2007 and April 2008. Prior to sampling, site notes were made recording existing painted finishes and photographs were taken. Small samples of paint were then extracted from representative room elements using an X-Acto knife fitted with a No.-18 blade. Each sample was placed in a separate coin envelope labeled with the sample location. Paint-sample locations were also recorded on floor plans, which are included in this appendix. Analysis of the samples was undertaken at the Historic Architecture Program of the Northeast Region, National Park Service, in Lowell, Massachusetts.

In Lowell, each sample was assigned a log number derived from the center's "Integrated Research Organization System" (IROS). This system provides a three-part code that identifies the site, the building from which the sample was taken, and the sample number. The first sample removed for this study, for example, was assigned log number "WORI 07 P001" "WORI" signifies Women's Rights National Historical Park, "07" is the park's structure number for the Hunt House, the letter "P" indicates that the sample is paint, and the number "01" denotes that this is the first paint sample removed from the building.

Selected paint samples were mounted in petrie dishes filled with microcrystalline wax and microscopically viewed using two binocular microscopes. The samples were first examined with reflected tungsten light at 10 to 63 times magnification with a Nikon sMZ-2T microscope. They were next viewed under long-wave ultraviolet light with an Olympus BX-40 microscope.

Certain characteristics of each paint layer were noted and recorded, such as paint color and paint type. Paints containing lead were identified by a spot chemical test using a solution of sodium sulfide and water, in which a positive reaction turns a paint layer brown or black. Paints containing calcium carbonate, such as calcimine, were identified by their characteristic chalky appearance and positive reaction to a spot chemical test using diluted hydrochloric acid. Finish layers were distinguished from primer layers by the presence of dirt and/or poor adhesion between paint layers. Chromochronology charts summarizing the paint layers for the exterior and for each room are included in this report.

Dating of the paint layers was achieved by removing paint samples from room elements of known date of installation. Much of the woodwork trim for example appears to date to the original construction of the main house by Richard Hunt. The first paint layer on these elements was therefore dated "1828." A remodeling was carried out in 1841 that enlarged the

north wing; the parlor was enlarged and two windows converted to doorways sometime between 1856 and 1873 ("circa 1860" is used in this report); and the wings were demolished and the existing large front portico constructed around 1920. Comparison of painted elements associated with these alterations with earlier elements enabled approximate dating of the later paint layers.

Paint Sample Locations

Exterior Samples

WORI 07 P01	Paint on bricks above front doorway (D101), south elevation
WORI 07 P02	Doric column shaft, south elevation
WORI 07 P03	Casing of D101, south elevation
WORI 07 P04	Six-panel door of D101, south elevation
WORI 07 P05	Casing of left sidelight panel of D101, south elevation
WORI 07 P06	Sash of left sidelight panel of D101, south elevation
WORI 07 P07	Lead came of left sidelight of D101, south elevation
WORI 07 P08	Transom casing above D101, south elevation
WORI 07 P09	Transom sill above D101, south elevation
WORI 07 P10	Transom sash above D101, south elevation
WORI 07 P11	Lead came of transom sash above D101, south elevation
WORI 07 P12	Window casing of W111, south elevation
WORI 07 P13	Window sash of W111, south elevation
WORI 07 P14	Window casing of W104, west elevation
WORI 07 P15	Window sash of W104, west elevation
WORI 07 P16	Window casing of W105, west elevation
WORI 07 P17	Window casing of W109, north elevation
WORI 07 P18	Window sash of W109, north elevation
WORI 07 P19	Doorway casing of D103 (French doorway), east elevation
WORI 07 P156	Painted mortar joint between windows, west elevation
WORI 07 P157	Painted mortar joint, south side of west elevation (pink mortar)
WORI 07 P158	Painted mortar joint, east side of north elevation
WORI 07 P159	Painted mortar joint between windows, east elevation

Interior Samples

Room 101

WORI 07 P20	Floorboards beneath later flooring, southeast corner
WORI 07 P21	Baseboard at east wall
WORI 07 P22	Baseboard at former doorway, east wall
WORI 07 P23	Baseboard at chase for heat duct, southeast corner

WORI 07 P24	Six-panel door of front doorway (D101), hall side
WORI 07 P25	Casing of D101
WORI 07 P26	Casing of transom above D101
WORI 07 P27	Sash of transom above D101
WORI 07 P28	Casing of west sidelight of D101
WORI 07 P29	Sash of west sidelight of D101, covered by storm window
WORI 07 P30	French doors, west doorway to Room 102
WORI 07 P31	Side casing of west doorway to Room 102 (concave molding)
WORI 07 P32	Top casing of west doorway to Room 102 (convex molding)
WORI 07 P33	Bull's-eye corner blocks, west doorway to Room 102
WORI 07 P34	Base of columned doorway to Room 106
WORI 07 P35	Column shaft at doorway to Room 106
WORI 07 P36	Side casing of east doorway to Room 106 (convex molding)
WORI 07 P37	Top casing of east doorway to Room 106 (concave molding)
WORI 07 P38	Bull's-eye corner blocks, west doorway to Room 106
WORI 07 P39	Casing of west doorway beneath stairs
WORI 07 P40	Two-panel door, cellar doorway
WORI 07 P41	Casing of cellar doorway
WORI 07 P42	Casing of north bathroom doorway
WORI 07 P43	Stair tread
WORI 07 P44	Stair riser
WORI 07 P45	Stair baluster
WORI 07 P46	Stair hand rail
WORI 07 P47	Plaster ceiling beneath later plaster board at northwest corner
WORI 07 P160	Painted woodwork reused as lath nailer beneath main stair (former closet)
WORI 07 P161	Ditto (different piece)
WORI 07 P162	Later sloped plaster ceiling beneath main stair (former closet)

Room 102

WORI 07 P48	Baseboard at south wall
WORI 07 P49	Baseboard at west chimney breast
WORI 07 P50	Baseboard beneath W104 (former doorway)
WORI 07 P51	Baseboard at former north doorway
WORI 07 P52	French doors, east doorway to Room 101
WORI 07 P53	Left-side casing (concave) of east doorway to Room 101
WORI 07 P54	Right-side and top casing (convex) of east doorway to Room 101
WORI 07 P55	Bull's-eye corner blocks of east doorway to Room 101
WORI 07 P56	Casing of north doorway to Room 103
WORI 07 P57	Casing of west window, W103
WORI 07 P58	Sash of west window, W103
WORI 07 P59	Casing of west window (former doorway), W104
WORI 07 P60	Sash of west window (former doorway), W104
WORI 07 P61	Plastered chimney breast
WORI 07 P62	North plastered wall adjacent to former doorway

Room 103

WORI 07 P63	Upper north plaster wall beneath plasterboard
WORI 07 P64	South plaster wall beneath later plasterboard
WORI 07 P163	Original floorboard beneath later flooring

Room 105

WORI 07 P164	Original floorboard on west side of room beneath later flooring
WORI 07 P165	North doorway frame beneath later plasterboard
WORI 07 P166	Wooden jamb of north wall niche formerly concealed by plasterboard
WORI 07 P167	North plaster wall (original plaster) beneath plasterboard
WORI 07 P168	North plaster wall (later plaster) beneath plasterboard
WORI 07 P169	Plaster ceiling above plasterboard

Room 106

WORI 07 P65	Baseboard at south wall
WORI 07 P66	Baseboard at west wall north of doorway to Room 101
WORI 07 P67	Baseboard at west wall at former doorway
WORI 07 P68	Baseboard at north wall
WORI 07 P69	Side casing (convex molding) of doorway to Room 101
WORI 07 P70	Top casing (concave molding) of doorway to Room 101
WORI 07 P71	Bull's-eye corner blocks at doorway to Room 101
WORI 07 P72	Paneled base of columned doorway to Room 101
WORI 07 P73	Column shaft at doorway to Room 101
WORI 07 P74	Casing of French doorway, D104
WORI 07 P75	French doors at D104
WORI 07 P76	Casing of south window, W113
WORI 07 P77	Sash of south window, W113
WORI 07 P78	Casing of picture window, W109
WORI 07 P79	Pilaster base of fireplace mantel
WORI 07 P80	Pilaster capital of fireplace mantel
WORI 07 P81	Molded trim beneath shelf of fireplace mantel
WORI 07 P82	Backboard of fireplace mantel, left side
WORI 07 P83	Shelf support of fireplace mantel
WORI 07 P84	Shelf of fireplace mantel
WORI 07 P85	Painted plaster wall, northwest corner
WORI 07 P170	Baseboard, at north end of west wall

Room 201

WORI 07 P86	Floorboards beneath later flooring, northeast corner
WORI 07 P87	Baseboard at east wall between doorways
WORI 07 P88	Board applied to lower baseboard (for telephone cord?)
WORI 07 P89	Casing of doorway to Room 206
WORI 07 P90	Six-panel door of doorway to Room 206
WORI 07 P91	Casing of south window, W201
WORI 07 P92	Sash of south window, W201

WORI 07 P93	Stair baluster and railing
WORI 07 P94	Floor edging at balusters
WORI 07 P95	Plastered ceiling beneath plasterboard at attic hatch
WORI 07 P96	Wood trim at attic hatch
WORI 07 P97	Heat register box, northeast corner

Room 202

WORI 07 P98	Floorboards beneath later flooring in southeast closet
WORI 07 P99	Baseboard at south wall
WORI 07 P100	Baseboard at east wall of later northeast closet
WORI 07 P101	Baseboard on room side of later northeast closet
WORI 07 P102	Baseboard at west chimney breast
WORI 07 P103	Casing of doorway to Room 201
WORI 07 P104	Six-panel door of doorway to Room 201
WORI 07 P105	Casing of later doorway to Room 203
WORI 07 P106	Casing of doorway at later northeast closet
WORI 07 P107	Casing of doorway at later southeast closet
WORI 07 P108	Casing of west window, W204
WORI 07 P109	Sash of west window, W204
WORI 07 P110	Heat register at north wall

Room 203

WORI 07 P111	Upper south plaster wall within later closet
WORI 07 P112	Upper east plaster wall beneath later plasterboard
WORI 07 P113	Lower west plaster wall beneath later plasterboard

Room 204

WORI 07 P114	Baseboard at north wall
WORI 07 P115	Baseboard at west wall, covered by tub enclosure
WORI 07 P116	Baseboard at south partition, covered by tub enclosure
WORI 07 P117	Baseboard at closet partition, closet side
WORI 07 P118	Baseboard at south wall of closet
WORI 07 P119	Casing of doorway to Room 201
WORI 07 P120	Six-panel door of doorway to Room 201
WORI 07 P121	Casing of wide doorway at closet
WORI 07 P122	Casing of window W206
WORI 07 P123	Upper east wall (plaster) above later drop ceiling
WORI 07 P124	Plaster ceiling of closet above later drop ceiling
WORI 07 P125	Ghost of former east-west partition on ceiling above later drop ceiling
WORI 07 P126	Wood framing of attic hatch in closet concealed by later drop ceiling
WORI 07 P172	Six-panel door of doorway to Room 204
WORI 07 P173	Original floorboards beneath later flooring, south side of room
WORI 07 P174	Baseboard, north wall at northwest corner (original unmoved?)
WORI 07 P175	Ditto, lower portion near floor
WORI 07 P176	Baseboard at north wall, northeast corner
WORI 07 P177	Baseboard at east wall, northeast corner

WORI 07 P178 Baseboard at south wall, formerly covered by ladder stair
WORI 07 P179 Baseboard at south wall to left (east) of partition patch
WORI 07 P180 Baseboard at south wall at partition patch
WORI 07 P181 Baseboard at south wall to right (west) of partition patch
WORI 07 P182 Side trim pieces added to hang existing hall door
WORI 07 P183 Baseboard at south wall, southeast corner
WORI 07 P184 South plaster wall formerly covered by ladder stair
WORI 07 P185 West plaster wall, overlap of paint from former door casing

Room 205

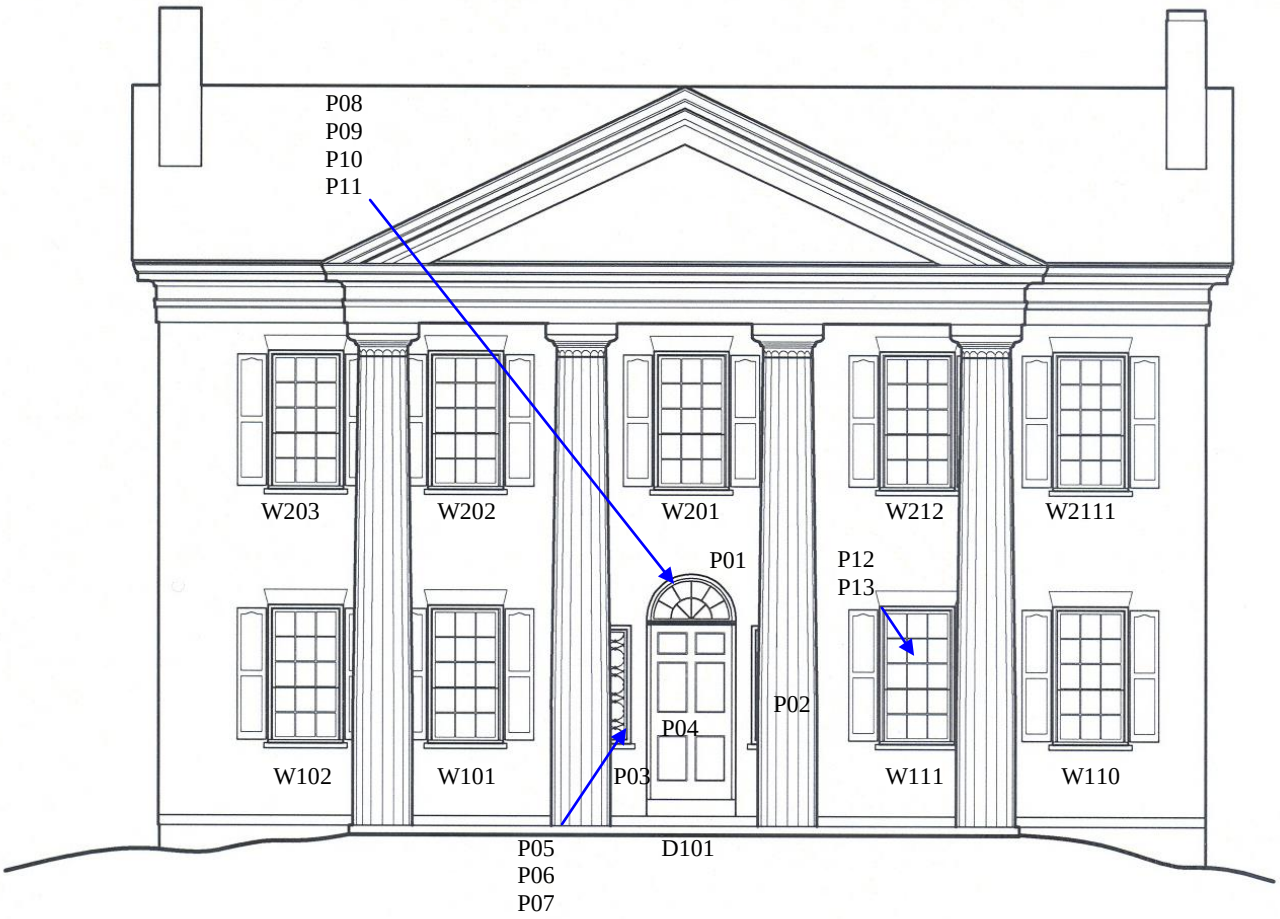
WORI 07 P127 Baseboard at north wall
WORI 07 P128 Baseboard at south wall of later south closet
WORI 07 P129 Casing of doorway to Room 201
WORI 07 P130 Six-panel door of doorway to Room 201
WORI 07 P131 Casing of doorway at later south closet
WORI 07 P132 Casing of east window, W209
WORI 07 P133 Sash of east window, W209
WORI 07 P134 Casing of north window, W208
WORI 07 P135 Sash of north window, W208
WORI 07 P136 Lower north plaster wall beneath later plasterboard
WORI 07 P137 Upper north plaster wall beneath later plasterboard
WORI 07 P138 Plaster ceiling beneath later plasterboard

Room 206

WORI 07 P139 Floorboards in later north closet beneath later oak flooring
WORI 07 P140 Baseboard at south wall
WORI 07 P141 Baseboard in later north closet
WORI 07 P142 Baseboard at later north partition
WORI 07 P143 Baseboard at east chimney breast
WORI 07 P144 Casing at doorway to Room 201
WORI 07 P145 Six-panel door at doorway to Room 201
WORI 07 P146 Casing at later north closet
WORI 07 P147 Casing at east window, W210
WORI 07 P148 Sash at east window, W210
WORI 07 P149 Plaster ceiling beneath plasterboard

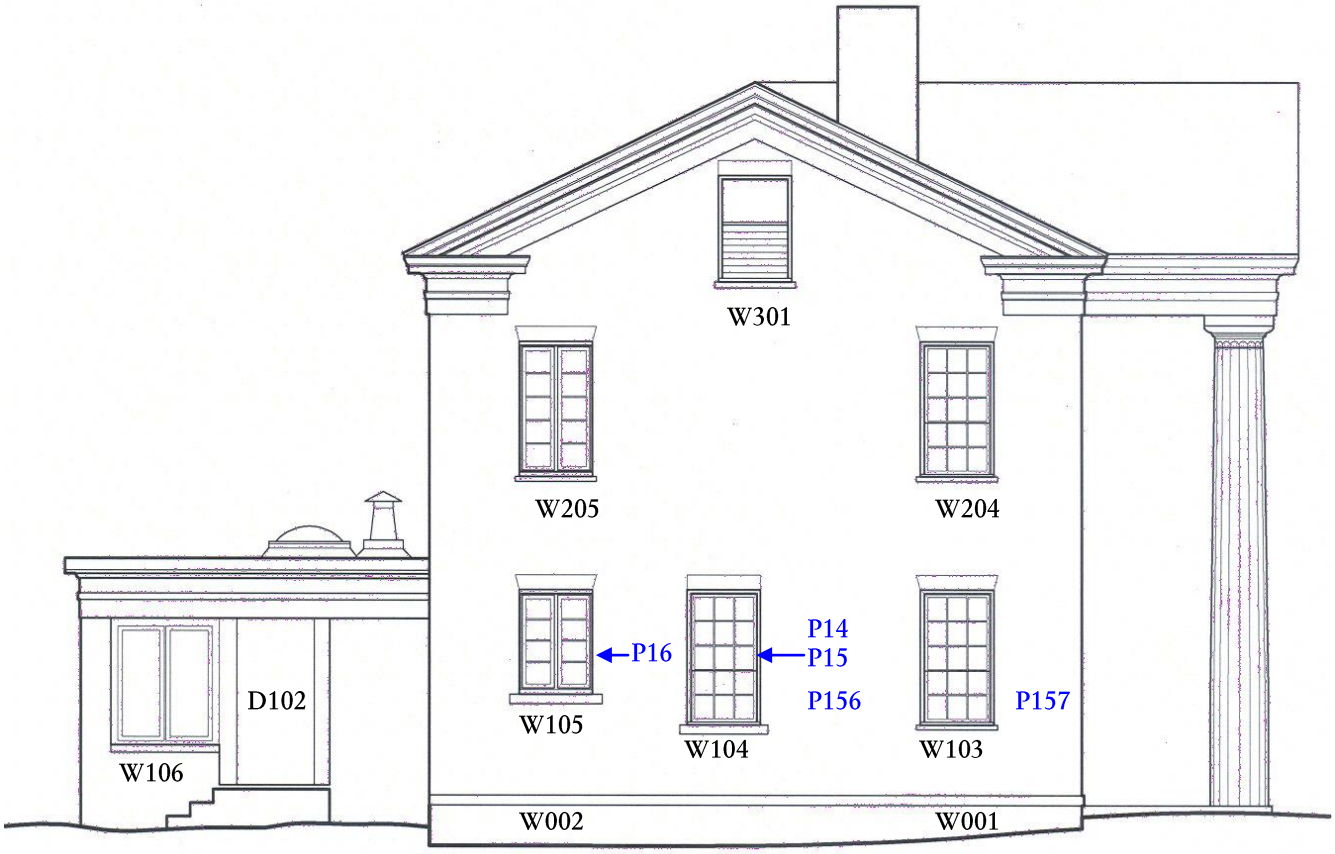
Samples from Detached Doors in Cellar

WORI 07 P150 Door #1, six recessed panels, chrome doorknob one side (former bathroom?), lift hinges (88 ¾" high x 35 ¼" wide x 1 ¼" thick)
WORI 07 P151 Door #1, opposite side with flush panels
WORI 07 P152 Door #2, six recessed panels, white glass doorknobs, lift hinges (87" high x 35 ¾" wide x 1 3/8" thick)
WORI 07 P153 Door #2, opposite side with flush panels
WORI 07 P154 Door #3, later with two panels
WORI 07 P155 Door #3, opposite side



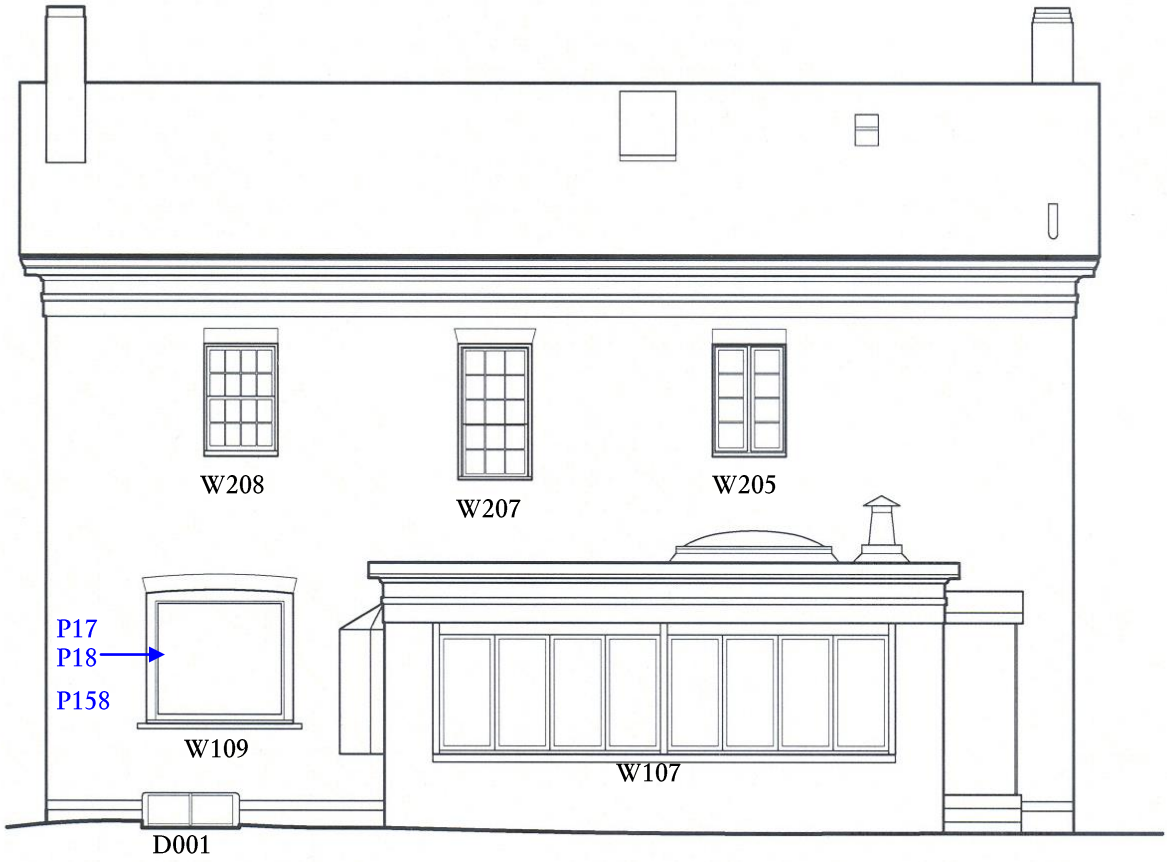
SOUTH ELEVATION

Figure A-1. Paint samples removed from the front facade of the Hunt House, 2007-2008.



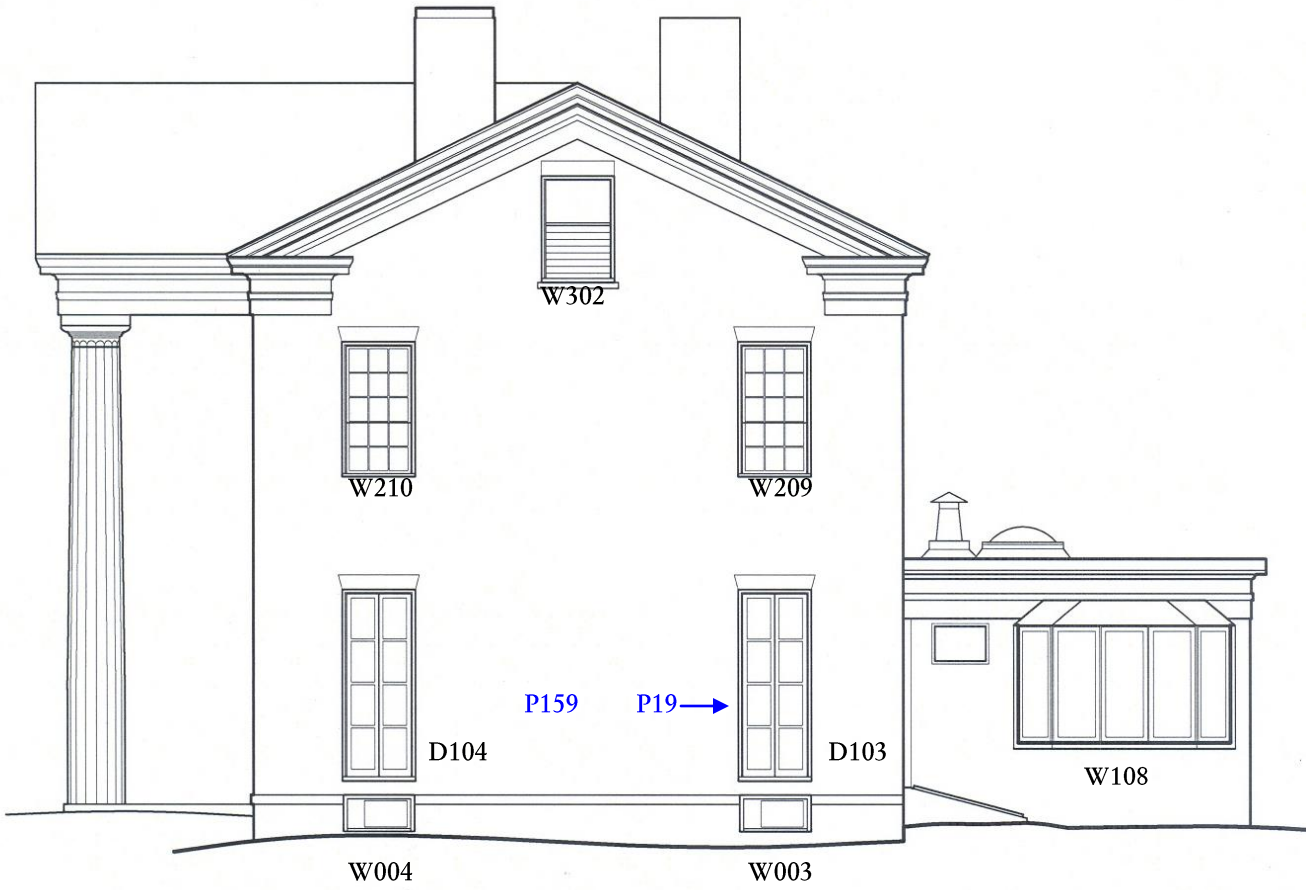
WEST ELEVATION

Figure A-2. Paint samples removed from the west elevation of the Hunt House, 2007-2008.



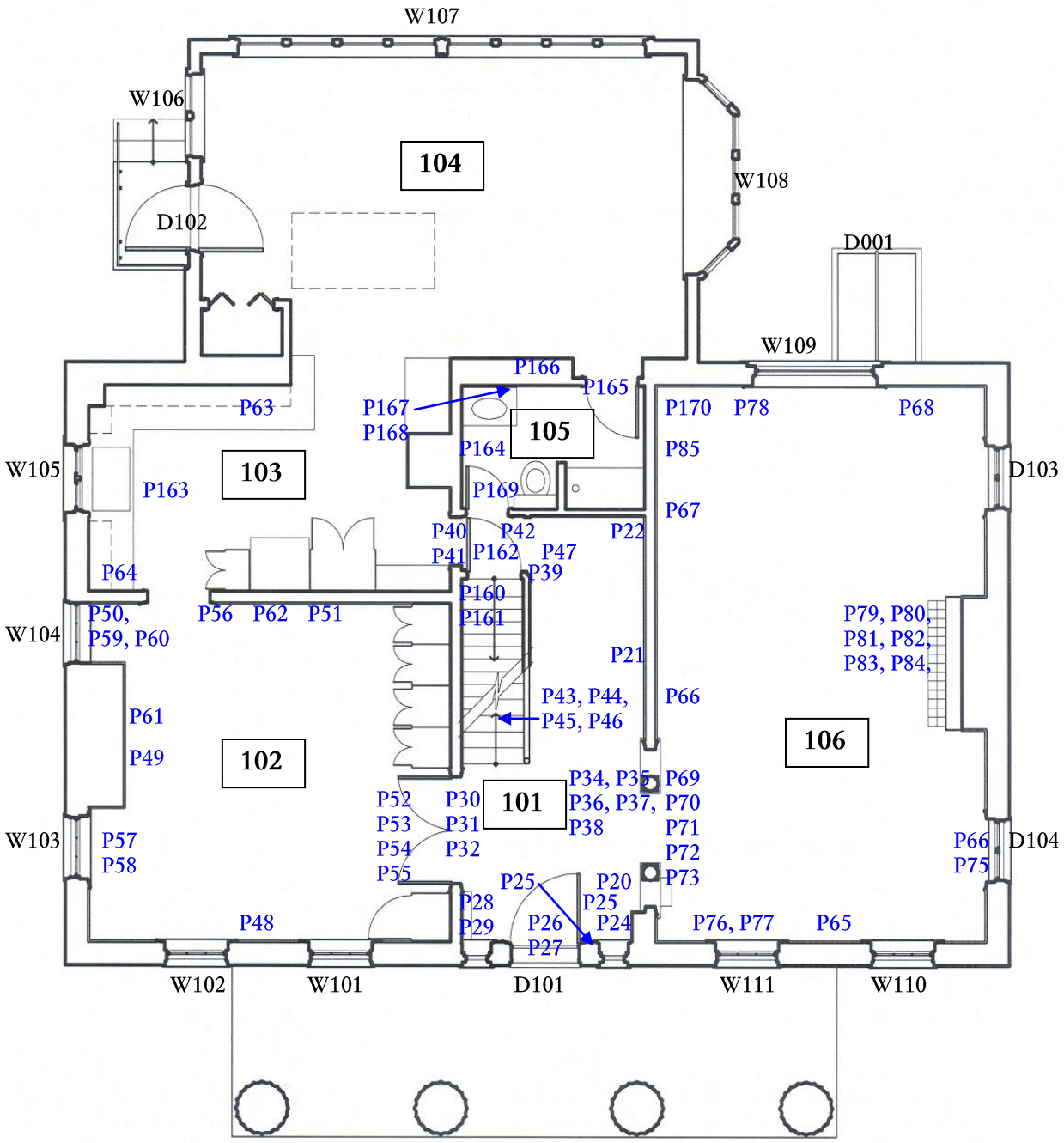
NORTH ELEVATION

Figure A-3. Paint samples removed from the south elevation of the Hunt House, 2007-2008.



EAST ELEVATION

Figure A-4. Paint samples removed from the south elevation of the Hunt House, 2007-2008.

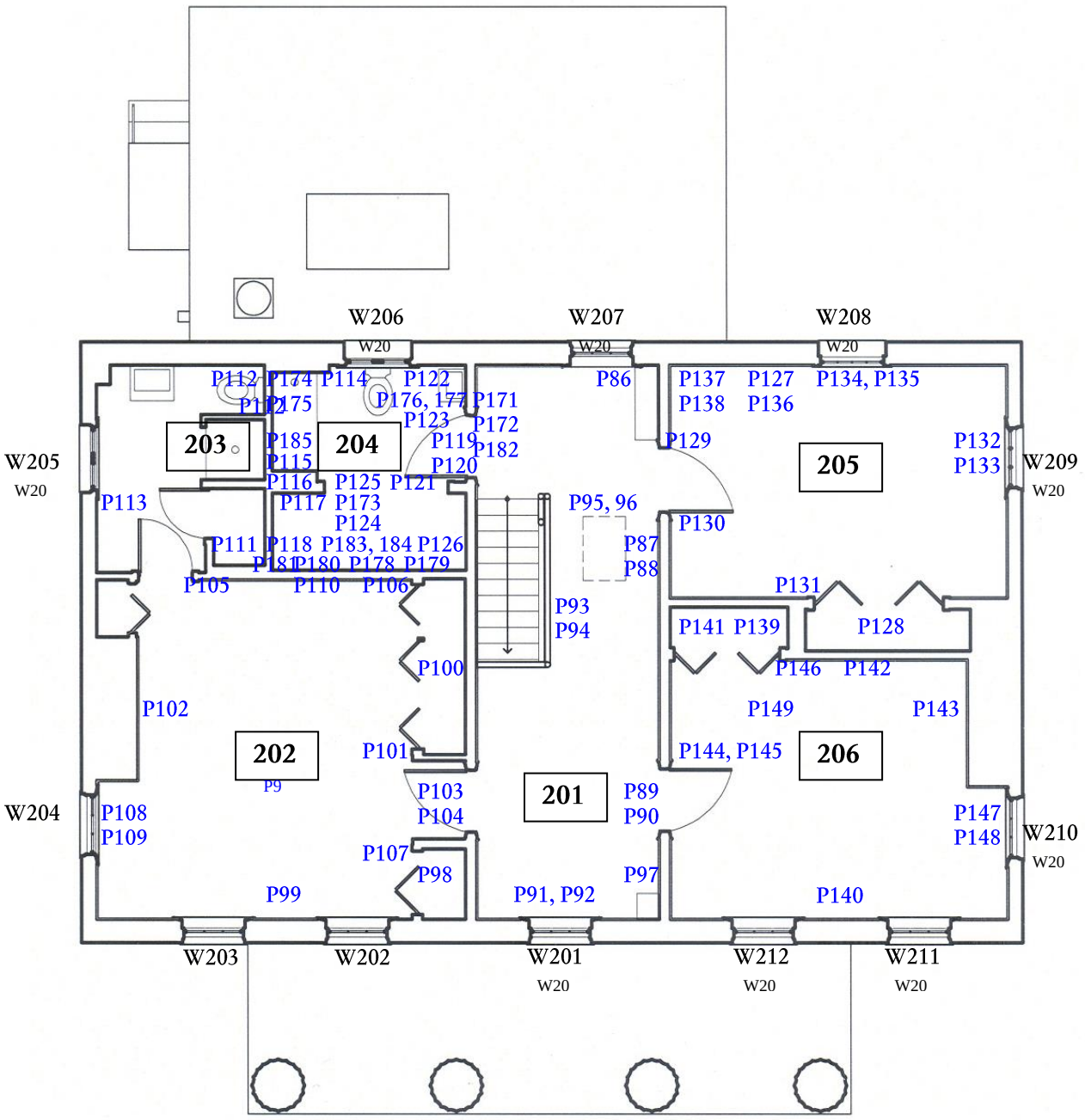


Three Detached Doors in Cellar:

1. P150, P151
2. P152, P153
3. P154, P155

FIRST FLOOR PLAN

Figure A-5. Paint samples removed from the first-story rooms of the Hunt House, 2007-2008.



SECOND FLOOR PLAN

Figure A-6. Paint samples removed from the second-story rooms of the Hunt House, 2007-2008.

Summary of Paint Chromochronologies

Exterior

Date	Woodwork and Sashes	French Doorways	Front Portico	Front Door	Brick Walls
1828	Cream*				
	Cream*				
	Cream*				
	Cream*				
Circa 1860	Cream*	Cream			
	White	White			
	White*				
	Gray				
	White-Gray*	White-Gray*			
	White-Gray				
	White*	White*			
	White*	White*			
	White*	White*			
	White*				
Circa 1920	Cream		Cream		Red
	Cream		White		
	Cream		Cream		
	Cream		White		
Circa 1960	Cream	Cream	White	White	
	Beige		Beige	White	
	White	White	White	White	
	White	White	White	White	

KEY:

*** Paint contains lead**

Room 101 (Lower Hall)

Date	Floor-boards	Walls	Ceiling	Woodwork & Stair Risers	Stair Treads	Stair Balusters
1828	Dirt and wax-like substance	[Wallpaper?]	[White**?]	Cream*	Cream*	Brown Resinous (Varnish?)
			Yellow**	Cream*	Cream*	
			White**	Cream*	Cream*	
			White**	White	White	
				White		
				White		
Ca. 1920	Oak flooring		White	White* Lt. Yellow*	Varnish	
Ca. 1930		Wallpaper (brown leaves)	Lt. yellow	Cream-lt. yellow		
Ca. 1945		Wallpaper (pink and white stripes)	White	White		
Ca. 1960	Vinyl tiles (black-and-white)	Wallpaper (gold and silver)		Beige	Brown Varnish	White Beige
				Cream		
1977	Vinyl tiles (marble design)	Plasterboard Wallpaper (yellow)	Plasterboard White	Cream		Cream
				Cream	Brown	Cream
				Cream		Cream

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 102 (Dining Room)

Date	Floorboards	Walls	Ceiling	Woodwork
1828	[No sample]	[Wallpaper?]	[No sample]	Cream*
				Cream*
				Cream*
				White*
				White
				Yellow* Varnish ("Graining")
				White*
		Green*		White
		Olive green		White-Cream
Ca. 1920	Oak flooring	[Wallpaper?]		Cream-yellow*
Ca. 1930		Wallpaper (dark yellow)		White*
1948		Wallpaper (scenic) Cream paint		White
Ca. 1960		Wallpaper (green abstract)		White
1977		Plasterboard Wallpaper (foil type)	Plasterboard White	White
1991	Hardwood flooring			

KEY:

*** Paint contains lead**
**** Calcimine paint.**

Room 103 (Kitchen)

Date	Floorboards	Walls	Ceiling	Woodwork
1828			[No samples]	[No samples]
		Mustard yellow** (multiple layers)		
		Beige-gray		
		Yellow		
		White		
	Gray	Cream-yellow		
	Orange	White		
Ca. 1920	T&G flooring	White		
Ca. 1930		Blue-green		
Ca. 1945	Sheet flooring	Yellow (glossy)		
Ca. 1950		Plasterboard? Wallpaper	Plasterboard?	
Ca. 1960	Sheet flooring			
1977				
1990s	Sheet flooring	Wallpaper	White	

KEY:

*** Paint contains lead**
**** Calcimine paint.**

Room 105 (Bathroom)

Date	Floorboards	Walls	Ceiling	Woodwork
1828		Cream-white**	Cream**	
		Orange**	Orange**	
		Pale orange**	Pale orange**	
		Orange**	Orange**	
	Orange	Orange0red**	Orange-red	
	Orange	Mustard yellow*	Mustard yellow*	
	Gray	Buff pink*	Buff pink*	
	Orange	Light gray		
Ca. 1920	T&G flooring	Gray-white*	(Later plaster) Cream	(Later wall niche frame) White
Ca. 1930		Gray-green		Light Green
Ca. 1945	Sheet flooring (mustard yellow)	Cream-yellow (glossy)	Cream-yellow (glossy)	White Light Yellow*
Ca. 1950		Plasterboard Cream	Plasterboard [Painted?]	(New woodwork trim)

KEY:

*** Paint contains lead**
**** Calcimine paint.**

Room 106 (Living Room)

Date	Floorboards	Walls South Side of Room	Walls North Side of Room	Ceiling	Woodwork
1828	[No sample]	[Wallpaper?]	Cream**	[No sample]	Cream*
			Gray-Green**		Cream*
					Cream*
Ca. 1860		[Wallpaper?]	[Wallpaper paste]		White
					White*
					Gray-Green
					Sage
Ca. 1920		[Wallpaper?]	[Wallpaper?]		White Lt. Yellow*
Ca. 1930		Wallpaper (dark yellow—missing)	Wallpaper (dark yellow—missing)		Lt. Yellow*
Ca. 1945		Wallpaper (pink & white)	Wallpaper (pink & white)		Cream
Ca. 1960		Wallpaper (green abstract)	Wallpaper (green abstract)		White Beige
1977	Carpet	Plasterboard Wallpaper (Beige + border)	Plasterboard Wallpaper (Beige + border)	Plasterboard White	White
					Cream

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 201 (Upper Hall)

Date	Floorboards	Walls	Ceiling	Woodwork	Stair Balusters
1828	Dirt and wax-like substance	[Wallpaper?]		Cream*	Brown resinous (varnish?)
				Cream*	
				White*	
			White**	White	
			Yellow**	White* Lt. Yellow	
				Lt. yellow	
				White	
Ca. 1920	Oak flooring		Cream	Cream	
Ca. 1930		Wallpaper (brown leaves)		White	
Ca. 1945		Wallpaper (pink and white)		White	White
Ca. 1960		Wallpaper (gold and silver)		Cream	Beige Cream
1977	Carpet	Plasterboard Wallpaper	Plasterboard White	Cream	Cream

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 202 (Southwest Bedroom)

Date	Floorboards	Walls	Ceiling	Woodwork
1828	Dirt and wax-like substance	[Wallpaper?]	[No samples]	Cream*
				Cream*
	Mustard yellow			Cream*
				Cream*
				White*
				White
Ca. 1920	Oak flooring			White* Cream-yellow*
Ca. 1930				White
Ca. 1945				White
Ca. 1960			Ceiling tiles	White
1977	Carpet	Plasterboard Wallpaper (faux grass cloth)		White

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 203 (Northwest Bathroom)

Date	Floorboards	Walls	Ceiling	Woodwork [Baseboard, now Room 204]
1828	[No samples]		[No samples]	Cream*
				Cream
				Cream-yellow Varnish ("Graining")
				White
Ca. 1920		White Light blue**		[East partition moved ca. 1920]
		Light blue-green**		
Ca. 1930		White		
Ca. 1945		Yellow (glossy)		
Ca. 1950	Vinyl flooring (black marbled pattern exposed in closet)	Plasterboard Lower walls: pink plastic tiles Upper walls: Wallpaper?	Plasterboard	
1977	Brown carpet	Wallpaper (foil type)	Wallpaper (foil type)	Pink

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 204 (North Bathroom, North Side)

Date	Floorboards	Walls	Ceiling	Woodwork
1828			[No sample]	Cream*
		White-yellow		Cream* Varnish ("Graining")
		White		
		Cream		
		Yellow		
		White		
		Cream		
Ca. 1920		(New plaster partitions) [Missing wallpaper?]		White* Light Yellow*
Ca. 1930		[Missing wallpaper?]		White
Ca. 1945		Wallpaper (pink and white)		White
Ca. 1950	Vinyl flooring?	Plasterboard (at tub) Lower walls: plastic tiles? Upper walls: paint?		White
Ca. 1960		Wallpaper Lower walls: tiles? Upper walls: wallpaper (gold & silver)		Cream
Ca. 1977	Plywood Vinyl flooring (green & yellow pebbled pattern)	Plasterboard Lower walls: ceramic tiles Upper walls: Wallpaper (multicolor squares)		Cream

KEY:

*** Paint contains lead**
**** Calcimine paint**

Note: Much of the woodwork in this room consists of pieces that were reused circa 1920 from some unknown location—most likely the north wing or west wing that were both demolished at this time. Many of the baseboards and the hall door were identified by the paint analysis as having early paint layers that do not fit the paint history of this room.

Room 204 (North Bathroom, South Side—Closet)

Date	Floorboards	Walls	Ceiling	Woodwork
1828				Cream*
				Cream
				Cream-yellow Varnish ("Graining")
	Yellow Wax or varnish	White	White-cream**	
	White*	White	White-cream**	
Ca. 1920	Yellow*	White	Yellow**	White* Yellow*
Ca. 1930				
Ca. 1945	Sheet flooring	Yellow		
Ca. 1950				
Ca. 1960				
Ca. 1977	Sheet flooring	Plasterboard Wallpaper (multicolor squares)	Plasterboard Wallpaper (multicolor squares)	White

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 205 (Northeast Bedroom)

Date	Floorboards	Walls	Ceiling	Woodwork
1828	[No sample]	[Wallpaper?]		Cream*
				Cream*
				Yellow Varnish ("Graining")
				White*
				White-gray (x2?)
				Cream-white
Ca. 1920	Oak flooring			White* Light yellow*
Ca. 1930				White
Ca. 1945		Plasterboard (at closet)		White Light yellow
		Light green	(Gray plaster with white skim) Cream	White [Lt. green, trace]
		White Light yellow		White
Ca. 1960		White Light Yellow	Ceiling Tiles	White
1977	Carpet	Plasterboard Wallpaper (floral)		White

KEY:

*** Paint contains lead**
**** Calcimine paint**

Room 206 (Southeast Bedroom)

Date	Floorboards	Walls	Ceiling	Woodwork
1828		[Wallpaper?]	White**	Cream*
			Pink**	Cream*
			White**	Cream Varnish ("Graining")
			White**	
			Yellow**	
			White**	
			White**	
			White**	White
Ca. 1920	Oak flooring		White**	Cream-yellow*
Ca. 1930			White**	Cream-white*
Ca. 1945		Plasterboard at North Wall for Closets [Wallpaper—seen in 1953 photo]	White	Cream
Ca. 1960			Ceiling Tiles	Cream
1977	Carpet	Plasterboard Wallpaper (yellow & thematic)		White
				Yellow

KEY:

*** Paint contains lead**
**** Calcimine paint**

Conclusions

The earliest painted finishes observed on both the exterior and interior woodwork of the Hunt House was a cream-color paint containing lead. This paint scheme was repeated several times and undoubtedly existed during the historic period of 1847 to 1849. A similar finding was also made at the circa-1835 M'Clintock House in Waterloo, New York. The cream-color paints were color matched to **Munsell 2.5Y 9/2.**

Wallpaper appears to have finished the walls of the center hall and the front rooms in the first and second stories historically, based on the smooth texture of the walls and absence of painted finishes. The walls of the back rooms may have been painted with water-soluble calcimine paints, based on surviving remnants identified by the paint analysis. It is difficult to know if any of these paints date to the 1847-49 period of significance, however, since it was common practice to remove calcimine paints prior to repainting. The ceilings of all the rooms were most likely finished with calcimine, which was also common in the 19th century. Traces of calcimine were identified by the paint analysis in ceiling samples with original plaster substrates.

APPENDIX B

Mortar and Plaster

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Original Mortar and Plaster

Mortar was used at the Hunt House to lay the stone foundation and brick walls in 1828. Plaster finished the walls and ceilings of the interior rooms in the first and second stories. The plaster was applied directly to the brickwork at the exterior walls of the rooms and to sawn lath at the wood-framed partition walls and ceilings. It was observed that the original lime mortar and plaster could be easily identified by its characteristic pink color with white lime inclusions (figs. B-1 and B-2). The plaster only has hair binder. Mortar and plaster both used fine beige-color sand, which was separated from selected mortar and plaster samples using diluted hydrochloric acid. Sand samples can be made available to the park for the purpose of preparing replication mortar/plaster mixes.



Figure B-1.
Hunt House: Detail of exterior brickwork with original lime mortar. Note the pink-beige color of the mortar and white lime inclusions. Remnants of red paint date to circa 1920. Photograph by Barbara Yocum, June 2007.



Figure B-2.
Detail of original plaster on the south side of the chimney breast in the southwest bedroom (Room 202). Note the pink-beige color of both the first scratch coat and the smooth finish coat. Photograph by Barbara Yocum, August 2007.

Later Mortar and Plaster

Repairs were made to the exterior brickwork of the Hunt House when the west and north wings were removed around 1920 (fig. B-3). This later mortar can be easily distinguished from the original mortar by its characteristic hardness and gray color. Inside, later plasterwork dating to circa 1920 is a white color and has visible gray pebbles. It was also found to contain wood-fiber binder upon dissolution in diluted hydrochloric acid. A circa-1960 doorway patch in the parlor used a hard gray plaster (fig B-4).

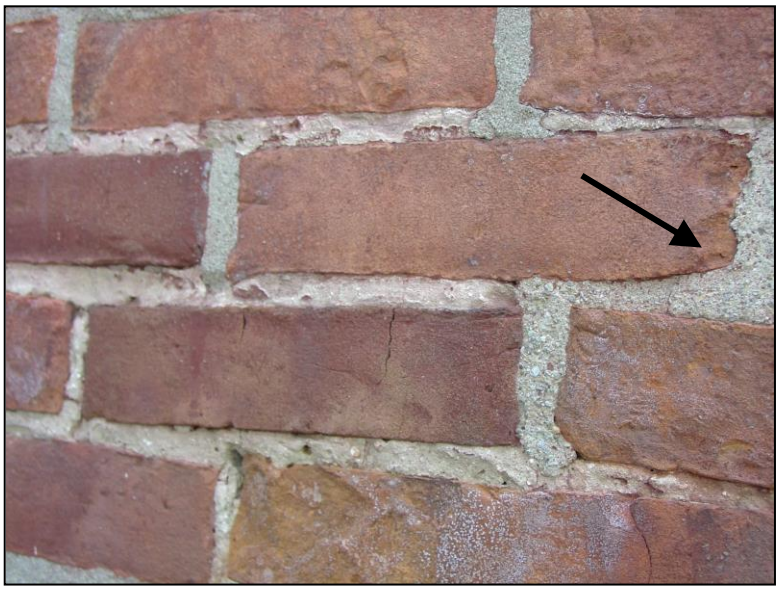


Figure B-3.
Hunt House: Detail of exterior brickwork with gray repointing mortar (at arrow). Photograph by Barbara Yocum, April 2008.



Figure B-4.
Circa-1960 snapshot of the living room (Room 106) showing gray plaster patch at the former hall doorway. Photograph courtesy of Joan Olmstead.

Mortar and Plaster Samples

The following mortar and plaster samples were taken from the Hunt House for the architectural investigation in 2007 and 2008. The same numbering system was used for the mortar samples as for the paint samples, except that "M" for mortar was substituted for "P" for paint. Sand samples were obtained by grinding the samples with a mortar and pestle and swirling them in diluted hydrochloric acid.

Sample Number	Type	Location	Date
WORI 07 M01	Mortar	Brick mortar, sample obtained from interior west wall, Room 203	1828
WORI 07 M02	Plaster	Room 101: Ceiling beneath main stair	Ca. 1920
WORI 07 M03	Plaster	Room 106: West wall next to doorway patch	1828
WORI 07 M04	Plaster	Room 106: West wall at doorway patch	Ca. 1960
WORI 07 M05	Plaster	Room 202: Plaster on south side of chimney breast	1828
WORI 07 M06	Plaster	Room 204 closet: South wall at former attic stair	1828
WORI 07 M07	Plaster	Room 204: West wall and closet partition	Ca. 1920

Restoration Mortar and Plaster

Sand samples of historic Hunt House mortar and plaster are available from the Historic Architecture Program for use in creating historic mortar mixes.

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APPENDIX C

Wallpaper Investigation

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Methodology

Information on the wallpapers of the Hunt House was gleaned from three sources: the physical architectural investigation, interviews with Joan Greenwood Olmstead and her sister Doris Greenwood Depp, and family photographs generously loaned to the park by Joan Olmstead.

Wallpaper Findings

As mentioned in Appendix A, it appears the walls of the center hall and the front rooms in the first and second stories of the Hunt House were papered during the years 1847-49, the historic period of significance. This is based on the smooth texture of the original plaster and the absence of painted finishes. Unfortunately, no remnants of historic wallpapers were found during the architectural investigation undertaken for this Historic Structure Report.

The earliest (circa-1930) wallpaper was discovered on the east wall of the lower and upper halls (fig. C-1). This paper was concealed behind chases for heating ductwork installed by the Greenwood family shortly after their purchase of the house in 1944. The pattern is a subdued design of brown leaves on a beige ground. It was most likely applied by the previous owner, Roy Brewster, who owned the house from 1930 to 1944. There appears to be only one layer of this wallpaper adhered to the plaster wall. A "dark yellow wallpaper," remembered by Joan Olmstead and Doris Depp as being in the dining room and living room when they moved to the house in 1944, was later removed by the Greenwoods.



Figure C-1. Circa-1930 wallpaper discovered behind a circa-1945 chase for heating ductwork at the east wall of the lower hall (at arrow). The gold-and-silver wallpaper on the left is dated circa 1960. Photograph by Barbara Yocum, April 2008.

The Greenwood family continued the tradition of wallpapering the walls during their ownership from 1944 to 1976. They initially followed the recommended practice of stripping the plaster walls of all existing papers before hanging new wallpaper. Most rooms were papered twice by the Greenwoods: first in the 1940s (circa 1945 and 1948) and again around 1960. Photographs of selected patterns follow.



Figure C-2.
Two wallpapers hung in the dining room by the Greenwoods: the diamond-pattern on the left in 1948, and the abstract pattern on the right around 1960. The earlier paper is documented by a penciled note on the chimney breast dated Oct. 1, 1948, by O.C. Kidd of Waterloo, "Interior Decorator." The later paper is shown in a photograph of the room dated August 1968 (fig. II-26 in the main report). Photograph by Barbara Yocum, August 2007.



Figure C-3.
Striped wallpaper with narrow border, circa 1945, in the second-story room that was later remodeled as a bathroom (Room 204). This wallpaper covered the new ductwork chases installed in the lower hall circa 1945 (fig. C-1). Photograph showing the southwest corner of Room 204 by Barbara Yocum, April 2008.



Figure C-4.
Remnants of this circa-1945 pink-and-white striped wallpaper were found adhered to the plaster walls of the living room. New wallpaper was applied over the old around 1960--an abstract pattern similar to the one hung in the dining room (fig. C-2). Photograph dated 1953 showing the northwest corner of Room 106 is courtesy of Joan Olmstead.



Figure C-5.
Photograph dated 1953 showing basketweave-patterned wallpaper at the east wall of the southeast bedroom (Room 206). No samples of these papers have yet been found, since the walls are still mostly covered by plasterboard installed in 1977. Photograph courtesy of Joan Olmstead.



Figure C-6. Wallpaper installed circa 1960 in the center hall, downstairs toilet room, and hall bathroom. This photograph shows the north end of the upper east wall of the lower hall, where the wallpaper was concealed above a drop ceiling installed in 1977. Joan Olmstead's daughter, Robin, remembers that her grandparents hung this wallpaper "sometime in the 1960s." Photograph by Anne Derousie, September 2007.

The walls of all the rooms, except the kitchen and the southeast bedroom, had been finished with wallpapers by 1976, when the house was sold to daughter Joan Olmstead and her husband Tom. The following year the new owners undertook an extensive remodeling, covering the plaster walls and ceilings throughout the house with plasterboard and hanging new vinyl wallpapers. Most of these wallpapers remain on the walls today. Photographs of the wallpapers can be seen in this report in the section entitled "Physical Descriptions."

APPENDIX D:

Interior Woodwork Casings

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Original or Later Casings?

One of the intriguing questions at the Hunt House was whether or not the interior woodwork trim was original to the construction of the house in 1828. It had been thought likely by the authors of the 2006 "Conditions Assessment Report" for the Hunt House, John G. Waite Associates, Architects, that the trim and detail work of the house had been altered in the 1840s. Physical evidence clearly indicates that the roof had been raised to accommodate a wide cornice in the Greek Revival style about that time. However, evidence for the complete replacement of the interior trim is less certain. Information was therefore sought to more clearly date this important feature of the house. To that end, the 19th century publications of Asher Benjamin were consulted and the corner blocks of two window casings removed to enable a better understanding of the woodwork and its installation.

Findings

Asher Benjamin

Asher Benjamin was a carpenter-builder who authored seven books on the details of constructing buildings in the first half of the 19th century. These were published in 1797, 1806, 1814, 1830, 1833, 1839, and 1843. The first book that included illustrations of casings with corner blocks appeared in the 1830 publication *The Practical House Carpenter.* Two styles were shown: one of a plain block, the other of a block with a square interior motif. It was not until 1833 that Benjamin included a "block . . . with a turned rosette in its centre" in his book the *Practice of Architecture* (fig. D-1). The rosette design is similar to the corner blocks found in the front rooms of the Hunt House. We can therefore conclude that the technology to make these rosette blocks, most likely on a lathe, was available by 1833.

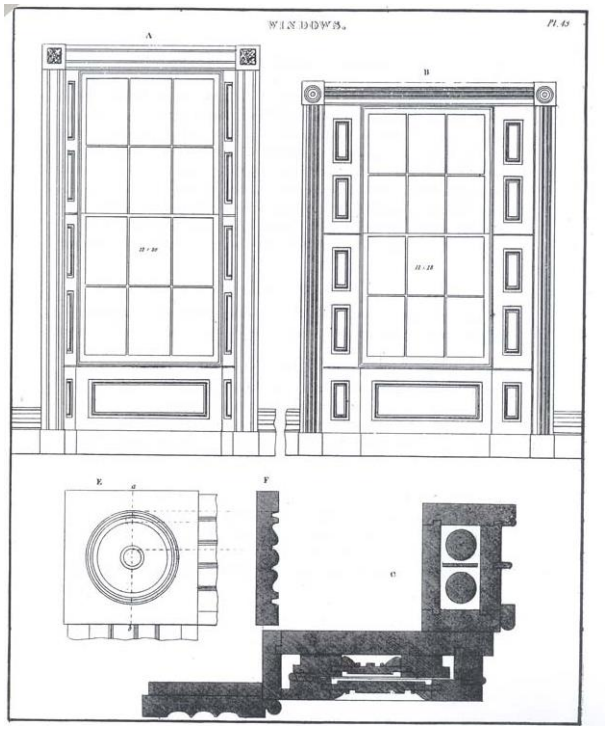


Figure D-1. Plate 42 from Asher Benjamin's 1833 book *Practice of Architecture.*

Nails

Two corner blocks were temporarily removed from the window casings of the front bedrooms by Guy ("Sparky") Hock, Jr., Maintenance Mechanic with Women's Rights NHP, in November 2008. The window casings and their corner blocks are of two different styles, with a covetto molding used at the perimeter of the casings in the southwest bedroom (Room 202 and an ovolo molding in the southeast bedroom (Room 206). See figs . D-2 and D-3.



Figure D-2. Room 202: Detail of south window casing in the southwest bedroom. Photograph by Barbara Yocum, June 2007.



Figure D-3. Room 206: Detail of south window casing in the southeast bedroom. Photograph by Barbara Yocum, June 2007.

The corner blocks were found to be attached with machine-cut nails of a type typically manufactured from about 1815 through the 1830s. These nails have round points, as opposed to nails manufactured after 1840 that have flat, or sheared, points (fig. D- 4). Furthermore, no evidence was seen of previous nailings in the wood framework to which the casings and their corner blocks are attached. These wooden frames, also called plaster grounds, are original and unaltered, judging by the original lime plaster that abuts them (fig D-5).



Figure D-4. Room 206: Nail removed from south window corner block in the southeast bedroom. Note the round point, a feature of nails manufactured from circa 1815 through the 1830s. Photograph by Anne Derousie, November 2008.



Figure D-5. Room 206: **D**etail showing the wooden frame, or plaster ground, to which the corner block was nailed in the southeast bedroom. Note the proximity of the original lime plaster to the right. Photograph by Anne Derousie, November 2008.

Conclusions

The documentary evidence as found in Asher Benjamin's publications indicates the technology for making turned-rosette corner blocks, similar to those at the Hunt House, was available by 1833. The physical evidence further indicates that the wooden frame and corner blocks of the window casings are unaltered features of the original house, which was constructed in 1828 according to an invoice for labor. Since the other woodwork trim in the house is similar in style to these casings, it appears that the trim and detail work of the interior was *not* altered in the 1840s, but rather dates to the construction of the house in 1828.

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BIBLIOGRAPHY

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Primary Sources

Deeds

The following deeds are at the Seneca County Registry of Deeds in the Seneca County Building in Waterloo, New York. Copies of selected deeds are also in The Richard Pell Hunt Family Collection, Waterloo Historical Society.

401 East Main Street

1827 Deed Book T, p. 86
1850 Deed Book W2, p. 188
1856 Deed Book 58, pp. 118 and 337
1859 Deed Book 62, p. 346 (estate partition)
1890 Deed Book 105, p. 330
1908 Deed Book 127, p. 495
1919 Deed Book 144, p. 126
1919 Deed Book 143, pp. 354 and 355
1928 Deed Book 157, p. 77
1930 Deed Book 160, pp. 566, 567, and 587
1944 Deed Book 187, p. 590
1976 Deed Book 373, p. 230
2000 Deed Book 600, p. 139
2001 Deed Book 633, p. 103

Commercial Block

1823 Deed Book P, p. 484

Directories

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Leland C. Henry, telephone interview, 5 Jun. 2008.

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Hunt Family Papers, Women's Rights National Historical Park (HFP).
1816-1858. Hunt family correspondence, invoices, and receipts are in a collection called the "Hunt Family Papers" at Women's Rights National Historical Park. These papers had been stored in the attic of Helen Hunt Durling of Waterloo, NY, great-granddaughter of Richard P. Hunt. They were obtained by Mr. William Sigrist as a gift from Mrs. Durling before her death in 1994. The collection spans the years 1816 to 1858, although the bulk of materials dates from 1824 to 1854. It was acquired by the National Park Service from Mr. Sigrist in 2008.

Garrison Family Papers, Sophia Smith Collection, Smith College (GFP).

Sydney Howard Gay Collection, Rare Book and Manuscript Collection, Columbia University (SHG).

Sydney Howard Gay Papers, New York Public Library (SHGP).

Richard P. Hunt Collection, Waterloo (NY) Historical Society (RPH).
A collection of papers relating to the Hunt family is in the Waterloo Historical Society. "The Richard Pell Hunt Family Collection" includes genealogical information, account books for Richard Hunt's general store (an incomplete set of four "Day Books," covering the years 1823 to 1828), deeds, maps, probate records, legal rulings and obituaries. Note that some account books of Richard P. Hunt and family photographs are still in the possession of Hunt family descendants.

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