

**TOWN of NEW PALTZ HISTORIC PRESERVATION COMMISSION
DESIGNATION OF LANDMARK**

(Pursuant to Article XIV 140-122 of the New Paltz Code)

Schoonmaker-Freer House

SBL: 78.19-1-20
216 Old Kingston Road
New Paltz, New York

Issued by the Commission on October 7, 2009

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

**DECISION OF THE TOWN OF NEW PALTZ HISTORIC
PRESERVATION COMMISSION TO LANDMARK DESIGNATE THE
SCHOONMAKER-FREER HOUSE**

WHEREAS, the Town of New Paltz Historic Preservation Commission (hereafter Commission) and the property owner support the designation of the Schoonmaker-Freer House as a local historic landmark; and

WHEREAS, the Schoonmaker-Freer House is situated on an approximately two (2) acre parcel at 216 Old Kingston Road in the Town of New Paltz and is identified on the Town of New Paltz Tax Map 78.19 Block 1 Lot 20; and

WHEREAS, the property is owned by Theresa Graham Sullivan; and

WHEREAS, the Historic Preservation Commission first discussed the possible historic site designation of the Schoonmaker-Freer House at a meeting on July 19, 2007; and

WHEREAS, at a meeting of the Commission on November 5th, 2007, Mrs. Sullivan specifically approached the Commission in-person to request this property be designated; and

WHEREAS, the commission subsequently explored with Mrs. Sullivan the designation process which involved creating an inventory and descriptions of the property (site) along with a description and history of the buildings and structures there; and

WHEREAS, in June of 2009, Mrs. Sullivan compiled and submitted to the Commission a 20-page Landmark Nomination Form for the historic designation of the Schoonmaker-Freer House; and

WHEREAS, Ms. Sullivan indicated that the compilation of the Landmark Nomination Form was assisted by private preservation consultant Niel Larson of Larson-Fisher Associates, Inc. based in Woodstock New York; and

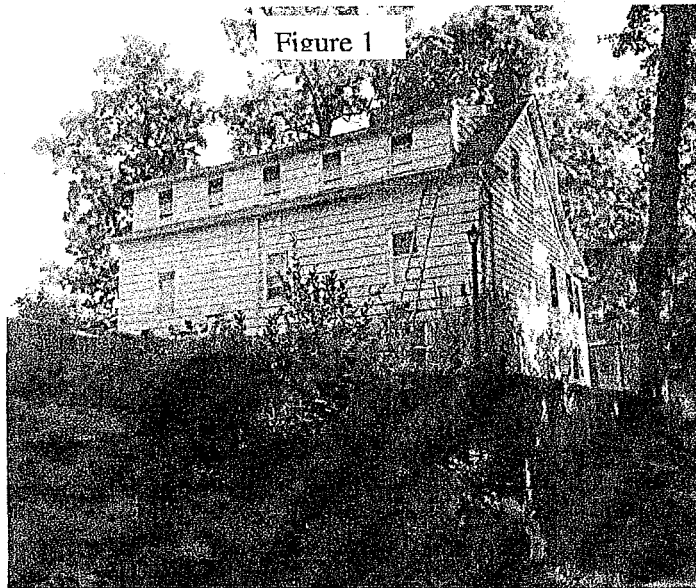
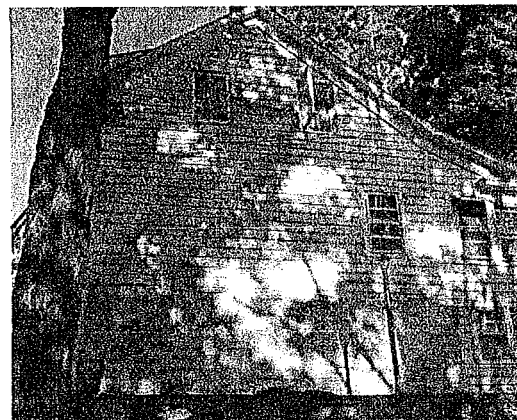
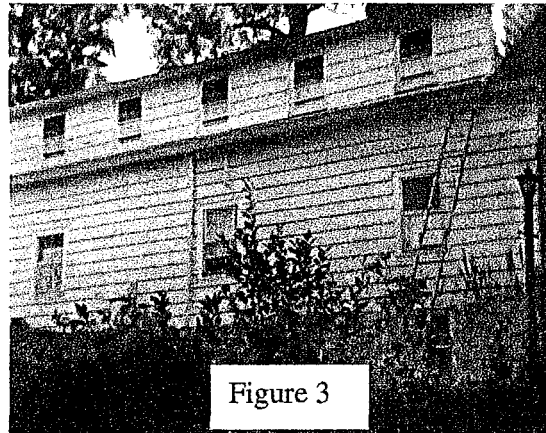


Figure 1

Figure 2



WHEREAS, the original structure was built in the late 1700s, the Schoonmaker-Freer House is among the oldest wood frame houses in the Town of New Paltz and has a stone foundation with wood clapboard walls and an asphalt/shingle roof, and the main structure once functioned as a stagecoach stop; and



WHEREAS, Figures One (1) through Three (3) show existing conditions on the property as evident on the afternoon of August 3, 2009. Figures 1 and 3 provide views from the north north west and Figure 2 from the west; and

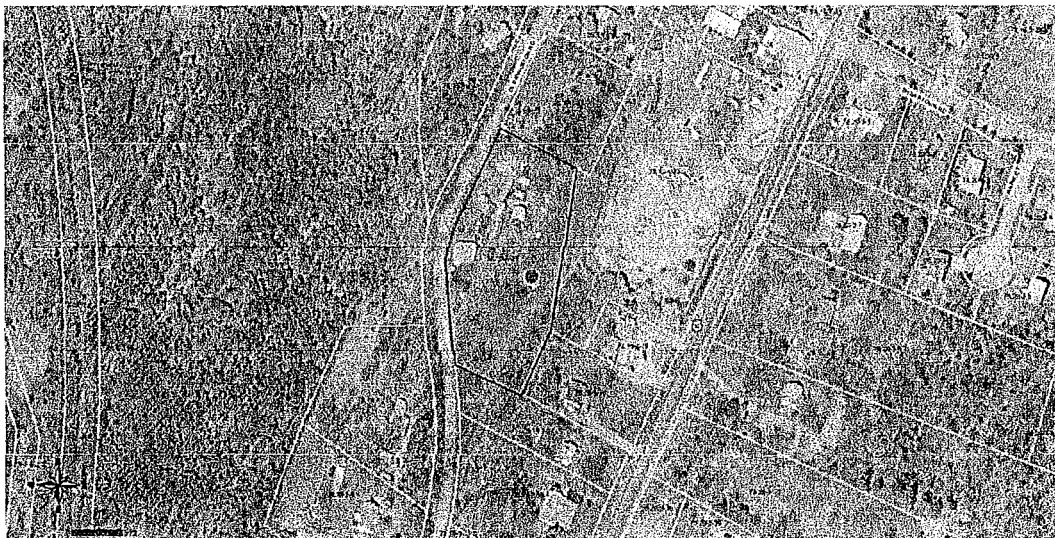
WHEREAS, on August 3, 2009 after conducting public notice the Commission held a public hearing concerning said landmark designation; and

WHEREAS, on August 7, 2009 a formal site visit occurred, which augments reviews conducted by individual Commission members; and

WHEREAS, Figure Four (4) shows the approximate parcel layout and an infrared aerial image of the site and location as derived from the Ulster county Parcel Viewer (gis.co.ulster.ny.us) on September 1, 2009;

WHEREAS, the proposed action is a Type II action according to the New York State Environmental Quality Review Act (SEQRA);

Figure 4



NOW THEREFORE, BE IT RESOLVED that the Town of New Paltz Historic Preservation Commission, as part of its duty to increase public awareness of the historic, cultural and architectural preservation of development, hereby proposes the designation of the Schoonmaker-Freer House as a historic landmark, believing it possesses special historic character and architectural aesthetic value as part of the cultural and social history of New Paltz; and

NOW THEREFORE, BE IT RESOLVED that the following conditions, stipulations and guidelines shall also be attached to said landmark designation:

- 1. There should be an effort by the owner to provide basic action to maintain the property in good working order. This means that at a minimum, there shall be an effort to stabilize aspects of the main building that become adversely threatened by degradation or wear. In other words, there should be basic action to conserve the resource and prevent excessive wear which could result in main rapid degradation of the main structure or which could contribute to its eminent loss or disruption due to lack of action or disuse.***
- 2. In the future, when significant window upgrades or replacements are contemplated, or when there is consideration of providing altogether new windows, there should be investigation of how to provide window repair, replacement, construction and treatment which is compatible and consistent with the original period of construction. It is encouraged for the owner and/or their representative to present the results of research to Commission informally prior to formally starting the process to request a certificate of appropriateness. The Commission and the owner are encouraged to explore the alternative options.***
- 3. There are two accessory (outbuildings) structures that appear to be agricultural in character similar to very small barns. These buildings are considered significant and part of the site building history and story. A certificate of appropriateness shall be required to alter or dismantle these structures.***
- 4. According to the owner, there was a "Dutch barn" on the property which was dismantled circa 1990. Said structure was on the northern third (1/3) of the property as the parcel is currently configured. Any proposed construction on the property which involves earth disturbance (subsurface movement of soils) should be preceded by archeological investigation by a qualified person or business.***
- 5. This decision shall be provided to the Town Board and a copy registered with the Ulster County Clerk.***

End of decision.

MEMORANDUM OF DECISION OF THE
TOWN OF NEW PALTZ, NEW YORK
HISTORIC PRESERVATION COMMISSION

The undersigned certifies that by decision issued October 7, 2009 by the Historic Preservation Commission of the Town of New Paltz, Ulster County, New York pursuant to the provisions of Article XIV of Chapter 140 of the Code of the Town of New Paltz, the following resolution was adopted with respect to that plot, piece or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York as same is described in a certain Correction Deed, dated April 17, 1996 from Robert E. Graham, as Administrator of the Estate of David E. Graham to Theresa Graham (a/k/a Theresa Graham Sullivan), which said deed was recorded in the Office of the Clerk of the County of Ulster on May 7, 1996 as Document Number 9605070267, which said correction deed was given to correct a prior deed between the same parties dated June 9, 1994 and recorded in the Office of the Clerk of the County of Ulster on March 15, 1996 as Document Number 9603150114:

“NOW THEREFORE, BE IT RESOLVED that the Town of New Paltz Historic Preservation Commission, as part of its duty to increase public awareness of the historic, cultural and architectural preservation of development, hereby proposes the designation of the Schoonmaker-Freer House as a historic landmark, believing it possesses special historic character and architectural aesthetic value as part of the cultural and social history of New Paltz; and

“NOW THEREFORE, BE IT RESOLVED that the following conditions, stipulations and guidelines shall also be attached to said landmark designation:

“1. There should be an effort by the owner to provide basic action to maintain the property in good working order. This means that at a minimum, there shall be an effort to stabilize aspects of the main building that become adversely threatened by degradation or wear. In other words, there should be basic action to conserve the resource and prevent excessive wear which would result in main rapid degradation of the main structure or which could contribute to its eminent loss or disruption due to lack of action or disuse.

“2. In the future, when significant window upgrades or replacements are contemplated, or when there is consideration of providing altogether new windows, there should be investigation of how to provide window repair, replacement, construction and treatment which is compatible and consistent with the original period of construction. It is encouraged for the owner and/or their representative to present the results of research to Commission informally prior to formally starting the process to request a certification of appropriateness. The Commission and the owner are encouraged to explore the alternative options.

“3. There are two accessory (outbuildings) structures that appear to be agricultural in character similar to very small barns. These buildings are considered significant and part of the site building history and story. A certificate of appropriateness shall be required to alter or dismantle these structures.

“4. According to the owner, there was a “Dutch barn” on the property which was dismantled circa 1990. Said structure was on the northern third (1/3) of the

**DI STASI
MORIELLO
AND MURPHY, P.C.**

ATTORNEYS AT LAW

LEWIS C. DI STASI, JR.
JOSEPH M. MORIELLO
SEAN MURPHY

400 UPPER NORTH ROAD • ROUTE 9-W
P.O. BOX 915
HIGHLAND, NEW YORK 12528
845-691-7292
FAX NO. ONLY: 845-691-2710
email: dmmlaw@bestweb.net

October 23, 2009

John Orfitelli
Century 21 Venables Realty
203 Main Street
New Paltz, New York 12561

Re: Historic Preservation Commission

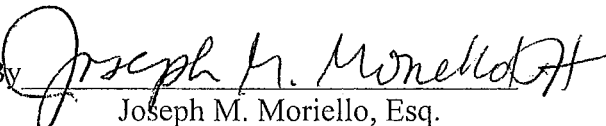
Dear John:

Enclosed please find copy of Memorandum of Decision with reference to the above matter, which was recorded in the Ulster County Clerk's Office on October 14, 2009.

Thank you.

Very truly yours,

DI STASI, MORIELLO AND MURPHY, P.C.

By  Joseph M. Moriello, Esq.

JMM/jh

encl.

09-196-BB-101

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

D2583-191
D2569-281



60 2009 0001 6650

Instrument Number: 2009- 00016650

As

Recorded On: October 14, 2009

D18 - Misc. Rec. W/O RPT

Parties: NEW PALTZ TOWN

To

MEMORANDUM OF DECISION

Billable Pages: 4

Recorded By: DISTASI MORIELLO&MURPHY PC

Num Of Pages: 4

Comment:

**** Examined and Charged as Follows: ****

D18 - Misc. Rec. W/O RPT 61.00

Recording Charge: 61.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2009- 00016650

Receipt Number: 844580

Recorded Date/Time: October 14, 2009 09:30:45A

Book-Vol/Pg: BK-D. VI-4832 Pg-102

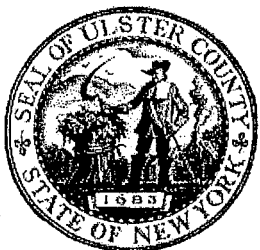
Cashier / Station: r rsec / Cashier Workstation 2

Record and Return To:

DISTASI MORIELLO&MURPHY PC

PO BOX 915

HIGHLAND NY 12528



Nina Postupack

Nina Postupack Ulster County Clerk

MEMORANDUM OF DECISION OF THE
TOWN OF NEW PALTZ, NEW YORK
HISTORIC PRESERVATION COMMISSION

The undersigned certifies that by decision issued October 7, 2009 by the Historic Preservation Commission of the Town of New Paltz, Ulster County, New York pursuant to the provisions of Article XIV of Chapter 140 of the Code of the Town of New Paltz, the following resolution was adopted with respect to that plot, piece or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York as same is described in a certain Correction Deed, dated April 17, 1996 from Robert E. Graham, as Administrator of the Estate of David E. Graham to Theresa Graham (a/k/a Theresa Graham Sullivan), which said deed was recorded in the Office of the Clerk of the County of Ulster on May 7, 1996 ^{in liber 2583 Pg 191} as Document Number 9605070267, which said correction deed was given to correct a prior deed between the same parties dated June 9, 1994 and recorded in the Office of the Clerk of the County of Ulster on March 15, 1996 as Document Number 9603150114: ^{in liber 2569 Pg 281}

“NOW THEREFORE, BE IT RESOLVED that the Town of New Paltz Historic Preservation Commission, as part of its duty to increase public awareness of the historic, cultural and architectural preservation of development, hereby proposes the designation of the Schoonmaker-Freer House as a historic landmark, believing it possesses special historic character and architectural aesthetic value as part of the cultural and social history of New Paltz; and

“NOW THEREFORE, BE IT RESOLVED that the following conditions, stipulations and guidelines shall also be attached to said landmark designation:

CHECKED
ENTERED
MARK/OFF



"1. There should be an effort by the owner to provide basic action to maintain the property in good working order. This means that at a minimum, there shall be an effort to stabilize aspects of the main building that become adversely threatened by degradation or wear. In other words, there should be basic action to conserve the resource and prevent excessive wear which would result in main rapid degradation of the main structure or which could contribute to its eminent loss or disruption due to lack of action or disuse.

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"4. According to the owner, there was a "Dutch barn" on the property which was dismantled circa 1990. Said structure was on the northern third (1/3) of the

Landmark Designation Form

FILE COPY

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: 9/16/2008

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

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

Yes

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

Yes

No

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:

TOWN OF NEW PALTZ

ONE VETERANS DRIVE
NEW PALTZ, NY 12561
(845)-255-0102

COPY

Parcel Information

Legal Address: 216 OLD KINGSTON RD

Unit #:

Parcel ID: 78.19-1-20

Current Owner:

GRAHAM, THERESA
216 OLD KINGSTON RD

Deed Book:

Page:

Zone: B2/R1

Ward:

Subdivision/Development:

Roll Section: 1

Property Class: 210

Account #: 105924.000

County ID: 513889

Lot Group: USED AS B&B Coordinates:

Business Name:

Dimensions

Frontage: 440

Depth: 152

Acreage: 2.00

Districts:

School: npcent

Fire:

Sewer:

Septic Info.

System:

DOH/BOH #:

Final DOH/BOH Date:

of Bedrooms:

Tank Size:

Name on Permit:

Date of Issuance:

Comments:

SFR-BUILT-1700's to early 1800's.

TOWN ROAD

MAJORITY OF THE PARCEL, TO ITS EASTERLY,
(REAR) BOUNDARY LINE, IS IN THE B-2 ZONE.

MOST OF THE FRONTAGE, AND APPROXIMATELY
50 feet OF THE DEPTH FROM OLD KINGSTON ROAD
IS IN THE R-1 ZONE.

TOWN OF NEW PALTZ
ONE VETERANS DRIVE
NEW PALTZ, NY 12561
(845)-255-0102

COPY

Parcel History:

Address: 216 OLD KINGSTON RD

Parcel ID: 78.19-1-20

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/18/1969	Permit #:1215	CLSE		3/29/2006
	Owner: GRAHAM, DAVID E. Rt.DORMER ADD.closed 03/29/06. due to fire			
8/4/1999	Permit #:99.0116	CC	99.0116	9/23/2002
	Owner: GRAHAM THERESA ABOVE GROUND POOL			
8/9/2000	Permit #:20.0124	CC	20.0124	9/23/2002
	Owner: GRAHAM THERESA ALTERATIONS AND RENOVATIONS			
7/30/2001	Permit #:01.131	CC	01.131	9/23/2002
	Owner: GRAHAM THERESA DECK ON SIDE OF POOL - 10X16			
5/1/2003	Permit #:03.069	CC	03.069	1/12/2006
	Owner: GRAHAM THERESA TEMPORARY RESIDENCE DUE TO FIRE (MOBILE HOME)			

TOWN OF NEW PALTZ

ONE VETERANS DRIVE
NEW PALTZ, NY 12561
(845)-255-0102

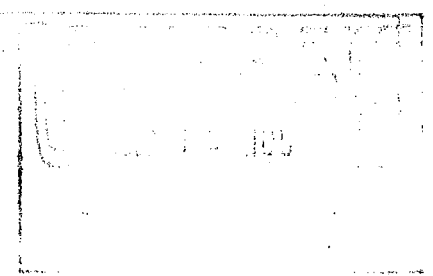
COPY

Parcel History:

Address: 216 OLD KINGSTON RD

Parcel ID: 78.19-1-20

Issued Date	Item	Status	CO/CC #	CO/CC Date
12/15/2003	Permit #:03.286	CO	03.286	1/11/2006
Owner: GRAHAM THERESA REPAIR AFTER FIRE.				
8/4/2004	Permit #:04.183	VOID	VOID	10/18/2006
Owner: GRAHAM THERESA Renovation of kitchen area				
11/9/2007	Complaint #:C07081	Closed		1/5/2009
Owner:				





ULSTER COUNTY CLERK

RECORDING PAGE

D-2509-281 E

184

Type of Document: CORRECTION DEED Recorded: 5/07/1996
 Recording Charge: \$ 17.50 At: 3:35 PM
 Location: new paltz, town In Liber: 2583
 Of: DEED
 Control No: 9605070267 On Page: 0191

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	.00	Mortgage Amount:	.00
Received Tax on Above Deed:		Received Tax on Above Mortgage:	
		Basic:	.00 Exempt NO
		Additional:	.00 NO
		Special:	.00 NO
Total:	.00 Exempt NO	Total:	.00
TT No. 00004541		MT No.	

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: GRAHAM, DAVID E BY ADMIN & OR

Party 2: GRAHAM, THERESA

Albert Spada
 ALBERT SPADA
 ULSTER COUNTY CLERK

Jon A Simonsen Esq
 Blatchly & Simonsen PC
 Po Box 280
 New Paltz NY 12561

LIBER 2583 PAGE 0192

This Indenture, made the 17th day of April 19 96

Between ROBERT E. GRAHAM, residing at 936 Route 213, Kingston, New York 12402, Individually and

78.19-1-20

as Administrator(trix) of the Estate of David E. Graham late of County of Ulster, State of New York who died intestate on the 8th day of July 1989 party of the first part, and THERESA GRAHAM, residing at P.O. Box 861, New Paltz, New York

party of the second part;

Witnesseth, That whereas letters of administration were issued to the party of the first part by the Surrogate's Court, County of Ulster New York on January 3, 1993 and by virtue of the power and authority given in and by Article 11 of the Estates, Powers and Trusts Law, or any amendment thereof from time to time made, and in consideration of TWENTY THOUSAND AND 00/100-----

-----Dollars, (\$20,000.00-----) lawful money of the United States,

paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the party of the second part, and assigns forever, all

ALL THAT TRACT OF LAND situate in the Town of New Paltz, Ulster County, New York, and being bounded and described as follows:

BEGINNING at a corner iron in the East line of the Old Kingston Road 400 feet South of the Shivertown Road and being the southwest corner of the Zagarini lot; thence along same, about South 60 degrees East 165 feet to corner iron 64 feet North and 43 feet East of large barn; thence, South 30 degrees West 322 feet to the northwest corner of the Freer lot; thence, along same, South 38 degrees West 125 feet to corner iron by post and being 235 feet from State monument in West line of new #32; thence, along old fence and property line, North 52 degrees West 150 feet to post in East line of aforesaid old road; thence, along same, North 18 degrees East 125 feet to end of wall and continuing along face of same 66 feet to point 9 feet West of southwest corner of house and continuing 52 feet making 243 feet to North end of wall; thence, about North 43 degrees East 206 feet to place of beginning and containing 2.0 acres of land.

BEING a portion of the lands conveyed by Peter H. Harp, as executor of the last Will and Testament of Jennie Deyo to Jane Wood, dated November 9, 1961 and recorded in the Ulster County Clerk's Office November 10, 1961 in Liber 1114 of Deeds at page 772.

BEING the same premises conveyed by Jane Wood to Worden Masten dated August 3, 1962 and recorded in the Ulster County Clerk's Office in Liber 1127 of Deeds at page 52 on August 6, 1962.

BEING the same premises conveyed by deed of Worden Masten to John Franko, dated September 20, 1967 and recorded in the Ulster County Clerk's Office on September 25, 1967 in Liber 1202 of Deeds at page 928.

BEING the same premises conveyed by deed of John Franko to David E. Graham and Theresa J. Graham, dated April 15, 1969 and recorded in the Ulster County Clerk's Office on April 21, 1969 in Liber 1225 of Deeds at page 1178.

The grantor expressly releases any interest he may have in and to the premises above described as a beneficiary of the Estate of David E. Graham.

C# 267

TW 3889

Blatney

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

Together with the appurtenances, and also all the estate which the said Decedent had at the time of death, in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Estate or statute or otherwise.

To Have and To Hold the premises herein granted unto the party of the second part, her heirs and assigns forever.

Subject to the trust fund provisions of section thirteen of the Lien Law.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

Signature of Robert E. Graham L.S.
ROBERT E. GRAHAM, Individually
and as Administrator of the L.S.
Estate of David E. Graham

State of New York, County of Ulster ss.

On this 17th day of April, 1996 before me, personally appeared

ROBERT E. GRAHAM, Individually, and as

the Administrator (trix) of the Estate of David E. Graham

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same as such Administrator (trix) as aforesaid, for the purposes therein mentioned, and in accordance with the provisions of statute therein mentioned and other provisions of law in such case made and provided.

Signature of Annette M. Martinez
Notary Public

Annette M. Martinez
Notary Public, State of New York
Qualified in Ulster County
No. 4869450
Comm. Exp. 7/6/97

DEED

ADMINISTRATOR'S

ROBERT E. GRAHAM, Individually,
and as Administrator of the
ESTATE OF DAVID E. GRAHAM

TO

THERESA GRAHAM

Dated, April 17, 1996

STATE OF NEW YORK

County of Ulster ss.

RECORDED ON THE

day of April, 1996

at 10:00 o'clock M.

in Liber of Deeds

at Page and examined

CLERK

PLEASE RECORD AND RETURN TO:

Jon A. Simonson, Esq.
Blatchly & Simonson, P.C.
P.O. Box 280
New Paltz, NY 12561

THIS IS A CORRECTION DEED TO CORRECT A PRIOR DEED BETWEEN THE PARTIES HERETO DATED THE 9TH DAY OF JUNE, 1994 AND RECORDED IN THE ULSTER COUNTY CLERK'S OFFICE ON MARCH 15, 1996 IN LIBER 2569 OF DEEDS AT PAGE 0281. This correction deed is intended to (1) insert the address of Robert E. Graham; (2) omit the amount of the consideration of Ten (\$10.00) Dollars and insert the amount of the consideration as Twenty Thousand (\$20,000.00) Dollars; and (3) omit the language "upon the sale or conveyance of the above described premises or upon Grantee's death, whichever shall first occur, the sum of \$9,469.22 shall be paid to Donna Stokes payable from the net proceeds of such sale or conveyance or as a charge against Grantee's estate" contained in the last paragraph of said prior deed. The conveyance herein is absolute and unconditional. All sums due from the Estate of David E. Graham to Donna Stokes have heretofore been paid, and Donna Stokes has executed a Receipt and Release in favor of the Estate. Said Receipt and Release has been duly filed with the Clerk of the Ulster County Surrogate Court.

PLEASE RECORD AND RETURN TO:

✓ Jon A. Simonson, Esq.

Blatchly & Simonson, P.C.

P.O. Box 280

New Paltz, NY 12561



ULSTER COUNTY CLERK
RECORDING PAGE

Type of Document:	DEED	Recorded:	3/15/1996
Recording Charge:	\$ 14.00	At:	1:14 PM
Location:	new paltz, town	In Liber:	2569
		Of:	DEED
Control No:	9603150114	On Page:	0281

EXAMINED AND CHARGED AS FOLLOWS:

Transfer Amount:	20,000.00	Mortgage Amount:	.00
Received Tax on Above Deed:		Received Tax on Above Mortgage:	
		Basic:	.00 NO
		Additional:	.00 NO
		Special:	.00 NO
Total:	80.00	Total:	.00
	Exempt NO		
TT No.	00003564	MT No.	

(THIS PAGE IS A PART OF THE INSTRUMENT)

Party 1: GRAHAM, DAVID E BY ADMIN & OR
Party 2: GRAHAM, THERESA

Albert Spada
ALBERT SPADA
ULSTER COUNTY CLERK

Jon Simonson
PO box 280
New Paltz, N. Y. 12561

2
C/114

This Indenture, made the 9th day of June 19 94

Between ROBERT E. GRAHAM, Individually and

78.19-1-20

as Administrator(trix) of the Estate of David E. Graham
late of County of Ulster, State of New York
who died intestate on the 8th day of July 1989 party of the first part,
and THERESA GRAHAM, residing at P.O. Box 861, New Paltz,
New York

party of the second part;

Witnesseth, That whereas letters of administration were issued to the party of the first part by the Surrogate's Court, County of Ulster New York on January 3 19 94 and by virtue of the power and authority given in and by Article 11 of the Estates, Powers and Trusts Law, or any amendment thereof from time to time made, and in consideration of TEN AND 00/100-----

-----Dollars, (\$ 10.00-----) lawful money of the United States, and other valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the party of the second part, and assigns forever, all

ALL THAT TRACT OF LAND situate in the Town of New Paltz, Ulster County, New York, and being bounded and described as follows:

BEGINNING at a corner iron in the East line of the Old Kingston Road 400 feet South of the Shivertown Road and being the southwest corner of the Zagarini lot; thence along same, about South 60 degrees East 165 feet to corner iron 64 feet North and 43 feet East of large barn; thence, South 30 degrees West 322 feet to the northwest corner of the Freer lot; thence, along same, South 38 degrees West 125 feet to corner iron by post and being 235 feet from State monument in West line of new #32; thence, along old fence and property line, North 52 degrees West 150 feet to post in East line of aforesaid old road; thence, along same, North 18 degrees East 125 feet to end of wall and continuing along face of same 66 feet to point 9 feet West of southwest corner of house and continuing 52 feet making 243 feet to North end of wall; thence, about North 43 degrees East 206 feet to place of beginning and containing 2.0 acres of land.

BEING a portion of the lands conveyed by Peter H. Harp, as executor of the last Will and Testament of Jennie Deyo to Jane Wood, dated November 9, 1961 and recorded in the Ulster County Clerk's Office November 10, 1961 in Liber 1114 of Deeds at page 772.

BEING the same premises conveyed by Jane Wood to Worden Masten dated August 3, 1962 and recorded in the Ulster County Clerk's Office in Liber 1127 of Deeds at page 52 on August 6, 1962.

BEING the same premises conveyed by deed of Worden Masten to John Franko, dated September 20, 1967 and recorded in the Ulster County Clerk's Office on September 25, 1967 in Liber 1202 of Deeds at page 928.

BEING the same premises conveyed by deed of John Franko to David E. Graham and Theresa J. Graham, dated April 15, 1969 and recorded in the Ulster County Clerk's Office on April 21, 1969 in Liber 1225 of Deeds at page 1178.

The grantor expressly releases any interest he may have in and to the premises above described as a beneficiary of the Estate of David E. Graham. Further, upon sale or conveyance of the above described premises or upon Grantee's death, whichever shall first occur, the sum of \$9,469.22 shall be paid to Donna Stokes payable from the net proceeds of such sale or conveyance or as a charge against Grantee's estate.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

Together with the appurtenances, and also all the estate which the said Decedent had at the time of death, in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said Estate or statute or otherwise.

To Have and To Hold the premises herein granted unto the party of the second part, her heirs and assigns forever.

Subject to the trust fund provisions of section thirteen of the Lien Law.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

Robert E. Graham L.S.
ROBERT E. GRAHAM, Individually
and as the Administrator of the L.S.
Estate of David E. Graham

State of New York, County of Ulster

ss.

On this 9th day of June 19 94 before me, personally appeared

ROBERT E. GRAHAM, Individually, and as the Administrator (~~trust~~) of the Estate of David E. Graham to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same as such Administrator (~~trust~~) as aforesaid, for the purposes therein mentioned, and in accordance with the provisions of statute therein mentioned and other provisions of law in such case made and provided.

Annette M. Martinez
Notary Public

Annette M. Martinez
Notary Public, State of New York
Qualified in Ulster County
No. 4889450
Comm. Exp. 7/8/95

DEED

ADMINISTRATOR'S

ROBERT E. GRAHAM, Individually
and as Administrator of the
ESTATE OF DAVID E. GRAHAM

TO

THERESA GRAHAM

Dated, June 9 19 94

STATE OF NEW YORK

County of ULSTER ss.

RECORDED ON THE

day of _____, 19____
at _____ o'clock _____ M.
in Liber _____ of Deeds
at Page _____ and examined

CLERK

PLEASE RECORD AND RETURN TO:

Jon A. Simonson, Esq.
Blatchly & Simonson PC
Post Office Box 280
New Paltz NY 12561-0280

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 HALL, ROUTE 32 NORTH ON:

DATE: August 3, 2009

TIME: 7:30 PM or as soon thereafter as the matter can be heard.

FOR THE PURPOSE OF reviewing the Nomination for Landmark Designation submitted by Theresa Sullivan for her property at 216 Old Kingston Road known as the Schoomaker-Freer House 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 Thursday July 23, 2009. At 7:30 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 accommodations 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

Wednesday, July 15, 2009 3:05 PM

Public Notice Request

From: "John Orfitelli" <john.orfitelli@yahoo.com>

To: "Dale Post Pioneer Publication" <dale@ulsterpublishing.com>

Dale, please publish the following legal notice in New Paltz Times for publication on Thursday 7/23. Please send invoice to Town of New Paltz, Historic Preservation Commission, PO Box 550, New Paltz, NY 12561. Please let me know if you need additional information for this notice, my phone: 594-9432. Thanks, John

LEGAL NOTICE

Notice is hereby given that a public hearing will be held by the Town of New Paltz Historic Preservation Commission on Monday August 3, 2009 7:30PM at the New Paltz Town Hall pursuant to Zoning Article XIV 140-122 of the New Paltz Code to review 1) the Nomination for Landmark Designation submitted by PJ Preuss of Historic Huguenot Street for the South Putt Corners Burial Ground and 2) the Nomination for Landmark Designation submitted by Theresa Sullivan for her property at 216 Old Kingston Road known as the Schoomaker-Freer House. A copy of the competed nomination forms and associated materials will be available for inspection at the Town Clerks office beginning Thursday, July 23, 2009.

Licensed Real Estate Agent e-PRO Certified
Century 21 Venables Realty, New Paltz, NY 12561 [map](#)
e-mail: john.orfitelli@yahoo.com
Office (845)255-6163 or (800)421-0042, Fax (845)255-6757

Helen Christie

From: "John Orfitelli" <john.orfitelli@yahoo.com>
To: "Helen Christie" <helenchristie@townofnewpaltz.org>
Sent: Wednesday, July 08, 2009 3:51 PM
Subject: Abutter Notification Mailing List

Abutter Notification Mailing List for S. Putt Cemetery

Ulster Rocks Inc
 Stone Ridge, NY 12484

P.O. Box 652

Location of Parcel
 4 S. Putt Corners Rd.
 86.12-4-9.200

Alpac Partner LLC
 805 Third Ave
 New York, NY 10022

alpac Partners, LLC
 1 Summit Ct, Suite 103
 Fishkill N.Y. 12524

12-14 S. Putt Corners Rd
 86.12-4-11

Abutter Notification Mailing List for Schoomaker-Freer House

216 old Kington Road

Mr. Timothy Lefevre
 221 Old Kingston Road
 New Paltz, NY 12561

#DARCY

same
 78.19-1-6 221 old Kington ✓

Ms Debra Havranek
 167 Mountain Rest Road
 New Paltz, NY 12561

Joseph & Debra

to 203 old Kington 78.19-1-8 ✓
 224 " " 78.19-1-21 ✓

P.P. Nelson LLC
 249 Rt 32 North
 New Paltz, NY 12561

78.19-1-23 - 243 Rte 32 N
 (Piscataway Bldg)
~~78.19-1-24 - (249 " " "~~
 (Clarkham's) ✓

Ms Ella Mae Lyons
 221 Rt 32 North
 New Paltz, NY 12561

78.19-1-18 221 Rte 32 N. ✓

Francesco & Catherine
 Mr Anthony Goangelo
 25-45 14th Place
 Astoria, NY 11102

part of 78.15-1-4
 204 + acre parcel by Jim Clark
 brought on old Kington

Anthony, Maria & John Jr.
 Colangelo
 191 N. Middletown
 Nanuet NY 10954

Mr Robert Clark & Catherine
 207 Old Kingston Road
 New Paltz, NY 12561

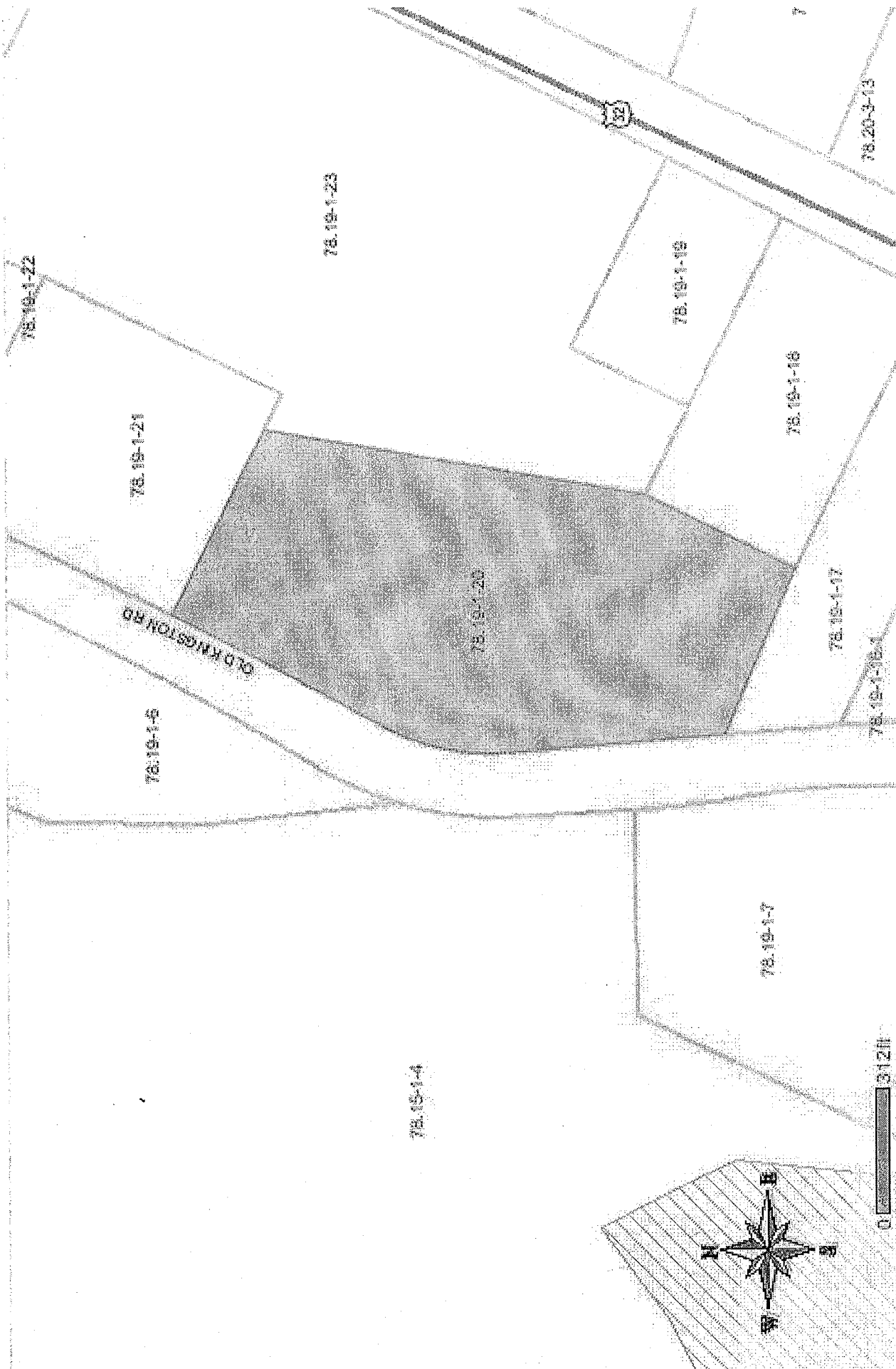
same

78.19-1-7 207 Old Kington Rd

Mr Harry Fritch & Rosemarie
 6 Rita Street
 New Paltz, NY 12561

78.19-1-17 219 Rte 32 N ✓

Licensed Real Estate Agent e-PRO Certified
 Century 21 Venables Realty, New Paltz, NY 12561 map
 e-mail: john.orfitelli@yahoo.com
 Office (845)255-6163 or (800)421-0042, Fax (845)255-6757



78.19-1-22

78.19-1-21

78.19-1-23

78.19-1-19

78.19-1-18

78.20-3-13

78.19-1-15

OLD KINGSTON RD

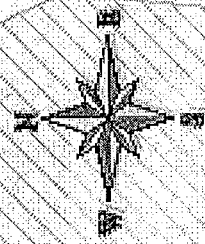
78.19-1-20

78.19-1-17

78.19-1-16

78.19-1-14

78.19-1-13





DUTCH BARN (DEMOLISHED)

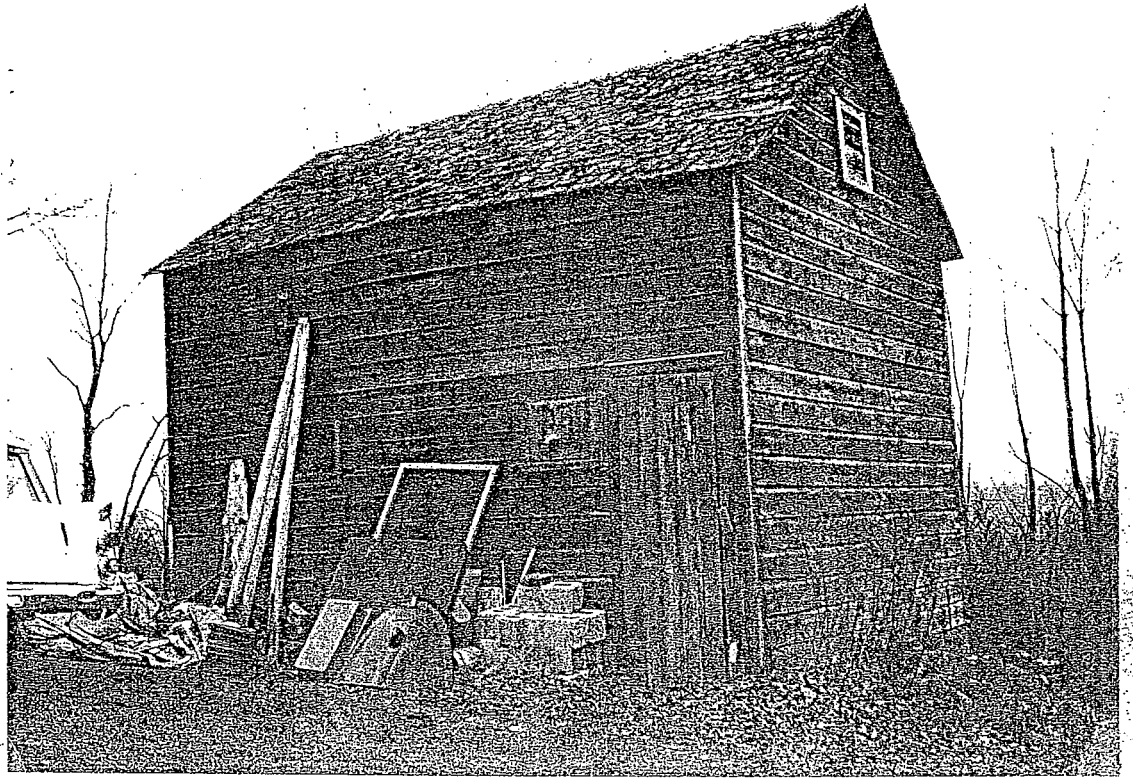
small Barn ↑

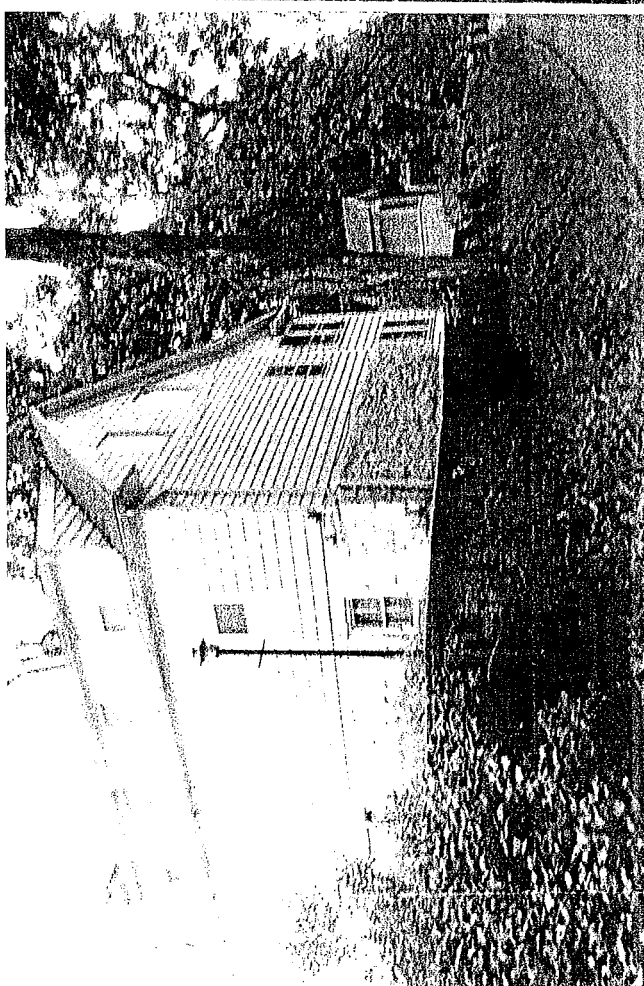
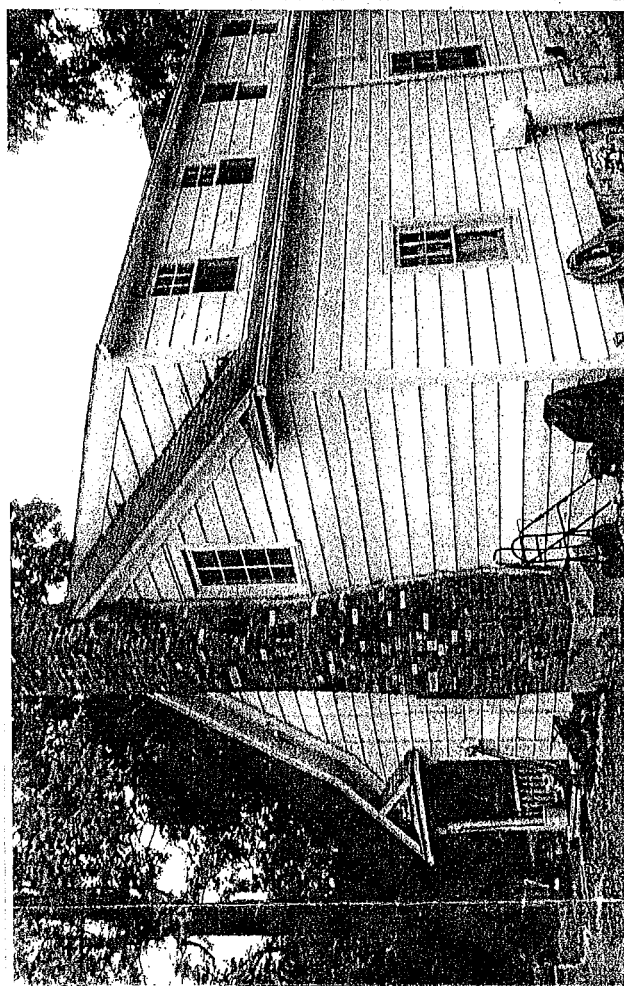
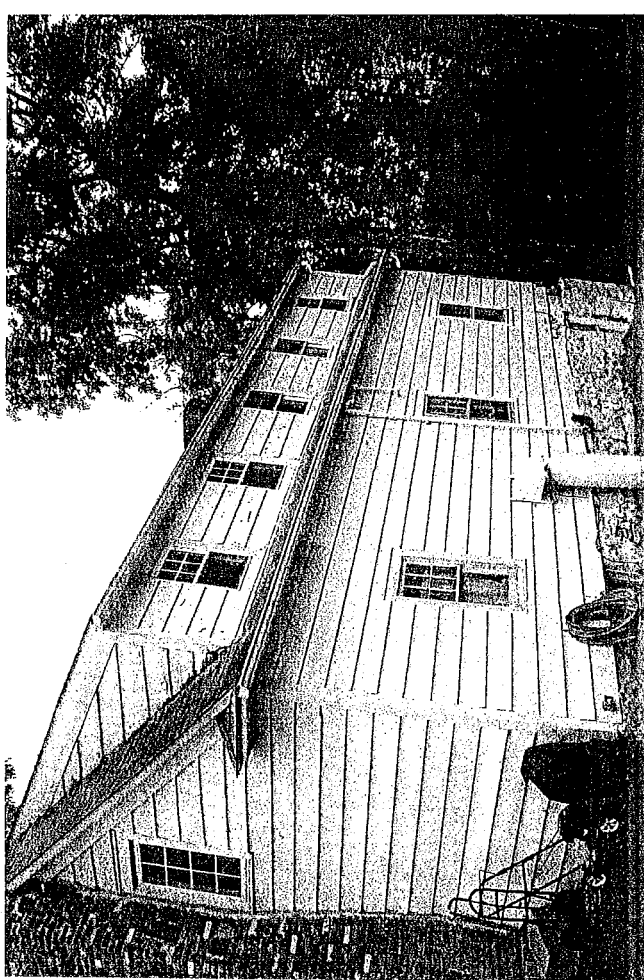
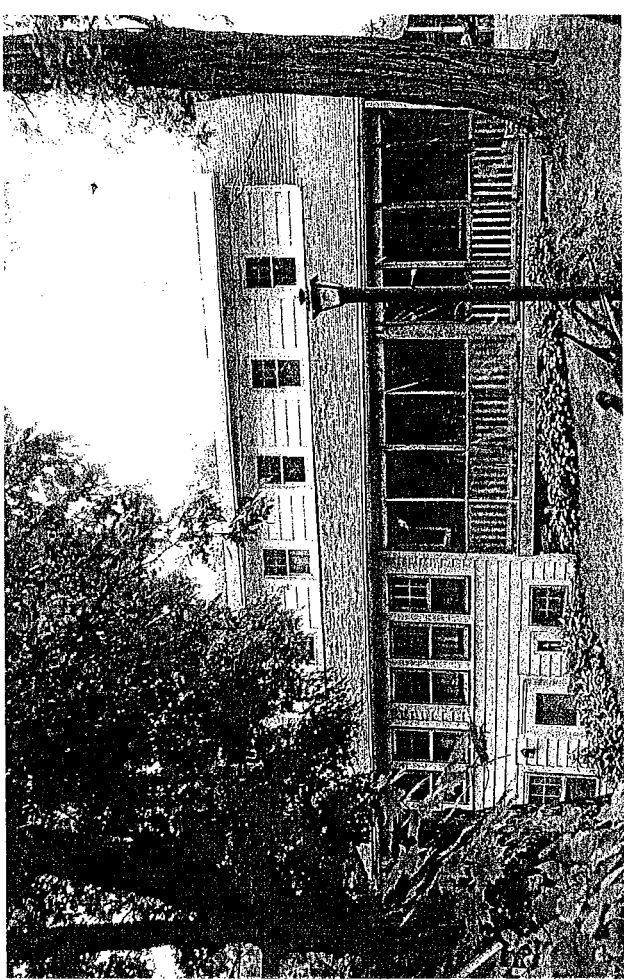


Graham

105924









NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY
USN: _____

IDENTIFICATION

Property name(if any) Schoonmaker-Freer House

Address or Street Location 216 Old Kingston Road

County Ulster Town/City New Paltz Village/Hamlet Old Kingston Road

Owner _____ Address _____

Original use _____ Current use _____

Architect/Builder, if known _____ Date of construction, if known _____

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: _____

Alterations, if known: _____ Date: _____

Condition: excellent good fair deteriorated

Prepared by: Larson Fisher Associates address P.O. Box 1394, Woodstock NY 12498

Telephone: 845-679-5054 email www.larsonfisher.com Date December 2006



OWNERSHIP INFORMATION

GRAHAM, THERESA
216 OLD KINGSTON RD
NEW PALTZ NY 12561-3002

COUNTY: ULSTER
PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

PARCEL NO: 78.19-1-20

Mail: 216 OLD KINGSTON RD
NEW PALTZ NY 12561-
PHONE NUMBER:
CENSUS TRACT: 9533.00

SALE INFORMATION

Sale Date 04/17/1996 **Price \$** 1 **Deed Date** 05/07/1996
Arms Length N **Libre** 2583 **Page** 191 **# Total Parcels** 1
Seller UNKNOWN **Buyer** UNKNOWN **Personal Property** 0

SALE HISTORY	PRICE	DATE	ARMS LENGTH	SELLER
PRIOR # 1	\$ 20,000	06/09/1994	N	UNKNOWN

STRUCTURAL INFORMATION

Square Feet 1,812
Sqft. 1st Floor 976
Sqft. 2nd Floor 836
Fin. Basement Sqft. 0
Year Built 1750
Bldg Style OLD STYLE
Units 1
Stories 2.00
Baths 2.00
Bedrooms 4
Fireplaces 0
Kitchens 1
Garage Type
Garage Bays 0
Cooling Detail NONE
Heat Type HEAT: (HOT WTR/STM)
FUEL: (OIL)
Exterior WOOD
Condition FAIR
Basement Type FULL

LOT INFORMATION

Lot Size Dim.: 440.00x0.00
Zoning R1
Nbhd Code 9
School District 513801 - NEW PALTZ
Lot Size Acres 2.00
Desirability TYPICAL
Water Front N
Sewer PRIVATE
Water PRIVATE
Utilities ELECTRIC
Nbhd. Rating AVERAGE
Nbhd. Type RURAL
Res. Sites 1
Comm. Sites 0
Swls Code 513889

TAX INFORMATION

Tax ID# 78.19-1-20
Assessed Value \$ 250,000
Land Assesment \$ 110,000
School Tax \$ 4,100
County/Town Tax \$ 2,915
City/Village Tax \$ 0
Total Tax \$ 7,015
Full Tax Value \$ 257,731
Equalization Rate 0.97
Prior Tax ID#
Full Land Value \$ 113,402

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:06/01/2009 11:15 pm

EXEMPTIONS:

ENHANCED STAR
PERSONS AGE 65 OR OVER

IMPROVEMENTS:

(1) PORCH-COVERD, BUILT 1750, DIMENSIONS (21.00 X 8.00), CONDITION FAIR
(1) BARN-1.0 GEN, BUILT 1750, DIMENSIONS (20.00 X 20.00), CONDITION FAIR
(1) BARN-1.0 GEN, BUILT 1750, DIMENSIONS (20.00 X 16.00), CONDITION FAIR

Note: Display indicates first residential site and up to four improvements.

Neighborhood appreciation factor - (statistic based on recent median sold properties over their assessment ratio)

\$ 230,000

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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):

Dormer added on north side in 1970

Refer to attached NYS Historic Resource Inventory data by Larson Fisher Associates, 12/2006.

Describe the present condition of the property:

Very good. Mr Graham retained the oak slats in the wall insulated and packed them with stucco and Straw. They had been formerly packed with mud, horsehair, and straw.

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

The parcel has two acres and includes three old large barns. A Dutch barn was demolished in 1991.

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

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

Refer to attached NYS Historic Resource Inventory data by Larson Fisher Associates, 12/2006.

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)

Refer to attached NYS Historic Resource Inventory data by Larson Fisher Associates, 12/2006.

IV.

NOTIFICATION DATES

Landlord Notification Date: N/A
Newspaper Notice Date: 7/23/09
Abutter Notification Date: 7/16/09

V.

CERTIFICATION

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: Theresa Sullivan Date: 10-7-09

VI.

OUTCOME

Date of Recording with Town Clerk and Ulster County Clerk _____

Schoonmaker-Freer House
216 Old Kingston Road
New Paltz, Ulster County

Narrative Description of Property:

This resource contains the following parcels and components.

In the Town of New Paltz:

Map ID#	Parcel No.	Address	Acreage	Components
1	78.19-1-20	216 Old Kingston Road	2.00	House, barn
2	78.19-1-23	242 Route 32 North	3.50	Barn site

The wood frame house sits on a hill on the east side of Old Kingston Road. It faces south and has a full front porch, a portion of which has been enclosed. There is a walk-out basement entrance at the southwest corner of the front of the house. A small wood frame wagon house is located north of the house. The site of a Dutch barn, demolished in the 1990s is located on the parcel to the east.

The property associated with 216 Old Kingston Road is in the western half of Lot No. 8, Southern Division, First Tier of the Land Divisions East of the Paltz River made in 1760. This parcel was conveyed to heirs of Hugo Freer, Jr. The farm originally extended from Old Kingston Road east across Route 32 North; Shivertown Road was its northern boundary. This land has since been subdivided for residential and commercial development.

Narrative Description of Significance:

Jonas Freer was the grandson of Hugo Freer, one of the twelve New Paltz patentees. His father, also named Jonas, lived at "Klyne Bonticoe," near Springtown, on land later owned by John Beaver (see Beaver Farm). [LeFevre, 361] Jonas Freer, Jr. was living in the vicinity on this farm when his father willed him the entire Lot No. 8 in the Southern Division First Tier in 1775. He built a stone house at the eastern end (see Middletown Area, Parcel I) and established his daughter and her husband, Abraham P. Schoonmaker in a house on the western end along the road to Bonticoe. It is likely that the Schoonmakers built the existing house sometime after 1798 when a log dwelling is described on the site. Upon his death, Jonas Freer conveyed Lot No. 8 to his son, Elias, in its entirety. The Schoonmakers disappear from the records by 1850, as did Elias Freer. His sons, Stephen and Peter W.A. inherited the farm, with Stephen remaining in the stone house on the eastern side of the farm and Peter W.A. Freer (and their mother) moving into the Schoonmaker house on the west end. Peter W.A. Freer married Sarah Stokes in 1865 and moved to the village. He evidently conveyed the his interest in the property to his brother, because Stephen sold the farm to Mrs. John J. Hood in 1874. In the early 1900s, the Richard Deyo family purchased the farm, and they kept the property until the 1960s, when the property was sold at an estate sale. The house was made into a bed and breakfast in the 1990s by Theresa Graham Sullivan. The property has since been called The Express Inn.

This house is very significant as one of the oldest wood frame houses surviving in the town.

Schoonmaker-Freer House
216 Old Kingston Road
New Paltz, Ulster County

CHRONOLOGY

- 1760 Map of Land Divisions East of the Paltz River
Part of Lot No. 8, Southern Division, First Tier
Parcel conveyed to heirs of Hugo Freer, Jr.
- 1775 Jonas Freer, father of Elias Freer, was given Lot No. 8 by his father, also named Jonas.
- 1790 U.S. Census, Ulster County, Town of New Paltz
Jonas Freer
1 free white male 16 years of age and over (Jonas)
5 free white males under 16 (including four sons, Elias, Simeon, Joshua & Jonathan)
5 free white females (wife and four daughters)
0 slaves
- 1798 New Paltz Tax Assessment
Freer Jonas, owner and occupant
House and 2 acres located "1½ mile North east from Paltz town"
Log section 24x18 ft. (old); stone section 24x15 ft. (new); value of \$175
1 Dutch barn 40x40 ft.
122 acres 88 perches in Lot No. 8 first tier to the South, \$976
- Schoonmaker Abm, occupant; Freer Jonas owner
Log house 18x18 ft. on 324 sq. ft. lot located "on the Bontikoe road join. Jonas Freer"
Dwelling valued at \$20; land at \$30
- 1800 U.S. Census, Ulster County, Town of New Paltz
Abraham E. Schoonmaker [sic]
1 free white male <10
1 free white male 26-45
2 free white females <10
1 free white female 16-26
- 1820 U.S. Census, Ulster County, Town of New Paltz
Abraham P. Schoonmaker
1 free white male 10-16
1 free white male 16-18
1 free white male 16-26
1 free white female 0-10
2 free white females 10-16
2 free white females 16-26
1 free white female 26-45
0 slaves

Schoonmaker-Freer House
 216 Old Kingston Road
 New Paltz, Ulster County

- 1840 U.S. Census, Ulster County, Town of New Paltz
 Abraham P. Schoonmaker
 1 free white male 30-40
 1 free white male 60-70
 2 free white females <5
 1 free white female 5-10
 1 free white female 20-30
 1 free white female 30-40
 1 free white female 60-70

Evidently, Abraham and his wife were living with a married child and their household. By the next census year (1850), Abraham P. Schoonmaker was deceased, and Stephen Freer and his new family had taken over the house. (This has been determined since Elias Freer's widow, Catherine, and her unmarried children would have retained possession of the family homestead.)

- 1850 U.S. Census, Ulster County, Town of New Paltz
 Dwelling #1045 / Household #1101

<u>Name</u>	<u>Age</u>	<u>Occupation</u>	<u>Real Estate Value</u>
Catherine Freer	65		\$6,000
Peter Freer	31	Farmer	
Eliza A. Freer	25		
Nathan Freer	23		
Amanda C. Freer	14		
Egbert Albertson	12		

Dwelling # 926 / Household #980

<u>Name</u>	<u>Age</u>	<u>Occupation</u>	<u>Real Estate Value</u>
Stephen Freer	28	Farmer	none listed
Mariah Freer	27		
Gertrude Freer	6		
Cate A. Freer	4		
Ira Terpenning	15	' Laborer	

- 1860 U.S. Census, Ulster County, Town of New Paltz
 Dwelling #163 / Household #171

<u>Name</u>	<u>Age</u>	<u>Occupation</u>	<u>Real/Personal Value</u>
P.W.A Freer	40	Farmer	\$3,000/\$600
Cath	75		
Cath A.	14		
James L. Hess	14		

Schoonmaker-Freer House
216 Old Kingston Road
New Paltz, Ulster County

1860 U.S. Census, Ulster County, Town of New Paltz
Dwelling # 199 / Household # 204

<u>Name</u>	<u>Age</u>	<u>Occupation</u>	<u>Real/Personal Value</u>
Stephen Freer	35	Farmer	\$2,000/\$500
Mariah	36		
Gertrude M	16		
Elizabeth E	7		
Frances J	5		
Stephen D	3		
Frank Johnson	15 B		

The low real estate values apparently reflect the brothers' shares in the farm. An exchange of residences may have occurred by this point, since Stephen's household was growing. However, Steven held a smaller share of the real estate value, which would suggest he was living in the lesser place. Nevertheless, a 1874 newspaper entry stated that the wood frame house and 50-acre farm belonged to Peter W.A. Freer. Their mother, Catherine, was still alive in 1860 and living with Peter.

1865 Peter W.A. Freer married Sarah Stokes and moved to the village. [LeFevre 361]

1874 17 Dec 1874 NPI

Mrs. John J. Hood has purchased of Stephen Freer the farm belonging to Peter W.A. Freer about 3 miles north of the village— 50 acres for \$4000.

Eliza Deyo Hood (1830-1899)

Lived in house with sons Isaac and Stephen

1875 Ulster County Atlas: "S[tephen] Freer"

The map was evidently created prior to the 1874 sale.

1909 Richard S. Deyo owned farm. [LeFeyre, 125]

Richard Deyo was the brother of Eliza Deyo Hood; w: Amelia Wood Deyo [obit IV:169]

1905 & 1925 N.P. Census

Children, John R. W. and Jennie; both resided in house

1961 11 Oct 1961 NPI

Estate of Jennie Deyo (Estate sale on 14 Oct)

Eight room country style house with basement, electricity and new plumbing, large barn, chicken houses and two car garage. The premises consisting of approximately 6 ½ acres. Peter H. Harp, executor

Schoonmaker-Freer House
216 Old Kingston Road
New Paltz, Ulster County

1968 David & Theresa Graham purchased the house.

1977 10 July 1977 NPN

"One of the oldest wood frame houses in the Town of New Paltz is for sale. The David Graham home on Old Kingston Road, which dates back to 1830, is for sale... Mr. Graham retained the oak slats in the wall insulation and packed them with stucco and straw. They had formerly been packed with mud, horsehair and straw... The farm also has three old big barns... The parcel has two acres.

1991 Dutch barn demolished

1996 Theresa Graham Sullivan Express Inn

2003 18 April 2003 KF
Fire Damages New Paltz Inn.

SOURCES:

Commemorative Biographical Record of Ulster County, New York, Chicago: J.H. Beers & Co., 1896.

Harp, Peter. Horse and Buggy Days. New Paltz: by the author, 1994.

HeritageQuest.com. on-line digital editions of U.S. Census and genealogical source material.

Kingston, NY, Ulster County Clerks office. Deed Records and map collection.

LeFevre, Ralph. History of New Paltz, New York and its Old Families, from 1678 to 1820. (1903; rpt.

Bowie MD: Heritage Books, 1992.

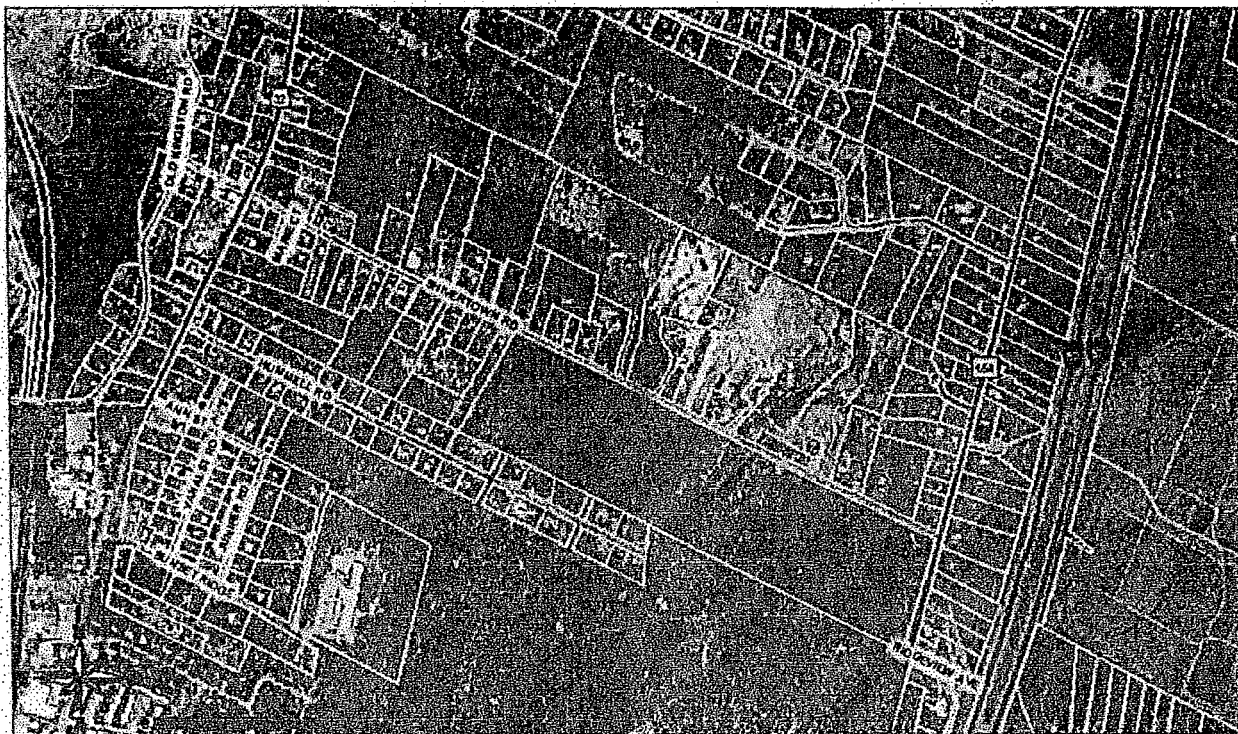
New Paltz NY. Elting Memorial Library. Haviland-Heidgerd Historical Collection. "House Books," obituary and marriage records, NYS census schedules, vertical and photograph files.

_____ Huguenot Historical Society Archives, Town Records Collection. Manuscript assessment lists for 1798 U.S. Direct Tax, town tax lists.

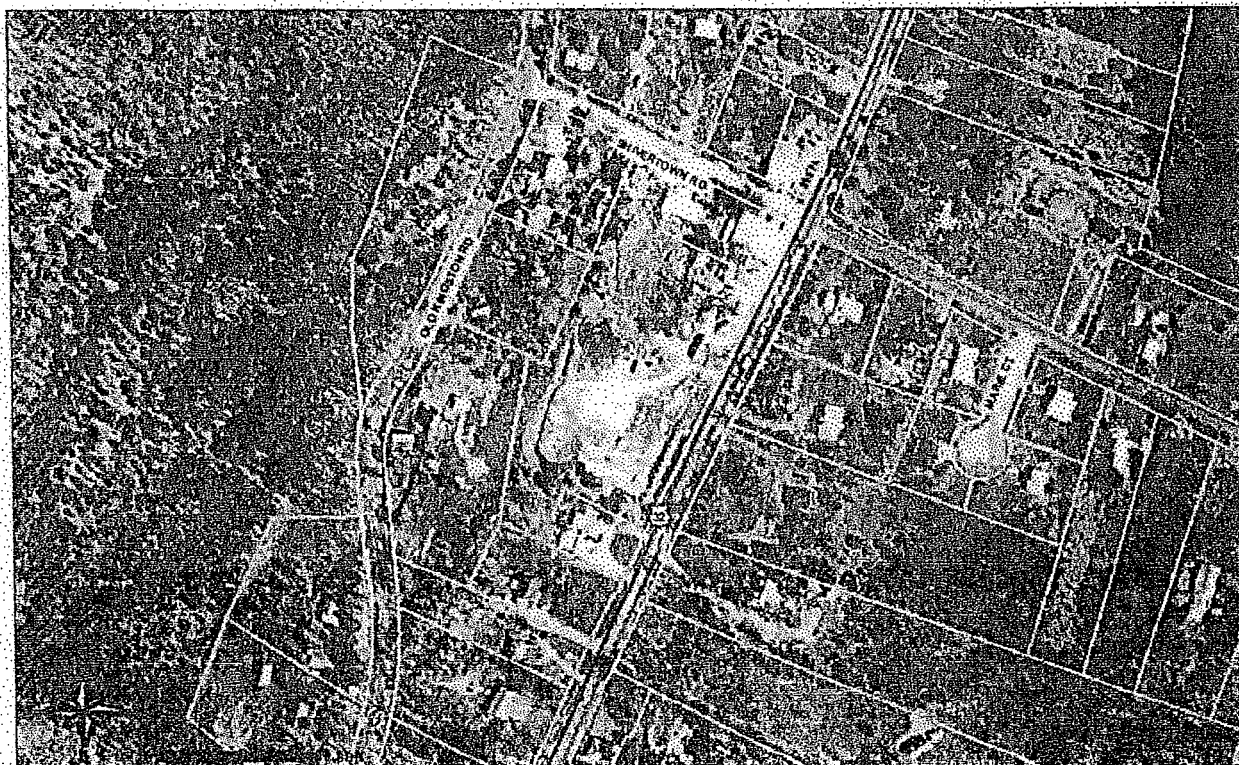
Sylvester, Nathaniel B. History of Ulster County, New York. Philadelphia, Everts & Peck, 1880.

Schoonmaker-Freer House
 216 Old Kingston Road
 New Paltz, Ulster County

Maps:

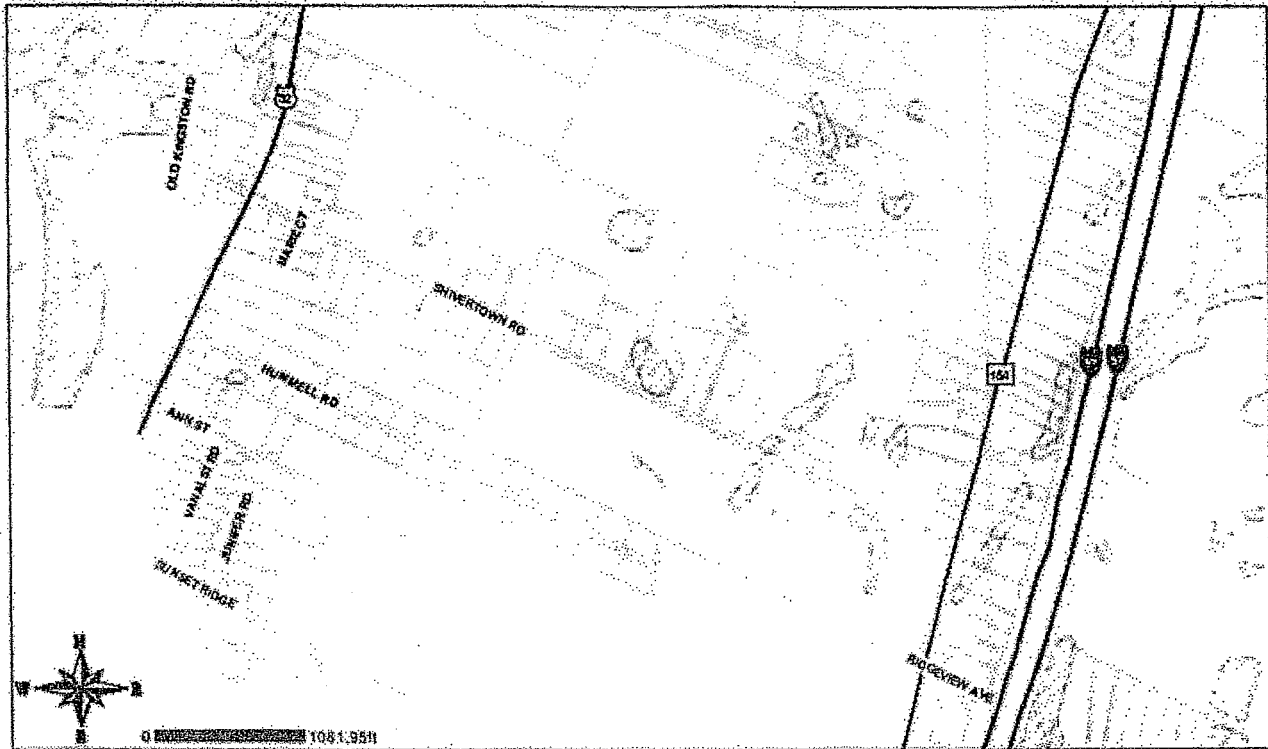


Aerial view of Lot No. 8, Southern Division, First Tier, 1760. Schoonmaker-Freer House is located at western edge (see map below). The lot also includes the Jonas Freer Farm at its eastern end.

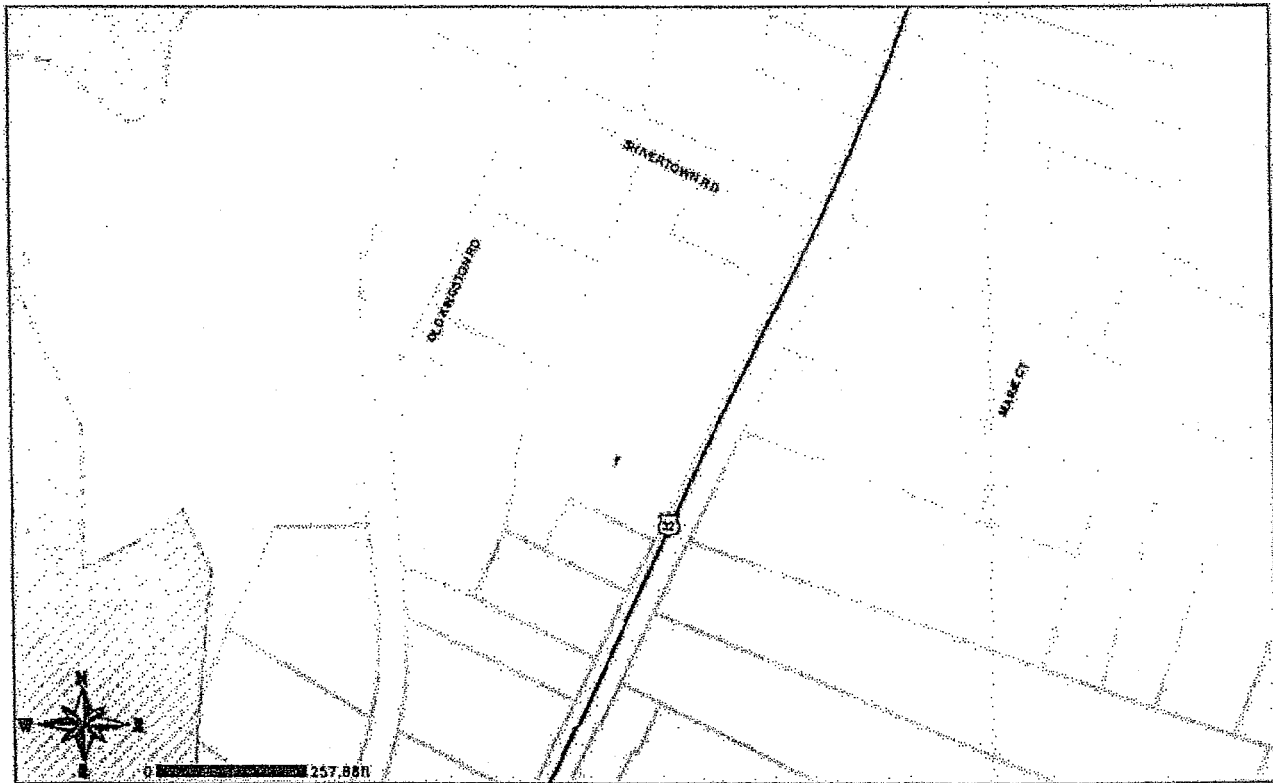


Aerial view of Schoonmaker-Deyo House & Barn Site, detail.

Schoonmaker-Freer House
216 Old Kingston Road
New Paltz, Ulster County



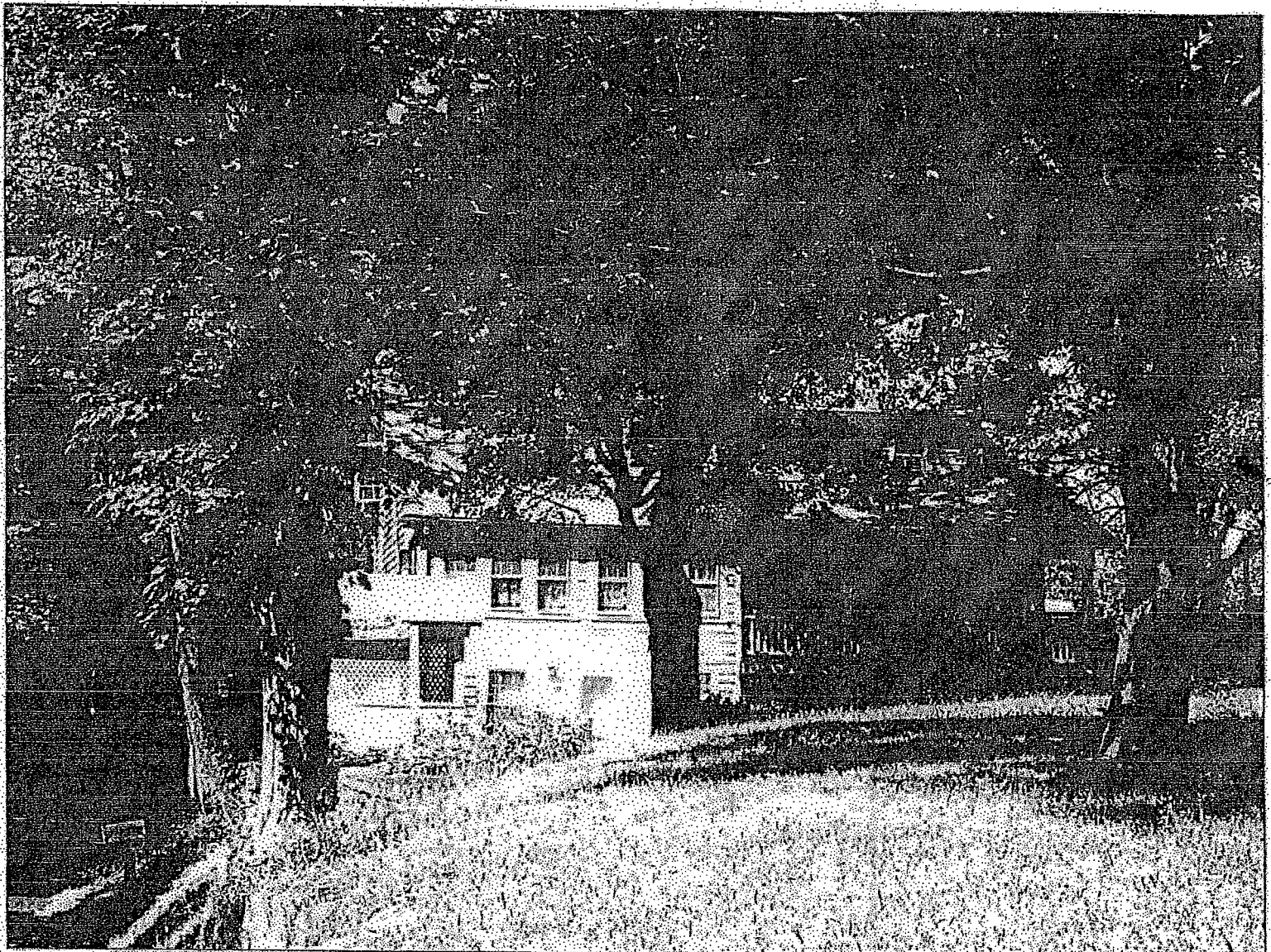
Parcel map showing Lot No. 8, Southern Division, First Tier, 1760. The location of the Schoonmaker-Freer House is indicated by the solid line. The boundary of the lot is outlined with a broken line, of which the Jonas Freer Farm occupies the eastern end.



Parcel map detail of Schoonmaker-Freer House & Barn Site.

Schoonmaker-Freer House
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Photos:



View of the house on the east side of Old Kingston Road, from the south.