

1/22/15

John Orfitelli
New Paltz Historical Preservation Committee.
New Paltz , NY.

These documents track the Brook Farm renovation on Lenape Lane. The structural and exterior renovations were conducted from Late July through late November of 2014.

Enclosed are before and after drawings and photos along with copies of the permits issued.

I appreciate your help in getting the project underway and look forward to working with the Historic Preservation Committee in the future.

Sincerely.

Neal Tomann
Property Director
Glynwood Center

Town of New Paltz Historic Preservation Commission
Application for a Certificate of Appropriateness

Town of New Paltz Building Department (845) 255-0102 Ext 1
<http://www.townofnewpaltz.org>

For Bldg. Dept. Only		
Application Number: _____	File: _____	Date: _____
Received By: _____		

Instructions

- Type or print clearly with black ink.
- Attach additional sheets for each category as needed to ensure completeness of form.

Applicant's Name: Neal Tomann

**If applicant is not owner,
state applicant's relationship to the project:** Glynwood Property and Project Manager

Address of applicant: Glynwood Center, PO Box 157, Cold Spring, NY 10516

Telephone Number: (845) 265-3338

Property Owner's Name (if different from applicant): Mohonk Preserve

Address of property owner: _____

Property Landmark Designation: Property within Mohonk Preserve which is on the National Register of Historic Places

Description of Work:

Significant renovation is planned for what has been known as the Brook Farm House, originally the George Dubois Farm built in 1875. Neal Tomann, Glynwood Project Manager, and David Toder, architect, presented plans for the changes which includes removal of the greenhouse which is currently not safe and possible replacement in the future. A ramp will be replaced due to water damage and will make room for an oil fill and vent. Steel supports will be added in the

basement and the stone foundation will be repaired and repainted. Supporting materials including plan drawings and elevations were reviewed and approved by the Commission. Additional details and items (a) and (b) listed below will be provided by Gynwood as the project moves forward.

By attachment, this application provides the following items:

- ✓ Photographs of the property
- ✓ Elevation and plan drawings of proposed changes
- a) Perspective drawings, including the relationship to adjacent properties
- b) Sample of all colors and/or materials to be used
 - Other outdoor structures
 - Other

This Certificate of Appropriateness shall be in addition to and not in lieu of any building permit that may be required.

If this Certificate of Appropriateness is approved with conditions, those conditions shall be submitted to the applicant in writing. No decision regarding a Certificate of Appropriateness can be made unless that decision is approved by the Commission as a voting body, and submitted to both the Building Inspector and the applicant in writing:

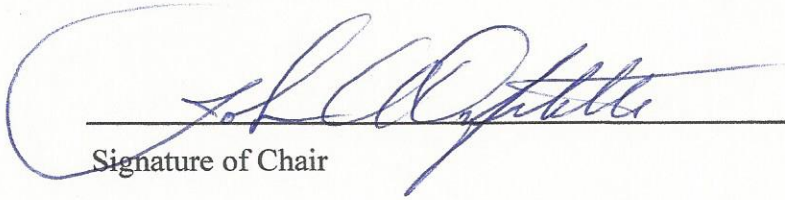
Date Application Received: 8/20/2014

Date of Commission Review: 8/20/2014

Date of Public Hearing: Waived by Commission

Application was: ☒ Approved ☐ Denied ☐ Approved with Conditions

If the application is approved with conditions, such conditions have been appended to the application and are binding part of the application, in that noncompliance with such conditions constitutes noncompliance with the Certificate of Appropriateness.

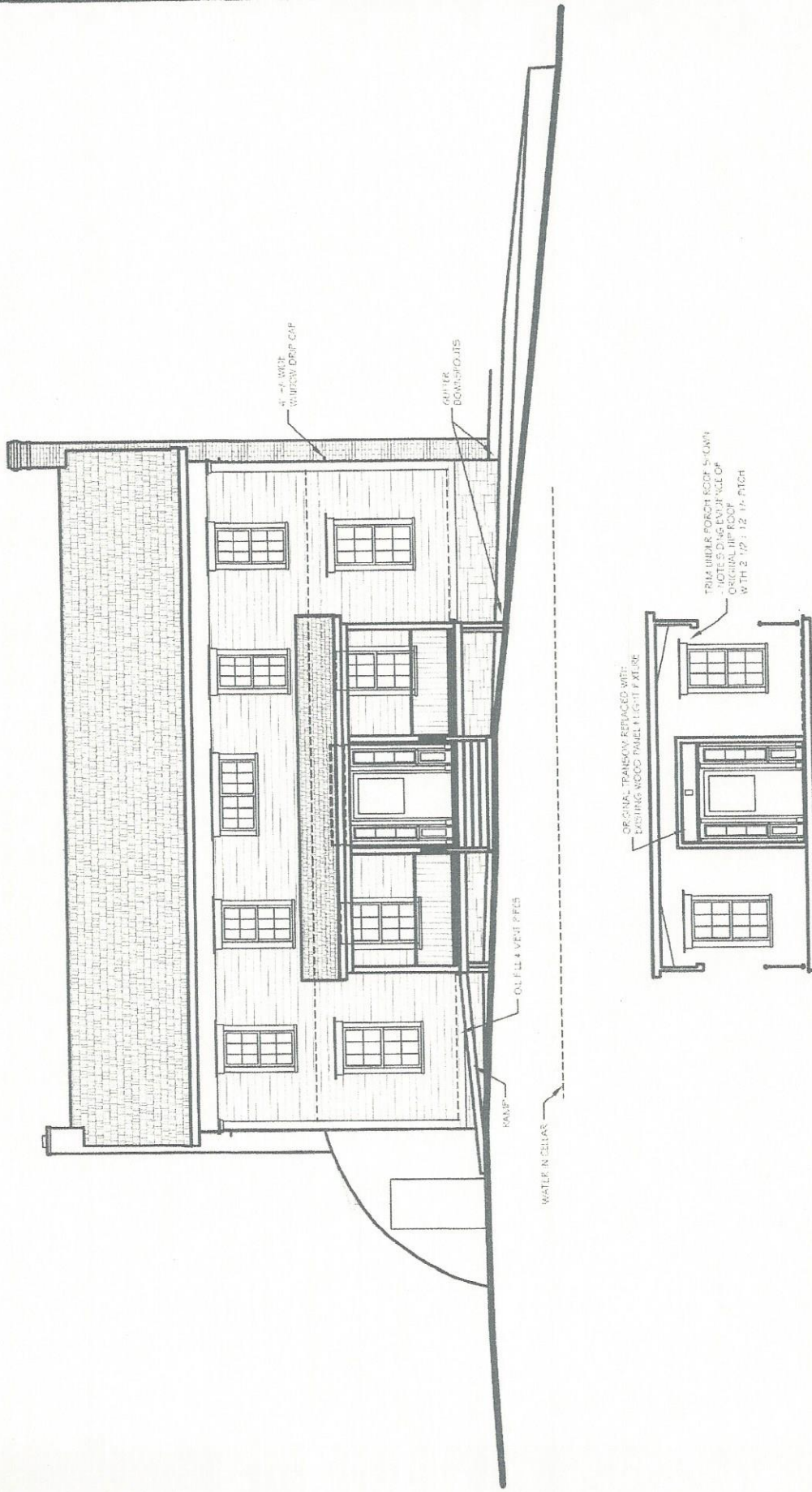


Signature of Chair

2/2/2015

Date

EXISTING - 2014



2 EXISTING EAST ELEVATION

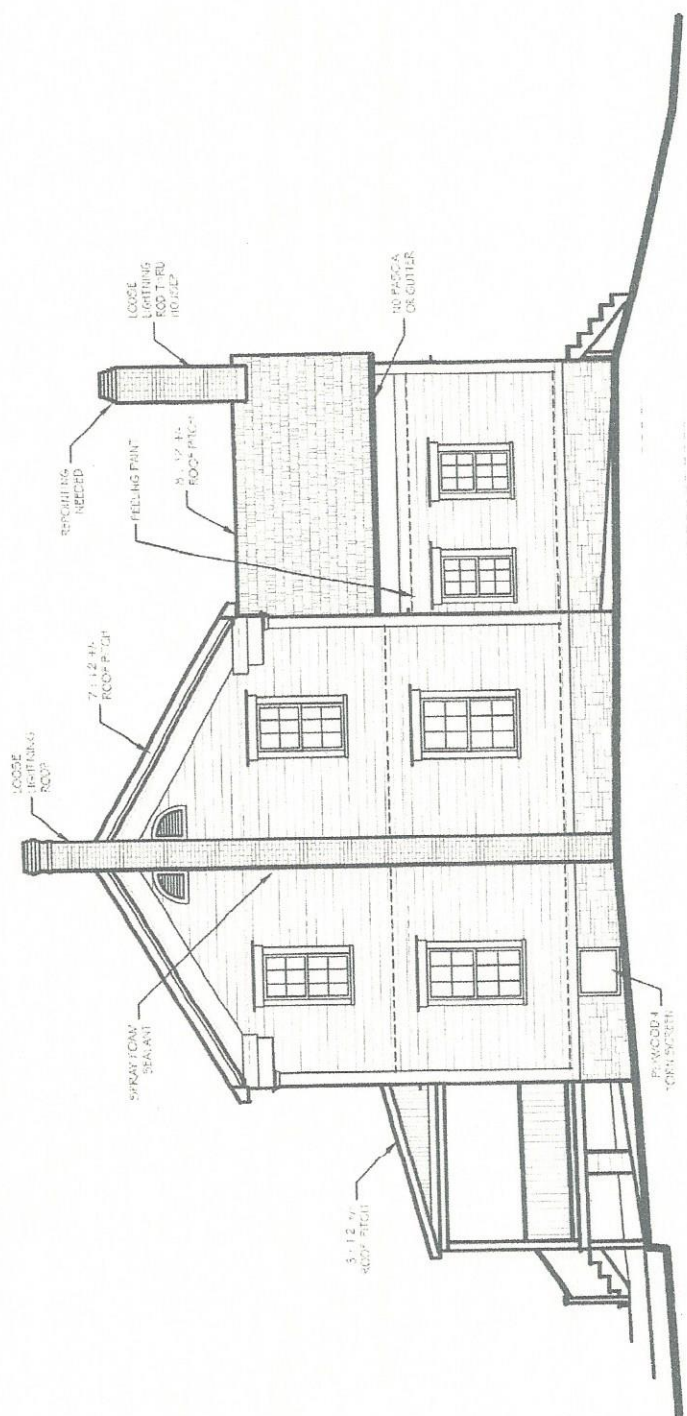
SCALE: 1" = 10'

HISTORIC EXTERIOR RESTORATION
FOR BROOK FARM HOUSE
LENAPE LANE
TOWN OF NEW PALTZ, NY

BOLDER ARCHITECTURE, PLLC

DAVID TODER ARCHITECT / CRAFTSMAN

298 Plutarch Road
Highland, New York 12528
845-532-8354 fax 845-255-2548
BolderArchitect@aol.com Bolder-Architecture.com

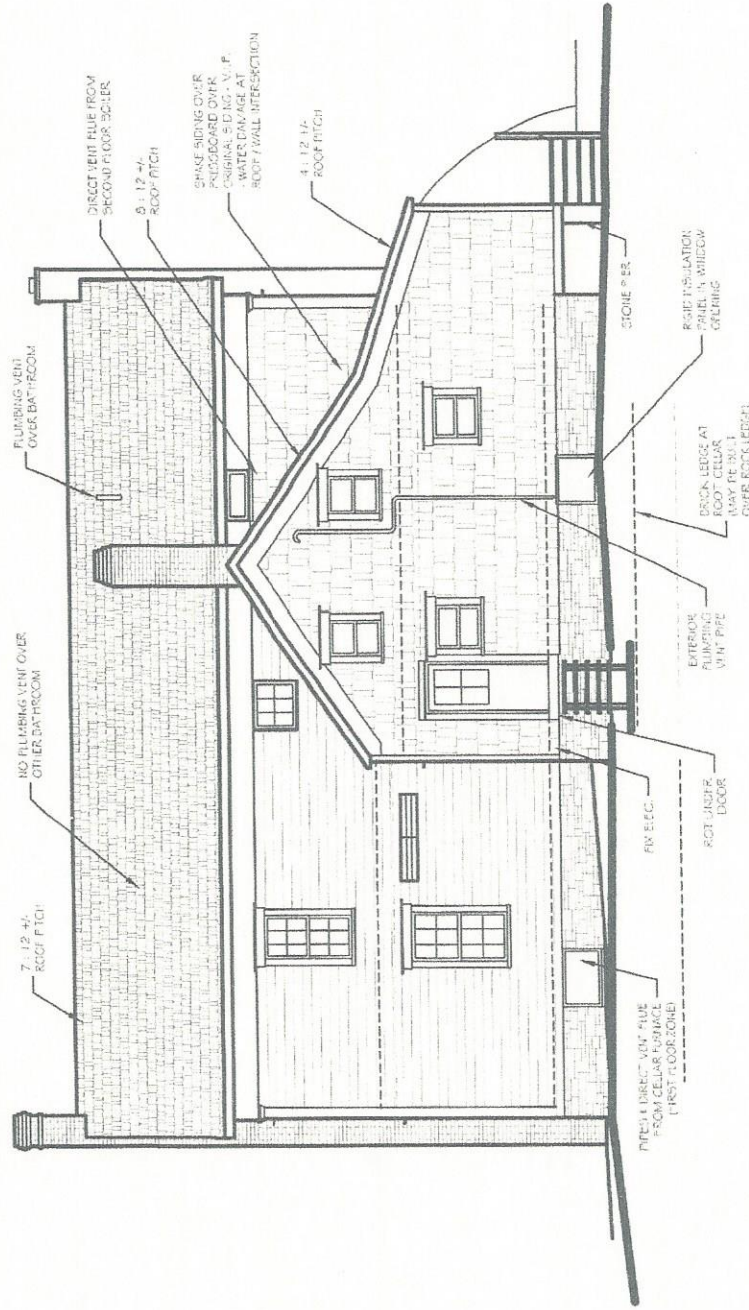


3 EXISTING NORTH ELEVATION
SCALE: 1" = 10'

HISTORIC EXTERIOR RESTORATION
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LENAPE LANE
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EXISTING WEST ELEVATION

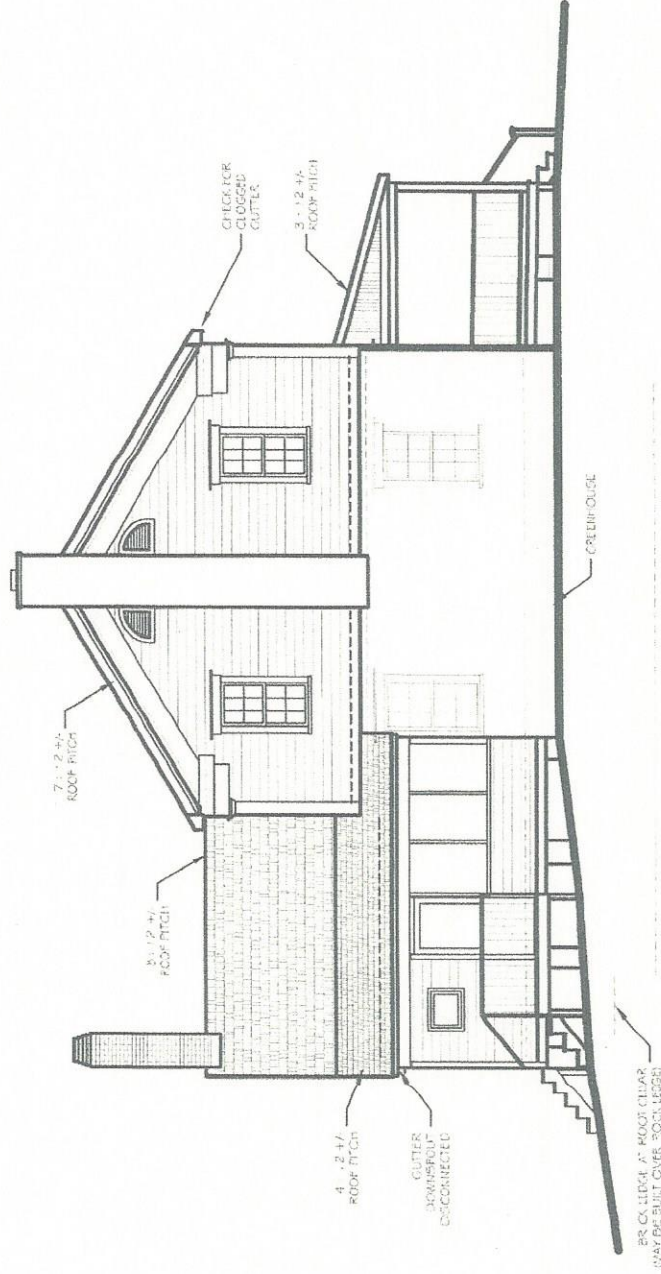
SCALE: 1" = 10'

HISTORIC EXTERIOR RESTORATION
FOR BROOK FARM HOUSE
LENAPE LANE
TOWN OF NEW PALTZ, NY

BOLDER ARCHITECTURE, PLLC

DAVID TODER ARCHITECT / CRAFTSMAN

298 Plutarch Road
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BolderArchitecture.com
BolderArchitect@aol.com



EXISTING SOUTH ELEVATION

SCALE: 1" = 10'

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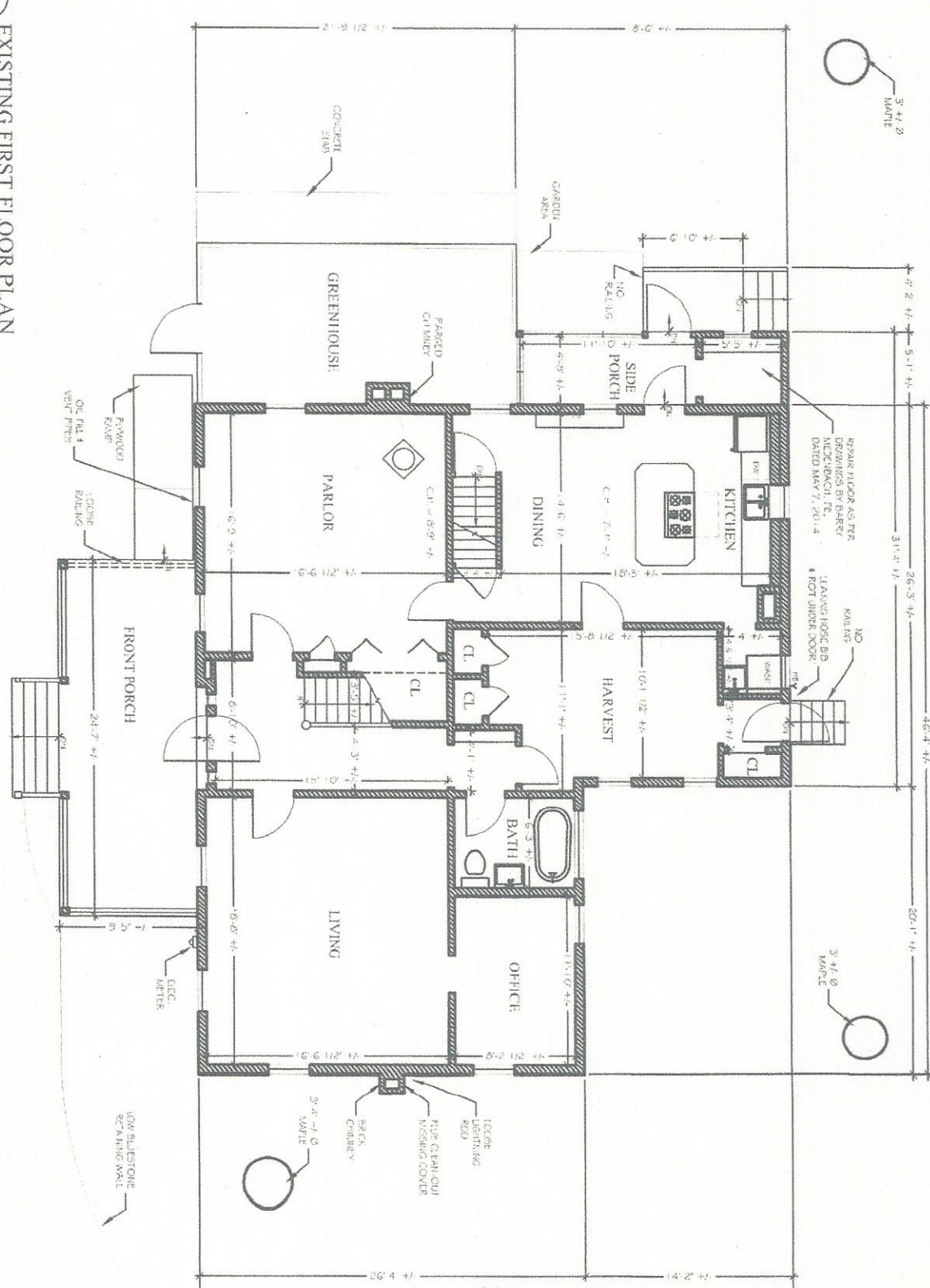
298 Plutarch Road
Highland, New York 12528
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BolderArchitect@aol.com Bolder-Architecture.com

1" = 0'

7/10/2014

EXISTING FIRST FLOOR PLAN

SCALE: 1"=10'



**HISTORIC EXTERIOR RESTORATION
FOR BROOK FARM HOUSE
LENAPE LANE
TOWN OF NEW PALTZ, NY**

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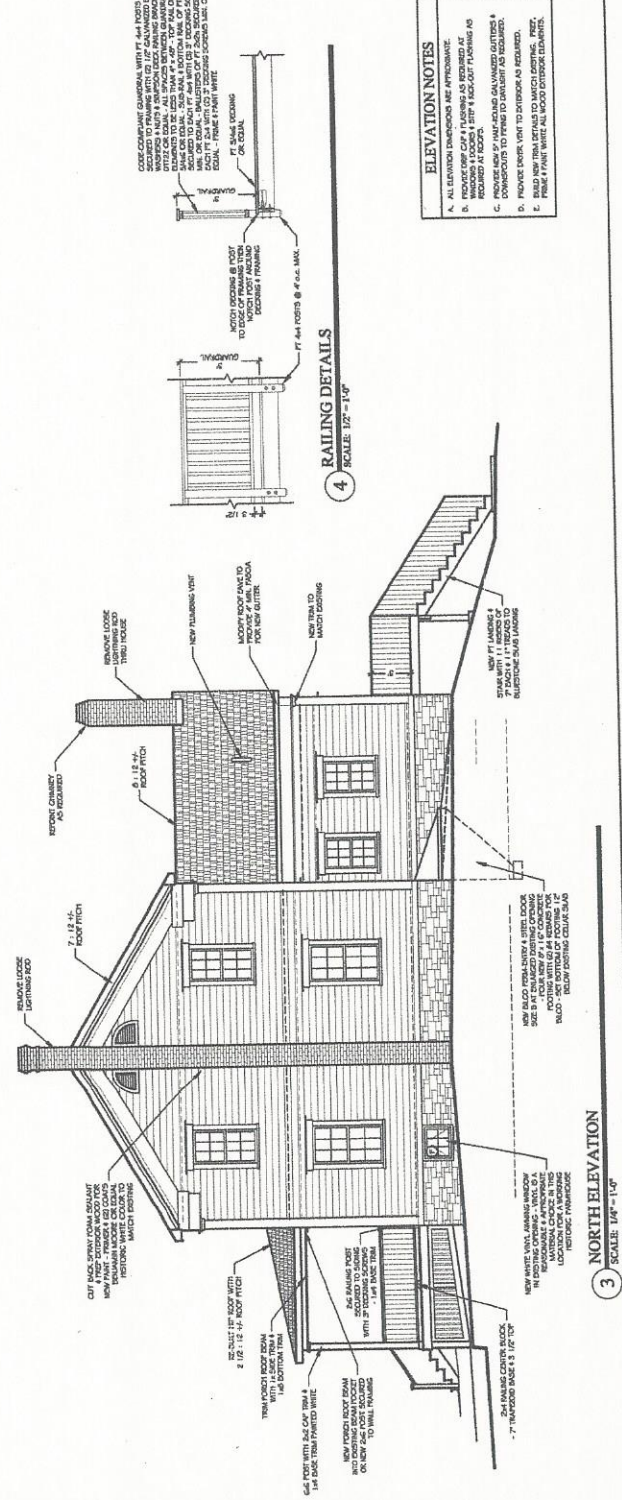
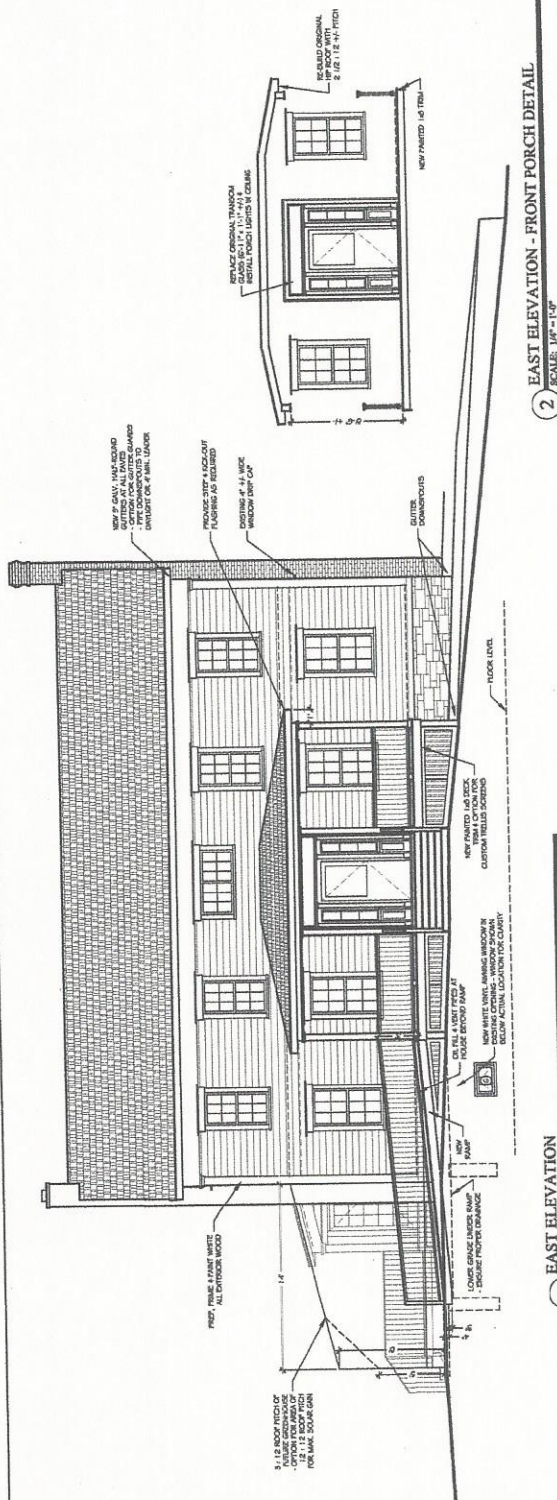
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[illegible]



ELEVATION NOTES

- ALL ELEVATION DIMENSIONS ARE APPROXIMATE.
- PROVIDE 6" CAP & FLASHING AS REQUIRED AT WINDOWS & DOORS & STEP & RACK-OUT FLASHING REQUIRED AT ROOF.
- PROVIDE NEW 5/8" H.A. JOINT GALVANIZED GUTTER CONNECTIONS TO PILING AS REQUIRED.
- PROVIDE DRYER VENT TO EXTERIOR AS REQUIRED.
- SEAL NEW TRIM DETAILS TO MATCH EXISTING. PAINT A PAINT WHITE ALL WOOD EXTERIOR ELEMENTS.









Town of New Paltz
One Veterans Drive, PO Box 550

New Paltz, NY 12561

Building Permit

Permit Number: 14-00227
Permit Date: 07/23/14

Application Number: 1400211
Application Date: 06/27/14

Owner / Property Information

Owner Name: OPEN SPACE CONSERVANCY INC

Tax Map ID: 86.1-1-40.1

Location: MTN REST RD

Occupancy: SFR SINGLE FAMILY RESIDENCE

Construction Type: 5B

Contractor: GLYNWOOD CENTER

All work shall be executed in strict compliance with the permit application, approved plans, NYS Uniform Fire Prevention and Building Code, and all other laws, rules, and regulations which apply. This Building Permit does not constitute authority to build in violation of any Federal, State, or local law or any other rule or regulation.

Description of Work

ALTS AND RENS TO RESIDENCE- INTERIOR
ONLY. EXTERIOR ALTERATIONS AND
RENOVATIONS ADDED 9/25/14 AS APPROVED
BY THE TOWN OF NEW PALTZ HISTORIC
PRESERVATION COMMISSION

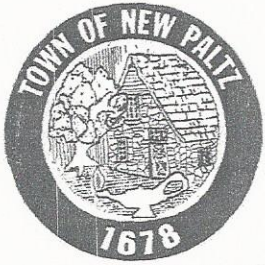
INSPECTIONS REQUIRED:

THIS PERMIT MUST BE DISPLAYED ON THE BUILDING OR PREMISES AND BE PLAINLY VISIBLE
FROM THE STREET AND NOT BE USED FOR ANY OTHER LOCATION THAN NOTED

THIS PERMIT EXPIRES 01/14/16


Code Enforcement Officer

9/25/14
Date



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One Veterans Drive, PO Box 550

New Paltz, NY 12561

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Description of Work

ALTS AND RENS TO RESIDENCE- INTERIOR ONLY.

INSPECTIONS REQUIRED:

FOOTINGS

FRAMING

ALARMS

ELECTRIC FINAL

FINAL

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X *Tauf Deland*
Code Enforcement Officer

7/23/14
Date

