

JACOB & CHARITY HOLSTED HOUSE
9 Paradies Lane, New Paltz, NY

DESCRIPTION OF PROPERTY CONDITIONS

Like most stone houses in the town and county, the existing building does not clearly reflect its original appearance. Centuries of changing living patterns and design expression have resulted in a fundamentally different appearance. The stone perimeter is intact. Its earliest physical description in the 1798 tax list cites dimensions of 36x20 ft., which indicate that the house was built in two sections, one before 1798 and one after. A two-story wood frame wing was added to the east end of the house expanding the plan to three rooms. A stone near the entrance is incised with initials that bear little insight into who they represent: PI LW HAH EV.

The house presents a story-and-a-half façade to the south, with a portion of the basement exposed at grade. The façade has been altered with changes to grade and fenestration; however, it appears that the original kitchen was located in the basement at the east end of the stone building before the wood frame wing was constructed as a service ell. The grade around the house has been changed to expose more of the basement on the south side than as originally intended, making the house look more like a bank house than a more conventional stone house with the basement kitchen at grade in one corner. Evidence of original window placement and dimensions is scant.

SIGNIFICANCE STATEMENT

The Jacob & Charity Holsted House is significant example of 18th-century stone domestic architecture in the Town of New Paltz. One of only eighteen early stone houses surviving in the town, the 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.

The design of the house is unusual in this context. Its two-and-a-half-story south façade suggests that it was built as a bank house more in keeping with houses in the British settlement in Holsted's native of Rockland County. In spite of this potential association, the house also contains a bi-level kitchen wing, which is a clear Huguenot feature.

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.

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CHAIN OF TITLE & CHRONOLOGY

There was a trail leading eastward from the village of New Paltz to the Hudson River ever since it was settled in 1677, yet it would not be until after the Revolutionary War that efforts were made to improve its connection with Hudson River landings and foster settlement in the eastern part of the town. Ohioville Road, a later name, was created about the same time to provide access to the interior of the eastern tier of lots the New Paltz proprietors surveyed in common lands east of the village in 1760. The intersection of the two roads was sited on the dividing line between lots nos. 3 and 4 in the southern division of the second tier of lots east of the village, which were conveyed to Petrus LeFever and Josias Eltinge, respectively. Ohioville Road was not depicted on a 1798 map of highways in the town, nor was it recorded in an 1807 map surveyed when the New Paltz Turnpike was first proposed.¹ A survey of the New Paltz Turnpike drawn in 1832 identifies the northern leg of the crossroad as the "Road to Kingston."² There is an unnamed building drawn east of the crossroads and a house labeled "Church" west of the crossroads. A house labeled "Cronk" is positioned west of the Church house; all three houses are located on the north side of the turnpike.

The annotation for the house on the northwest corner of the crossroads is for John W. Church, who appeared in the neighborhood shortly before. He was a native of Bristol Rhode Island who relocated to the town of New Paltz with his parents (Constant Church and Deborah Wheeler) and other family members from Westmoreland, New Hampshire around 1826 when Constant Church purchased a 96-acre farm from Jacob Halstead in Lot No. 3 in the 1760 partition. Halstead's own farm was located on the road to the landing west of what became the Ohioville crossroads, and his stone house is that located at 9 Paradies Lane

Jacob Holsted (or Halstead) was born in Rockland County, New York in 1757. He was the son of Thoma Halstead and Phebe M. Bogardus. A Revolutionary War veteran, Holsted settled in New Paltz a decade or so before he married Charity Van Aken of Kingston in 1806. She was the daughter of Gideon Van Aken and Elizabeth Masten. Soon after, the family moved to Ohio (their son Judson was born there in 1816) where they both died in Ohio, Jacob in 1837 and Charity in 1856.

The assessment list compiled for the 1798 U.S. Direct Tax associates Jacob Holsted with a one-story stone house 36x20 ft. "on the rode from Paltz to Bakers Landing." The condition of the house was described as good, and with two acres of land, it was valued at \$325. Thomas Holsted owned a wood frame house and John Holsted a log dwelling in the same neighborhood. Presumably the three men were related. Jacob Holsted also owned a barn (not a Dutch barn), a hay house and 90 acres of land surrounding the house adjoining Simon Rose. He also owned 20 acres of mostly bog land. Thomas Holsted also owned a barn and grist and saw mills and 138

¹ The 1798 map is located the New York State Archives, Albany NY; the 1807 map is contained in Map Book 10, Page 24 (Map #241) in the Ulster County Clerk's Office, Kingston NY.

² Ulster County Clerk's Office, Map Book 10, page 24 (Map #242).

Town of New Paltz Landmark Nomination Form
Continuation Sheets

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acres of land on the road from New Paltz to the Hudson River. It bordered on the 87 acres of land that comprised most of John Holsted's holdings.

When Jacob Holsted moved away from New Paltz he likely sold his farm to Josiah Hasbrouck who owned adjoining property. Josiah Hasbrouck was the son of Jacob Hasbrouck, builder of the Jean Hasbrouck House (his father), and he had recently moved from the old Huguenot Street homestead to an elegant modern house in Plattekill (Locust Lawn). Josiah and his brother, Jacob Hasbrouck, Jr., had divided their father's extensive land holdings between the after his death, and the land adjoining Holsted's farm likely was one of those parcels. From that point on, for the next century, the land was owned by Josiah Hasbrouck and his heirs and leased to tenant farmers.

Levi Wright was one of the early tenants. He would later rent the farm owned by Daniel Rose on the road leading from New Paltz to Newburgh (88 S. Manheim Blvd./Rt. 32 South). The following chronology of newspaper notices filed in the Haviland-Heidgerd Collection at the Elting Memorial Library in New Paltz traces some of the later tenants. Laura Varick was the granddaughter of Josiah Hasbrouck and heir to Locust Lawn and his New Paltz properties.

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| 1896 | NPI 3/6/1896
Samuel Tenbrouck will work on the farm of Mrs. Varick on which Theron Freer has resided of late. |
| 1904 | NPI 1/29/1904
We understand that Isaac Cummings has rented the farm of Mrs. Varick a short distance this side of Ohioville, formerly occupied by Levi Wright and lately worked by D.T. Van Wagenen |
| 1907 | NPI 11/22/1907
The gable end of the old stone house a short distance this side of Ohioville owned by Mrs. Varick and occupied by Isaac Cummings, has fallen in. The house bears in its front entrance the date of erection 1785 and the following initials PI LW HAH. |
| 1912 | NPI 3/1/1912
Mr. Beatty moves from his house on Prospect Street to the farm of Mrs. Varick near Ohioville, now occupied by Isaac Cummings, who moves to another farm of Mrs. Varick about two miles north of Highland. |
| 1926 | Ray DuBois, son of Ira DuBois |
| 1938 | Abram Paradies purchased the farm, 150 acres |
| 1954 | Construction began on Thruway, state seized 40 acres for project |

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Dan Getman, attorney's office

SOURCES

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PHOTOGRAPHS (Neil Larson 2014)



View from SW