

## 70 Brookside Road

### Landmark Designation

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**TOWN OF NEW PALTZ**  
PO Box 550  
1 Veteran Drive  
New Paltz, New York 12561  
(845) 594-9432 FAX (845) 255-4084

John Orfitelli, Chair  
[jaorfi3@yahoo.com](mailto:jaorfi3@yahoo.com)

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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](mailto: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](http://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.

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**I. APPLICANT INFORMATION**

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**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:**

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**II. BASIC PROPERTY INFORMATION**

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**Property Address:** 70 Brookside Road

**Name of Property (if applicable):** Freer – Dunn House

**Tax Map ID No.:** 94.2-2-27

**Zoning Classification: Parcel Size:** 97.20 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:**

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**III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE**

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**Historic Use of Property:** single family dwelling & agriculture

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

**Year of Construction:** ca. 1776

**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-18<sup>th</sup> century during the Colonial Period

**Describe primary building materials:**

**Foundation:** stone

**Roof:** asphalt shingle

**Walls:** stone & wood

**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 the condition it had evolved by the turn of the 20<sup>th</sup> century. A wood frame wing has been added recently.

**Describe the present condition of the property:** SEE ATTACHED

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

The 97.20-acre property closely represents the historic dimensions of the farm. The house and non-historic outbuildings are sited at the eastern edge of the parcel accessed by a long driveway leading in from Brookside Road. The area around the house is cultivated with fields, while the western section, through which the Plattekill flows, is wooded.

**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)**

Built ca. 1776, the Freer – Dunn House is a 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 18<sup>th</sup> century, stone houses have survived into the 21<sup>st</sup> 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 Freer – Dunn House represents a group built at the end of the period of traditional architecture and construction methods in New Paltz. Like others, it appears to have a two-room plan with a kitchen in the basement. Additions and alterations have been made in the 20<sup>th</sup>-century.

The New York State Historic Preservation Office has determined that 18<sup>th</sup>-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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#### **IV. NOTIFICATION DATES**

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**Landlord Notification Date:**

**Newspaper Notice Date:**

**Abutter Notification Date:**

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#### **V. CERTIFICATION**

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**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:** \_\_\_\_\_

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#### **VI. OUTCOME**

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**Date of Recording with Town Clerk and Ulster County Clerk**