

160 Plains Road

Landmark Designation

TOWN OF NEW PALTZ

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1 Veteran Drive
New Paltz, New York 12561
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John Orfitelli, Chair

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TOWN of NEW PALTZ HISTORIC PRESERVATION COMMISSION NOMINATION FORM

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Article XIV 140-122 of the New Paltz Code)

Please Note

We strongly encourage contacting the Chair and arranging for a pre-submission meeting with the Commission at the earliest stage in the nomination process of your property as a local landmark or as part of a proposed historic district nomination in order to clarify the process and share your interests and concerns.

Research Material on Properties within the Town is located at:

1. Haviland-Heidgerd Historical Collection, Elting Library, 93 Main Street, Phone: 845-255-5030 havilandheidgerd@yahoo.com
2. The report from the "Reconnaissance Level Survey, 2004," can be reviewed at the New Paltz Town Hall, 1 Veteran Drive. Contact Helen Christie, Building Department, Phone: 845-255-0102, ext 1.
3. The report from the "Historic Inventory of Open Spaces, 2007," can be reviewed at the New Paltz Town Hall, 1 Veteran Drive. Contact Helen Christie, Building Department, Phone: 845-255-0102, ext 1.
4. Huguenot Historic Society, 18 Broadhead Avenue, New Paltz, NY 12561; Phone: 845-255-1660, Fax: 845-255-0376, www.huguenotstreet.org.

**TOWN OF NEW PALTZ
HISTORIC PRESERVATION COMMISSION
NOMINATION FORM**

Please provide the following information in order to establish property ownership and control, site and building character, and distinguishing features. There should be detailed exploration of the architectural and cultural history of the property. It is likely that this record will be developed further during the course of project review. For each question, insert additional space as needed.

I. APPLICANT INFORMATION

Applicant Name:

Mailing Address:

Telephone:

E-mail:

If applicant is acting through an authorized agent or legal representative, identify agent's name, address, telephone, and e-mail:

II. BASIC PROPERTY INFORMATION

Property Address: 160 Plains Road

Name of Property (if applicable): The Locusts, Peter & Cornelia Elting House

Tax Map ID No.: 86.14-1-23

Zoning Classification: Parcel Size: 12.0 acres

Present Use of Property: 1 family residence

Does applicant own the property? If no, identify owner's name, address, telephone, and e-mail:

If applicant is different from owner, please answer the following:

- a. Does the owner concur in this application? ____ Yes ____ No
- b. Is there a relationship between applicant and owner? If yes, explain:
- c. Explain applicant's interest in the property:

Is applicant or owner related to any official or employee of the Town of New Paltz or the Town of New Paltz Historic Preservation Commission? If yes, explain:

III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE

Historic Use of Property: single family dwelling & agriculture

Designation Sought (check one): ☒ Landmark ☐ Historic District

Year of Construction: 1821

Original architect (if known): unknown

Original builder (if known): unknown

**Original and subsequent owners of the property, including dates of ownership (if known).
(Provide additional attachments if needed.)**

SEE ATTACHED

Describe the architectural style of the property:

The core of the building was constructed in the late-18th century during the Federal Period

Describe primary building materials:

Foundation: stone

Roof: asphalt shingle

Walls: stone & brick

Other: n/a

How does the property in its present condition materially differ from the property as originally constructed? Describe material alterations or additions to the property subsequent to its original construction (include dates if known):

The house is essentially intact to its original conditions

Describe the present condition of the property: SEE ATTACHED

Describe site and surroundings (e.g., outbuildings, landscaping, neighborhood):

The house is situated on a 12-acre parcel comprising a large yard distinguished by mature locust and other trees with woods around the periphery; a creek runs through a depression on the east side of the parcel. The front façade of the house is oriented to the south with its west gable end facing the street. A stone outbuilding is sited south of the house; no other farm buildings survive.

Are there any presently known threats to the property? If yes, describe: none known

Is the property associated with any personages of historic significance? If yes, identify and explain: no

Describe the historic significance of the property (i.e., why it merits designation as a landmark or historic district). Indicate relevant sources of information. (Attach additional pages as needed to accommodate photographs, maps, and reference material along with screen/analysis from SHPO online resources)

The Peter & Cornelia Elting House is a rare and extraordinary example of historic stone domestic architecture in the town and county. One of only eighteen early stone houses surviving in the town, the Elting house represents an important artifact of New Paltz's formative era and cultural development. Stone houses are iconic in the history of the town and Ulster County, and they are

important symbols of the Dutch heritage in the Hudson Valley. Unlike the more numerous and less permanent wood buildings built in the 18th century, stone houses have survived into the 21st century. Although generally revered as relics of a primitive past, they were the elite houses in their period and provide valuable evidence of architectural traditions, construction methods, material life.

Built in 1821, the Elting House artistically combines the traditional stone material (probably salvaged from an earlier stone house destroyed by fire) with modern elements of Federal Period design, particularly two frontal brick walls. When it was completed, it would have represented a clear but not total break with the Colonial identity and the embrace of broader nationalistic ideals.

The New York State Historic Preservation Office has determined that 18th-century stone houses are individually eligible for the National Register and that the changes that have occurred in subsequent historical periods contribute to that significance. In the New Paltz context, all of the surviving stone houses in the town are worthy of local designation and protection.

IV. NOTIFICATION DATES

Landlord Notification Date:

Newspaper Notice Date:

Abutter Notification Date:

V. CERTIFICATION

APPLICANT: I hereby certify that this application is accurate and complete to the best of my knowledge.

Applicant's Signature: _____ **Date:** _____

OWNER: (if different from applicant, and if owner concurs in application):

I have read and familiarized myself with this application and do hereby consent to its submission and processing.

Owner's Signature: _____ **Date:** _____

VI. OUTCOME

Date of Recording with Town Clerk and Ulster County Clerk