

Clinton Avenue Historic District  
Albert G. Nichols House  
296-300 Clinton Avenue  
Kingston  
Ulster County  
New York

HABS No. NY-5561-D

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service

Department of the Interior  
Washington, D.C. 20243

## CLINTON AVENUE HISTORIC DISTRICT

## ALBERT G. NICHOLS HOUSE

Location: 296-300 Clinton Avenue, Kingston, Ulster  
County, New York.  
Latitude 41° 56' 04" Longitude 74° 01' 05"

Present Owner and  
Occupant: Nicholas G. Dalfres.

Present Use: Apartment and rooming house.

Significance: The house is a frame house typical of  
nineteenth century architecture.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: The house was probably built in the 1850s.
2. Architect: Unknown
3. Original and subsequent owners:

1852 Deed: 1 May 1852, Recorded: 7 June 1852  
liber 82, page 384  
Jacob Burhans  
Elizabeth Burhans, his wife  
to  
Albert G. Nichols

1906 Deed: 5 December 1906, Recorded: 7 December 1906  
liber 400, page 40  
Albert G. Nichols  
to  
Enoch J. Nichols

1921 Deed: 27 August 1921, Recorded: 31 August 1921  
liber 484, page 146  
Enoch J. Nichols  
Lodoskia Nichols, his wife  
to  
Meyer Gasool

1945 Will written: 13 June 1924, Proved: 4 September 1945  
liber 20 of wills, page 340  
Meyer Gasool, deceased  
to  
Ida Gasool

1945 Deed: 4 September 1945, Recorded: 5 September 1945  
liber 655, page 185  
Ida Gasool  
to  
Nicholas G. Dalfres  
Gertrude Pola Dalfres, his wife

4. Builder, contractor, suppliers: Not known.
5. Original plan and construction: Not known.
6. Alterations and additions: A seam line and roof sag suggest that the three-bay section to the south was built first. A note in a newspaper, The Journal, 4 May 1870, indicates that "...Nichols is having an addition made to his dwelling in East-Front-St. (Clinton Avenue)." This may be the two-bay addition to the north which continues the same roof line as the main house. The storefront section was probably added sometime after 1910 when the owners moved out and began to lease the building. The windows, doors, sky-lights, siding and roofing are all replacements and appear to date from the twentieth century.

B. Historical Events and Persons Connected with the Structure:

Albert G. Nichols was a harness maker. His son, Enoch Johnson Nichols, also practiced harness-making after being a traveling salesman for awhile.

Meyer Gasool was a tailor and had his shop on the ground floor of his house. He may have been responsible for adding the store section in the building.

C. Bibliography:

1. Primary and unpublished sources:

Deeds, County Clerk's Office, Ulster County Office Building, Kingston, New York.

Wills, Surrogate's Office, Ulster County Office Building, Kingston, New York.

Directories of Kingston and Rondout, collection of Senate House Museum, Kingston, New York.

2. Secondary and published sources:

Map of Ulster County. Philadelphia: Taintor, Dawson and Company, 1858.

Prepared by: William C. Badger  
Historian  
Historic American Buildings Survey  
Summer 1972

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The characteristics of this much altered house are typical of the early nineteenth century frame houses.
2. Condition of fabric: The over-all condition of the house is poor with a greatly modified facade.

B. Description of Exterior:

1. Over-all dimensions: This rectangular house is approximately 28' wide (five-bay front) and is two-and-a-half stories. The rear facade is three-and-a-half stories.
2. Foundations: The house sits on a stone foundation.
3. Wall construction, finish and color: The house has wood frame exterior walls covered with modern asbestos siding and asphalt shingles.
4. Structural system, framing: The house's structural system and roof structures are of wood frame construction.
5. Porches: There are modern wooden porches at two levels on the rear side which extend the full length of the facade.
6. Chimneys: There is a brick chimney on the south side of the house.
7. Openings:
  - a. Doorways and doors: There are two modern doorways, one in the central bay and the other to its north. They have metal awnings on them similar to the storefront windows.
  - b. Windows and shutters: The windows are in each bay across the front and are double-hung single panes. These windows are not original.
8. Roof: The house has a gable roof with asphalt shingles.

C. Description of Interior: The house was inaccessible at the time the survey was being conducted by the Historic American Buildings Survey.

D. Site: The house is located near the street, with a sloping rear yard.

Prepared by: William C. Badger  
Historian  
Historic American Buildings  
Survey  
Summer 1972

PART III. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) under joint sponsorship of the National Park Service and the Kingston Historic Landmarks Preservation Commission with financial assistance from the New York Council on the Arts. Measured and drawn during the summer of 1972 under the direction of John Poppeliers, chief of HABS and under the supervision of Roy Eugene Graham (University of Texas at Austin) by student architects Philip D. Ward (University of Washington), A. Carol Boerder (University of Texas at Austin), M. Morgan Gick (University of Notre Dame), and Stephen O. Fildes (Texas Tech University). The drawings were edited in December 1972 by architect John Burns. The written architectural and historical data was prepared by William C. Badger (University of Pennsylvania, the project historian, and edited in January 1980 by Susan McCown, a historian in the HABS office. The photos were taken in August 1973 by Jack E. Boucher of HABS staff.