

LANDMARK DESIGNATION FORM

TOWN OF NEW PALTZ, NEW YORK

Town of New Paltz Historic Preservation Commission
Town of New Paltz Building Department (845) 255-0102
Web Page: [www.http:// townofnewpaltz.org](http://townofnewpaltz.org)

For Bldg. Dept. Only

Rec'd by _____

Date: _____

File #: _____

INSTRUCTIONS:

Print or type clearly with black ink.

Attach additional sheets for each category as needed to ensure completeness of form.

Label all accompanying forms with Section, Block, & Lot (SBL) number.

Your Name: Richard Miller, Architect

Your Address: 3 Locust Lane New Paltz, NY 12561

Your Telephone #: 845-255-4480

Organization (if any): Town of New Paltz Historic Preservation Commission

PROPERTY IDENTIFICATION

- 1 Building's Common or Current Name: Lent House
- 2 Building's Historic Name (if known): Bogardus – Deyo – Lent House
- 3 Street Location (and SBL) 275 Main Street (86.12 – 6 – 6.310)
- 4 Present Owner, Address, and phone Number: H.V.B. Holdings, LLC 2044 Rt. 32 Modena, NY 12548
Contact person: Anthony Costa 845-883-9083
[List all owners of record]
- 5 Tenant Name and Phone Number: _____

PROPERTY CLASSIFICATION:

Category:

Building

Site

Ownership

Private

Public

USE OF PROPERTY:

Please describe Current and Historic Use(s):

Formerly a farmstead. Currently unoccupied. Recently proposed to be converted into a bank.

Property Description:

- 6 Building Materials: Wooden clapboards, louvered shutters, decorative brackets below eaves and barge boards, flat boarding used under eaves, Yankee gutters, fieldstone at exposed foundation
- 7 Structural System (if known): Two-story wood frame with basement and attic, masonry chimneys at ends.

Fair. Plumb. Decorative exterior details are intact.

8 Condition/Integrity: _____

9 List Major alterations and dates (if known):

The structure was constructed in 1812-1815. Mr. Lent mentioned a brick found at the foundation of the larger Eastern portion of the house dated 1813. According to the New Paltz Times a "large addition"

was added in 1860. The support structure at the 1st Floor, under the Eastern portion of the structure, consists of large hand-hewn beams supporting wide board flooring, while the floor joists at the Western portion are dimensional lumber. A portion of the foundation is opened up between the Eastern larger structure and the smaller Western portion of the house, evidently this was opened at the time the Eastern portion was constructed. These large beams are notched where they formerly rested on an 8' long (+/-) section of foundation wall, now a wooden partition with door. This allowed access to the basement from a stair in the addition, rather than from the exterior bulkhead at the rear of the house.

According to David Lent, the roof at the Eastern portion of the structure was raised and the building was transformed from a one-and-one-half story to a two-story structure in the late 1860s to early 1870s, with larger double hung windows replacing the former eyebrow windows. The brackets and frieze boards at the eaves and rakes were very likely added during the raising of the roof. The rafters are of a dimension and size used in the 1860s. The rafters rest on continuous 2 hand-hewn beams, probably raised up and re-used from the original structure. The 2 beams are supported again by the newer dimensional lumber extending to the attic floor. The brick at the chimneys changes at the upper portion, indicating the chimneys were extended.

The windows on the structure were shuttered with dark green slatted shutters. Many alterations were made to the windows. The oldest window and door seem to be at the single sidelight and flat-paneled door at the center of the rear of the house, and the Dutch door, also at the rear. The small enclosure at the Dutch door was evidently an addition, as is the modern rear gabled portico.

A house cistern is located under the North-West portion of the house.

The cistern was used to collect water from the roof(s). Since the cistern is located under a portion of the house which was not original, the hand-dug well (located at the rear of the structure, just East of the foundation footprint of the former Summer Kitchen) may have been the first source of water. Mr. Lent indicated that the well never provided much water. Perhaps the cistern was built to augment the well.

The painted white clapboard siding on the rear of the larger portion of the house has an 8 3/4" exposure. This may have been the original siding. The siding on the front of the house has a 6 1/4" exposure,

while the siding at the Western portion has a 4 3/4" exposure. The different siding exposures are evidence of the many changes occurring to the structure over its almost 200 year life. The wider boards at the rear of the Eastern portion of the house may very well be the original siding on the house.

The 1875 Beers map indicates the footprint of the house to be similar in shape to that of the present assembly of structures.

The small summer kitchen cookhouse with its beehive oven was built to the North-West of the house in approximately 1813, and was used as the summer kitchen through 1900.

The summer kitchen was converted to a "summer house" between 1935 and 1942.

During the same period windows were altered on the South, East, and West facades of the house, and a concrete floor replaced the red clay and stone floor at the former summer kitchen. The summer kitchen was dismantled and relocated to 520 Rt. 32 South by Sanford Levy around 1998.

A large 3-bay flat-roofed porch was formerly located at the front of the house. This porch is in a style indicating that it was an addition, added in the mid to later 1800s. According to Mr. Lent, during the 1950s, the porch was removed and replaced with the present smaller gable-roofed portico.

A third chimney was formerly located at the West end of the house. According to Mr. Lent, it was removed in the 1960s. Also, according to Mr. Lent, the former slate roof on the Eastern portion was replaced with an asphalt shingle roof in the 1960s. The lower Northwest portion of the structure has a metal shed roof.

Several additional structures of the farm were formerly situated on the site:

A 56' x 33' barn, constructed in 1864 with an early nineteenth century addition, an outhouse, a workshop shed, a farm animal building, and a stable converted into a garage during the early twentieth Century. Please see the attached historic documentation for additional information.

The outbuildings were removed around 1998, as part of the construction of the Mid Hudson Family Health Institute parking lot. According to Brian Kennedy of Historic Housewrights, Inc., the outhouse was moved to Huguenot Street. It was noted, by David Lent, that the Morriello farmhouse on the North side of South Putt Corners Road is almost identical to the Lent house, in shape, and may have been constructed by the same builder.

10 Surroundings:
(Check all that apply)

Open Land
 Woodland
 Scattered
Buildings

Industrial
 Commercial
 Densely Built Up

Residential
 Other _____

11 Notable features of building and site (i.e. style, details):

The structure is an early 19th century Classic American Farmhouse. The attached 1967 Survey indicates the structure is "Dutch Colonial", and the attached portion of the 1996 "Architectural History" classifies the "Eastern portion of the structure (as) in the Federal style." Some of this confusion in styles may be exacerbated by the numerous changes made to the house, as it was transformed from a simple farm house to what may finally be classified as a Colonial Revival structure, due to the utilitarian and cultural requirements of generations of owners and well-intentioned carpenters.

In a sense, this last remnant of a former thriving farmstead and residential community is a wonderfully poetic representative and representation of the changes in the cultural identity of the inhabitants of Putt Corners during the period from 1812 through today.

The structure has been literally besieged, first by the road widening and incision of Rt. 87 with its massive drainage retention area to the East, the various shopping centers, and finally in 1998, the farmstead was permanently disemboweled by the Health Institute. In its present boarded-up comatose state, stripped of the bounty of its former out-buildings that had, through the early 20th century, served to nourish its inhabitants, this shell of a structure is destined to be stripped and further truncated, with the proposed removal of the Eastern portions, and finally rarified down to its original single-box structure.

In this present iteration and period in its life, and death, and life, this structure which, between 1853-1906, housed Jonathan Deyo, a banker, and direct descendant of the Duzine, will not represent a banker, but instead represent and give presence to a bank, a bank which will graft itself onto and into the former farmstead.

The front entry, as presently molded and detailed, is very likely not original, and may have been formalized during the 1860s – 1870s, as part of the modernization of the house when it was inhabited by J. Deyo. There is a wide central hallway on each floor, and brick chimneys at each end of the Eastern portion of the house. The style of the central hall stairway rails does not seem in-keeping with the original structure, and may have been added during the 1860-1875 enlargements to the house, since the original structure had a lower roof and may not have accommodated the stair in its present configuration. The floor beams under the 1st floor center hall, spanning from the

original hand-hewn beams, are not original, and seem to also be of the 1860s vintage.

Various muntin patterns and sash sizes are evident at the double hung windows, ranging from small lights with very thin muntins, from 6 over 6, 2 over 2 patterns, to smaller upper sash with diamond pattern panes. Windows were changed during the evolution of the structure. Windows are symmetrically placed at the South (front) and East facades: yet, first and second floor windows are not necessarily stacked vertically; windows at the West and North facades are more randomly positioned; windows located at the front of the West portion are of a squatter and wider proportion than on the main structure. Louvered wooden shutters are evident at the South, East, and West facades.

A notable feature of the house are the wide flat frieze boards with decorative brackets.

Pairs of brackets are aligned above the windows, and mounted below the eaves at the Eastern portion of the structure. Although the wide frieze boards continue at the Western portions of the building, decorative brackets were not installed at Western portion, which ~~in use as seems~~ to be more utilitarian in nature.

Yankee gutters are also a feature of each portion of the building, and may not have been original, since the roof was raised.

The house possesses elements of a Classic American Farmhouse: the large boxy shape, the wide-board cladding, Dutch door, small-paned sidelight at the rear, and narrow corner boards. There is evidence of the Federal style at the front entry door pilasters and elliptical transom.

The formal front façade and decorative abstracted double-scroll eave-bracketed frieze boards, details at the former front porch, and enlarged windows are evidence of influences ranging from Italianate, to Carpenter Gothic, to Colonial Revival, and may specifically hint at the influence of A.J. Downing (born in Newburgh, NY in 1815), who proliferated the installation of decorative brackets and barge boards throughout the Hudson Valley during the period from 1850 – 1870.

12 List the following and your source(s) of information:

Date of initial construction: 1812 – 1815

Architect (if known): _____

Builder (if known): _____

Source(s):

David Lent, Haviland-Heidgerd historical Collection of the Elting Memorial Library, New Paltz, NY, Brian Kennedy

Historical and architectural importance: Referring to the criteria set forth in the Town Preservation Ordinance, 140-118, list those that apply and explain how the property meets those criteria.

- 140-118 i: Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation.
- ii: is identified with historic personages
 - iii: embodies the distinguishing characteristics of an architectural style
 - iv: is the work of a designer whose work has significantly influenced an age
 - v. because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Under Section 140 –118 of the Town Preservation Ordinance this property possesses characteristics meeting the following criteria:

v. because of a unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood:

The Lent House is the last vestige, at this prominent and unique location, of the former visual character of the area in the early to mid 1800's, and is representative of the agrarian economy, the cultural identity, and of the structure of community development in and around Putt Corners during the early 19th – early 20th centuries.

i.: possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation:

The original owner of the 100 acre farm, with house and outbuildings was Dr. John Bogardus (1785 – 1840), "a prominent and influential physician" was active in local government and educational institutions." Dr. Bogardus taught at The Classical School, organized in 1828, and was one of the original trustees of New Paltz Academy, the Town Supervisor (1829 – 1832). He was married first to G. LeFevere, then to R. Elting. In 1856 the house passed to Jonathan Deyo (1829 - 1906), a descendant of Pierre Deyo, one of the original twelve patentees, who in 1677 purchased the tract of land on which New Paltz was developed. J. Deyo married E. LeFevere in 1853, served as first vice president of the National Bank, and Huguenot Bank, and was a board member of the New Paltz Academy, and of the Huguenot Memorial Society. J. Deyo's daughter Cornelia (1865 – 1935) and her husband Samuel C. Waring (1850 – 1942) were married in 1892, and continued living in the house after J. Deyo's death. Waring served on the State Assembly in 1911 and in 1912 as the representative of Ulster County's second district. Their daughter, Elizabeth Waring, married Harold Lent in 1920 and the house passed to their children, Elizabeth J., and David S. Lent, in 1992.

13. Please attach any additional material that might be useful in considering the site for landmark designation, i.e., copies of newspaper clippings, magazine articles, old photographs, etc. Photocopies are acceptable. Please be advised that no material can be returned.

14. Sources of Information:

Haviland-Heidgerd historical Collection of the Elting Memorial Library, New Paltz, NY,

The Huguenot historical Society of New Paltz, and portions of a report for OPRHP (Ref. # 95PR2764)

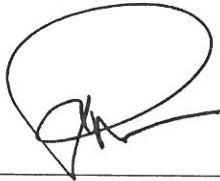
16. Photographs Required:

- Current views
- Minimum size: 4" x 6"
- Color prints
- Two (2) Sets of each photograph
- Include all exterior views (front, back, sides), showing complete elevations of all structures to be considered.

17. Map Required:

Obtain from the Town of New Paltz Building Department a location map and mark the property's location on this map. If more than one building is being considered on a property, or the property has notable landscape features, include a sketch plot plan of the property noting these buildings and/or features.

Please see attached information, maps, and related historic documentation (25 pages).



SIGNATURE

4/30/03

DATE