

# **Town of New Paltz HPC Considers Nomination of Floyd Patterson Property for Landmark Designation**

The Town of New Paltz Historic Preservation Commission (HPC) has set up a public hearing to consider the nomination of the Floyd Patterson estate as a designated historic landmark. The HPC will hold the hearing on Aug. 15, 2023, at 7 p.m. at the Town of New Paltz Community Center, 3 Veterans Drive.

The HPC is considering the nomination of the Floyd Patterson estate as a landmark worthy of protection due to its special historical and cultural value. The property, at 85-87 Springtown Road, is owned by Judith and Uriel Halbreich. Judith Halbreich initiated a discussion with the HPC seeking this consideration. She then submitted a nomination form complete with documents attesting to the property's landmark eligibility due to its cultural and historical significance directly associated with Patterson, an American professional boxer who was the first to hold the world heavyweight championship twice.

## **An Illustrious Boxing Career**

Floyd Patterson first established a storied career as a victorious boxer in the Olympics. He became the first Olympic gold medalist to win a world heavyweight title. He captured the heavyweight title in 1956 when he knocked out Archie Moore. Ultimately, he won the world championship in boxing twice. Patterson finished his career with a record of 55 wins, 8 losses, 1 draw, and 40 knockouts, boxing in the 1950s, 1960s, and into the early 1970s.

## **Floyd Patterson in New Paltz**

Patterson retired from boxing in 1972 at the age of 37. He had settled on the Springtown Road property with his family. There, after his retirement, Patterson set about goals to remain involved in the professional boxing community and have a positive impact. In New Paltz, Patterson established a training center on the property, where over the subsequent years he trained and mentored the next generation of fighters and athletes. His training center included a state-of-the-art boxing ring (still intact) and a gymnasium. From his long-time home as a base in the Hudson Valley, Patterson served on the New York State Athletic Commission and became an advocate for reforms that would improve conditions for fighters. Patterson maintained strong connections within the New Paltz community.

## **Documents Available to the Media and Public**

In support of the landmark nomination, Judith Halbreich has submitted materials that detail Patterson's life and accomplishments; how events and people of the American civil rights movement helped shape him; the significance of the New Paltz property; and the site's architectural features and highlights. These are complete with a bibliography and photos.

These documents are packaged together, following this summation: the nomination form that refers to the support materials, and two support documents that elaborate on the property's historical significance and its architectural features. The HPC is reviewing these documents, and the materials are available to the public at the HPC website (under News).

<https://www.townofnewpaltz.org/historic-preservation-commission>

## **Contact**

For further information, contact John Orfitelli, the chairman of the Town of New Paltz Historic Preservation Commission, at his email address: [jaorfi3@yahoo.com](mailto:jaorfi3@yahoo.com)

--

# Landmark Designation

---

**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

---

## **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)

Form Last Updated: 7/7/2009

#### **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 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) Reconnaissance Level Survey, 2004, New Paltz Town Hall, 1 Veteran Drive  
Contact Helen Christie, Building Department, Phone: 845-255-0102 ext 1
- 3) Historic Inventory of Open Spaces, 2007, New Paltz Town Hall, 1 Veteran Drive  
Contact Helen Christie, Building Department, Phone: 845-255-0102 ext 1
- 4) Huguenot Historic Society Contact: Office Staff, Phone: 845-255-1660

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.

---

**I. APPLICANT INFORMATION**

---

**Applicant Name:** Judith and Uriel Halbreich

**Mailing Address:** 255 Nottingham Terrace, Buffalo-New York 14216

**Telephone:** 716-316-6869

**e-mail:** Judith.halbreich@gmail.com

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:** 85-87 Springtown Road, New Paltz, New York 12561

**Name of Property:** Floyd Paterson Estate

**Tax Map ID:** Section: 86.1, BLOCK: 3, Lot: 2

**Zoning Classification:** R1

**Parcel Size:** 14.87 acres

**Present Use of Property:**

Leadership workshops during Summer/Fall for foster youth who get to college or vocational school on their own merit. The home is also used for our family.



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

Yes.

**If the applicant is different from the owner, does the owner concur in this application?**

Applicant is the Owner

**If applicant is different from owner, is there a relationship between applicant and owner? If yes, explain:**

---

**If applicant is different from owner, 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:**

No

---

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

---

**Historic Use of Property:** See Attached Addendum

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

**Year of Construction:** ca. 1871

**Original architect (if known):**

**Original builder (if known):**

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

See Attached Addendum

**Describe the architectural style of the property:** See Attached Addendum

**Describe primary building materials:** (Listed in Attached Addendum)

**Foundation:** Stone

**Roof:** Asphalt Shingle

**Walls:** Wood Clapboard Siding

**Other:**

**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):**

See Attached Addendum

**Describe the present condition of the property:** Refer to Attached Addendum

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

See Attached Addendum

**Are there any presently known threats to the property? If yes, describe:**

None

**Is the property associated with any personages of historic significance? If yes, identify and explain:**

See Attached Addendum

**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 on- line resources)**

See Attached Addendum

#### **IV. NOTIFICATION DATES**

**Landlord Notification Date: N/A**

**Newspaper Notice Date: 7/26/2023**

**Abutter Notification Date: 7/27/2023**

---

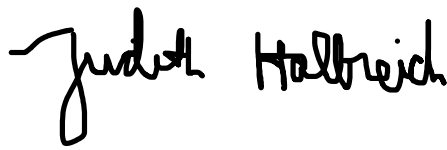
V.

**CERTIFICATION**

---

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

**Applicant's Signature:**



**Date:** March 30, 2023

**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 Public Hearing: 8/15/2023**

**Date of Recording with Town Clerk and Ulster County Clerk: 9/26/2023**

## ADDENDUM

March 30, 2023

## **Floyd Patterson Estate**

### Overview and Draft Statement of Significance

The property at 85 Springtown Road in the Town of New Paltz, Ulster County is potentially eligible for listing as Historic with the New Paltz Historic Preservation Commission (HPC). It is significant for its role as a residence, boxing gymnasium, and training center owned and operated by world class heavyweight boxing champion Floyd Patterson (1935-2006) during a period of his life that included training other boxers and activism on behalf of civil rights and boxing in the United States.<sup>1</sup> He was one of the most prominent African American citizens of his time. Patterson is widely recognized for his successful career in the era of other notable world class heavyweight boxers such as Ingemar Johansson and Muhammad Ali, both of which Patterson had competed against and had lasting friendships with. In addition to living on the site, Patterson opened up a training facility for some of America's most prominent boxers who viewed the site as a second home. Along with Ali and Johansson, figures who trained and lived on the site were Mike Tyson, George Foreman, and Floyd's adopted son Tracy Harris Patterson (1964- ). Tracy would go on to have his own successful career, earning two New York Golden Gloves Championships along with the super bantamweight title from the World Boxing Council. Together, Floyd and Tracy became the first father and son to both win world titles in boxing.

The history of the site dates back to ca. 1871, when Jacob Wurts purchased the land and established a residence and livestock farm for his family.<sup>2</sup> Following his death in 1908, the farm was transferred to a series of different owners before being purchased by Irving Kauder in 1928. A nationally renowned poultry farmer, Kauder rose to prominence for breeding record winning chickens that he would enter into national competitions throughout the 1940s and 50s. It is likely he was responsible for constructing additional outbuildings on the site for the purpose of raising livestock. While no longer standing, the foundation outlines of some of these buildings remain present.

Floyd Patterson lived on the property starting in 1972 following his retirement from professional boxing at the age of 37. He had purchased the property seven years earlier on behalf of his brother Raymond while he continued his training in the nearby hamlet of Marlboro, NY. By the next year, he repurposed the existing livestock barn to be a training center and apartment for the purpose of training young athletes to introduce them to the benefits of physical fitness.<sup>3</sup> Elements of the main house were also changed to fit Patterson's need. A leisure/bar room added on the first story became a gathering place for Patterson and several world champion

---

<sup>1</sup> Interview with Floyd Patterson, Video, 1984, Black Champions, Washington University Libraries, <http://repository.wustl.edu/concern/videos/1j92gc64k>.

<sup>2</sup> Hamilton Child, *Gazetteer and Business Directory of Ulster County, N.Y. for 1871-2* (Syracuse NY, 1871), <https://www.ancestry.com/search/collections/20886/>.

<sup>3</sup> Floyd Patterson, interview by William Heidgerd, May 19, 1985.



boxers, including Mohammad Ali, Ingemar Johnsson, Mike Tyson, and George Foreman. Patterson also renovated the second story to include a meditation room, used to pray before preaching at the local Catholic Church as a deacon.<sup>4</sup>

In addition to providing training for younger generations, Patterson became a role model who became involved in human and civil rights. Those who trained under Floyd recall his profound impact and the strong moral character that he imparted to younger generations of athletes. One personal account recalled learning discipline and moral behavior from Patterson, following his example to “treat everyone as equal as you.”<sup>5</sup> During this period Patterson also served as Chairman of the New York State Athletic Commission, a position that allowed him to advocate for the importance of boxing to disadvantaged youths.<sup>6</sup> The proposed period of significance spans from 1972 to 2006 for the period when Patterson lived on the property and ran it as a training facility.

### Physical Description

The property consists of three buildings: the main house, a gymnasium building converted from a former livestock barn, and a former guest cottage. The foundations of two historic outbuildings also remain present on the north and southwest edges of the site. A historic stone well capped by a decorative wood post structure is adjacent to the main house. All of the extant buildings are situated in the center of a 14.87 acre parcel surrounded by mature forested land. A blacktop driveway to the east connects the main house to Springtown Road.

### Main House

The main house is a two-story wood frame dwelling built ca. 1871 in a modest interpretation of the Federal style. Constructed with wood clapboard siding and a side-gabled asphalt shingle roof, the building sits atop an elaborately crafted rough face stone base that extends out to the house’s primary entryway. The entryway is a stone stairway that is flanked by stone pillars topped with flat stone capitals leading directly onto a covered, and partially enclosed, front porch which extends the width of the façade and divides the house horizontally. The southern half of the porch is enclosed by screens opposite an original full height, tapered stone chimney that projects outward.

The house can be separated into three portions that reflect the changes to the building. The original central portion of the front (west) façade is a five-bay rectangular block organized in an A-B-A pattern. At its center is the primary entrance to the house, a paneled wood door with a half lite storm door framed by a transom and sidelights. The four original six-over-six wood windows which flank the entrance on the first story are double hung and each have painted wood trim that surrounds them. The second story portion of the façade has four additional windows of the same design which flank a paired double-hung wood window at the center, accented by a centered clipped gable roofline above.

---

<sup>4</sup> Halbreich, Judith

<sup>5</sup> Anthony Stronconi, Anthony Stronconi Interview, Phone, December 16, 2022.

<sup>6</sup> Interview with Floyd Patterson.

Attached to the north of the original section of the house is a two-story, two bay addition that completes the façade, built ca. 1970. Finished with the same cladding, the addition features two double-hung windows on the first story and four one-over-one wood windows on the second story. The other addition to the building is a one-story wing that extends to the north and composes the entire south elevation of the building. The wing is finished with clapboard above a stone foundation that slopes down to follow the grade of the land. The north face of the wing houses paired wood garage doors at grade level which have a square lattice pattern with six windows each. Above the doors are two single pane wood windows with pedimented hoods and painted wood shutters. The roof has a prominent cornice with a return detailed in the Federal style. The rear elevation of the building features two secondary entrances to the house and a large wood deck.

The interior of the wood frame house has wood flooring and wood plank finished walls, and ceilings are finished with either wood or plaster. The first story, which historically functioned as spaces for the family and its staff, maintains several historic decorative elements. These include decorative baseboards, plaster ceiling trim, a kitchen stove, and fireplaces. The second story retains its historic function and configuration, housing three bedrooms and washrooms along with a wood paneled meditation room installed by Floyd Patterson. The basement is an unfinished open space that has concrete floors and wood and stone walls and wood structural posts throughout. An original brick fireplace remains intact.

### Training Center

The building, recognized as the Champion Training Center, is a two and one-half story wood framed building on a stone foundation and a side-gabled asphalt shingle roof. Connected to the main house by the blacktop driveway, the training center is located slightly north of the main house on a sloped grade. Its exterior cladding and detailing match those of the house. Each elevation has an entrance to the building and maintains the same general pattern of fenestration. The fenestration that appears on the first story are three-over-one, single-hung wood windows that appear individually or in pairs. Those on the second story are single-pane rectangles accented with wood shutters.

The front (south) façade is a four-bay block that houses the primary entrance to the building on its southeast corner at first floor level, adjacent to a full height stone wall. The remainder of the façade consists of fenestration that matches the previous description, as well as two flanking casement windows with a lattice pattern on the second story. The side (west) elevation features an additional entrance to the second floor via a projecting entryway on its southeast corner, complete with a smaller side gabled roof and six-lite sidelights. The door is a 12-lite wood door. Fenestration to the north of the entrance consists of three evenly spaced windows on the first and second stories, the majority of which have been filled in at the second story level. Surmounting this is an identical infilled window in the building's gable that is ornamented with a pediment. The east elevation features a door that provides access to the first floor level, along with a full height brick chimney. The north elevation's entrance is adjacent to a 1-story concrete block addition with a barrel-vaulted roof on the rear of the building.

The interior reflects the building's use as a training center and apartment, but also retains

historic elements of its original use as a livestock barn. The first floor the original intact boxing ring installed and used by Floyd Patterson. The second story is composed of a partially finished apartment and viewing space that overlooks the first story, with a combination of hardwood and terracotta tile flooring and wood paneled and plaster walls. The historic elements of a brick fireplace, built in cabinetry, and wood baseboards remain intact. The third story is an open room that reflects the building's history as a barn. The original framing unit consisting of the vertical posts, horizontal beams, braces, and rafters remain entirely intact.

### Cottage

The cottage, located northwest of the main house, is a two-story building with a stone and concrete foundation, clapboard siding, and a cross-gabled asphalt shingle roof. The front (east) façade consists of a two-story section that features a brick chimney centering two sets of vinyl ribbon windows, and a single-story portion to the north with a shed roof. The single story portion features the building's sole entrance, a paneled wood door accessible by a single run wood staircase. Adjacent to the door are two single-hung vinyl windows. The south (side) elevation is divided horizontally by a shed roof, with a barn door on the first story portion that opens into storage space. The second story has two sets of vinyl ribbon windows. The interior of the building is unfinished, but the majority of the historic floorplan has been maintained.

### Historic Timeline

**Ca. 1871:** Jacob Wurts purchases the land and establishes a farm at 85 Springtown Road.<sup>7</sup>

**1908:** Following his death, the estate of Jacob Wurts is sold at auction to Thomas Mullenix. The property is advertised as "consisting of 113 acres with buildings sold for \$3,700."<sup>8</sup>

**Ca. 1915:** The property is transferred to Oscar Shuttrick, who is recorded as a farmer living on Springtown Road in the 1920 Federal Census.

**1924:** The Shuttrick farm is sold from John Molyneaux to W.J. Laakso. It is advertised as approximately 80 acres of land. Laakso was a general contractor and builder from Long Island.<sup>9</sup>

**1928:** Ownership of the property is transferred to Irving J Kauder, who maintained and operated a regionally prominent chicken farm on the site. While living there, Kauder hired carpenters and contractors to improve the house and erect another dwelling on the property.

**1965:** Floyd Patterson purchases the property from Kauder for his brother Raymond Patterson to live on.

**1971:** Following his retirement, Patterson moves his family to New Paltz and lives on the property.

---

<sup>7</sup> Child, *Gazetteer and Business Directory of Ulster County, N.Y. for 1871-2*.

<sup>8</sup> *The Independent*, April 3, 1908.

<sup>9</sup> "Farm Sold," *New Paltz Independent*, July 10, 1924.

**1972:** Patterson converts the former livestock barn into a training center and apartment, installing a full boxing ring in the building's lower level.

**1979:** Tracy Harris is adopted by Floyd Patterson after training and living on the site.

**2006:** Floyd Patterson dies at the age of 71, passing on his home to his daughter Janet.

**2015:** The property is purchased by its current owners Judith and Uriel Halbreich.

### Integrity Analysis

Overall, the site of the Floyd Patterson house retains a high degree of historic integrity. The exteriors of the three extant buildings on the property have each remained almost entirely intact with minimal alteration to their original exterior designs since the proposed period of significance. The overall form, massing, and character defining features for each have all been maintained. The location and setting of the buildings have also been retained, including the historic well and footprints for previous farm buildings.

Despite slight alterations made to the main house over time, historic elements on its exterior including the foundation, siding, fenestration pattern, cornice, and entryway have been preserved and demonstrate the building's original Federal style. The interior rooms, their arrangements, and their finishes are all largely intact as well. Key spaces such as the central hall, living spaces, and bedrooms have remained present with minor cosmetic modifications made to update the spaces.

The training center also retains a strong degree of historic integrity from when the building functioned as an apartment and training center, as well as its original use as a livestock barn. Exterior elements such as the foundation, siding, fenestration, entrances all appear to be original elements that are intact. The interior floorplan of the building is also largely intact to its appearance in the 1970s. The building also retains the majority of its interior finishes from this era throughout, despite its recent vacancy. The basement's boxing ring has been entirely preserved, retaining its features since its installation by Floyd Patterson in 1971. The second story training space has also maintained several architectural elements that reflect the building's original use as a livestock barn.

### Summary

Overall, the property at 85 Springtown Road is potentially eligible for listing as Historic for its significant history as a training center for World Heavy Weight Boxing Champions as well as the residence of world heavyweight boxing icon and civil rights activist Floyd Patterson. The site served as Patterson's home for over thirty years following a successful career during which he earned several world titles as the best boxer in the world. The training center, converted from a former livestock barn, and the main house have each been well maintained and contain a high degree of historic integrity. Despite renovations to the interior, the exterior of the guest cottage has also largely been kept intact. Today, the property's owner plans to preserve the site and continue the legacy

of Floyd Patterson by providing mentorship and support for younger generations.

### Bibliography

- Child, Hamilton. *Gazetteer and Business Directory of Ulster County, N. Y. for 1871-2*. Syracuse NY, 1871. <https://www.ancestry.com/search/collections/20886/>.
- New Paltz Independent. "Farm Sold," July 10, 1924.
- Interview with Floyd Patterson. Video, 1984. Black Champions. Washington University Libraries. <http://repository.wustl.edu/concern/videos/1j92gc64k>.
- Patterson, Floyd. Interview by William Heidgerd, May 19, 1985.
- Stronconi, Anthony. Anthony Stronconi Interview. Phone, December 16, 2022.
- The Independent, April 3, 1908.

### Additional Sources Consulted

#### Online Sources Consulted

- Ancestry.com
- Famosafricanamericans.org
- Findagrave.com
- Historicmapworks.com
- Homeofchampions.org
- Library of Congress
- Nyheritage.org
- Ulster County Land Records
- Ulstercountyny.gov

#### Books Consulted

- Ira Berkow, *Counterpunch: Ali, Tyson, the Brown Bomber, and Other Stories of the Boxing Ring*
- Alan Levy, *Floyd Patterson: A Boxer and a Gentleman*
- W.K. Stratton, *Floyd Patterson: The Fighting Life of Boxing's Invisible Champion*
- Michael Ezra, *Muhammad Ali: The Making of an Icon*
- Charles Lemert, *Muhammad Ali: Trickster in the Culture of Irony*
- Floyd Patterson, *Victory Over Myself*
- J.H. Beers, *Commemorative Biographical Record of Ulster County*
- Ralph Le Fevre, *History of New Paltz, New York, and Its old Families*
- Jose Corpas, *New York City's Greatest Boxers*
- Chuck D'Imperio, *Great Graves of Upstate New York*
- Nathaniel Bartlett Sylvester, *History of Ulster County, New York*
- *Jet Magazine* Apr 20, 1998

#### NRN/Previous work samples Consulted

- Dr Robert Walter Johnson House and Tennis Court NRN (NR #01001519)

- New Paltz Downtown Historic District (NR #09000561)
- The Levi J and Frances A Pierce House (NR #20NR00100)
- The Captain Joseph Allen House (NR #21NR00005)
- Lakewood Village Hall Determination of Eligibility Report

# **FLOYD PATTERSON ESTATE -85 SPRINGTOWN ROAD, NEW PALTZ, NEW YORK 12561**

## **Significance**

**The property at 85 Springtown Road in the Town of New Paltz, Ulster County is potentially eligible for listing as a historic landmark for its exceptional significance as a rare, intact property directly associated with WORLD HEAVEYWEIGHT BOXING CHAMPION FLOYD PATTERSON and Training Camp for World Champions Boxers.**

**The property is a rare remaining resource directly associated with Patterson’s boxing career. It is one of the few intact examples of a location where Patterson both trained and coached other fighters.**

Before becoming a professional fighter, Patterson trained in prominent boxing gymnasiums near his childhood home in Brooklyn. These gyms, including the Jerome Boxing Club in the Bronx and the Gramercy Gym in Manhattan, have been repurposed or demolished. Additionally, the prominent training camps that were used by Patterson on a temporary basis either have no indication of Patterson’s presence or are no longer extant. A notable example of this is the former San Catri Lodge in Marlboro, New York where Patterson was visited by his opponent Muhammad Ali before their match in 1965.<sup>1</sup>

**Floyd Patterson** (January 4, 1935 – May 11, 2006) was an American World Champion heavyweight boxing champion.

- At 21, Patterson became the youngest man then to have won the world heavyweight championship. He had a record of 55 wins, 8 losses, and 1 draw, with 40 wins by knockout.
- Patterson was the first heavyweight to win the world championship twice. He regained the title when he knocked out Sweden’s Ingemar Johansson in a 1960 bout that caught the world's attention.
- He was also the first [Olympic](#) gold medalist to win a world heavyweight title.

<sup>1</sup> "Patterson, Clay Battle Verbally at Marlboro," Poughkeepsie Journal, January 22, 1965.

## Early Career

---

Born on January 4, 1935 into a poor family in Waco, [North Carolina](#), Patterson was the youngest of eleven children and experienced an insular and troubled childhood.

- His family moved to Brooklyn, New York, where he was a persistent truant and petty thief. At age 10, he was sent to the Wiltwyck School for Boys, a reform school in upstate [New York](#), and stayed there for about two years. Patterson credited this experience with turning his life around.
- At age 14, he started to box, trained by Cus D'Amato at his now-legendary Gramercy Gym in New York. Patterson carried his hands higher than most boxers, in front of his face. Sportswriters called Patterson's style a "peek-a-boo" stance.
- At 17, Patterson won the **gold medal** in the **1952** Helsinki [Olympics](#) as a middleweight.
- In 1952, in addition to Olympic gold, he won the National Amateur Middleweight Championship and the New York Golden Gloves middleweight championship.
- Patterson's amateur record over 44 fights was 40-4, with 37 knockouts.

After turning pro, he rose steadily through the ranks. His only early defeat was controversial, an eight-round decision to former light heavyweight champion Joey Maxim.

- Although Patterson fought around the light-heavyweight limit for much of his early career, he and manager Gus D'Amato always had plans to fight for the heavyweight championship. Patterson fought [Archie Moore](#) on November 30, 1956, for the world heavyweight championship left vacant by [Rocky Marciano](#).
- He beat Moore by a knockout in five rounds, and became, at the time, boxing's youngest, **world-heavyweight champion in history, at the age of 21. He was the first Olympic gold medalist to win a heavyweight title.**

After a series of defenses, Patterson met Ingemar Johansson of [Sweden](#), in the beginning of what many consider one of boxing's most interesting trilogies of fights. Johansson triumphed over Patterson on June 26, 1959, with the referee Ruby Goldstein stopping the fight in the third round after the Swede had knocked Patterson down seven times. Johansson became that country's first world heavyweight champion and the first European to defeat an American for the title since 1933.



**Patterson knocked Johansson out in the fifth round of their rematch on June 20, 1960, delivering a leaping left hook to become the first man to recover the world's undisputed heavyweight title.**

A third fight between them was held on March 13, 1961, and while Johansson put Patterson on the floor twice in the first round, Patterson retained his title by a knockout in six to win a wild rubber match. .

Patterson agreed to fight Liston while attending an event with President [John F. Kennedy](#) at the [White House](#) and lost his title to Liston on September 25, 1962, by a knockout in the first round.. Ten months later, on July 22, 1963, Patterson attempted to regain the title again, but Liston once more knocked him out in the first round.

Following these defeats, Patterson went through a depression, often donning sunglasses and hats to disguise himself in public. However, he eventually recovered and began winning fights again, until he became the number one challenger of the man who twice beat Liston, [Muhammad Ali](#).

In the build-up to the fight, Ali had been offended by Patterson's criticisms of his membership in the Nation of Islam. As a result, Ali continually taunted Patterson, dubbing him "The Rabbit" because of his docile manner in his two defeats to Liston. Ali even turned up at Patterson's training. camp to hand him some carrots. Despite this insult, Patterson was indeed a legitimate contender.

On November 22, 1965, to regain the world's heavyweight yet again, Patterson lost to Ali by technical knockout at the end of the twelfth round.

In 1966 Patterson traveled to England and defeated the respected British heavyweight Henry Cooper in just four rounds at Wembley Stadium.

In 1967, Ali was stripped of the heavyweight title for refusing military service after being drafted into the United States Army. Despite the previous bad blood between the two men, Patterson came to Ali's defense and opposed Ali losing the title over his stance.

In September of 1969 the World Boxing Association staged an eight-man tournament to determine Ali's successor. Patterson, in a third and final attempt at winning the title a third time, lost a fifteen-round referee's decision to Jimmy Ellis in Sweden despite breaking Ellis' nose and scoring a knockdown.

Patterson continued to fight, defeating Oscar Bonavena in ten rounds in 1972. However, a final and decisive defeat to Muhammad Ali in a rematch for the North American Heavyweight title on September 20, 1972 convinced Patterson to retire at the age of 37 with a career record of 55 wins, eight losses, one draw and 40 knockouts.

## **RETIREMENT**

Floyd purchased the property in 1972 following his retirement from boxing at the age of 37. The property is also where Patterson opened a training camp.

- Throughout this more than quarter century period Patterson was able to make a profound impact on the boxing community through public displays of advocacy and generosity, as well as teaching students who would go on to become prominent boxing figures themselves.
- it was at his property that Patterson taught the **next generation of heavyweight champions as well as those against whom he had competed**. Among the figures who trained on the site **were giants of the international boxing profession, Muhammad Ali, Ingmar Johansson, Donovan Ruddock, and Floyd's adopted son Tracy Harris Patterson who would become boxing's super-featherweight champion**.

In retirement, Patterson was often a conspicuous political celebrity in his native New York. He worked with and supported various figures, democratic and Republican, including Ed Koch, Mario Cuomo, Hugh Carey and George Pataki.

He also served as a member of the New York State Athletic Commission for 10 years, an appointment spanning three Governors and was its Chairman from 1995 to 1998.

**This position allowed him to advocate for boxing reforms aimed at safety, medical testing, and strong financial support for fighters.**

## **American Civil Rights Moment**

In addition to Floyd Patterson's legacy being associated with the events of his boxing career, he is distinguished among many other boxers for the impact of his subsequent roles during the later decades of his life. This phase stands out as an exceptionally significant period due to the social and cultural impact that he made in the national and regional arenas. Shaped by the people and events of the American Civil Rights Movement, Patterson sought to provide equal opportunities for success through acts of charity and activism. In addition to teaching younger generations to box, Floyd

provided his students with their own residence on the property if they did not have one of their own to call home(.2)

Coinciding with the American Civil Rights Movement of the 1950s and 60s, Floyd's career successes and failures became interconnected to his identity as a Black man. During an era characterized by radical acts of civil disobedience in the face of racial discrimination, Patterson often accompanied Martin Luther King Jr and became an ardent supporter of racial integration. He had earned a reputation as a 'gentle' figure who was in favor of achieving integration through peaceful means that supported the Black community, rather than fighting against the systems that oppressed them. Following the example set by heavyweight champion Joe Lewis, Floyd shaped his public image to appear non-threatening to Whites, giving public displays of support without preaching messages of violence. A notable example of this was his 1963 trip to Birmingham, Alabama with Jackie Robinson as a sign of public support to ongoing protests against Jim Crow discrimination.<sup>3</sup> While this position won him the favor of some, it simultaneously put him at odds with fellow athletes who aligned with the radical messages promoted by Malcom X and the Black Muslims, including fellow competitor Muhammad Ali.

**2. Alan Levy, *Floyd Paterson: A Boxer and a Gentleman* (McFarland Incorporated Publishers, 2008), 262.**

**3.Dennis Doyle, "Black Celebrities, Selfhood, and Psychiatry in the civil rights Era: The Wiltwyck School for Boys and the Floyd Patterson House," *Social History of Medicine* 28, no.2 (n.d.): 347.**

**The property can be said to be the most significant extant boxing center in New York.**

After 19 years of professional boxing, Patterson retired at the age of 37 with a career record of 55 wins, eight losses, one draw and 40 knockouts.

He settled down with his family in New Paltz on the property that he had purchased seven years earlier on behalf of his younger brother. Following his retirement, Floyd made a deliberate effort to remain involved in the professional boxing community. After a career spent training for fights in various camps and gymnasiums, he established his own training center on his property with the goal of teaching the next generation of athletes the skills which made him a success. (4 ) Patterson established a training center for aspiring athletes throughout the Hudson Valley region, complete with a state-of-the-art

boxing ring (currently intact) in the lower level and gymnasium on the 3<sup>rd</sup> floor. Here he went on to coach a series of young amateurs from around the Hudson Valley region who were interested in learning the sport, teaching them the skills needed to compete in regional boxing competitions.<sup>(5)</sup> In addition to giving an education, Patterson also provided a home to students who needed on, establishing an apartment in the training center's second floor. The training camp was also known as the Huguenot Athletic Club.

The 6,000 square foot training facility attracted several prospective students and figures from Patterson's past. Former competitors turned friends, Ingemar Johansson and Muhammad Ali visited the site to see Patterson, as well as fellow student of trainer D'Amato -Mike Tyson. For those trained by Floyd, they recall his profound impact and the strong moral character that he imparted to younger generations of athletes. One personal account recalled learning discipline and moral behavior from Patterson, following his example to "treat everyone as equal as you."<sup>(6)</sup> The most notable student that came to New Paltz was his adoptive son Tracy. Tracy's interest in boxing started at a youthful age while watching fighters compete in the Olympics. By age 11, he had heard of the camp and would walk two miles to observe Patterson and his staff.

4. Floyd Patterson, interview by William Heidgerd, May 19, 1985.
5. "Former Champs Set Boxing Tourney in Poughkeepsie," The Pawling News-Chronicle, November 10, 1977.
6. Anthony Stronconi, Anthony Stronconi Interview, Phone, December 16, 2022.

By the next year he had become a full-time student of Floyd, living in the training center's apartment, and competing at the amateur level before turning professional in 1985. Under the guidance of his father Tracy would go on to find success of his own, winning a Golden Gloves Championship and world titles in the Super Bantamweight and Super Featherweight weight classes. Another prominent student of Floyd in the late 1980s, Donovan "Razor" Ruddock, a Jamaican-born Canadian heavyweight fighter, trained under Patterson to improve his defensive skills in the ring. Under his guidance, Ruddock went on to win matches against notable fighters Mike Weaver, Michael Dokes, and Greg Page. **(7)**

---

## 7. Levy, Floyd Patterson: A boxer and a Gentleman, 260.

### **Patterson : A Strong Advocate for Reforms Aimed at Improving Conditions for Fighters**

In addition to coaching, Patterson remained involved in the world of boxing by serving two terms on the board of the New York State Athletic Commission, once as member followed by a term as chairman. Having firsthand knowledge of the dangers of the boxing community, Patterson became a strong advocate for reforms aimed at improving conditions for fighters. During his time on board, he pushed for extensive eye examinations for fighters, and the requirement for gloves to allow for fighters to have complete control over their thumbs, lowering the risk of injuries. Perhaps most importantly, Floyd used his position to advocate for the importance of boxing as a tool for socioeconomic advancement. Concerned that the dangers of boxing would lead to an outright ban, Patterson drew upon the struggles of his upbringing as an impoverished Black child in New York. He argued "If it wasn't for boxing I would probably be behind bars or dead.( 8) It was this type of public advocacy and continued activism that Patterson was remembered for after his time as a fighter had ended. Described in a 1972 article published by The New York Times: "Any boxing fan worth his weight in The Ring record books wants to be there for Floyd's last stand.(9 )

8. Levy, 251.

9. Frank Litsky, "Floyd Patterson, Boxing champions, Dies at 71, " the New York Times, May 11, 2006.

Overall, the property at 85 Springtown Road has an exceptional significant history as a training center for several notable World Heavy Weight Boxing Champions as well as the residence of world heavyweight boxing icon and civil rights activist Floyd Patterson, won of the most significant boxers and civil rights activists from New York State. The site served as Patterson's home for over thirty years following a successful career during which he earned several world titles as the best boxer in the world. The training center he established on the property played an instrumental role for those who trained there, including future heavyweight fighter Tracy Harris Patterson. In an interview, he described the training center as follows:

"That old gym on Springtown Road closed 'about 15 years ago, 'but I saw how my dad was able to help thousands of kids who came through there. He gave them some

---

guidance and tried to set them on the right path.”

Patterson suffered from [Alzheimer's disease](#) and prostate cancer in later life. He died at home in New Paltz on May 11, 2006, at age 71. He is buried at New Paltz Rural Cemetery in New Paltz, Ulster County, [New York](#).

### Bibliography

- Doyle, Dennis. “Black Celebrities, Selfhood, and Psychiatry in the Civil Rights Era: The Wiltwyck School for Boys and the Floyd Patterson House.” *Social History of Medicine* 28, no. 2 (n.d.): 330–50.
- Fox, John. “Patterson Following Famous Fists of Adoptive Father in Professional Boxing.” *Press & Sun Bulletin*, February 6, 1990.
- Haynes, Stephen. “Floyd Patterson’s Legacy Honored as Son Opens Boxing Gym.” *Poughkeepsie Journal*, July 28, 2015.
- Home of Champions. “Our Facility- A Symbol of Top Achievement.” Accessed May 25, 2023. <https://homeofchampionsny.org/facility/>.
- Levy, Alan. *Floyd Patterson: A Boxer and a Gentleman*. McFarland Incorporated Publishers, 2008.
- Litsky, Frank. “Floyd Patterson, Boxing Champion, Dies at 71.” *The New York Times*, May 11, 2006.
- Patterson, Floyd. “‘I Want to Destroy Clay.’” *Sports Illustrated*, October 19, 1964.
- . Interview by William Heidgerd, May 19, 1985. *Poughkeepsie Journal*. “Patterson, Clay Battle Verbally at Marlboro.” January 22, 1965.
- Stronconi, Anthony. Anthony Stronconi Interview. Phone, December 16, 2022. *The Pawling News-Chronicle*. “Former Champs Set Boxing Tourney in Poughkeepsie.” November 10, 1977.

### Additional Sources Consulted

- Ira Berkow, *Counterpunch: Ali, Tyson, the Brown Bomber, and Other Stories of the Boxing Ring*
- Alan Levy, *Floyd Patterson: A Boxer and a Gentleman*
- W.K. Stratton, *Floyd Patterson: The Fighting Life of Boxing's Invisible Champion*
- Michael Ezra, *Muhammad Ali: The Making of an Icon*
- Charles Lemert, *Muhammad Ali: Trickster in the Culture of Irony*

- Floyd Patterson, *Victory Over Myself*
- J.H. Beers, *Commemorative Biographical Record of Ulster County*
- Ralph Le Fevre, *History of New Paltz, New York, and Its old Families*
- Jose Corpas, *New York City's Greatest Boxers*
- Chuck D'Imperio, *Great Graves of Upstate New York*
- Nathaniel Bartlett Sylvester, *History of Ulster County, New York*
- *Jet Magazine* Apr 20, 1998

## References

---

- Cayton, Bill. *Archie Moore vs. Floyd Patterson* (Audio CD). Cayton Sports, Inc., 2001. [ISBN 9780970837189](#)
- Newcombe, Jack. *Floyd Patterson: Heavyweight king*. Bartholomew House, 1961. ASIN B0006AXG8C
- Patterson, Floyd, and Sugar, Bert Randolph. *The International Boxing Hall of Fame's Basic Boxing Skills*, Skyhorse Publishing, 2007. [ISBN 978-1602390201](#)
- Patterson, Floyd. *Victory over Myself*, Scholastic Book Services, 1963. ASIN B0007F6GT2

## External links

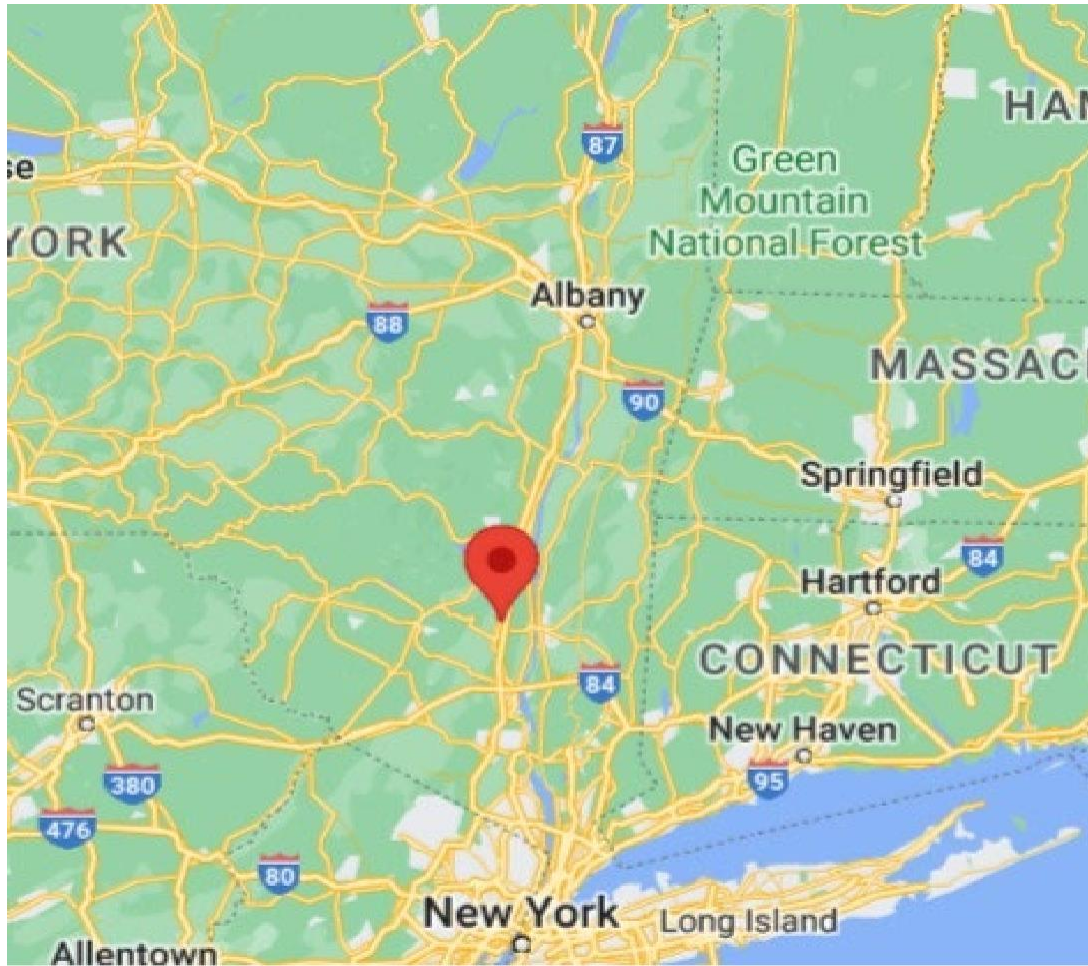
---

All links retrieved April 14, 2017.

- [Sports E-Cyclopedia's Memoriam to Floyd Patterson](#) – *www.sportsecyclopedia.com*.



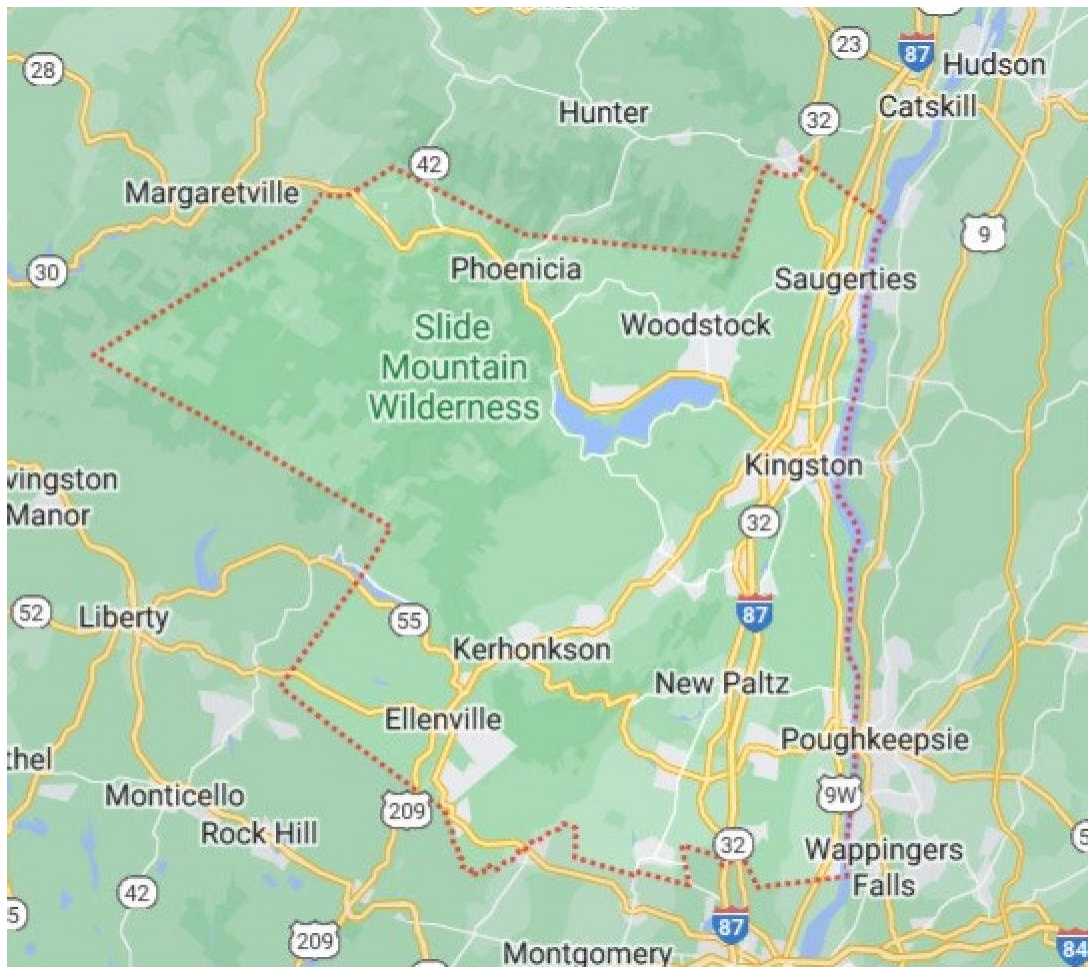
Appendix A: Current Maps and Photographs



*Image 1: Map showing location of New Paltz (red marker) in relation to Albany and New York City*

*Source: Google Maps*





*Image 2- Map showing location of New Paltz (highlighted in red) in relation to other municipalities in Ulster County*

*Source: Google Maps*

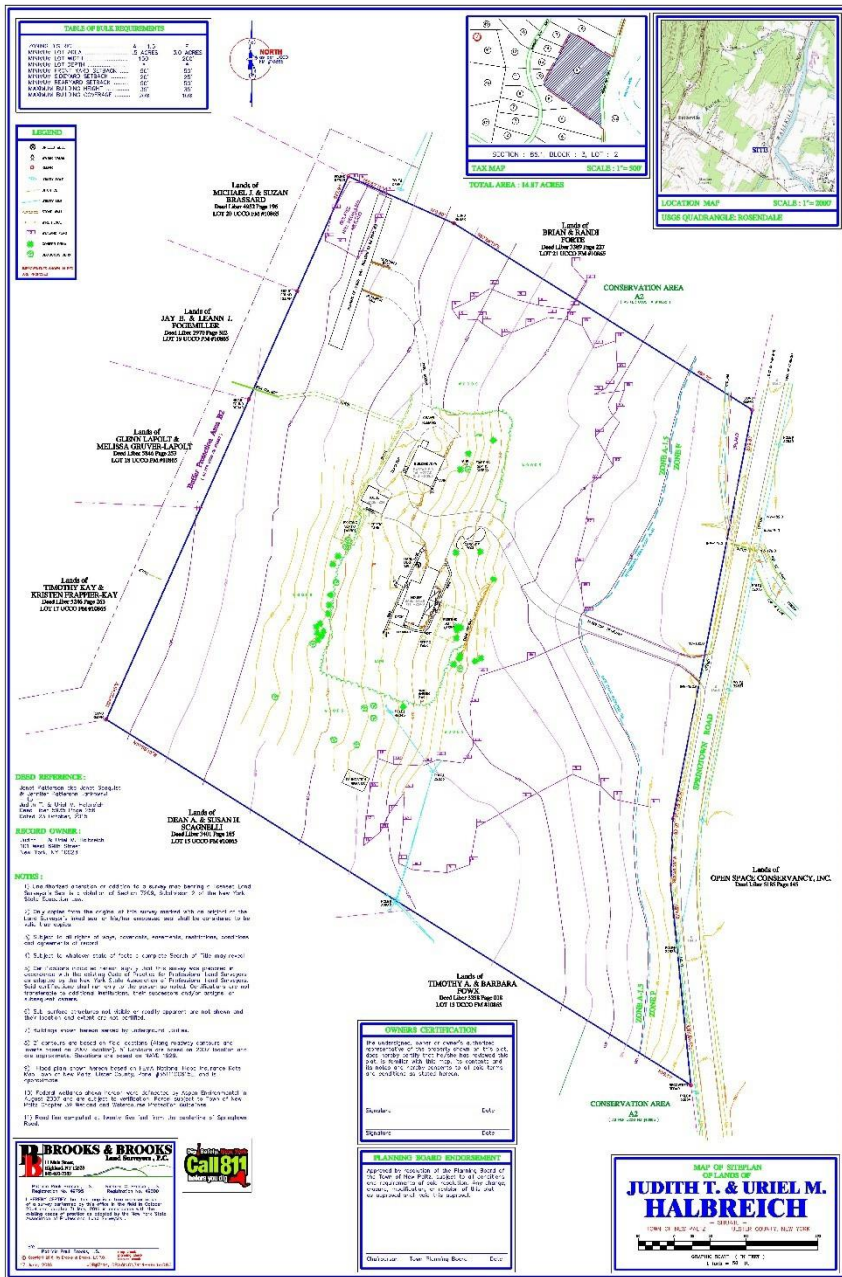


Image 3- Property survey for 85 Springtown Road  
 Source: Judith Halbreich



*Image 4 -Current aerial view of 85 Springtown Road, New Paltz, Ulster County, NY. This view shows (starting south and moving clockwise) the main house, guest cottage, and training center. The driveway that extends to Springtown Road to the east*

*Source: Google Maps*





*Image 5 -Main House, front (west) elevation showing prominent stone base and entryway.*

*Photo Credit- Gregory Pinto, December 2022*



*Image 6- Main house, Front (west) and side (south) elevations. Note the garage doors present on the side elevation, which connects to the blacktop driveway.*

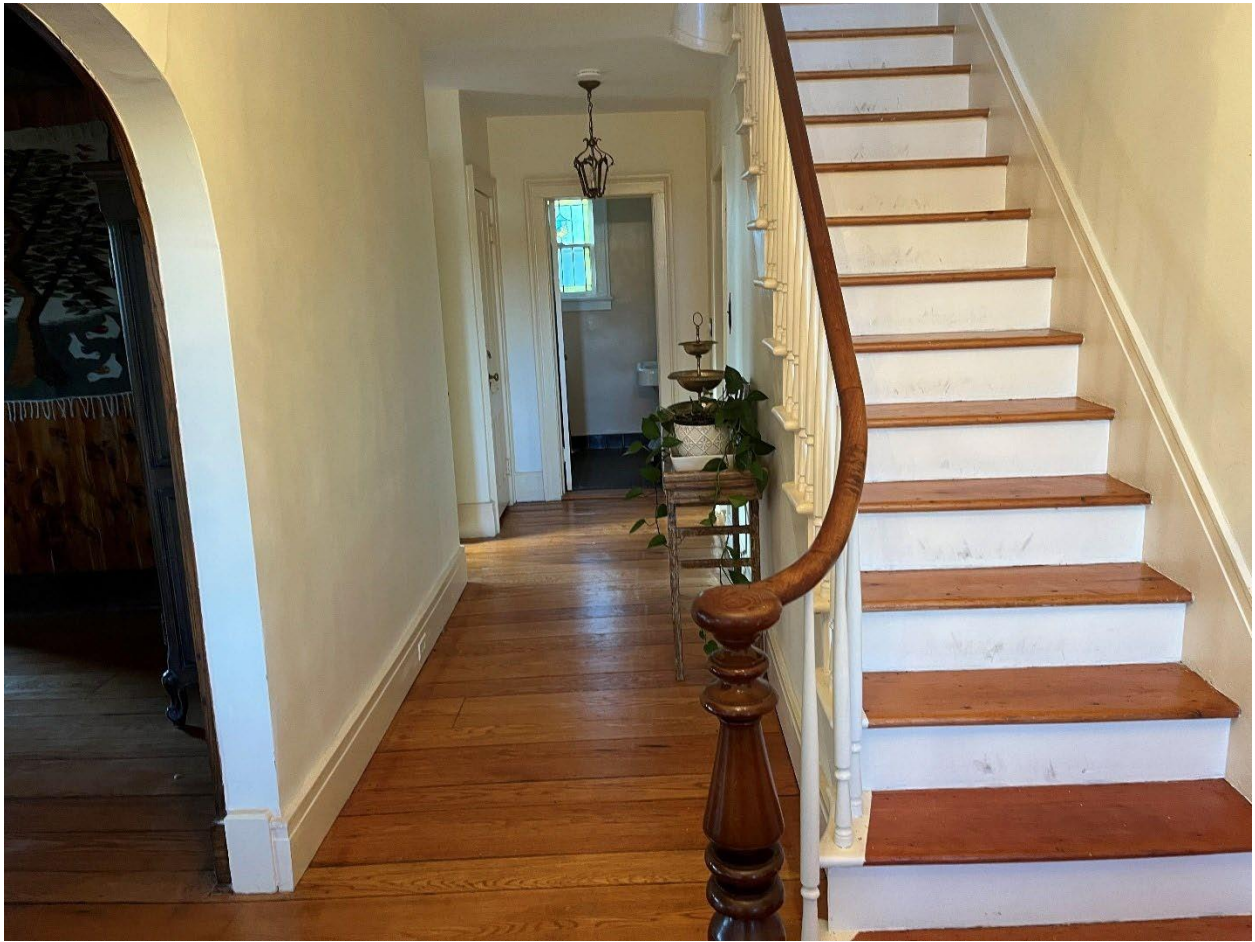
*Photo Credit- Gregory Pinto, December 2022*





*Image 7- Main house, Rear (east) and side (north) elevations showing detail of rear deck and entrances. Note the stone well pictured on the left of the house.*

*Photo Credit- Gregory Pinto, December 2022*



*Image 8- Main house, Entrance Hall looking east and showing single run main staircase, typical hardwood flooring, and wall finishes.*

*Photo Credit- Gregory Pinto, December 2022*





*Image 9- Main house, living room looking south towards entry hall. Pictured are the room's wood plank walls and ceiling and the prominent stone fireplace.*

*Photo Credit- Gregory Pinto, December 2022*





*Image 10- Main House, Kitchen looking northwest at historic range and cooktop.*

*Photo Credit- Judith Halbreich*



*Image 11- Main House, view of bar room used by Floyd Patterson and fellow boxing champions such as Muhammad Ali. This room is the setting for a seminal video interview with Patterson in 1985 as he reflected on his career and time as a trainer.*

*Photo Credit- Judith Halbreich*





*Image 12- Main House, view of second floor meditation room installed by Floyd Patterson.*

*Photo Credit- Judith Halbreich*





*Image 13- Training Center, Front (south) and side (east) elevations, including the stone wall and brick chimney.*

*Photo Credit- Bryamz Villanueva*





*Image 14- Training Center, Side (west) and rear (north) elevations showing one of the building's additional entrances.*

*Photo Credit- Gregory Pinto, December 2022*



*Image 15- Training Center, detail of fireplace in second floor apartment*

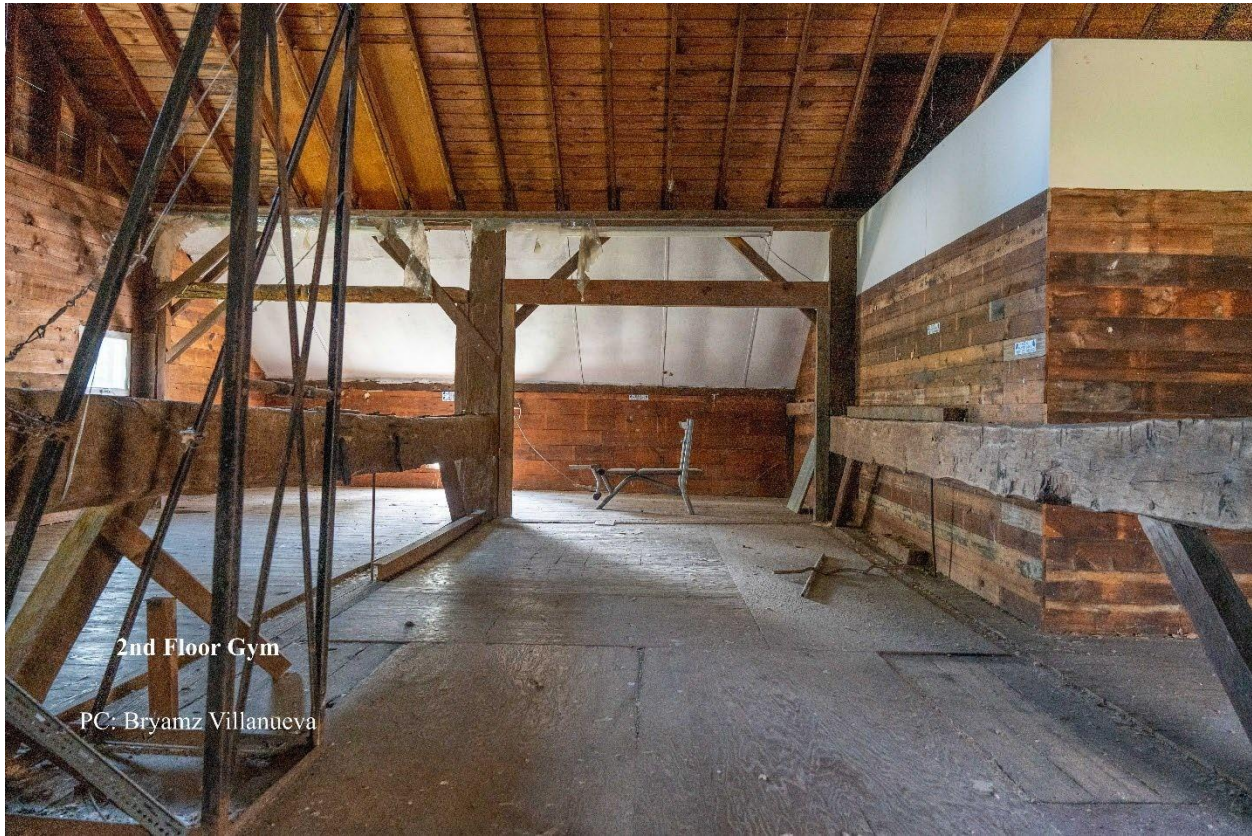
*Photo Credit- Gregory Pinto, December 2022*





*Image 16- Training Center, second floor apartment showing tile flooring and wood paneled walls. The original configuration of the space has also been maintained.*

*Photo Credit- Gregory Pinto, December 2022*



2nd Floor Gym

PC: Bryamz Villanueva

*Image 17- Training Center, upper story looking east at original wood beam support system and rafters.*

*Photo Credit: Bryamz Villanueva*





Boxing Ring - Ground Floor

PC: Bryamz Villanueva

*Image 18- Training Center, detail of original boxing ring installed and used by Floyd Patterson and other prominent boxing figures. Its location on the first floor level gives the open room a light and open atmosphere.*

*Photo Credit: Bryamz Villanueva*





*Image 19- Cottage, Front (east) façade showing the primary entrance to the building.*

*Photo Credit- Gregory Pinto, December 2022*





*Image 20- Cottage, Side (south) and rear (west) elevations facing blacktop driveway.*

*Photo Credit- Gregory Pinto, December 2022*



*Image 21- Cottage, Interior looking north at unfinished interior.*

*Photo Credit- Gregory Pinto, December 2022*





*Image 22- Exterior, view of former farm building's concrete foundation outline located on the edge of the property. It is likely this building was used by Kauder when it functioned as a large scale chicken farm.*

*Photo Credit- Gregory Pinto, December 2022*





*Image 23- Exterior, detail of stone well and wood covering located adjacent to the house. The area behind it leads directly to the driveway that faces the house's garage.*

*Photo Credit- Gregory Pinto, December 2022*



Appendix B: Historic Images

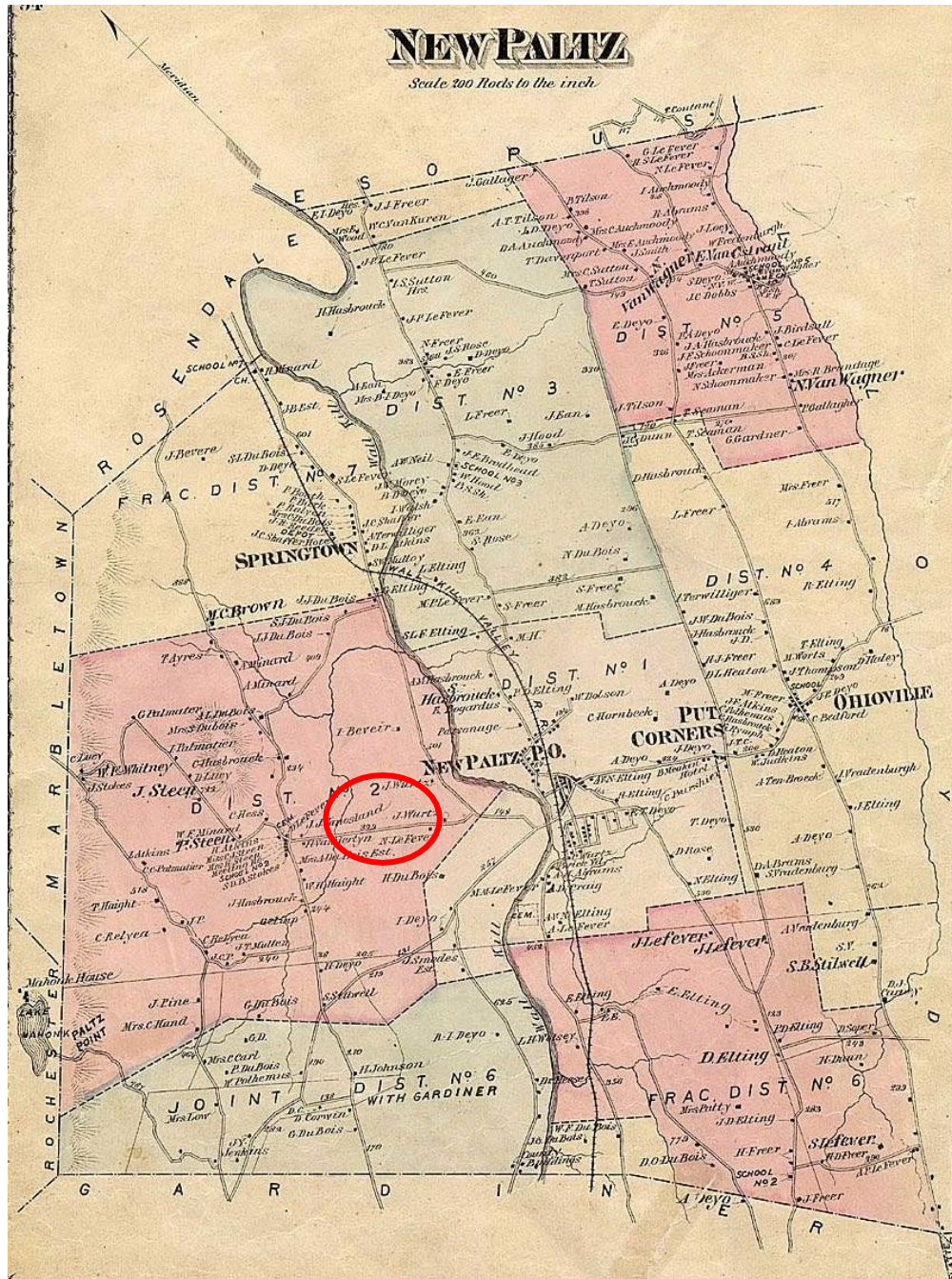


Image 24 – Section of the 1875 Ulster County Atlas. The circled area shows the land west of the Walkill River as being owned by Jacob Wurts.

Source: <https://clerk.ulstercountyny.gov/beers-atlas/>

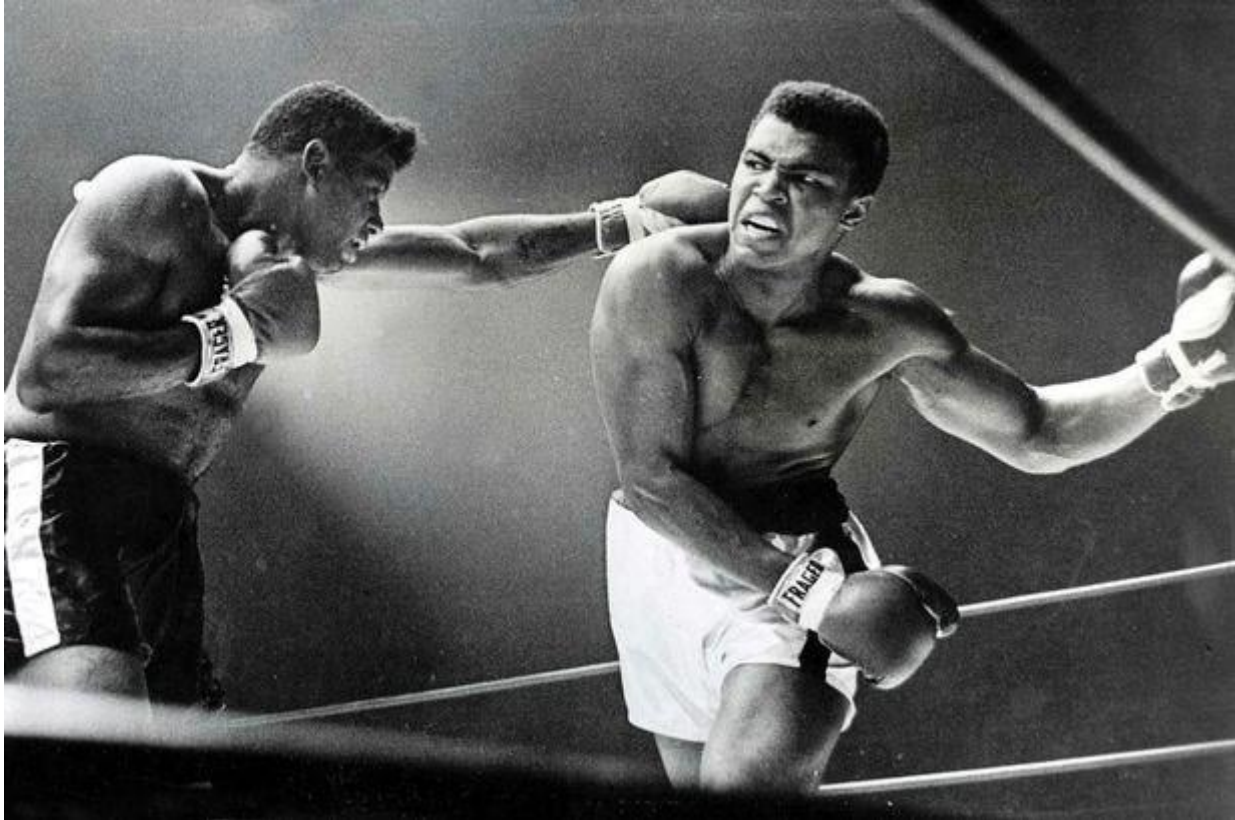




*Image 25– Ca. 1939 Aerial Photograph of the Kauder Chicken Farm, over 30 years before the property was purchased by Patterson. Note the presence of the three main buildings by this point in time, as well as the additional outbuildings which are no longer extant.*

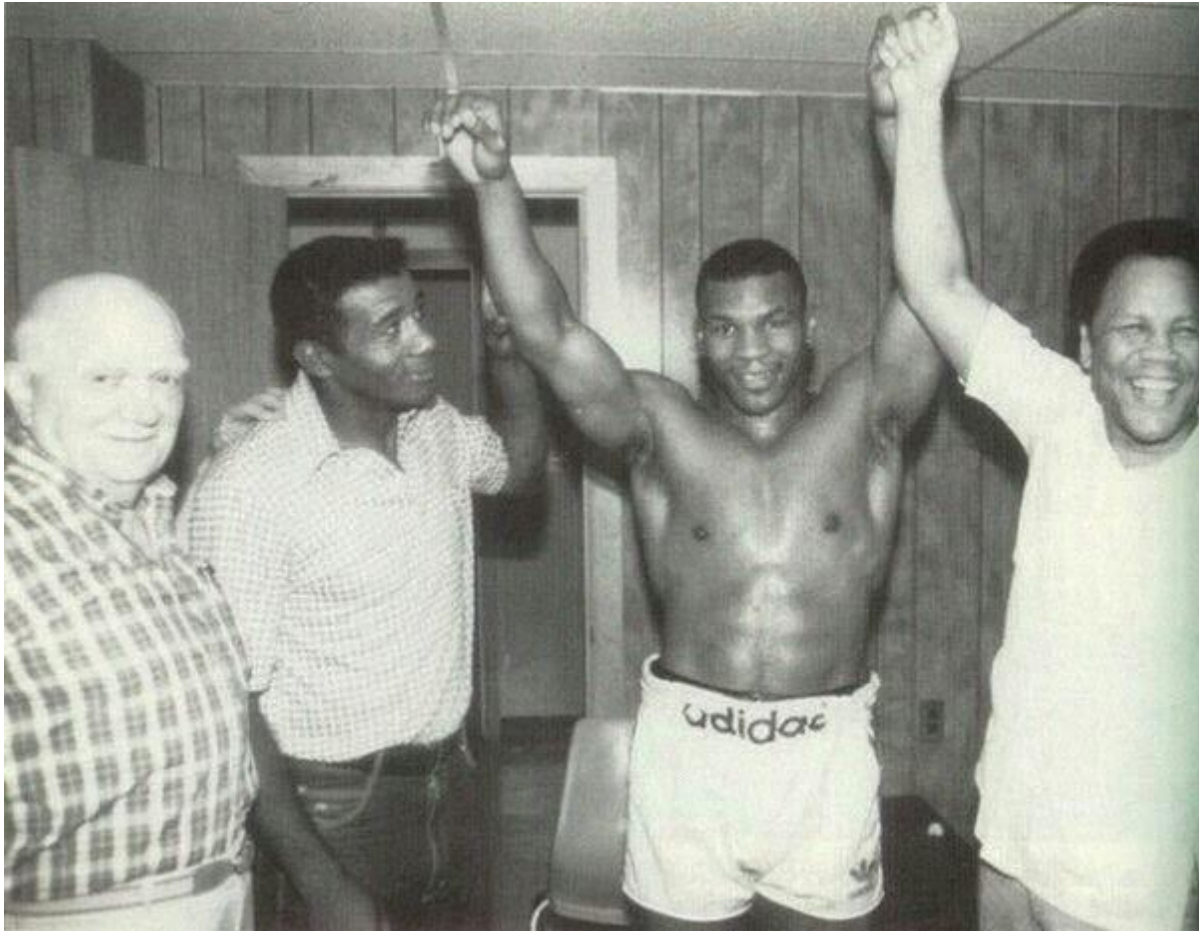
*Source: Elting Memorial Library, New Paltz*





*Image 26- Ca. 1965 photograph of Patterson in a match against Muhammad Ali*

Source: *Judith Halbreich*



*Image 27- Ca. 1970 photograph of Floyd Patterson and former heavyweight champion Jose Torres raising Mike Tyson's arms with their trainer Cus D'Amato. This photograph was taken in the Training Center*

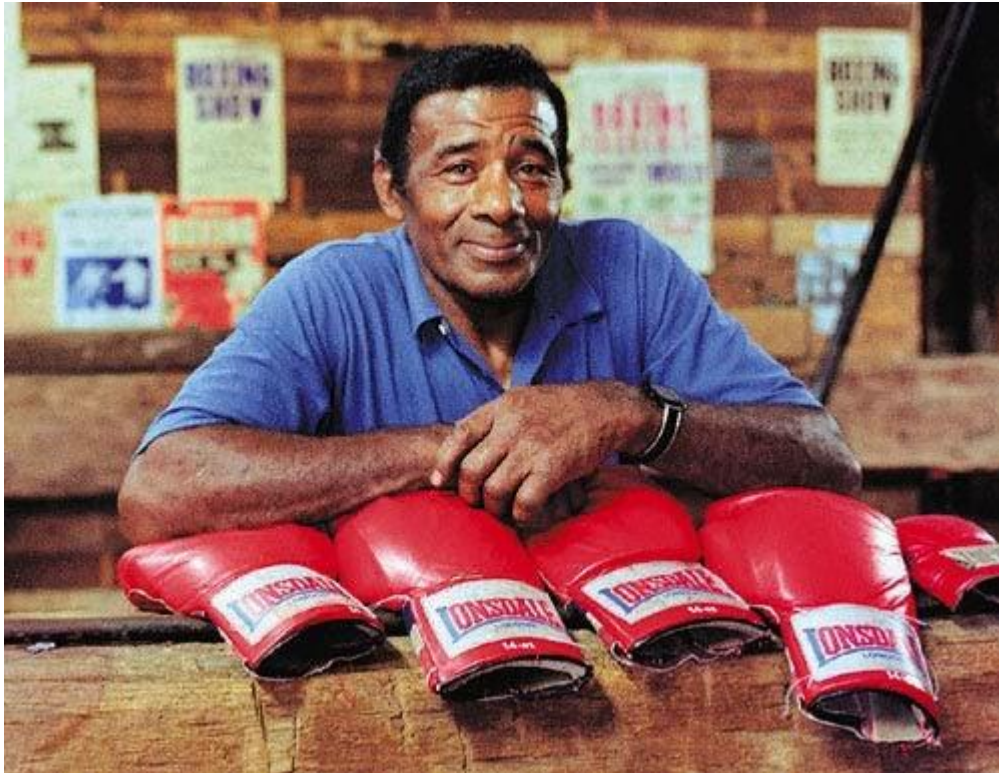
Source: *Judith Halbreich*





*Image 28- 1989 Photograph of Floyd & Tracy Patterson in the Huguenot Athletic Club*

Source: *Newsday (Nassau Edition)*, February 17, 1989



*Image 29- 1998 Photograph of Floyd Patterson in New Paltz*

Source: *The Gainesville Sun*, May 17, 2006



# David P. Gilmour, AICP

36 Bonticou View Drive

New Paltz, NY 12561

(845) 255 - 6528

[davegilmour@hvc.rr.com](mailto:davegilmour@hvc.rr.com)

To: *Town of New Paltz Historic Preservation Commission*  
Date: *December 7, 2006*  
From: *David Gilmour, AICP, Historic Preservation Commission Member*  
Re: *Analysis of Potential to Designate Wurtz Property (244 Springtown Road) as a Town of New Paltz Local Historic Landmark*

The Wurtz dwelling, 85-87 Springtown Road (Ulster County SBL 08600100030020000000), appears to have sufficient historical and architectural significance and qualities to consider designating the site as a local landmark (Town Law, Chapter 140, ARTICLE XIV Historic Preservation Commission [Added 2-28-2002 by L.L. No. 1-2002], § 140-122. Designation of Landmarks). The locus is shown in Figure #1. The building may qualify for the State and/or National Register. The following descriptions provide preliminary information developed at the request of the Historic Preservation Commission Chair and obtained through basic literature review, records research and observation (it is not based on exhaustive research).



Early site history is documented on local atlases and deeds at the Elting Memorial Library Haviland Heidgerd Historical Collection. The 1853 atlas has a structure on Mountain Rest Road labeled 'G Wurtz', while the atlas of 1858 has this additional (proximate) structure on Springtown Road labeled "G Wurtz". The 1875 atlas lists both as Jacob Wurtz. It appears that the 'G' stands for George, the brother of Jacob, and if my notes are correct the deed for Jacob Wurtz is dated 1859. It is assumed the existing residential dwelling on the site is from 1853 to 1858. While not reviewed, the Town reference librarian indicates period pictures are available for the structure (as noted there are also deeds), which would provide insight into original architectural features and/or early modifications to the façade and rest of the

# David P. Gilmour, AICP

36 Bonticou View Drive

New Paltz, NY 12561

(845) 255 - 6528

[davegilmour@hvc.rr.com](mailto:davegilmour@hvc.rr.com)

structure. A recent picture of the site is provided in Figure 2.

**Figure 2 – Site Viewed From the East on Springtown Road (August 7, 2006)**



There is no direct documentation for this site in the Town of New Paltz, Ulster County, New York, Reconnaissance-Level Historic Survey of August 25, 2004 by Neil Larson & Associates. References to Springtown, on the west side of the Walkill, as an early and enduring farming precinct (page I-2) appear to coincide with concentrations of activity further north, although this site was likely similar in that it had agricultural uses. Notably, in that study the 'Town Period' and 'Village Period' overlap with the probable construction point of this dwelling.

Based on the photographs, it appears the structure is stick built. There seem to be eyebrow style 2<sup>nd</sup> floor windows and side chimneys, possibly an addition on the south side. It is unclear whether and when features were altered; more analysis is required to determine the integrity and point that renovations may have occurred.

**Figure 3 – Another View From Springtown Road (August 7, 2006)**



The mid-20th century initiates a unique period in the cultural, historic and architectural significance of the site during its development and utilization as a large chicken farm that was noteworthy at the time. Jacob Kauder emigrated from Pennsylvania and established highly advanced and innovative chicken breeding facilities for the period at this site. Selective breeding and modern equipment were used to raise state of the art (pedigreed world champion) breeding stock and their export eggs. The commercial focus was the exportation of the eggs, nationally and internationally, with the product intended to aid the establishment of breeding stock for purchasers. Consistent with the discussion in the Shawangunk Mountains Scenic Byway Corridor Management Plan,



## David P. Gilmour, AICP

36 Bonticou View Drive

New Paltz, NY 12561

(845) 255 - 6528

[davegilmour@hvc.rr.com](mailto:davegilmour@hvc.rr.com)

---

October 2005, by the Shawangunk Mountains Scenic Byway Committee, et al, these activities signify aspects of the diverse agricultural history and heritage of New Paltz and the region. Progressive agriculture has been part of the regional mix for many decades. Documentation on Kauder's extensive business is also available at the Town Library historical records collection.

The potential architectural significance of the site and vicinity in the 21st century would appear associated with the main barn, other associated out-buildings used for the farming, and the sometimes massive equipment used to farm chickens and incubate eggs. It is not conclusive whether the latter two types of features remain intact. It appears that the main barn from that period is on an adjacent property to the north. Through a review of aerial photographs and windshield surveys along Springtown Road, it is not possible to discern whether some of the outbuildings and mechanical equipment remain on or adjacent to the site to the north and northwest.

Another aspect of the site history is the fame and notoriety of its former owner and inhabitant, Floyd Patterson (Born January 4, 1935 and died May 11, 2006), an internationally recognized sports personage. Patterson was an Olympic gold medalist, the youngest heavyweight champion ever, and the first American boxer to hold the heavyweight championship twice. He is also a visible African-American figure in the second half of the century. Mr. Patterson resided at the property for more than 20 years. A biographical description is provided at: [http://en.wikipedia.org/wiki/Floyd\\_Patterson](http://en.wikipedia.org/wiki/Floyd_Patterson). It is also possible that physical alterations to the property during the period of Patterson's residence contribute to the site architectural history. Specifically, an extensive gymnasium may have been developed which would be novel or unique for the period 1950 to 1970, if applicable.

In conclusion, there is a rich architectural and cultural/historic context for this site. Prior activities contribute to the mid- to late-1800's history of the Springtown Road corridor, including widespread agriculture. The latter agrarian activity and personages are also noteworthy. Detailed documentation could be developed to evaluate the potential to designate it as a local landmark or nominate it for the State or National Registers. No portion of the initial research above involved consultations with the owners regarding their potential interest and support for such designations. Nor was there communications with SHPO officials, such as to ascertain if there were prior applications for the site, such as to determine its eligibility for the National Register.

# Abutter Notification for Patterson Estate Designation

## 85-87 Springtown Rd



### Abutter List

86.1-7-6	Timothy Fowx	8 Morning Star E	New Paltz, NY 12561
86.1-7-8	Dean Scagnelli	10 Morning Star E	New Paltz, NY 12561
86.1-7-10	Timothy Kay	12 Morning Star E	New Paltz, NY 12561
86.1-7-13	Glenn Lapolt	14 Morning Star E	New Paltz, NY 12561
86.1-7-14	Andrew Burns	16 Morning Star E	New Paltz, NY 12561
86.1-7-17	Michael Brassard	18 Morning Star E	New Paltz, NY 12561
86.1-7-18	Brian Forte	20 Morning Star E	New Paltz, NY 12561
86.1-3-1.200	Open Space Conservatory	1350 Broadway Rm 201	New York NY 10018



# LEGAL NOTICE

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE TOWN OF NEW PALTZ HISTORIC PRESERVATION COMMISSION, TOWN OF NEW PALTZ, COUNTY OF ULSTER AT THE TOWN COMMUNITY CENTER, ROUTE 32 NORTH ON:**

**DATE: August 15, 2023**

**TIME: 7:00 PM or as soon thereafter as the matter can be heard.**

**FOR THE PURPOSE OF reviewing the Nomination for Landmark Designation submitted by Judith Halbreich for her property at 85-87 Springtown Road, New Paltz, New York 12561 known as the Floyd Patterson Estate pursuant to Zoning Article XIV 140-122 of the New Paltz Code.**

A copy of the completed nomination form and associated materials will be available for inspection at the Town Clerks office beginning **Wednesday July 26, 2023.**

At 7:00 p.m., or as soon thereafter as the matter can be heard, the public hearing will be opened and the Historic Preservation Commission will accept comments from all interested members of the public. The public hearing may be closed or continued at the Historic Preservation Commission discretion.

**The Town of New Paltz will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodation should contact the Town Clerk. All interested parties are invited to attend.**

---

**ALL PARTIES FOR OR AGAINST SAID SUBJECT WILL BE GIVEN AN OPPORTUNITY TO BE HEARD IN RESPECT TO THIS DESIGNATION NOMINATION.**

John Orfitelli  
Chair, Town of New Paltz Historic Preservation Commission