

# Proposed Reconstruction of y<sup>e</sup> Historic Colonel Henry **BEEKMAN GRISTMILL**

Along y<sup>e</sup> Albany Post Road,  
Rhinebeck, NY



Proposed by: Brian Plumb  
To the Village of Rhinebeck,  
September 10, 2018  
Rev.1, Sept 25, 2018  
Rev.2, April 4, 2019  
Rev.3 Jan 2, 2020

# *Initial Concept*

- To enhance the historical character of Rhinebeck, we propose to form a team to investigate, analyze, research, communicate/promote, seek approval, then fund raise, permit, build, operate, and maintain a working grist mill on the site of the original Col. Henry Beekman mill
- Estimated costs: \$3-\$5 million, All funding expected to be by donations and grants. Estimated project timeline: 4-5 years (Both TBD)
- Non-profit established to develop, fund raise, run & maintain (separate from the Rhinebeck Historical Society, but to liaison with them).

# Why?

- The founding early Dutch, German and Beekman & Traphagen family history is little known and slipping away. Rhinebeck exists because of its mills and these people, it's something worth highlighting. A mill stood on this site for roughly 150 years
- Legion Park property can be far better utilized
- Would be a picturesque open space. Other than shopping, there's really no place interesting for residents or visitors to walk to and take in the village area – and who wouldn't enjoy a stroll to a romantic old mill? (Lit up at night with a possible waterfall.)
- Really distinguishes Rhinebeck as a historical town. It would certainly promote tourism and become a premier educational resource
- Counterbalances other more modern changes/construction in town (new spa, restaurants)\*
- Opening could be incorporated into a celebration for the country's sesquicentennial (or semiquincentennial) to be celebrated in 2026 (250 years, 1776-2026)
- It's an achievable project that is not out of reach (we have the perfect site).

\*Also little things like the once interesting looking Old Rhinebeck Aerodrome sign on the Post Road heading into town turning into a billboard for a designer boutique.

# *Preliminary Project Plan*

- Get non-binding tentative approval from Village to develop Legion Park area
- Start Non-profit and establish legal construct, funding accounts, tax exempt#
- Determine venues to fund raise & grant seek
- Raise seed money to do required preliminary analysis (~\$25k) which should include site feasibility study, preliminary design suggestions, and researching necessary approvals (American Legion, Village, wetlands, County, State, dam safety, others to be identified)
- Concurrently, hold forums with citizens to gather ideas (including possibly how to generate a small bit of income from it to keep it maintained)
- Concurrently, research design ideas, seek out architect, hydro engineer, millwright
- Establish overall budget & construction timeline, formally report to Village

*For a general idea of what we have in mind...*

*Legion Park is really a bit past its prime. It's time to give it some new life...*

LEGION MEMORIAL PARK  
RHINEBECK, NEW YORK

THIS HISTORIC LAND, GIVEN BY ROBERT AND FORD HUNTINGTON  
TO THE MONTGOMERY POST OF THE AMERICAN LEGION,  
WAS MADE INTO A PARK BY THE CITIZENS OF RHINEBECK  
AS A LIVING MEMORIAL TO THEIR SONS AND DAUGHTERS  
WHO SERVED IN TIME OF WAR.

THIS PLaque DONATED BY THE CHEROKEE STATE DEPARTMENT.

Legion Park is overgrown, seldom used, uninteresting, and hard to maintain

*Before*



*So redesign entire park, construct a mill. Mockup looking south -*



The entire park would be redesigned. Open space in front could be utilized for picnics, weddings, music concerts, historical & educational events, public town gatherings.

*This is just a mockup, not a professionally drawn, historically researched proposal. It may not even look like this or be in this position. (Wayside Inn mill used as example.)*

*...Or very early Dutch, Mockup 2 looking south -*



Philipsburg Manor early Hudson Valley look (circa 1690-1750)



*...Or early 1800's, Mockup 3 looking south -*



Nathan Cooper Gristmill (NJ) look (circa 1826)

Don't judge this project on these quick and dirty mockups. It should come out far better than any of these illustrations portray.

*...Or early 1800's, Mockup 4 looking south -*



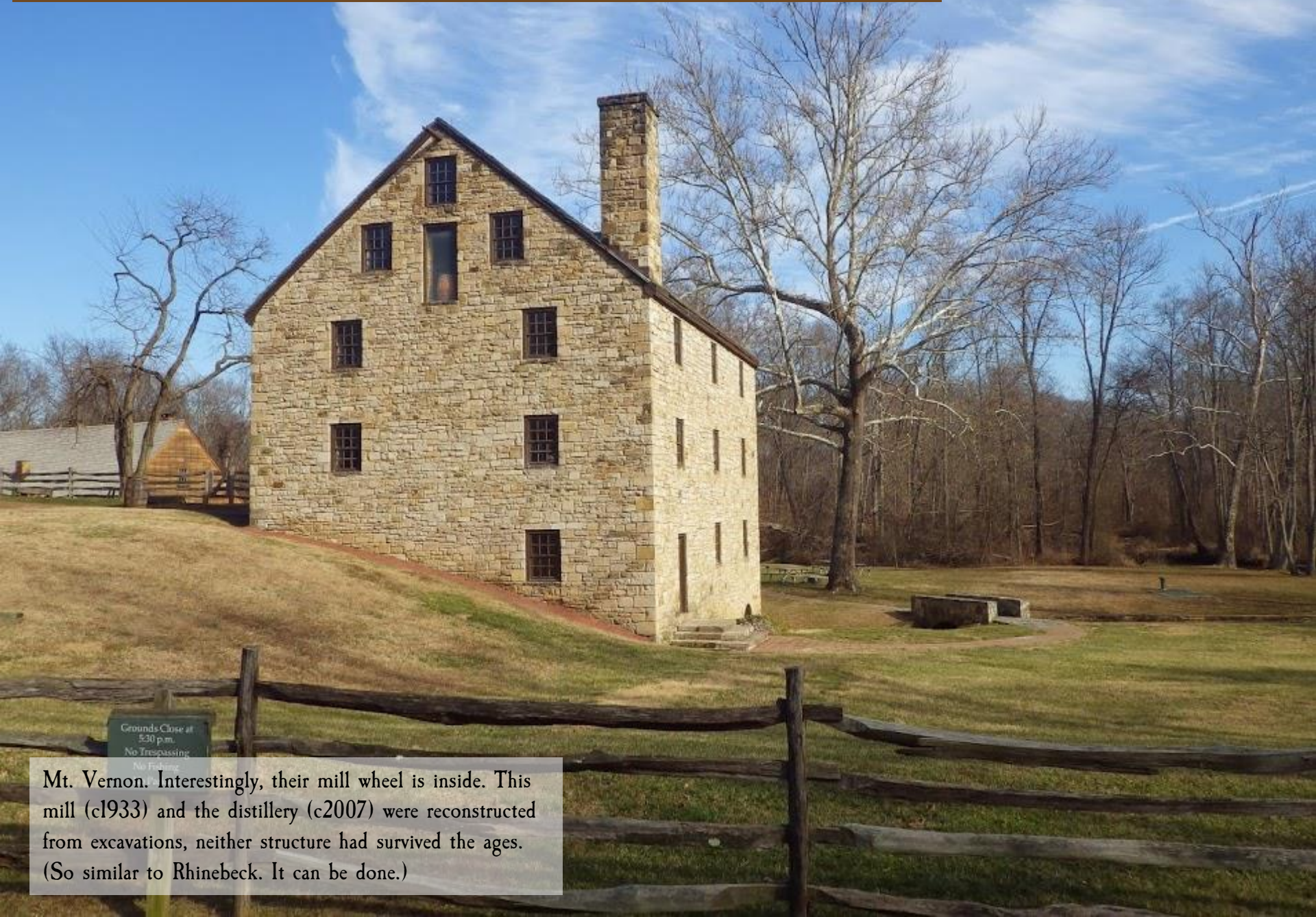
Burwell-Morgan Mill (VA) look (circa 1782)

*Mockup looking north*



We would ask Central Hudson or phone company to move or underground 2-3 poles. Would need to decide what side of mill to put wheel on and which way mill should face. It's a nice entrance to Village.

*Example: George Washington's reconstructed gristmill & distillery*



Mt. Vernon. Interestingly, their mill wheel is inside. This mill (c1933) and the distillery (c2007) were reconstructed from excavations, neither structure had survived the ages. (So similar to Rhinebeck. It can be done.)

Grounds Close at  
5:30 p.m.  
No Trespassing  
No Parking

41120

# Site Plan, illustrative

Lower Mill Site

155

72

Upper Mill Site

Possible new mill

Possible new mill race with waterfall features

Walking trails all around

Water features, walking paths

Miller's house and/or Rhinebeck history display

Other suggestions at mill, a "Beekman Ale House," or maybe a Dutch Poffertjes stand or tea house to provide refreshments. Something to bring in a little income to help maintain it and make it a special draw.



MILL ST

471074

471068

487061

48072

143.2

80'(5)

125'

41.7'

5'

177.8'

178.6'

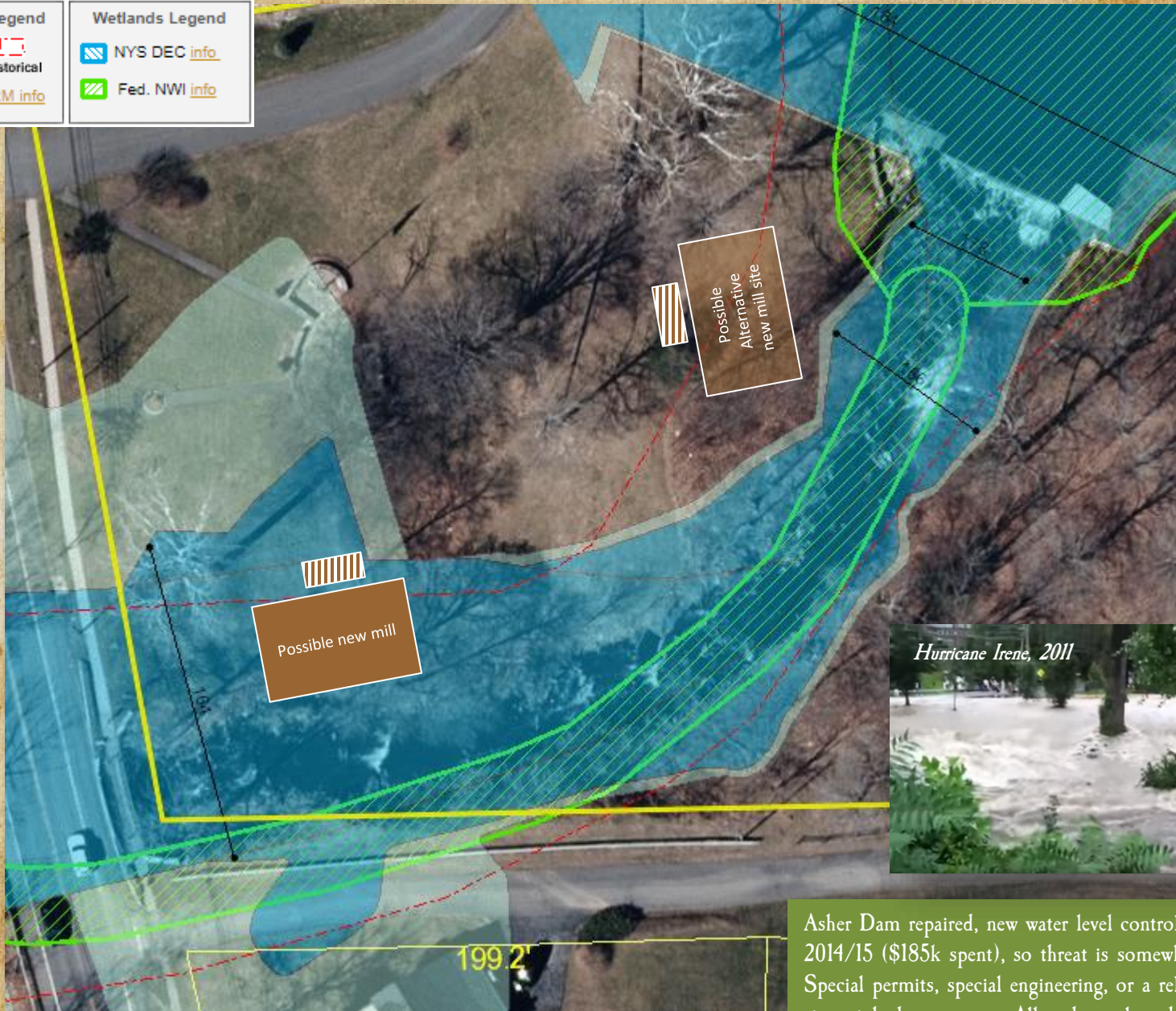
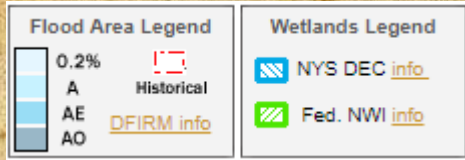
185.1'

186.7'

100'

162'

# Flood Plain and Wetlands – Part of the Investigation



Asher Dam repaired, new water level controls installed 2014/15 (\$185k spent), so threat is somewhat mitigated. Special permits, special engineering, or a relocation on site might be necessary. All to be evaluated.

## Judge Henry Beekman is granted land



*Judge Henry Beekman*

*William Beekman 1623–1707 – of New Amsterdam (NYC)*

*Judge Henry Beekman 1652–1716 – of Kingston*

*Colonel Henry Beekman Jr. 1687-1776 – of Rhinebeck, prominent citizen*

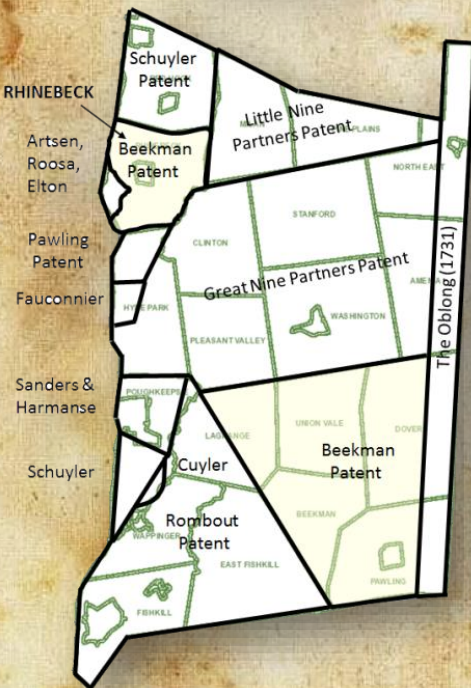
*Margaret Beekman Livingston 1724–1800 – of Rhinebeck, also prominent*

*Henry Beekman Livingston 1748-1828, as well sister Janet Montgomery and other siblings, also prominent citizens of Rhinebeck.*



*On April 22, 1697, Judge Beekman obtained a Royal Patent from Lord Cornbury for the lands to be called Ryn Beck. His Rhinebeck patent was one of two land patents he received at the same time. The other, a much larger one, covered the entire southeast corner of Dutchess County.*

*Judge Henry Beekman never lived in Rhinebeck or Dutchess County, but he was active there. By 1703, he was surveying his property and had forced the routing of the Post Road through his patent. Two years later, he conveyed land to pioneer William Traphage(n) and then to others. By 1710, he sets up a boat dock, gristmill and sawmill in Vanderburgh Cove on the falls of the Landsman Kill. By 1715, he had settled the Palatines. Before he passed away, he was likely planning the mills on the flats (which came circa 1719; his son, Henry (Gen', later Colonel) was party to deed).*



*Judge Beekman records his deed with the indians in 1703*

*Colonel Henry Beekman Jr. is said to be buried under the pulpit of the Reformed Dutch Church, but evidence is lacking*

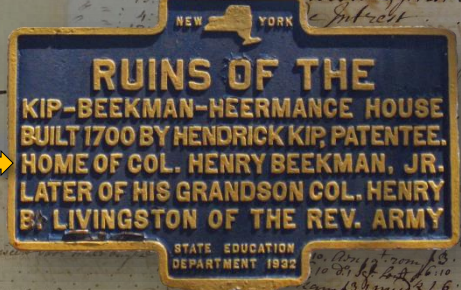
Son Colonel Henry Beekman Jr. was very active in Rhinebeck

...In trade, milling, lending, planting orchards, lumbering, farming, building, breeding horses, transport, leading the militia & collecting his rents, for the better part of the 18<sup>th</sup> century...

William Traphage  
 Rent Book: A

my mills in Rensbeck hark ab<sup>n</sup> 140. fambly to come to mill  
 Each famb? bring in 6. scg. at 3/6 . . . . £ 150<sup>00</sup> -  
 Grinding bolting. do Tun . . . . . at 10/ per lon . . . . . 160<sup>00</sup> -  
 rent corn in my year by ab<sup>n</sup> 1300 scg. here at Rinsbeck . . . . . 227<sup>00</sup> -  
 Beekman Prosd by information the same as Rinsbeck . . . . . 227<sup>00</sup> -  
 my farms of wheat apply &c . . . . . 75<sup>00</sup> -  
 man<sup>n</sup>. Corkland & hous<sup>n</sup> in N. York . . . . . 116<sup>00</sup> -  
 Intrest of my bonds . . . . . 120<sup>00</sup> -  
 1070

William Traphage Transported from fo. 57 thro<sup>s</sup> balanced. Dr<sup>r</sup>  
 8 Juno 1736 To account then made up in Red Book fo. 66 then remained in my debt £. 4. - 2. 10<sup>00</sup> -  
 10ptem . . . . . To sundry<sup>s</sup> since in Dito Book . . . . . 3. 1. -  
 William & Aron<sup>d</sup> Traphage Dr<sup>r</sup> Since thro<sup>s</sup> faith<sup>n</sup>. Dalth<sup>n</sup> Ballanced. 7. 3. 10<sup>00</sup> -  
 17. March 1741 To sundry<sup>s</sup> see Red Book fo. 70 thro<sup>s</sup> the Ballance is in my favour £34. 2. - 1<sup>00</sup> -  
 10ptem 1743 To 6. 6. 6 Brand w<sup>n</sup> . . . . . 3. 0. 0<sup>00</sup> -  
 11 Juno 1746 To further ac<sup>t</sup> in Hoop book &c . . . . . 00. 11. 0<sup>00</sup> -  
 3. 16 11

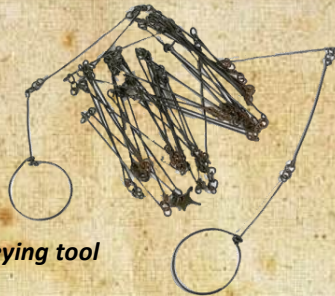




## William Traphagen's original 281 acres of deeded land from Judge Henry Beekman

Beekman's first recorded land sale was to Kingston resident William Traphagen (wheelwright) on May 25, 1705. Beekman sold him a considerable stake, 281 acres, bounded by the Landsman Kill and Rhinebeck Kill to the west, south and north and by a line later defined as running on the east approximately at the angle of Oak Street. (Originally: "Beginneth at a furr tree marked w<sup>th</sup> three notches & a Cross by a fall in y<sup>e</sup> first abovementioned run of water on Lantsmans Kill thence Running north north west fourty five minutes northerly along y<sup>e</sup> Lands of Coll Beekman to a White Oak tree marked as above fifty five chains.")

William Traphagen was the pioneer who started the village. He was said to have built a tavern, to have opened a blacksmith shop, and to have been involved building the mills and the church.



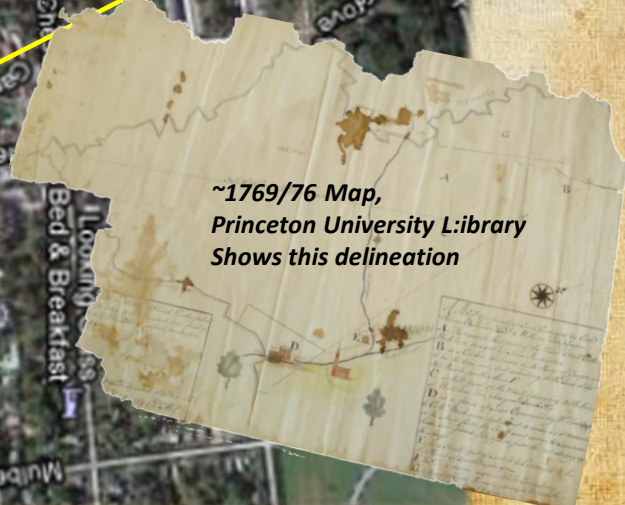
Gunter's chain, surveying tool

107  
1705  
William Traphagen in his Conveyance of 1705. for 281. ac.  
of land in Dutchess County Laying in a point Between the  
Rynbeck & Lantsmans Kill made over by Coll. Henry B.  
man of Kingston under the reseriv. Rent of ~~the~~ <sup>six</sup> Shilling  
to be paid his heirs & assigns for ever.  
Also In 1719. the said Traphagen is Dr by his Conveya  
of 230 acres Sold him in D<sup>o</sup> County. by Henry Beekman  
the son & heir & there in reserivd a quit rent annuall  
to be paid him & his Heirs & c. of three other Shillings.  
1705 to may 1746 <sup>1705</sup> 41 years at at 6<sup>0</sup>/<sub>100</sub> annuall £. 6. 3  
1719. to do. <sup>1746</sup> 27 years at 3<sup>0</sup>/<sub>100</sub> do to. . . . 3. 18  
1746. at 26 years in arrears . . . . . 2. 17  
March 1752. there is whole amount of y<sup>e</sup> above 2 Tracts amounted . . . . . £ 19. 1  
March 1753 To quit Rent due for y<sup>e</sup> 281. ac. as above for 1752. . . . . £ 00. 6.  
1754 To quit Rent for 1753 . . . . . 0. 6.

Judge Beekman tallying of Traphagen's early rents, 1705, Princeton University Library

**William split in half with his stepson Arie Hendrickse, Arie received in 1710/11**

*Upon which Arie built a "brewhouse"*



**~1769/76 Map,  
Princeton University Library  
Shows this delineation**

In 1719, William conveyed the six-acre mill lot back to Henry Beekman (Jr.)

To all Christian people to whom this present writing shall or may come  
William Traphage of Dutchess County and in the province of New York in America Person  
Sends greeting Now know yce that y<sup>e</sup>. William Traphage for Divers good causes & valied  
Considerations thin there unto moving but more & specially for and in Considerations of a Certain  
sums of Ten pounds Current money of this province to him in hand paid before the Executing & Delivery of  
William Traphage to Henry Beekman [Gent] for 10 pounds current money HAVE bargained sold to  
Beekman...certain parcel of Ground...Laying on the north side of Landsman Kill beginning at (his)  
southeastern most angle by a white pine tree marked standing on top of a fall of water in said kill,  
then to run a long his bounds from said tree so far that a straight Shale intersect moving a straight  
line to interest yt line drawn to said tree so that it may comprehend six acres of land. To have and  
to hold...with all & Singular and ye profits benefits, advantages Comoditys privileges, hereditaments &  
appurtenances [does this insinuate mills or mill dam?] there unto belonging or in any wise  
appertaining unto him the said Henry Beekman...this first day of January 1719

In Testimony where of the S<sup>r</sup>. William Traphage hath here unto set his hand  
and affixed his Seal this first Day of January 1719 & in y<sup>e</sup>. fifth Year of our Sovereign Lord  
King George of Great Brittain France & Ireland &c.

Signed Sealed & Delivered  
in the presence of —  
H Hendrick Buys his marke  
IP Jacob plooy his marke

with Corn & yep sign

Not entirely clear if any mill was built (yet) by William. It was stated in the 1746 deed that Henry wanted the land in 1719 "to erect mills thereon."

## In 1746, Beekman gets more land by a land swap with Arent (son)

This Indenture made the Twenty sixth day of August one thousand seven hundred and forty six Between Henry Beekman of Rynbeck in Dutchess County Esq. of the one part and Arent Traphage of the same place & county yeoman of the other part WHEREAS the said Henry Beekman stands possessed of Lands scituate in Rynbeck precinct in Dutchess County aforesaid granted by Lord Cornbury unto Coll.<sup>o</sup> Henry Beekman of Ulster County Dec.<sup>d</sup> and Since is Become the Inheritance of Henry Beekman party to these presents and WHEREAS William Traphage father to the said Arent Traphage in his lifetime stood possessed of 281 acres of Land which heretofore Convey'd by the Said Coll.<sup>o</sup> Henry Beekman Dec.<sup>d</sup> to the said William Traphage Dec.<sup>d</sup> dated 1705: AND on the first day of January 1719 the said William Traphage by conveyance sold and made over unto Henry Beekman part to these presents Six acres thereof to be taken of from the southeast angle by the sale of water for conveniency **TO erect mills thereon** and the said Arent Traphage party to these presents have agreed to an Exchange of a small part of each for the convensancey to the other in manner as, hereinafter exprest **NOW THIS INDENTURE WITNESSETH** that in pursuance of such exchange the said partys have mutually agreed that the said Henry Beekman shall have two and one third of an acres adjoining the six heretofore bought...and the said Arent Traphage is to have one acre and a half.

S ————— N

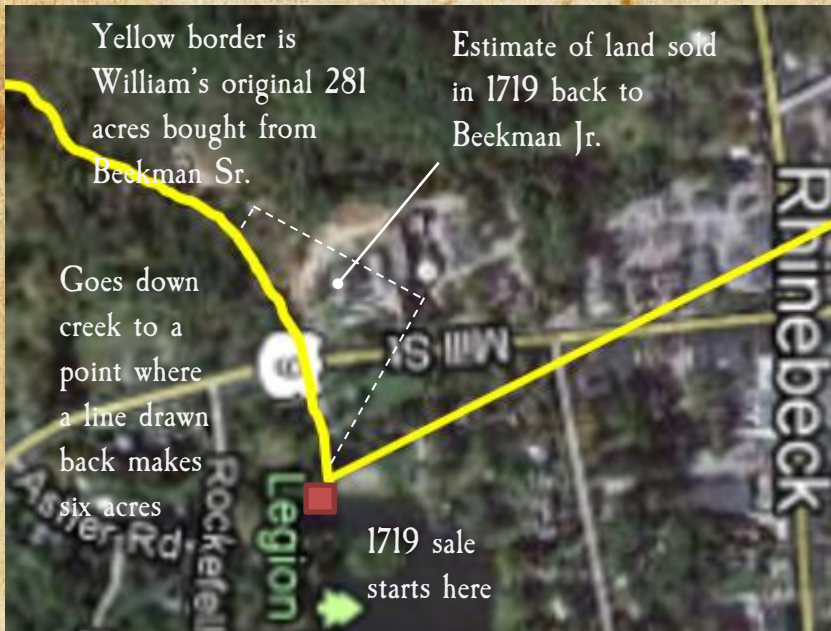
1746 Deed, DCRD Bk5, p399

Not entirely clear what prompted this (and Arent died soon after, by Feb 1747)

# 1719 Traphagen/Beekman Conveyance, 1746 Swap

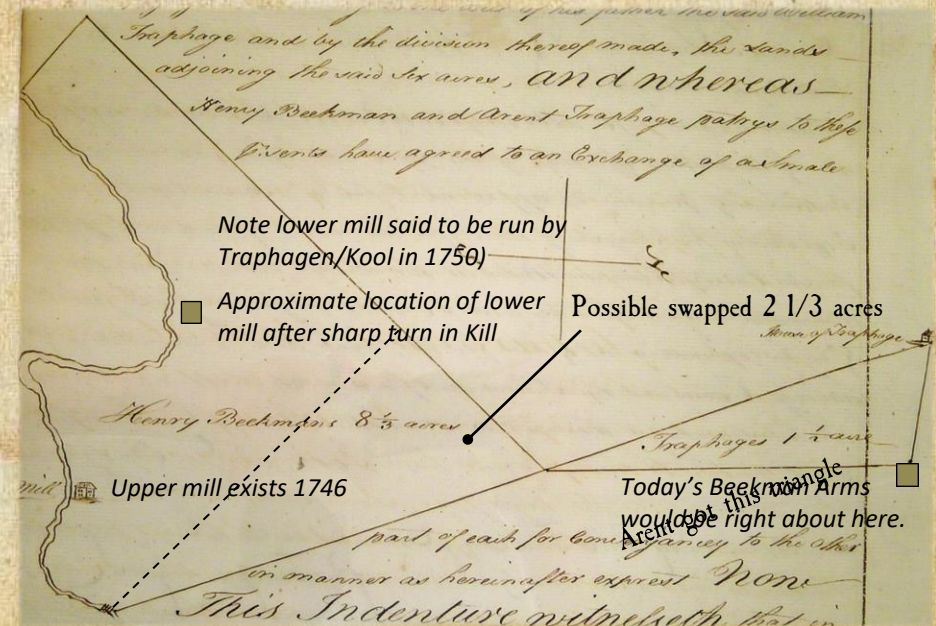
## 1719 Property Sale Description:

*...Laying on the north side of Landsman Kill beginning at (his) southeastern most angle by a white pine tree marked standing on top of a fall of water in said kill, then to run a long his bounds from said tree so far that a straight Shale intersect moving a straight line to interest yt line drawn to said tree so that it may comprehend six acres of land.*



## 1746 Exchange adds to this original 6 acres

The 1746 exchange plots out both triangles. It also mentions that the 1719 sale of land back to Beekman was to erect mills on that property. This is rare and significant, you seldom read why a transaction was done. There is no similar clue why the 1746 exchange occurred (it just says for the convenience of both). The 1746 deed also calls Arent a "yeoman," which is a farmer. This would seem to dispell the narrative that Arent was running a bustling tavern here (the early Beekman Arms). That structure is not even shown on this plot.



1746 Deed, DCRD Bk5, p399; duplicate original in Beekman Paper, Princeton U

Not entirely clear why the 1746 exchange occurred. Arent's house did not adjoin the post road, maybe he was securing access. No sign the BA was being built back then.

**By his 1736 will, William split his land up to his 3 children (William Jr., Geesje, and Arent). Arent dies in 1747.**

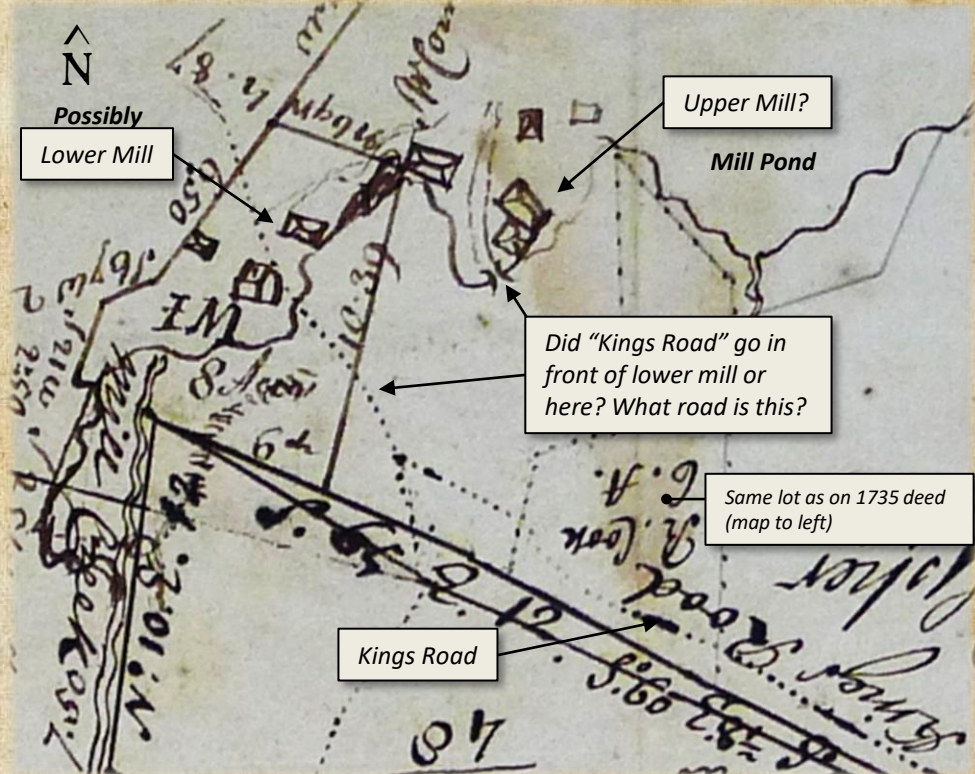


After William died, 1746 exchanged transacted, this is how this part of the village was split up. Beekman owns the Mill Lot triangle.

Black lines show Arent's land bought by Bogardus, from 1790 Bogardus Mortgage, Bk6, p97 DCRD. Yellow lines are current DC parcel access noted lots

# In 1730 we see very first mention of mill, and references in 1735, 1744 & 1753

Notably, this implies some mill was on lower cascade pre-1750



4/30/1735 Map for Richard Cook, Princeton University Library

1744 church survey, he labels the map: "by my mill." Princeton Univ Library.

*Small Map for 31. Acres of Land near y<sup>e</sup> Church by my Mill: 1744. surd for my self & in my own Possession*

Below, 1730 Beekman deed for church lands, RDC copy, "near the now Gristmill of the said Henry Beekman." \*\*\*

*Unless County in the North ward situated on the corner of a large plain near the now Gristmill of the said Henry Beekman lying in the Corner of the Kings Road and the ...*

Undated Beekman Map excerpt, working draft, Princeton University Library

Beekman Survey 8 Sept, 1753, Church "Laying north of ye mill..."



Excerpted area



## Col. Henry mentions his mills various times

Uncatalogued, single pages found in the Princeton University Edward Livingston collection. Appear to be journal-like entries or a reflection back at what happened.

1739 put on first pair of Sopus mill stones

1741 built a stone house for ye miller

1748 put on my mill 2 fine water wheels

Planted 100 apple trees near mill dam

My mills have about 140 families coming

1751 built my new store house by ye mill

1752 made a new [guter] and lay new Sopus of stone

Aug. Raised my mill on a new foundation

Note the New York Historical Society (in NYC) holds an account book of a miller in Rhinebeck by the name of Hendrick Denker. From 1735-1772 he recorded charges for grinding, bolting, and packing flour; loans of wheat; sales of corn; and some miscellaneous accounts. It is not clear which mill this is from (I have not examined it) and/or whether or not he was under the employ of Henry Beekman.

April 1730. planted 80 Apple Trees on  $\frac{1}{2}$  hill Back of my old Orchard  
 Feb 7. 1739 Bought & Layd my first pair of Sopus mill Stones  
 1740 Built a Stone Kitchen & removed the old one for a sider house  
 1741. Built a Stone house for  $\frac{1}{2}$  miller at  $\frac{1}{2}$  mile in six weeks.

15. d<sup>o</sup> 1740. Built & put on my mill 2 fine water wheels

1749. Built my Stone house at York 26. by 35.

Built a Small Kitchen by  $\frac{1}{2}$  millers house

planted 100 apple trees near  $\frac{1}{2}$  mil Dam to w. brought  
 1 load mud out of  $\frac{1}{2}$  Dam

my mills in Rhinebeck hath ab<sup>n</sup> 140. families to come to mill  
 Each family bring in 6. set. at 3/6 . . . . . £ 150 --  
 Grinding Bolting. do Tun . . . . . at 40/ of p. lon . . . . . 160 --  
 rent corn in my Yearly ab<sup>n</sup> 1900 set. here at Rhinebeck . . . . . 227 --  
 Beekman's Pr<sup>o</sup> by Ditomation the same as Rhinebeck . . . . . 227 --  
 my farms of wheat apples &c . . . . . 75 --  
 Mann's Corland & house in N. York . . . . . 116 --  
 Interest of my bonds . . . . . 120 --  


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 1070

110 Yards Long & 44 Broad is one Acre  
 55. Yards Long & 40 Broad is half an Acre  
 55. d<sup>o</sup> Long & 22 D<sup>o</sup> is  $\frac{1}{4}$  of an Acre

1751. Built my new Stone house by  $\frac{1}{2}$  mile Cost Comput. . . . . £ 250 --  
 1752. made a New Guter & lay new Sopus p. of stones . . . . . 50 --  
 Aug. Raised my mill on a new foundation & a new floor &c . . . . . 30 --  
 (part of the page is cut off)



# Rhinebeck Gazette

JACOB M. STRONG, EDITOR AND PROPRIETOR, AUGUST 29, 1908

## THE TRAPHAGEN GRIST MILL ON THE FLATTS [Lower Mill]

From Aran Kee's collection we are permitted to take this interesting sketch. It is from the pen of an old resident who came to the flats in 1828, and is long since dead. "When William Traphagen made his purchase of land on "the flats" of Judge Beekman in 1706 a single mill site was included. This was west [maybe road moved?] of the post road, on the north side of Landsman's Kill, at the foot of a ravine below mill hill.

Forty-four years afterwards in 1750 his son William Traphagen, Jr., and his son-in-law Isaac Kool /Cole) built a mill that for nearly a century and a quarter was a landmark of the locality. [This must be the lower of the two mills in town.] Its history is that of the village and town. The date of its erection was marked on a beam 1750 W. T.-I. K. This was one of the customs of the times. The first miller was Isaac Kool or Cole as the name was afterwards written. The miller's was an old stone building of the Traphagen pattern. Here a large family of Cole's were raised. One of the sons succeeded his father.

After the revolution Col. Henry B. Livingston the owner of the upper mill bought the Traphagen mill and installed Daniel Mc Carty a soldier of the revolution, as miller. Here Stephen and Robert Mc Carty as boys spent their early years. Later came James Hobbs as miller. One of nature's noblemen.

When the cry of Fire! Fire! on the morning of December 1st, 1859 [it was 1869], brought me from my bed to the scene of destruction I said to myself, in soliloquy: 'Another old landmark of Rhinebeck is gone.' One by one the old places and the old people depart from us and are seen no more forever. The old mill well known to our early childhood, the picturesque old mill whose vicinity was the scene of so many of our sports in years gone by—of swimming, of fishing, and shall I confess it, of much delightful flirting, is wiped out, not by the crumbling hand of time, but by fire; yet it was old enough to crumble away, but so strong that it did not; of so ancient a date that none living, no, not the oldest inhabitant, not even old Lydia herself, remember its foundation. Some say it was built by Col. Harry Livingston after the war of the Revolution, when that great, man was a resident of Rhinebeck. I think it was an earlier date.



Dutchess Co. Historical Society  
Old house on present Holiday Farm – Hobbes, Gen. Montgomery's miller lived here. Stone millwheel may still be seen in creek near this site (1988)



From same [Aran Kee] article:

I first remember it when good cheerful James Hobbs presided over its administrations. His interesting family made our visits to the old mill enjoyable. Rhinebeck at that time was some what different in many respects from what it is now. A pleasanter, more sociable and agreeable place in many ways than at present. What a fine set of intelligent young men and girls were here then, and what lots of fun they had together; of a summer afternoon and moonlit evening what delightful wanderings there used to be through "Love Lane," then across to the hospitable Mr. Hobbs' at the old mill house where they used to partake of his sparkling metheglin, and listen to his fund of amusing anecdotes. Oh! What good, glorious good times. How I would like to name the boys and girls of that period, now men and women in the active walks of life. Great lawyers, doctors, ministers, bankers, merchants.

## The End of the two mills in the village

From Chapter 5, The Streams, Mills and Docks; Historic Old Rhinebeck, Howard Morse, 1908

### Lower Mill

When Col. Henry B. Livingston returned home from the war he brought with him two old soldiers of the revolution, Henry Doyle and Daniel McCarty. Doyle was set at work on Grasmere; McCarty became the miller at the lower mill on "the flatts." McCarty was succeeded at the mill by James Hobbs, and under his name it made fame. He was there for over thirty years. After him came Peters G. Quick, who was followed by John Ansel. In 1832 both mills became the property of Peter R. Livingston, who was then, and since 1812, living at Grasmere.

### Upper Mill

The upper mill did not prosper. It had been changed from a grist mill to a woolen mill and then to a paper mill. Peter R., as he was known, died in 1847. The mills were for sale. In 1850 Richard R. Sylands and James Hogan settled in Rhinebeck and became the owners of the paper mill, and about the same time John Ansel took charge of the village grist mill. A new era dawned. Sylands & Hogan were successful paper mill men. They brought with them Timothy Baker, a practical paper maker. The mill made a fine grade of white paper and the best grade of tissue paper in many colors. They built a mill at the falls and made pasteboard. James Gandolpho afterwards experimented at the falls mill in an effort to make paper from bamboo. The cost of material at the mill made his venture a failure. A company was formed by Stephen Leroy, George Lorillard, Ambrose Wager, John N. Cramer and James Van Keuren. They purchased the falls mill, and under the firm name of "Leroy & Co." kept the mill in operation with varying success until it was destroyed by fire. The village paper mill was operated in its last years by James Hogan; it burned down in 1868. The village grist mill, best remembered as "Ansel's," burned December 1, 1869. It was then operated by Darwin G. Marquart.

*Sibany Morning Express, Thursday, December 1, 1869.*  
—Ansell's flouring mill at Rhinebeck was destroyed by fire Tuesday night. Loss \$15,000; insured.

**Red Hook Journal,**  
Friday Morning, Feb. 26, 1909.  
FOUND DEAD.—We learn by the Gazette that John Ansell, owner of Ansell's Mills near Rhinebeck, was found dead Saturday morning in the upper story of his mill. He had been missed since Friday morning. The cause of his death has not transpired.

**THE RONDOUT FREEMAN.**  
REGULAR EDITION, 1,700.  
RONDOUT, FRIDAY, FEB. 24th, 1871.  
On Friday night the grist-mill belonging to Lewis Lenddeke, about a mile below Rhinebeck, was entirely destroyed by fire. The miller barely escaped with his life. The loss is stated at \$15,000, insured for \$10,000. Rhinebeck has been peculiarly unfortunate in the matter of mills, having but one at present, one just started by C. B. Morse, in the same building with the Union Iron works. Within the past few years, Hogan's, Syland's, Ansell's, and Vanderburgh's have been destroyed, besides Pinder's, in Rock City, and Fritz's, in Barrytown. As the causes of none of these have been positively ascertained, it looks very much as if incendiaries had a special spite against that description of property.

*Last Images before it faded away...*

*Cover of Howard Morse's 1908 book, Historic Old Rhinebeck*



*[Overshot wheel so likely a wooden pen race existed to divert water over wheel.] Also appears in postcard postmarked 1903.*

Rhinebeck Gazette, Jan 21, 1922



Old Mill Wheel,  
Rhinebeck, N. Y.

Dear Mary:  
We just  
have been  
here a  
week.  
Having  
a fine  
time. Will  
be home  
the 10.  
Write  
when you  
can.  
Bertie

## Old Mills---

### Livingston and Montgomery

The following account of old mills in  
this town was written by Mrs. S. H.  
Van Etten and read before Chan-  
cellor Livingston Chapter  
D. A. R.

Excerpt

As a matter of interest we might  
mention that in 1836 Rhinebeck had  
1 paper mill, 2 grist mills, 2 saw mills,  
2 fulling mills, 2 carding machines, 1  
tannery. Another fact of interest:  
the shaft of the old mill wheel (so  
long a picturesque sight at the old  
Mill Bridge) was of white oak and  
was cut in the woods of Peter Brown,  
2d, grandfather of the late Peter  
Brown of our village., over a century  
ago.

There is a tradition among the old  
Dutch families in the town that be-  
fore the building of the Dutch church  
services were held by Dominie Vas  
at stated intervals in the loft of this  
mill.

Likely around 1900



OLD MILL WHEEL.

RHINEBECK, N. Y.

*RM.1996.0322.019, said to be 1907, now around 40 years after mill burned*



*RM.1999.1101. Note: the current footbridge uses the iron rails from this old cart bridge (footbridge built circa 1912)*

*Astor Bridge, built 1911, picture shows remnants of mill's tail race*

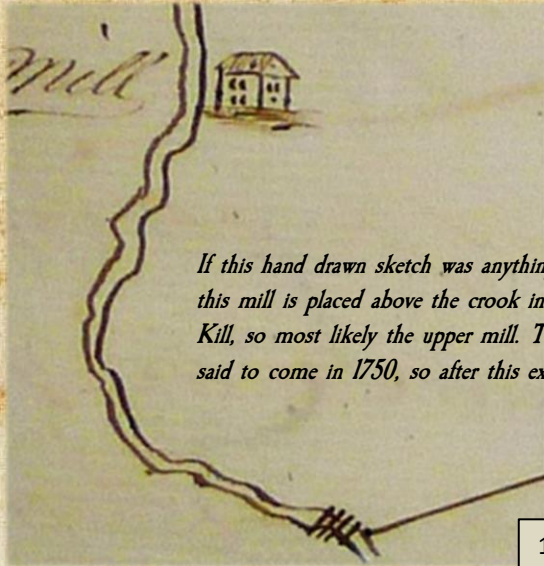




# Mill Property Looking Through Past Maps

*The historical record seems to confuse the two mills on the flats. While some unsubstantiated oral histories point to the origins of the lower of the two mills, the upper mill, the subject of this proposal, has no clear record of its construction. Old maps often just show one mill on this site, but there were clearly two, which leads to the confusion. (Old maps in some instances were created by the owner of property and they cared more about what they had than what was around them, so they missed details. Old maps also, in some cases, only picked up what was visible and important as way points.*

# What Did the Beekman Mill Look Like?

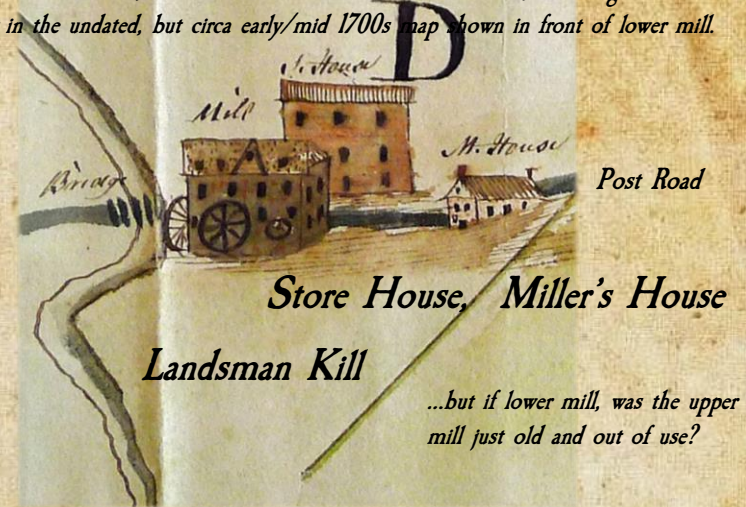


*If this hand drawn sketch was anything close to accurate, this mill is placed above the crook in the Landsman Kill, so most likely the upper mill. The second mill was said to come in 1750, so after this exchange.*

1746 Deed

## Map may only be showing Beekman assets

*There is a good chance these could be lower mill structures. It shows mill below crook in Landsman Kill; miller house familiar to lower mill. Also, the Kings Highway in the undated, but circa early/mid 1700s map shown in front of lower mill.*



*Store House, Miller's House  
Landsman Kill*

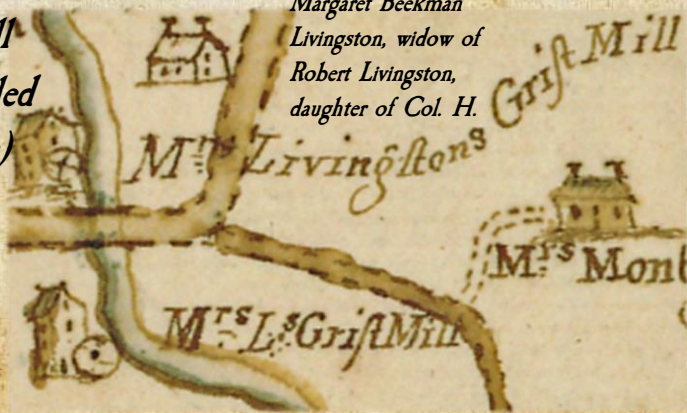
*...but if lower mill, was the upper mill just old and out of use?*

1769/76 land record, Princeton University

*Lower mill later became the romantic town icon. Upper mill (c.1719/30) became industrialized in 1850s*

*Beekman Mill  
(by now labeled  
his daughter's)*

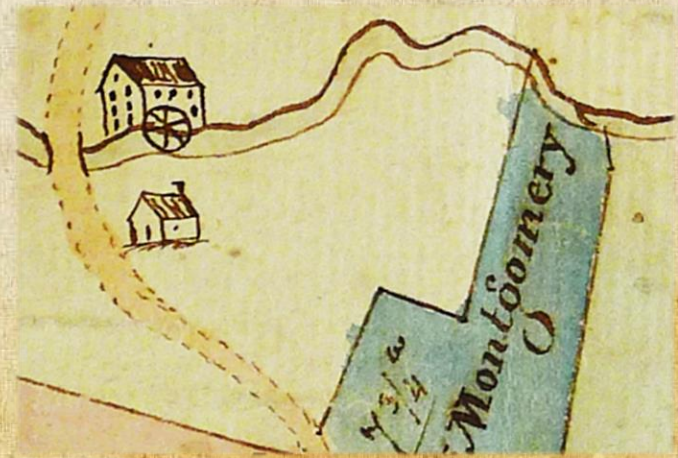
*Margaret Beekman  
Livingston, widow of  
Robert Livingston,  
daughter of Col. H.*



*Lower mill is  
likely 1750  
William  
Traphagen Jr.  
Gristmill*

NYS Archives Thompson Map 1798

*Appears to have been a large mill, three stories tall*

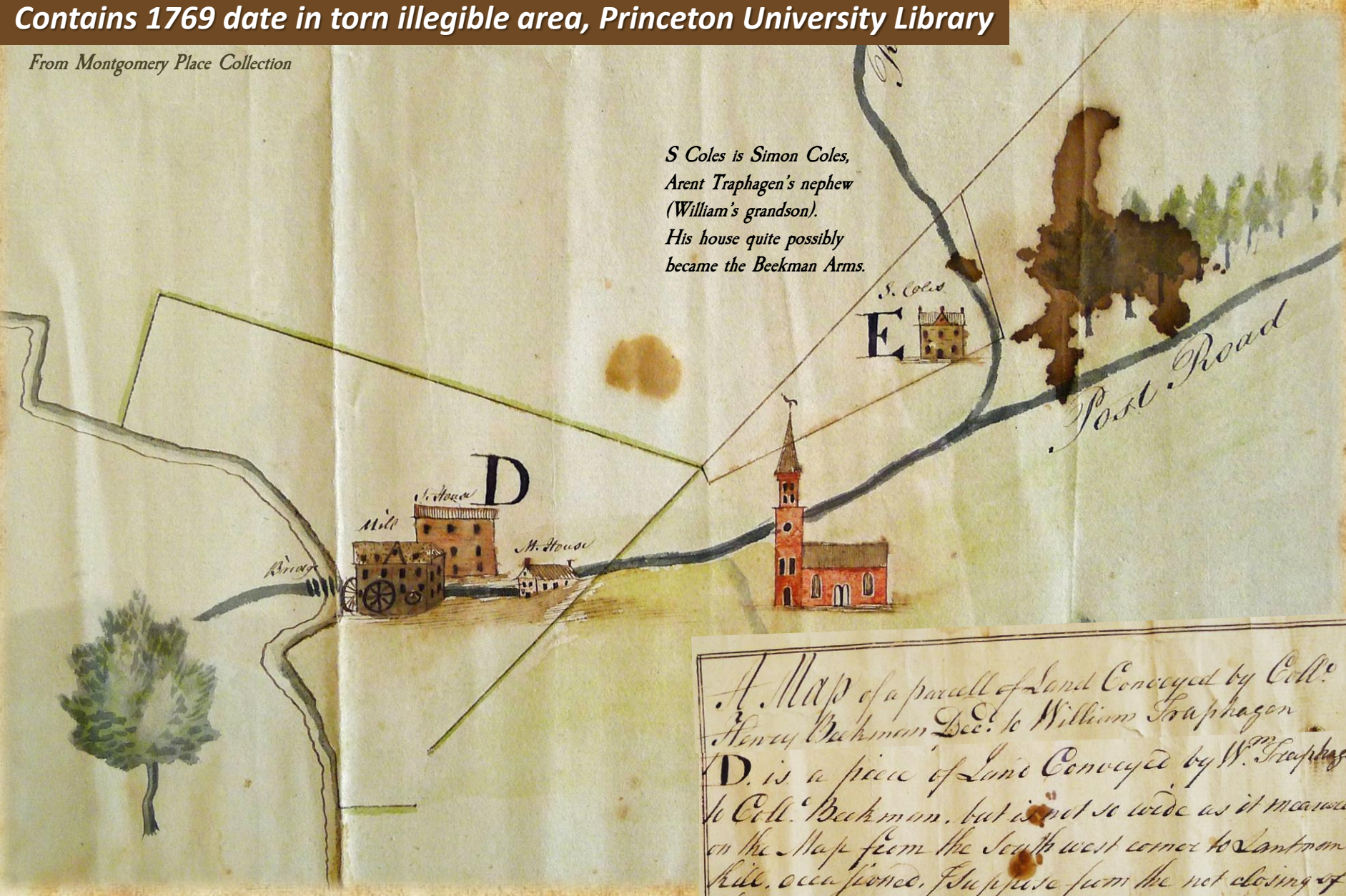


1803 Cox draft Map, Princeton University

Contains 1769 date in torn illegible area, Princeton University Library

From Montgomery Place Collection

S Coles is Simon Coles,  
Arent Traphagen's nephew  
(William's grandson).  
His house quite possibly  
became the Beekman Arms.



A Map of a parcell of Land Conveyed by Coll.  
Henry Beekman Dec. to William Traphagen  
D. is a piece of Land Conveyed by W. Traphagen  
to Coll. Beekman, but is not so wide as it measures  
on the Map from the South west corner to Santmans  
hill, occasioned, I suppose from the not closing of  
the Map.  
E. is a small Spot of Land to be Conveyed to the  
the Heires of Wm Traphagen

Notes Colonel Henry Beekman as deceased (he died in 1776) so likely done for  
Margaret Beekman Livingston relying on an earlier 1769 survey

# 18th and early 19th Century Maps



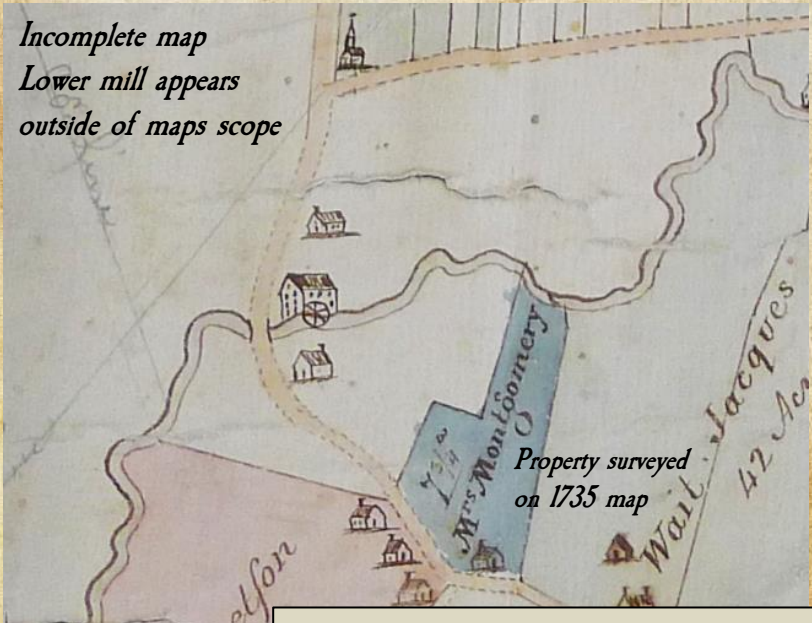
Where is 2<sup>nd</sup> mill?  
Possibly out of sight?

1789 Colles (from 1779 Erskine)

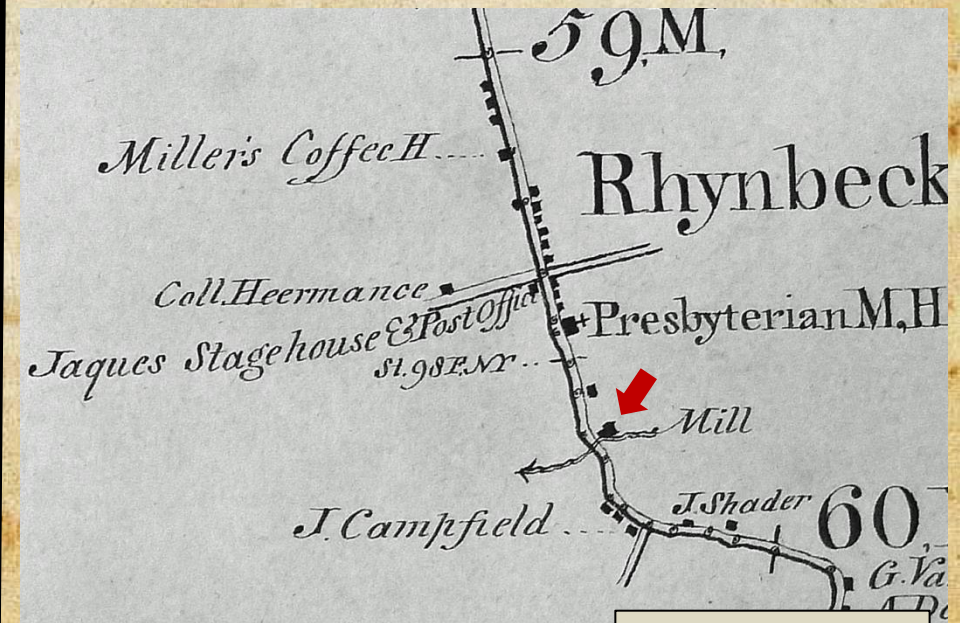


1798 Thompson Map, NYS Archives

Incomplete map  
Lower mill appears  
outside of maps scope



1803 draft Cox Map, Princeton University Library



1810 Randel Map, AHOR

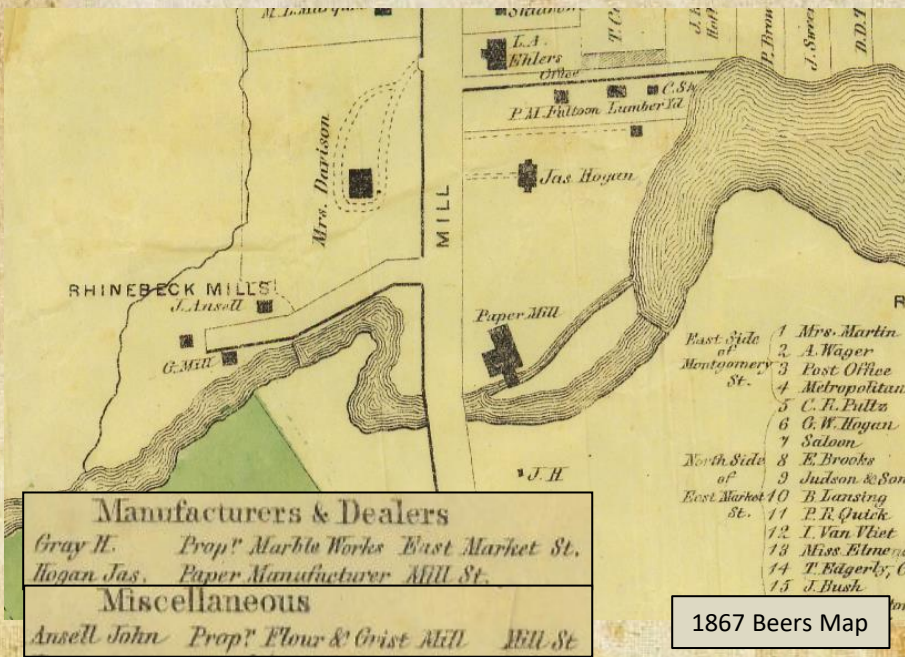
# 19th Century Maps



1850 Gillette Map

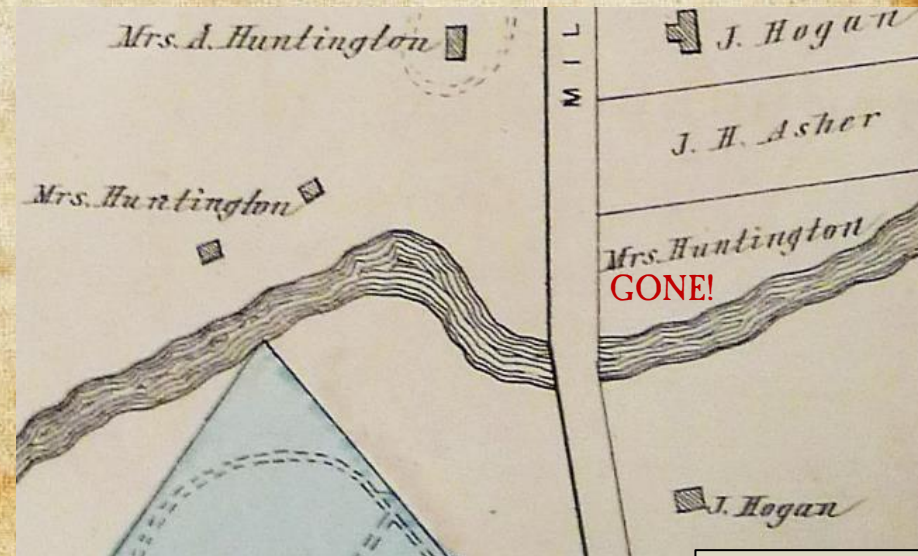


1858 Gillette Map



1867 Beers Map

## Both mills gone



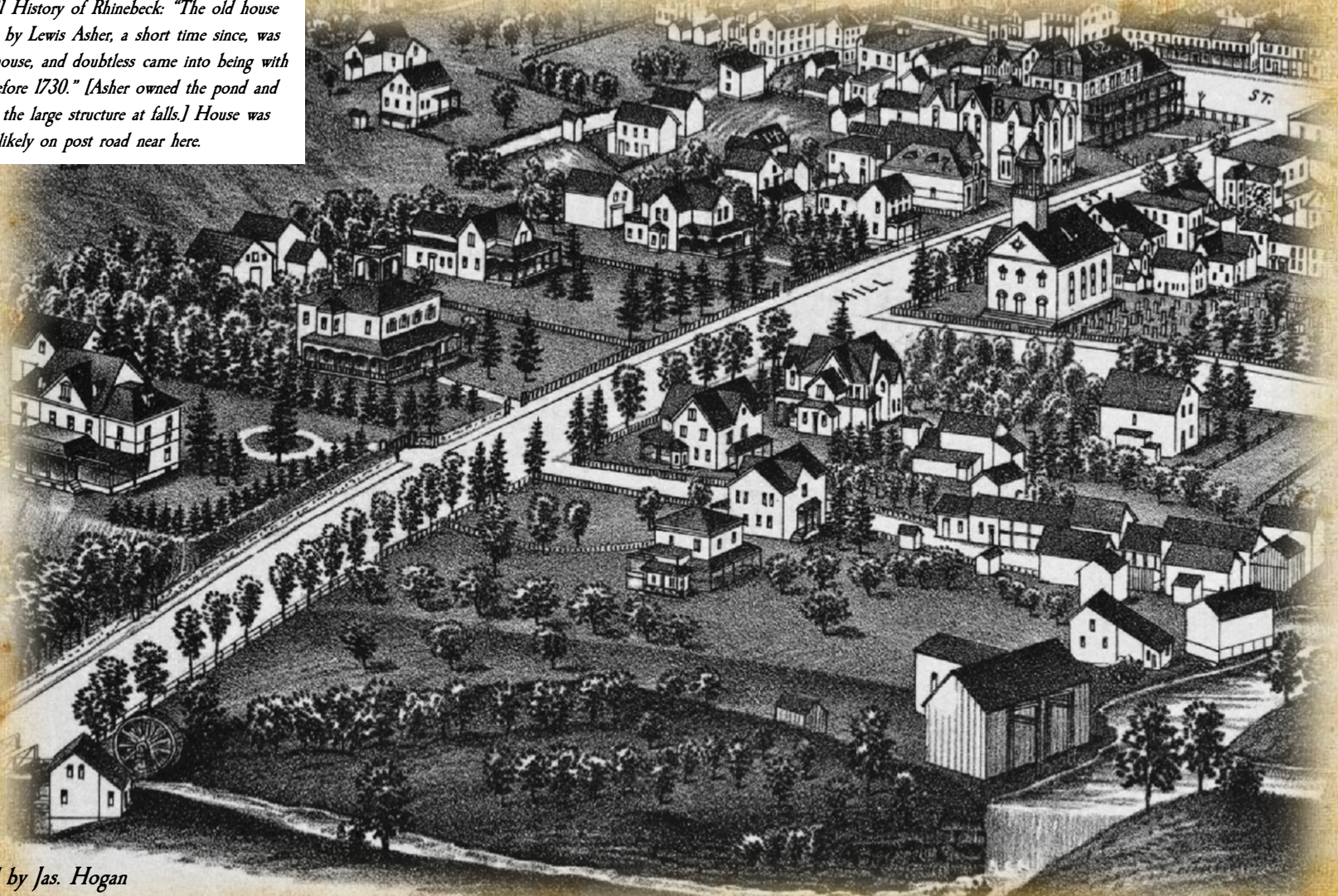
1876 Grays Map

(The Huntington heirs donated Legion Park to Rhinebeck)  
It's reported the mill burned down in 1868.

# 1890 Birdseye Map (excerpt), just the mill wheel is left

*Rhinebeck Hotel (now The Beekman Arms)*

*Smith, 1881 History of Rhinebeck: "The old house taken down by Lewis Asher, a short time since, was the miller's house, and doubtless came into being with the mill, before 1730." [Asher owned the pond and ice house, the large structure at falls.] House was likely on post road near here.*



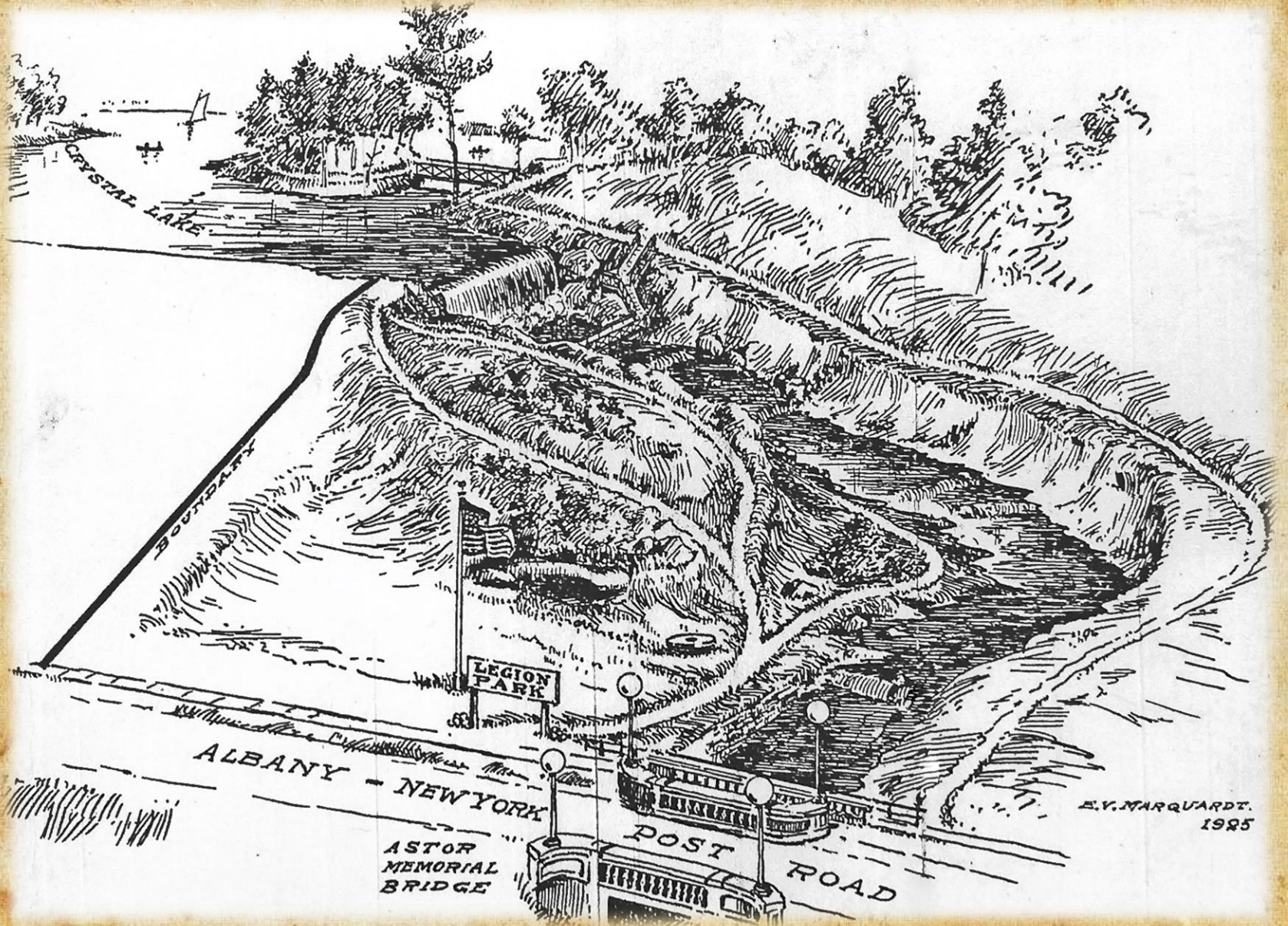
*Lone mill wheel*

*Owned by Jas. Hogan  
(still exists)*

DRAWN & PUBLISHED BY C. R. BURLINGH, TROY, N.Y. 1890.  
COPYRIGHT SECURED.

# RHINEBECK, N. Y.

1925 Plan (we'd do something similar with walking trails)



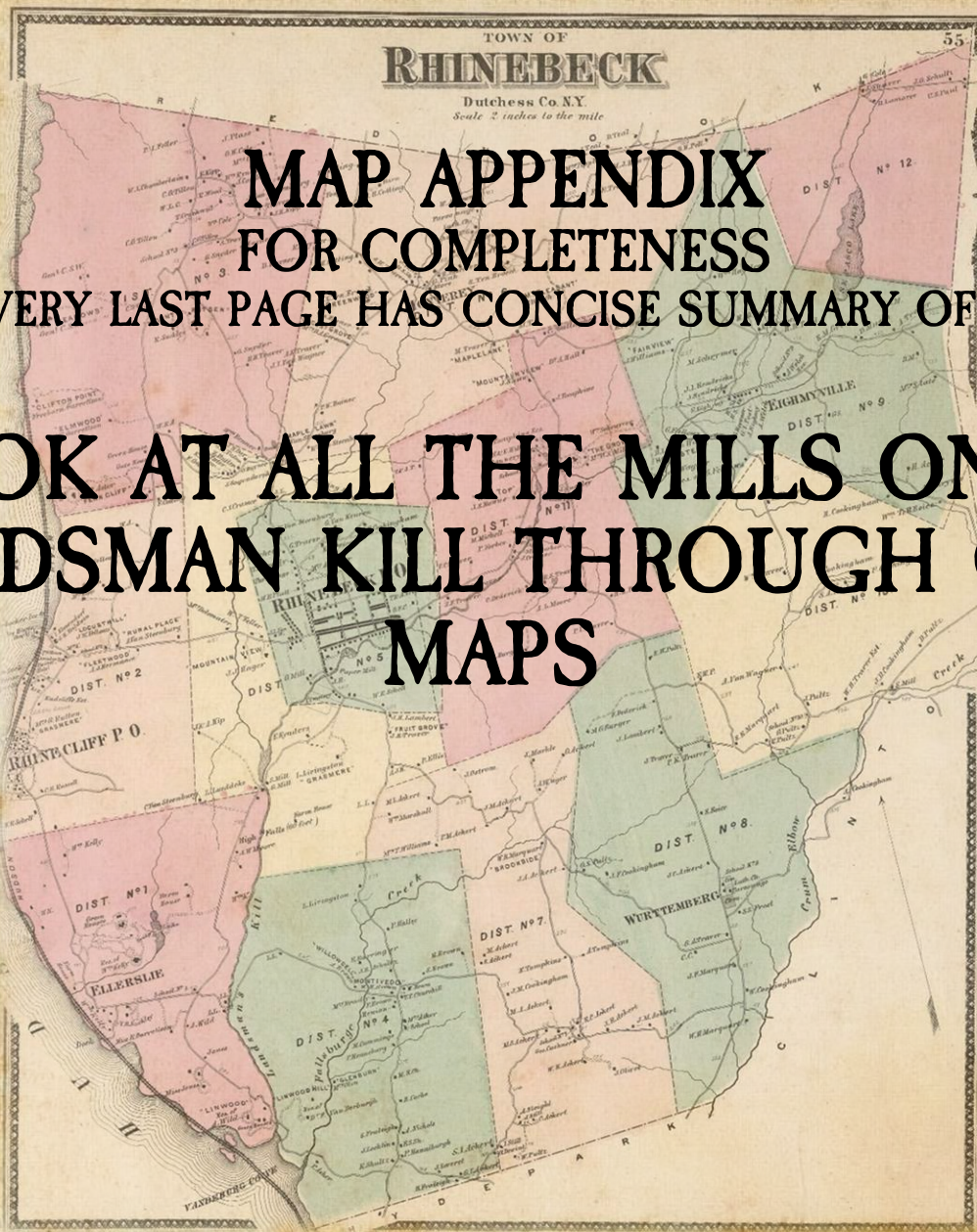
# Progress

- *Met with Village Mayor, Board Trustee, and Supervisor of Village Highway/Water Dept. September 10, 2018*
  - *They have authority over park (vs. Town or America Legion)*
  - *Village recently received a \$100k grant to bring handicapped parking and a small fishing dock to lake area. Work done. Will not impact this mill plan*
  - *No known deed restrictions, but to be checked*
  - *Will need to be brought eventually to a public vote*
  - *Given the go-ahead to take next steps to evaluate further and bring to public's attention.*  
*Suggested seeing if project could get on RHS presentation agenda*
  - *Actively seeking potential board candidates*
  - *Goal is to raise enough funds near-term for a feasibility study.*



Project champion: Brian Plumb, author of the History of the Beekman Arms and three other history books, is also a member of the Society for the Preservation of Old Mills and has volunteered at Longfellow's Wayside Inn for the past 20 years, including work in fund raising and work at their gristmill. He is a licensed professional (mechanical) engineer and holds an MBA. For the past 25 years he has worked in corporate finance managing multi-billion dollar merger and acquisition deals in the energy sector. Contact through website [www.beekmanmillproject.org](http://www.beekmanmillproject.org) or through the RHS.





**MAP APPENDIX  
FOR COMPLETENESS  
(VERY LAST PAGE HAS CONCISE SUMMARY OF ALL)**

**A LOOK AT ALL THE MILLS ON THE  
LANDSMAN KILL THROUGH OLD  
MAPS**

**All the mills helped the area grow. By 1798, the HHV Thompson Map highlights 10 mills:**



Two other mills shown on map, upstream in Rutsen/Schuyler area (east of 9G), circa 1748

10 mills on the Landsman Kill shown. Excerpt to left is east of (or above) area below.



- 1. Circa 1719/30, Henry Beekman mill, possibly built by William (we are proposing to rebuild this one)
- 2. Circa 1750 Isaac Cool, William Traphagen Jr. gristmill
- 3,4 Circa 1715 Also described as Beekman-Livingston Mills (later labeled as Col Livingston Mills in 1798), at Mill St. bridge
- 5,6 Circa 1800, At one point called the Lewis mills, here called "Wittenburgh" mills; later "Foxhollow"
- 7,8 Circa 1710 Original Beekman mills (possibly built by William Traphagen) near Hudson River (later acquired by Dr. Tillotson)

# A look at the four Thompson Maps, lower part of 'kill

NYS 1798 Thompson Map

Millpond today

Second (oil) mill on other maps not shown  
(and note shown on same side)

Mill right on Mill Rd, past bridge, ruins exist

Grist Mill & Saw Mill

M<sup>r</sup> Tillotson

LOC 1798 Thompson Map

You would think the largest waterfall on the Landman Kill, Buttermilk Falls, would be utilized, but the mill seems to come later (as a papermill) - unless this second mill illustrated (oil mill) is that one.

Col. Livingstone's Mills

Landman's Kill

T. Tillotson

STARR 1798 Thompson Map

I had thought these were the  
Buttermilk Falls dam and then  
the dam below it (next page),  
but likely not.

Col. Livingstone's Saw & Oil Mills,

Landman's Kill

Grist & Saw Mill

HHV 1798 Thompson Map

M<sup>r</sup> Livingstone's Grist Mill  
Saw Mill  
Oil Mill

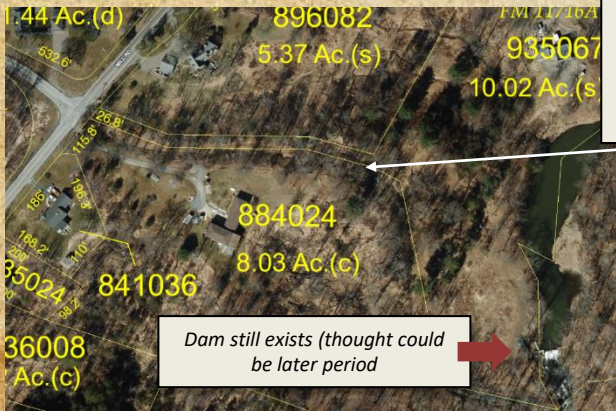
W<sup>m</sup> Tomlinson's Mills  
Landman's Kill

Grist & Saw Mill

Only version these 2 mills show up.

# "Wittenburgh" Mills (as noted on HHV 1798 map)

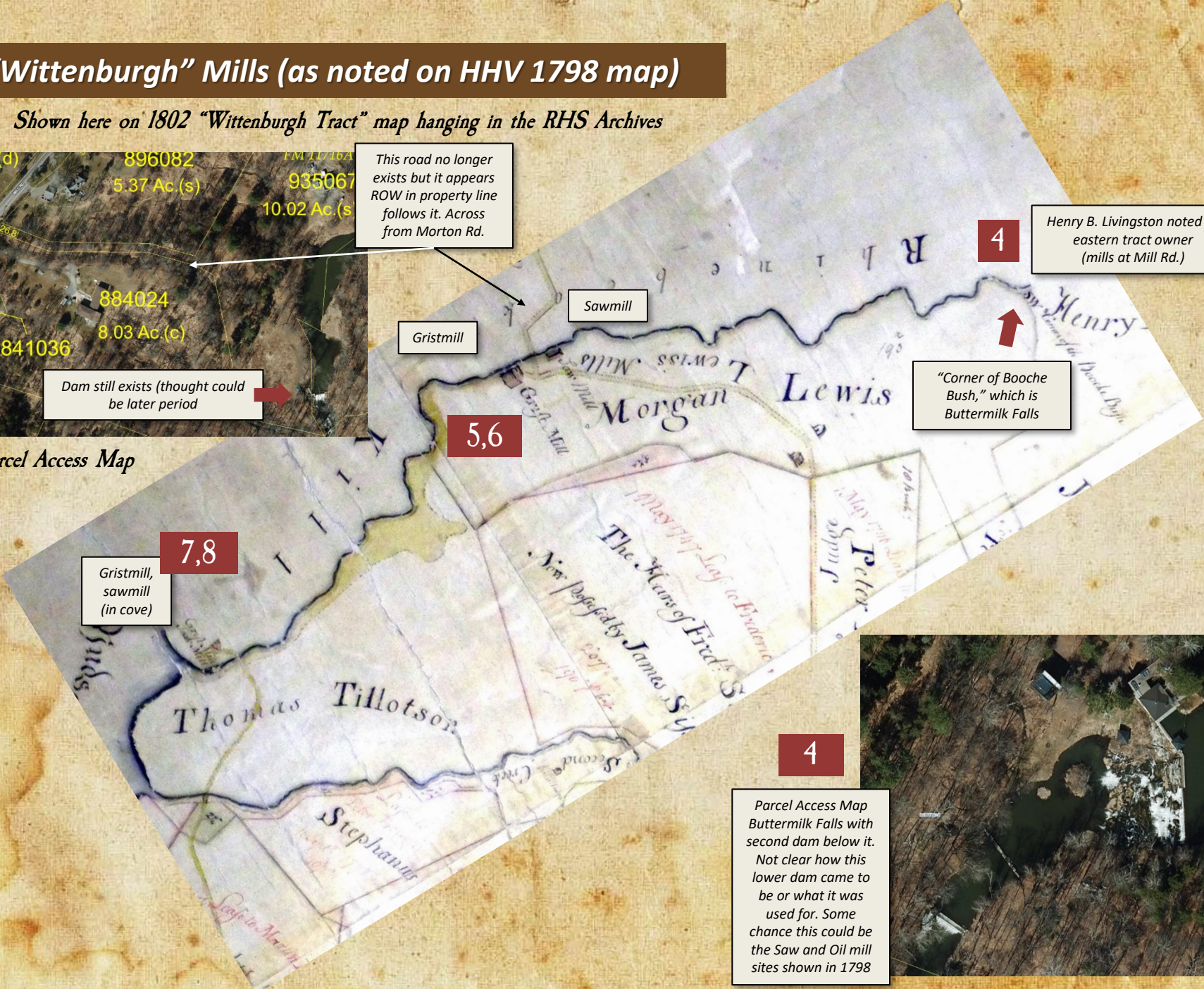
Shown here on 1802 "Wittenburgh Tract" map hanging in the RHS Archives



Dam still exists (thought could be later period)

This road no longer exists but it appears ROW in property line follows it. Across from Morton Rd.

DC Parcel Access Map



Sawmill

Gristmill

5,6

4

Henry B. Livingston noted as eastern tract owner (mills at Mill Rd.)

"Corner of Booche Bush," which is Buttermilk Falls

7,8

Gristmill, sawmill (in cove)

4

Parcel Access Map Buttermilk Falls with second dam below it. Not clear how this lower dam came to be or what it was used for. Some chance this could be the Saw and Oil mill sites shown in 1798



## 1848, note Peter R. (of Grasmere) estate sold at auction a "Flour and Plaster" and Paper Mill

This say "Mill" not mills, so flour and plaster mills presumably same structure. Paper mill is most likely Buttermilk Falls mill which is seen labeled as a paper mill in 1858.

### Morning Courier and New-York Enquirer.

**EXECUTOR'S SALE**—The subscriber, surviving Executrix of the last Will and Testament of Peter R. Livingston, deceased, offers for sale the valuable and well known Farm and Mansion House of the late Peter R. Livingston, situated near the beautiful and flourishing village of Rhinebeck, in the County of Dutchess, containing about five hundred acres of land; and besides the Mansion House, two Farm Houses and all necessary out buildings, in good order. It is one of the finest country seats and farms for agricultural purposes upon the Hudson River.

Also, the Flour and Plaster Mill, two dwelling houses, and about ten acres of land adjoining; the paper mill and two dwelling houses with the land adjoining. These mills are well located for custom work, and flouring purposes, on a fine stream of water near the said village of Rhinebeck; and also nine Dwelling Houses and Lots in said village of Rhinebeck. The above property is all in good repair, and will be offered separately, giving to all a favorable opportunity of purchasing such portions as may be desirable. If not sold previous to the 31st day of October next, it will then be offered at Public Auction, at the Hotel of R. T. Seymour, in said village of Rhinebeck, at 10 o'clock, A. M. Every information will be given in relation to the above property by applying at the Office of A. WAGER, Esquire, in the village of Rhinebeck.

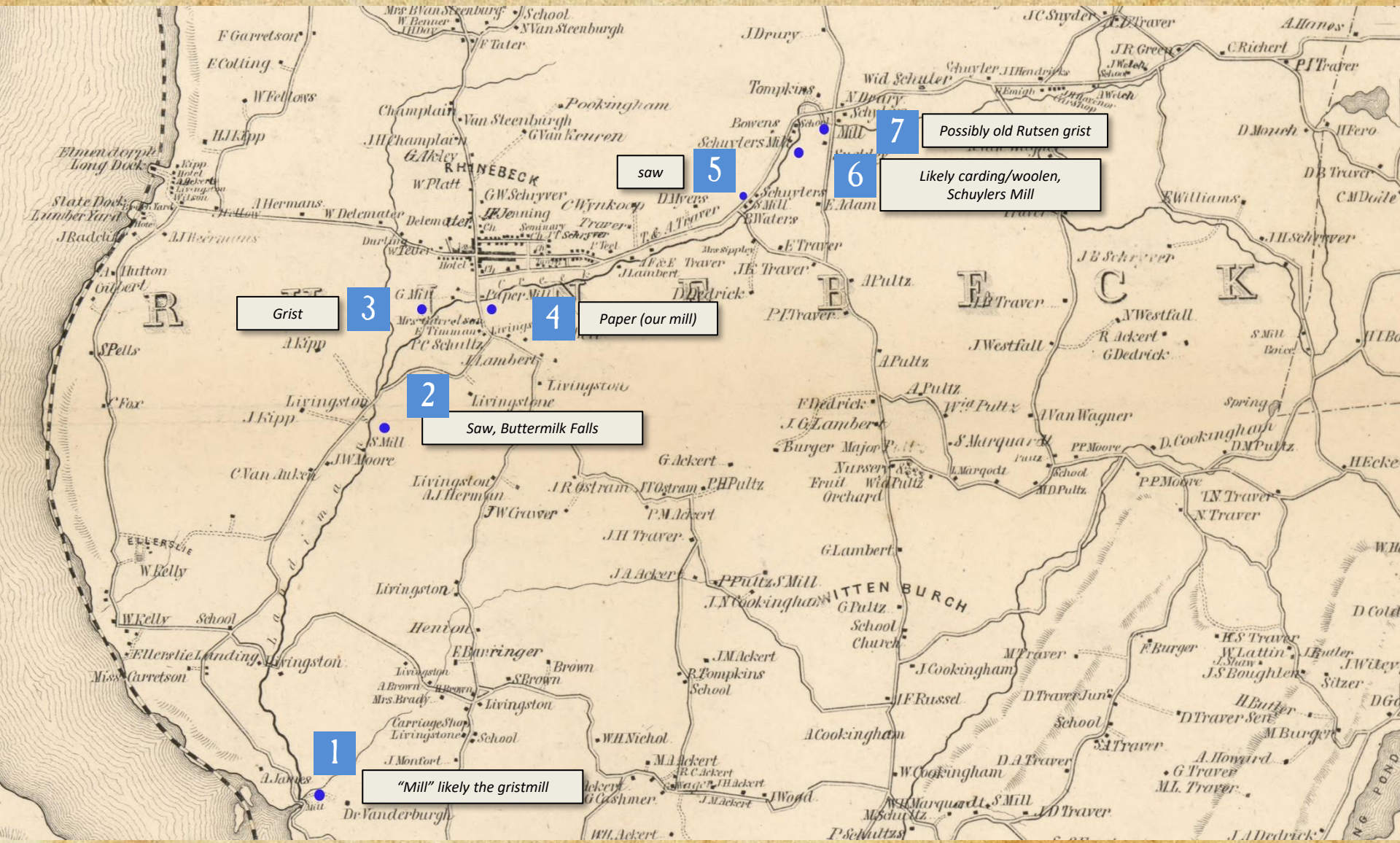
Dated August 9th, 1848.

an22 dtOct. 31.

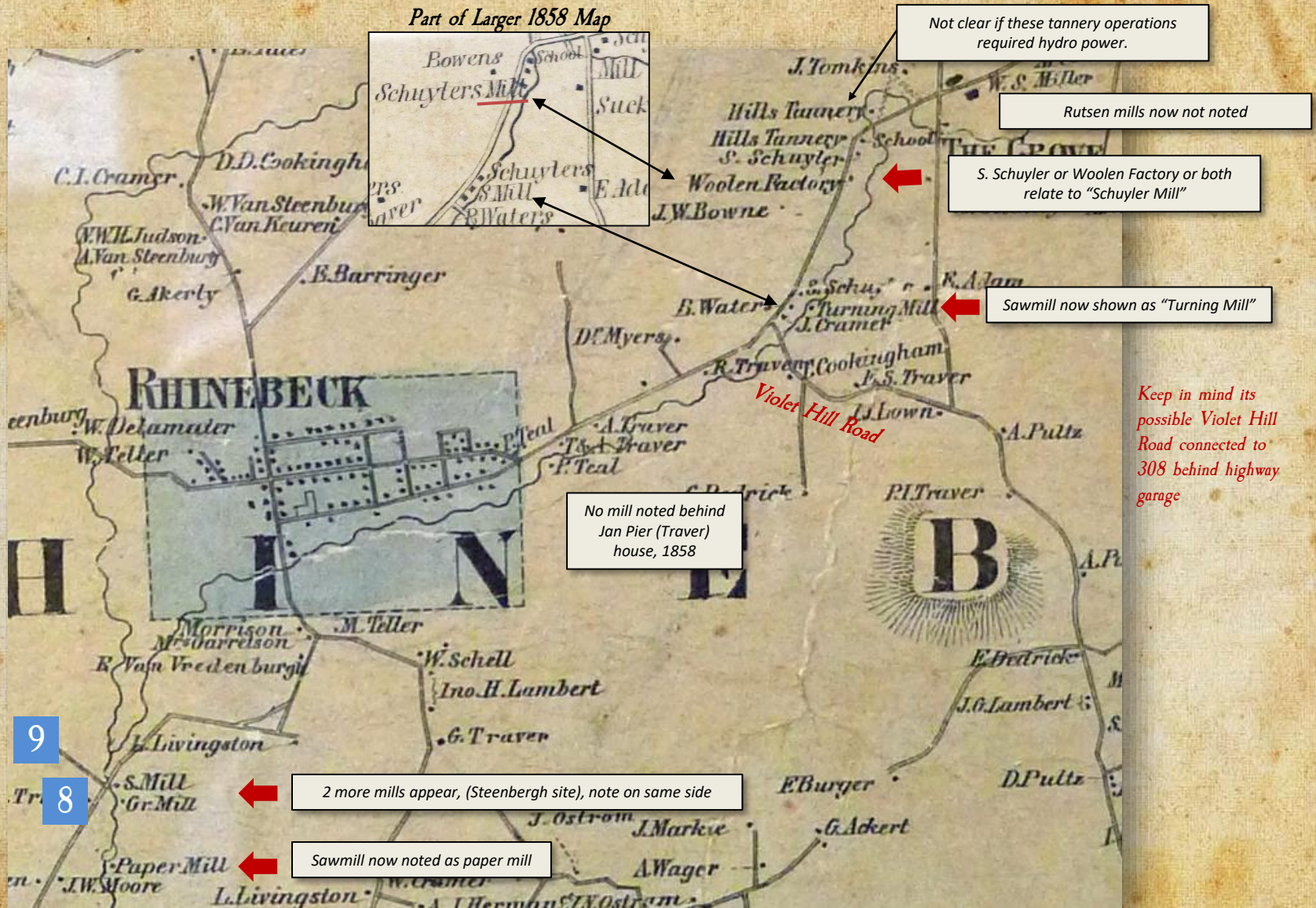
M. LIVINGSTON.

} Surviving Executrix  
of  
P. R. Livingston, dec'd.

By 1858, Gillette Dutchess Co. Map, 7 mills are noted, but see next page...

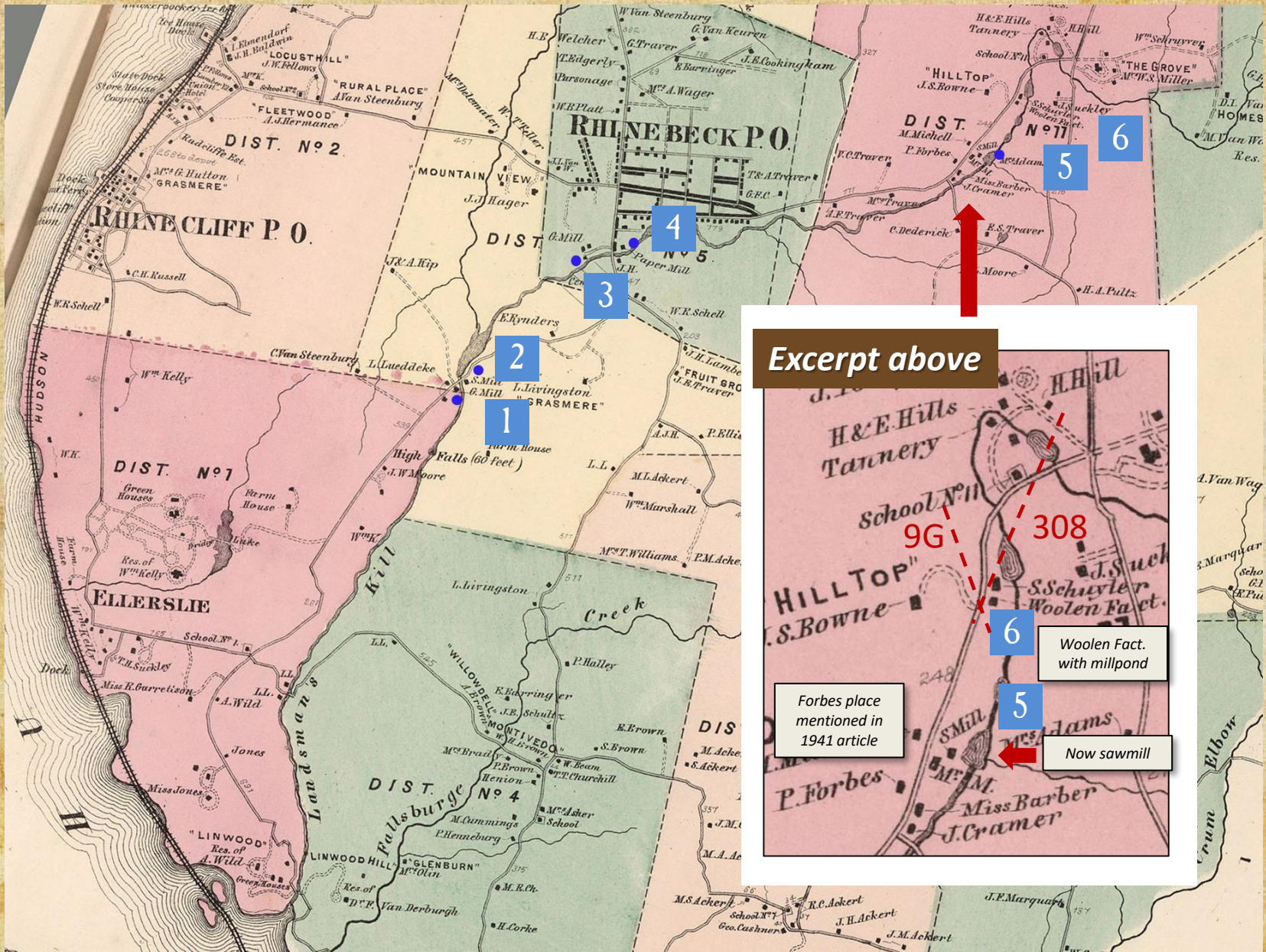


**Same 1858 Gillette Map, Rhinebeck callout, the mills change!**



Keep in mind its possible Violet Hill Road connected to 308 behind highway garage

# 1867 Beers Map Now shows just 6 mills



Excerpt above

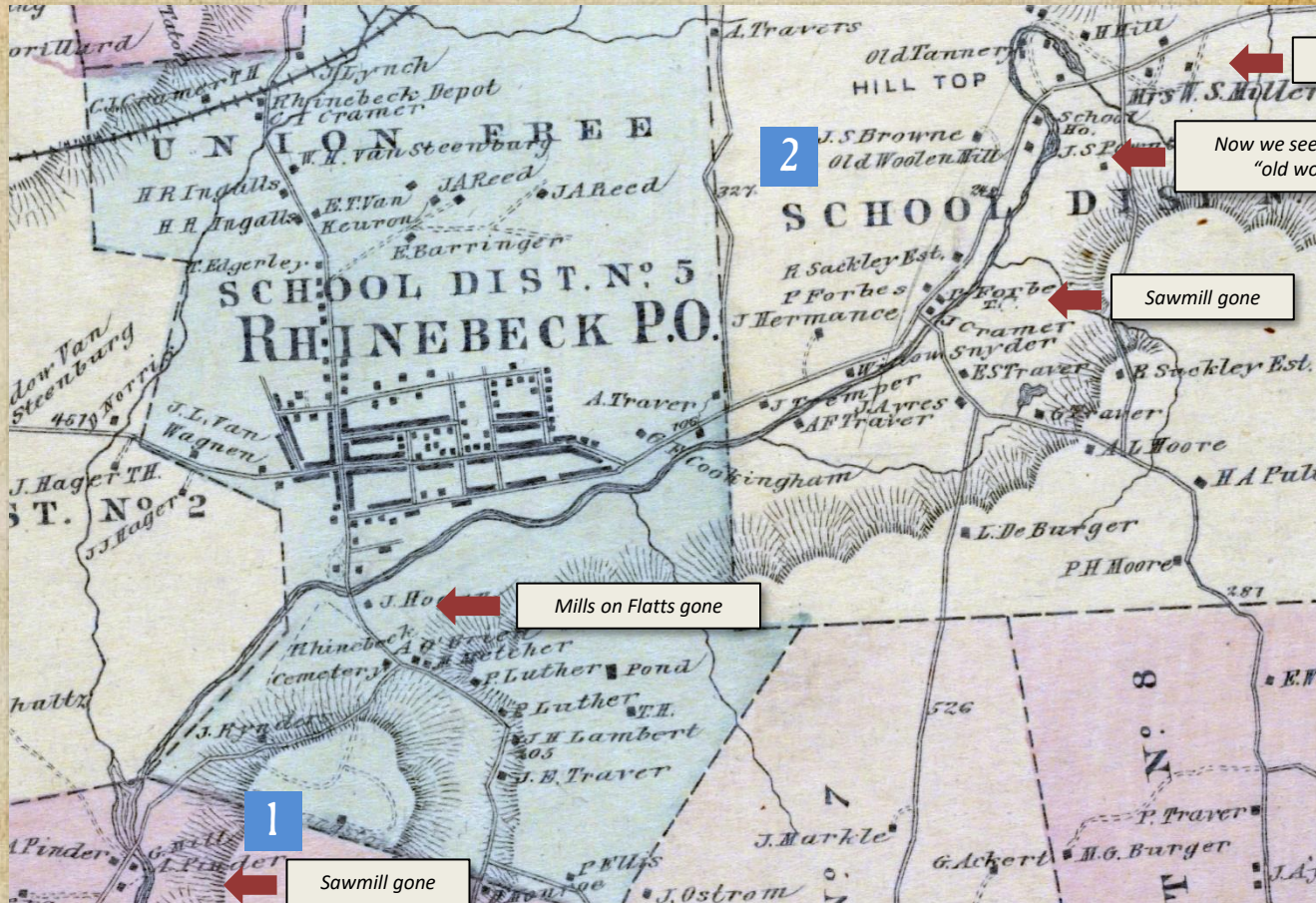
Forbes place mentioned in 1941 article

Woolen Fact. with millpond

Now sawmill



# 1876 O.W. Gray Map, 2 mills left, Beekman Mills gone



No more mills here

Now we see mentioned as "old woolen mill"

Sawmill gone

Mills on Flatts gone

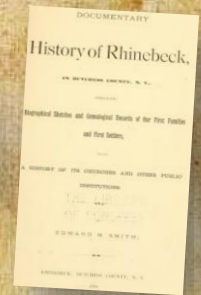
Sawmill gone

No other mills noted downstream

## Mills Described in 1881 by Edward M. Smith

### Documentary "History of Rhinebeck"

First history/genealogical book on Rhinebeck. Published 27 years before the better known (and often referenced) 1908 Howard Morse "Echoes of Old Rhinebeck" book was published. (No doubt that Mr. Morse relied on some of this earlier research.)



"Landsman's creek was so-called, either because all its waterfalls, capable of turning a mill, were reserved by the "Landsman," or landlord, in his sales to the settlers; or, because it was discovered or first settled upon by Casper Landsman, whose name is found in our old church records. These two streams join in Fritz's millpond. At this point the Rhinebeck creek terminates, and from thence to the river it is Landsman's creek and was Beekman's property. A short distance below the junction, it falls over a rocky precipice sixty feet high, and when it is full forms a beautiful cascade in a deep and picturesque dell, in full view from the highway, called by a Rhinebeck poet the "Bucu Bush" (Beechwood) Falls. This creek at one time turned a -

1, 2, A grist and sawmill at the river; [c1710, although which side of the creek they were on is confused]

7 8

3, 4, A gristmill and woolen factory in Fox Hollow; [also referenced as the c1800 Morgan Lewis Mills]

5 6

5, A paper mill at the falls; [this is at the 60' high Bucu Bush/Buttermilk falls]

6, 7, 8, A sawmill, an oil mill, and a woolen factory at the Junction; [Steenbergh mill site, called Livingston Mills]

3 4

9, A gristmill west of the postroad, built by General Richard Montgomery; [Lower Mill]

2

10, 11, A gristmill and woolen factory east of the post-road; [Upper Mill]

1

12, A gristmill east of the village, known as Isaac Davis' mill; [likely behind the stone Jan Pier House]

13, 14, A sawmill and Schuyler's woolen, factory further east; [Both on 1858 map]

15, 16, And Rutsen's grist and sawmill at Mrs. Miller's place. [c1740, dams still exist]

9 10

Of these mills, the Fox Hollow mill burned many years ago, the paper mill at the falls later, Ludekke's mill at the junction, and the two mills at the post-road a few years ago. A grist and sawmill at the junction are all that are left to the town."

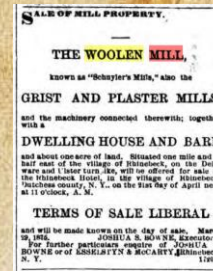
# Mills Described in 1941 – a few others seem to appear

*Rhinebeck Gazette article by James H. Snyder, 2/13/1941*

*[Not a scholarly resource]*

- 1) Starting at Dr. Miller's (Schuyler House) dam, there was a gristmill. *Doesn't mention sawmill*
- 2) Next at the Miller school there was a tannery *Snyder article is on industry, not necessarily mills, could have been hydropower here (I suspect there was)*
- 3) Next there was a carding mill at the Day Home west of the state road bridge\*
- 4) Next there was a plaster mill just west operated by the same flume *Mentioned in 1875 sale above*
- 5) Next there was a sawmill just east of the Forbes place *On 1858 map*
- 6) Next there was a sawmill located between the pumper house and the Cookingham Drive, which originally was the dam. [most likely behind Jan Pier House] *Smith doesn't mention*
- 7) Next there was the paper mill located at Legion Park
- 8) Next there was a gristmill located at the Astor Home west of Mill Bridge
- 9) Next there was a sawmill operated by Pinder, Van Steenbergh's now *Doesn't mention grist and oil mill*
- 10) Next was the (brown) paper mill at Buttermilk Falls
- 11) Next there was a sawmill in Foxhollow *Doesn't mention gristmill*
- 12) Next there was a gristmill located on Dows dock below Ruppert's Bridge on the east side of the cove. I think the sills and foundation are there yet. *Doesn't mention sawmill*

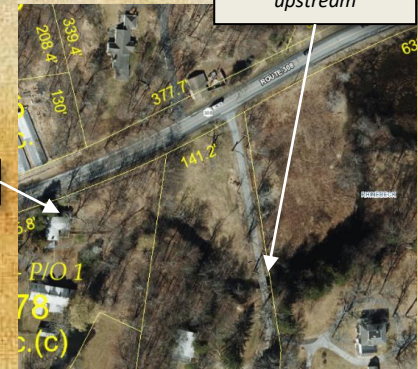
\*Near the house at 308/9G we know as the Staley Real Estate office (existing house is said to be the miller's house, not the mill).



*Rhinebeck Album mentions, possibly relying on this 1941 article.*

*"Cookingham Dr which was the dam." Remnants of millpond seem to appear upstream*

Jan Pier House

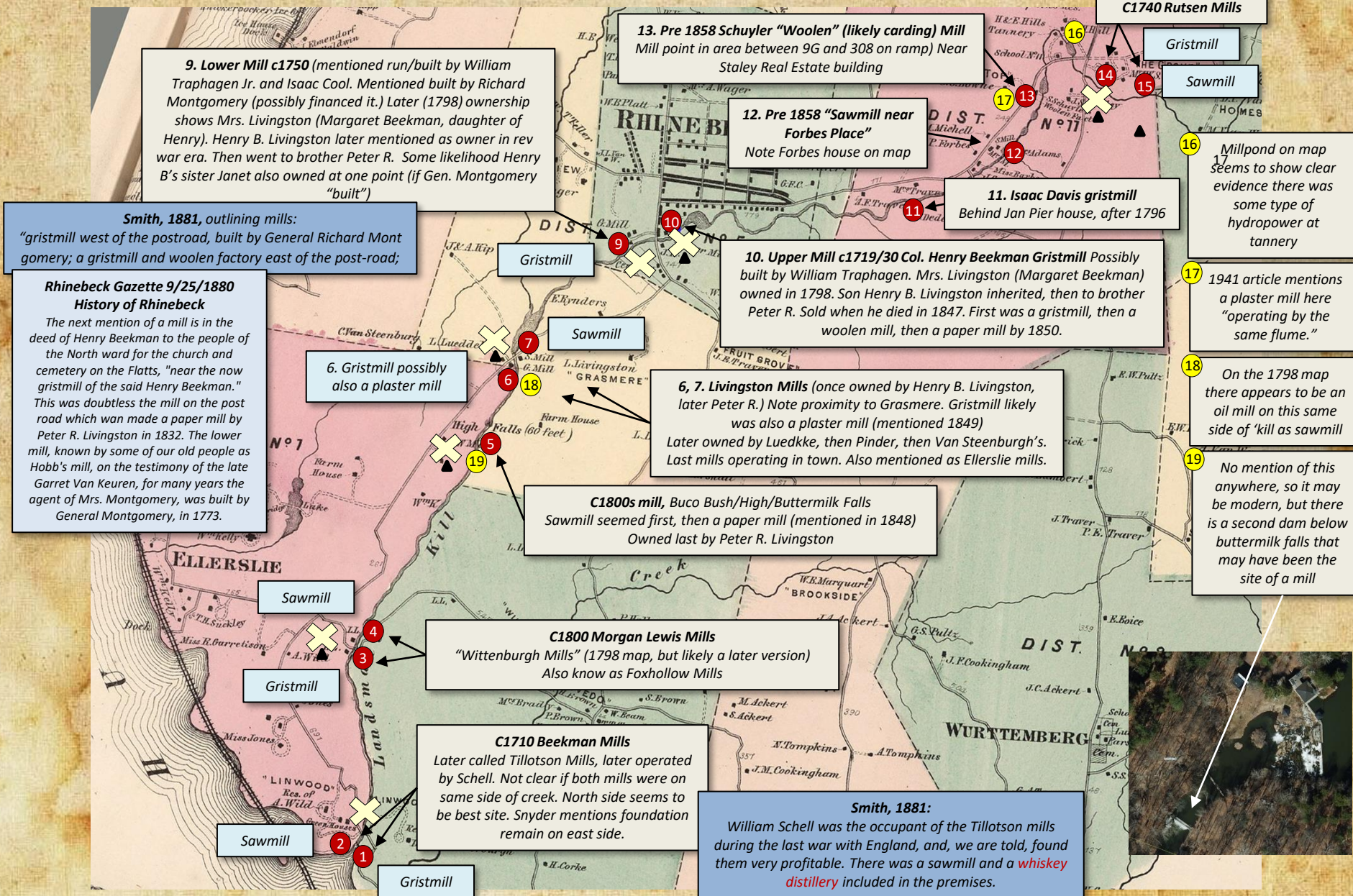


# Mills, updated count using various inputs – Best Survey

By beekmanmillproject.org

Obviously not all operated at the same time.

- ✕ Likely is/was significant natural waterfall (otherwise, dammed stream in right geology, forming a millpond)
- ▲ Dam remains



**9. Lower Mill c1750** (mentioned run/built by William Traphagen Jr. and Isaac Cool. Mentioned built by Richard Montgomery (possibly financed it.) Later (1798) ownership shows Mrs. Livingston (Margaret Beekman, daughter of Henry). Henry B. Livingston later mentioned as owner in rev war era. Then went to brother Peter R. Some likelihood Henry B's sister Janet also owned at one point (if Gen. Montgomery "built")

**Smith, 1881, outlining mills:**  
"gristmill west of the postroad, built by General Richard Montgomery; a gristmill and woolen factory east of the post-road;

**Rhinebeck Gazette 9/25/1880 History of Rhinebeck**  
The next mention of a mill is in the deed of Henry Beekman to the people of the North ward for the church and cemetery on the Flatts, "near the now gristmill of the said Henry Beekman." This was doubtless the mill on the post road which was made a paper mill by Peter R. Livingston in 1832. The lower mill, known by some of our old people as Hobb's mill, on the testimony of the late Garret Van Keuren, for many years the agent of Mrs. Montgomery, was built by General Montgomery, in 1773.

**13. Pre 1858 Schuyler "Woolen" (likely carding) Mill**  
Mill point in area between 9G and 308 on ramp Near Staley Real Estate building

**12. Pre 1858 "Sawmill near Forbes Place"**  
Note Forbes house on map

**11. Isaac Davis gristmill**  
Behind Jan Pier house, after 1796

Millpond on map seems to show clear evidence there was some type of hydropower at tannery

1941 article mentions a plaster mill here "operating by the same flume."

On the 1798 map there appears to be an oil mill on this same side of 'kill as sawmill

No mention of this anywhere, so it may be modern, but there is a second dam below buttermilk falls that may have been the site of a mill

**10. Upper Mill c1719/30 Col. Henry Beekman Gristmill** Possibly built by William Traphagen. Mrs. Livingston (Margaret Beekman) owned in 1798. Son Henry B. Livingston inherited, then to brother Peter R. Sold when he died in 1847. First was a gristmill, then a woolen mill, then a paper mill by 1850.

**6, 7. Livingston Mills** (once owned by Henry B. Livingston, later Peter R.) Note proximity to Grasmere. Gristmill likely was also a plaster mill (mentioned 1849) Later owned by Luedkke, then Pinder, then Van Steenburgh's. Last mills operating in town. Also mentioned as Ellerslie mills.

**C1800s mill, Buco Bush/High/Buttermilk Falls**  
Sawmill seemed first, then a paper mill (mentioned in 1848) Owned last by Peter R. Livingston

**C1800 Morgan Lewis Mills**  
"Wittenburgh Mills" (1798 map, but likely a later version) Also know as Foxhollow Mills

**C1710 Beekman Mills**  
Later called Tillotson Mills, later operated by Schell. Not clear if both mills were on same side of creek. North side seems to be best site. Snyder mentions foundation remain on east side.

**Smith, 1881:**  
William Schell was the occupant of the Tillotson mills during the last war with England, and, we are told, found them very profitable. There was a sawmill and a **whiskey distillery** included in the premises.

