

NORTH OHIOVILLE AREA: PARCEL F

HISTORIC AND NATURAL DISTRICT INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 237-8643

FOR OFFICE USE ONLY
UNIQUE SITE NO.
QUAD
SERIES
NEG. NO.



YOUR NAME: Larson Fisher Associates

DATE: September 2006 (updated Sept. 2014)

YOUR ADDRESS: P.O. Box 1394 Woodstock NY 12498

TELEPHONE: 845-679-5054

ORGANIZATION (if any): for Town & Village of New Paltz Historic Preservation Commissions

IDENTIFICATION

1. **NAME OF DISTRICT:** DuBois-Deyo Farm, 420 N. Ohioville Road

2. **COUNTY:** Ulster

TOWN/CITY: New Paltz

VILLAGE: North Ohioville

3. **DESCRIPTION:**

This resource contains the following parcels and components.

In the Town of New Paltz:

Map ID#	Parcel No.	Address	Acreage	Components
1	79.1-2-57	420 N. Ohioville Road	36.80	house, woods
2	79.1-1-32	411 N. Ohioville Road	54.70	Fields, woods, buildings (Rod & Gun Club)

This farm is located on both sides of North Ohioville Road and occupies the western part of Lot No. 2 in the Northern Section of the Second Tier of 24 lots in the Division of Lands East of the Paltz River in 1760. The farm has been divided into two principal parts, one containing a stone farmhouse on the east side of the road and another with fields and woods on the west side of the road. The western portion now functions as a sports club and has non-historic buildings that function for that purpose. There are also two houses lots that have been subdivided from the north end of the section on the east side of the road. A portion of a large parcel oriented to the east end of Lot No. 2 extends across the northern part of the farm. It is not known if this is a historic or recent division. The stone foundation of a barn that collapsed in the late 20th century is located east of the house..

The story-and-a-half-story stone house faces south. It originated with a two-room plan in ca. 1800 and was enlarged in ca. 1850 by the addition of approximately 10 feet on the west end to accommodate a center entry. A large wood frame wing was added to the east end of the house in 1992; it incorporated wood beams salvaged from the barn wreckage. A late 20th-century garage is sited on a driveway entering north of the house.. Several large dormers have been added to the front and rear of the house. The remainder of the farm property has grown up into woods.

4. **SIGNIFICANCE:**

The origins of this stone house are not known. Local historians believe that the house originated in the Auchmoody family supported by the evidence of two Auchmoody gravestones found on the property. The 1798 assessment list identify David Auchmoody as owning land but no dwelling in this vicinity,

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so if he built the stone house, it would have been after this date. Hiram DuBois is listed on the 1854 map of New Paltz as owning the property, and he probably is living there when he is first enumerated as a head of household in 1850. He had married Cornelia Rose in 1849. HDB is incised in a stone on the rear wall of the addition constructed on the west end of the house. DuBois sold the property to Peter A. Deyo sometime between 1860 and 1865, and Deyo owned the property into 1880s.

By 1902, the property is listed as the George DuBois farm. An Italian cheese factory was run on the property for several years in the early twentieth century. The factory competed with the local New Paltz Creamery for local business.

CHRONOLOGY

1760 The Farm occupies the western part of Lot No. 2 in the Northern Section of the Second Tier of 24 lots in the Division of Lands East of the Paltz River in 1760.

1798 No building depicted in this location on the 1798 map of New Paltz.

1849 Hiram DuBois (1826-1918) married Cornelia Rose. He was the son of Henry I. Dubois (1792-1887) and Anna Elting (1801-1866) of Ohioville. She was the daughter of Peter Rose (Roosa) and Anna Hasbrouck. Cornelia Rose DuBois inherited a share of the Benjamin Hasbrouck Farm (88 S. Manheim Blvd.), which she conveyed to her son Watson.

1850 U.S. Census, Ulster County, Town of New Paltz

NAME	AGE	OCCUPATION	VALUE OF REAL ESTATE	VALUE OF PERSONAL ESTATE	ORIGIN
940/994					
Hiram DuBois	25	Farmer			New York
Cornelia DuBois	20		716		New York
Rachel J Freer	13				New York
Daniel Rose	26	Laborer	1,550		New York

1858 "H. DuBois" on 1858 map.

1860 U.S. Census, Ulster County, Town of New Paltz

NAME	AGE	OCCUPATION	VALUE OF REAL ESTATE	VALUE OF PERSONAL ESTATE	ORIGIN
243/249					
Hiram DuBois	32	Farmer	4,000	1,000	New York
Cornelia DuBois	28	Keeping House			New York
Martha Ann DuBois	10				New York
Elnora DuBois	6				New York
Mariah J. DuBois	4				New York
Watson DuBois	10/12				New York
Rachel J. Freer	22				New York
Luther B. Freer	21	Laborer			New York

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1862 Hiram & Cornelia DuBois sold the farm to Peter A. Deyo [unsourced deed]

Peter A. Deyo (1817-1910) was the son of Abraham J. Deyo and Maria Deyo. He had married Esther Tillson in 1861.

1865 U.S. Census: Agricultural Statistics, Ulster County, Town of New Paltz
Peter Deyo

Improved acres	70	Acres rye		Cows milked	4
Unimproved acres	22	Bu. rye		cows for butter	4
Farm value	4000	Acres buckwheat		Pounds butter	400
Livestock value	326	Bu. buckwheat		Horses	2
Tools value	100	Acres corn	7	Calves	
Acres plowed	18	Bu. corn	175	Swine under 6 mo.	8
Acres of pasture	10	Acres potatoes	½	Swine over 6 mo.	1
Acres of meadow	28	Bu. potatoes	50	Sheep	1
Tons of hay	20	Bu. apples	150	Fleeces	
Bu. grass seed		Bbl. Cider	2	Pounds wool	5
Acres wheat	6	Cows over 1 yr.	2	Value of poultry	18
Bu. wheat	100	Oxen	2	Value of eggs sold	15
Acres oats		Total cows	4	Manure bought	
Bu. oats		Cows killed		Yards flannel	

1870 U.S. Census: Ulster County, Town of New Paltz

NAME	AGE	OCCUPATION	VALUE OF REAL ESTATE	VALUE OF PERSONAL ESTATE	ORIGIN
264/292					
Peter Deyo	52	Farmer	6,000	1,300	New York
Ester Deyo	40	Keeping House			New York
Mary McCormick	45	Domestic			New York
Henry McCormick	3				New York
James Tompkins	25	Farm Labor			New York

1875 "P.A. Deyo" on 1875 map.

1880 U.S. Census: Ulster County, Town of New Paltz

NAME	AGE	OCCUPATION	RELATION	ORIGIN
42/42				
Peter Deyo	61	Farmer		New York
Ester Deyo	49	Keeping House	wife	New York
MaryAnn McCormick	50	Servant		New York
Henry McCormick	13	At home		New York
James Harvey	18	Farm Labor		New York

1890 NPT 2 APRIL 1890

DeWitt Simpson moves from Jenkintown to the tenant house of George W. DuBois, a little north of Ohioville.

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- 1902 NPT 16 MAY 1902
The Italians who have started the cheese factory on the Geo. W. DuBois farm north of Ohioville are now receiving milk, but as farmers in the vicinity are under contract to sell their product to the New Paltz Creamery they are unable to obtain much milk. It is reported that they pay a higher price than at the NP Creamery. The Italians who are carrying on the business are living in the tenant house. The cheese factory is in the barn connected with the tenant house.
- NPT 25 MAY 1902
The Italian cheese factory, recently started at Ohioville, is getting some patronage from the farmers in that vicinity, but not nearly as much as if it had been started early in April, before contracts had been made with the New Paltz creamery. The proprietors of the factory recently purchased some 12 or 15 cows to place on the farm recently purchased by Mr. Ostrander of D. A. Hasbrouck.
- NPI 7 NOVEMBER 1902
The Italian cheese factory on the G. Wells DuBois, farm, Ohioville, is still running and pays the same rate as the New Paltz Creamery. The proprietor has lately rented for three years and six months the D.A. Hasbrouck farm, adjoining.
- 1904 NPI 4 NOVEMBER 1904
On Wednesday last week, the freight car on the trolley road took 83 barrels of cheese from the factory at Ohioville to the boats at the Landing.
- 1906 NPT 19 JANUARY 1906
The Italians who were running the cheese factory north of Ohioville have moved away. The factory was closed some time ago.
- 1916 Catherine Emily Dubois sold the farm to Dennis T. Carroll [unsourced deed]
- 1926 Dennis T and Mary Crroll sold the property to Oscar & Mary Hass [unsourced deed]
- 1938 Mary A. Hass, aka Mary A. Baker sold the house to Oscar Haas [unsourced deed]
- 1961 Oscar and Irene Haas and Albert and Madlyn Haas sold the property consisting of 94 acres to Joseph and Peter Ungerland
- 1964 NPT 12 AUGUST 1964
Fire destroyed an old two-story stone house Tuesday on the North Ohioville Road near New Paltz. Four fire companies responded to the alarm. While New Paltz fire fighters were battling that blaze, Gardiner volunteers who had been summoned to stand by for them, were called to another blaze which leveled an out building on Rifton Road...

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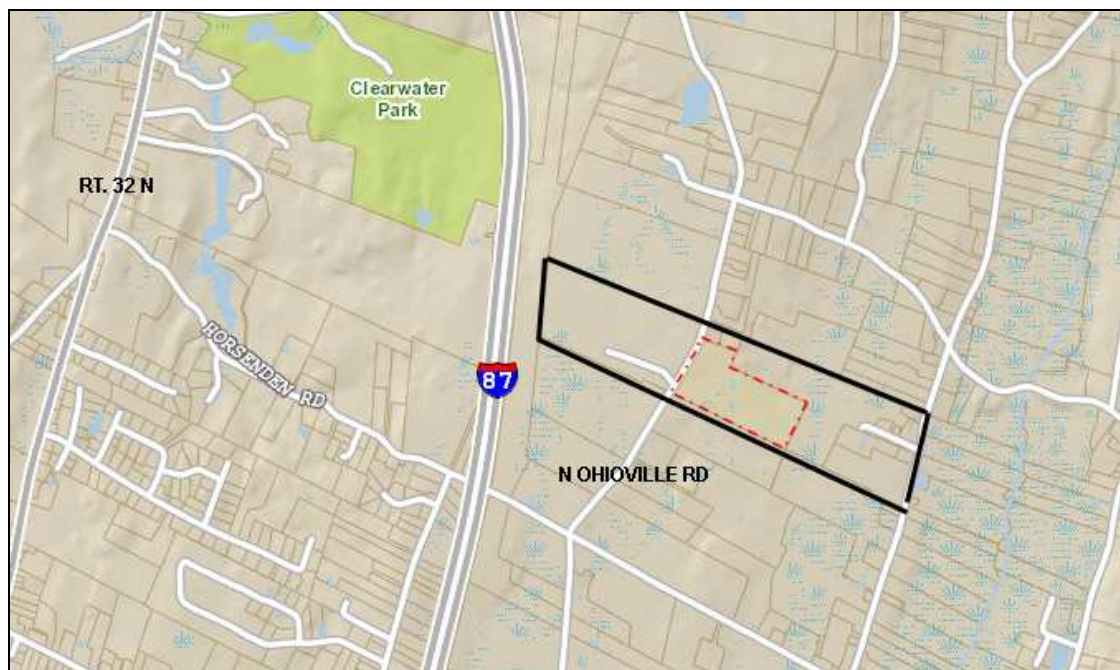
- 1988 NYT 22 MAY 1988
New Paltz- revolutionary era stone house in historic area situated on 38 partly wooded acres w/892' of town rd frontage, 3 car garage, fruit trees, and pond. Suitable for estate living or subdivision. Call after 7:30pm, Thursday- Saturday 914-255-0089.
- 1992 Addition constructed on east end

5. SOURCES:

Harp, Peter. Horse and Buggy Days. New Paltz: by the author, 1994.
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LeFevre, Ralph. History of New Paltz, New York and its Old Families, from 1678 to 1820. (1903; rpt. Bowie MD: Heritage Books, 1992.
New Paltz NY. Elting Memorial Library. Haviland-Heidgerd Historical Collection. "House Books," obituary and marriage records, NYS census schedules, vertical and photograph files.
_____. Huguenot Historical Society Archives, Town Records Collection. Manuscript assessment lists for 1798 U.S. Direct Tax, town tax lists.
Sylvester, Nathaniel B. History of Ulster County, New York. Philadelphia, Everts & Peck, 1880.

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6. MAPS:



Parcel map with historic farm lot outlined. House lot is depicted with red line. The house is located in NW corner.



Aerial view of house parcel

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7. PHOTOS:



View of house from south.



view of house from northwest.

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View from south (2014)



Detail of front façade (2014)

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Stone incised with initials HDB (2014)



View of west side of road from north.