

VILLAGE OF NEW PALTZ
RECONNAISSANCE-LEVEL
HISTORIC RESOURCE SURVEY

III. New Paltz History Timeline

- 1677 New Paltz Patent granted
- 1683 Reformed Dutch Church organized; stone buildings dating 1717, 1773
- 1743 Precinct of New Paltz was created consisting of the New Paltz Patent, the Louis DuBois Patent [Nescotak], the Guilford Patent, the Thomas Garland Patent at Kettelborough and Ireland Corners, and the Hugo Freer Patent [LeFevre, 107-108]
- 1775 Precinct boundaries further enlarged
- 1785 Town of New Paltz incorporated March 31, 1785
- 1790 Post office in Budd's Tavern on N. Front St. (cor. N. Chestnut St.)
- 1807 Committee established to plan building a road from New Paltz Landing westward
- Map of state road from Springtown to Libertyville & Guilford (Canaan Rd.) filed in Ulster County Clerk's office
- 1809 Part of Hurley annexed to New Paltz
- 1810 First post office established, believed to have been located at Budd Hotel, N. Chestnut & N. Front streets.
- 1812 Butterville (Oleynuit) settled; community of members of Society of Friends develop; Abram Steen (married a Freer)
- 1820 New Paltz Village consisted of 20 dwellings, two stores, two hotels, two cake and beer shops, one blacksmith shop, one schoolhouse and one church [LeFevre]

- 1828 D&H Canal opened
Ulster County Poorhouse opened
- 1832 New Paltz Turnpike map filed in Ulster County Clerk's Office
- 1833 New Paltz Academy established
- 1839 Present Reformed Dutch Church built; additions 1869 (John A. Wood, architect)
- 1840 Methodist church constructed corner Main & Church streets; ministry began c. 1786, services held in homes of Hendrik Deyo and Henry DuBois; moved to face Church Street in 1870; raised and tower added and redecorated in 1884; moved to new church in 1929
- 1842 Part of New Paltz ceded to Esopus
- 1844 Part of New Paltz ceded to Rosendale
- 1845 Town of Lloyd created from eastern portion of New Paltz

NYS Census

In 1845 the population of New Paltz was 2818 ranking it sixth among the sixteen towns in Ulster County; urban villages, such as Saugerties (6529 persons) and Kingston (6508), posted the highest figures followed by the rural towns of Wawarsing (4922), which contained Ellenville, a port on the Delaware & Hudson Canal, Shawangunk (4011), including a manufacturing center at Wallkill, and Marbletown (3143)

New Paltz ranked 13th of 16 towns with only 20 non-naturalized citizens; Saugerties and Kingston had between fifteen and twenty times the number with 412 and 345 aliens, respectively; these numbers indicate the rapidly growing diversity of Ulster County's river towns as well as the enduring insularity of New Paltz

Conversely, New Paltz retained a significant number of persons of color. With 207 African Americans recorded, New Paltz rivaled Marbletown (300) for the greatest proportion in the county. Persons of color represented 6.3% of the population in New Paltz population and 7.3 percent in Marbletown. Kingston enumerated 263 African Americans, but this number represented only 4% of the total population. By this time non-naturalized citizens outnumbered persons of color there. Elsewhere in the county, there were three towns with numbers over 100, but ten towns counted less than 100 African Americans with 59 being the median number for all sixteen towns in the county. The significant number of African Americans in New Paltz (and

Marbletown) reaffirms the cultural stasis there and the large numbers of people who had been enslaved there in earlier years. Statewide Ulster County's African American population ranked eighth at 1587, whereas its total population ranked fourteenth (48,907). The state counted an average of 752 persons of color per town, although the median number was 221 persons, more or less.

New Paltz also recorded the highest number of paupers among the eight Ulster County towns that claimed to have them. With 125 enumerated, it exceeded Kingston with 81; the median number for towns in the county was three paupers. (The coincidence of large numbers for persons of color and paupers was not explored but merits further inquiry.) Surviving records document that New Paltz had established a system of relief for the poor early in its history, as did many of the original Dutch towns. It may be that the newer towns in the county that did not declare a single pauper, had not developed the need or impetus to institute a practice of public support.

Agricultural statistics provide another window on the character of the cultural landscape of New Paltz in 1845. The town ranked fifth in the county for wool and flannel cloth manufactured in the home. In both cases production in New Paltz exceeded the mean by notable amounts. With a number of factories operating in Ulster County, the fact that such quantities of home manufactures continued to exist in New Paltz indicates the continued preservation of traditional structure of and practices in the community. That the town ranked first in the production of both flax and linen further signifies that few changes had occurred in the local rural economy. New Paltz households produced 4283 _ yards of linen cloth in 1845, more than double the average town production in the county. Likewise, New Paltz had nearly three times as many acres planted in flax than the average (58 _ acres v. mean of 21 _ acres) and produced over three times more flax (12,831 lbs.). In fact, New Paltz grew 23% of Ulster County's total flax production.

New Paltz also ranked first among Ulster County towns in wheat production in 1845. By this time the county could no longer be considered a major bread basket in the state. Western New York had long ago supplanted the Hudson Valley as a wheat source. The statistics bear this out graphically. While Ulster County registered 39,323 bushels of wheat, the average production of New York State's 59 counties was 226,979 bushels. In the face of blights, exhausted soil, economic competition from western counties and states New Paltz farmers planted 625 _ acres and harvested 6567 _ bushels of wheat, much more than the county averages of 317 acres and 2,458 bushels. Ulster County was a major dairy producer in the state. The 1,556,457 pounds of butter it registered in 1845 was comfortably ahead of the state average of 1,347,487 pounds.

In other key areas of farm production, New Paltz ranked close to the top. It was second only to the neighboring Town of Shawangunk in dairy production with farmers milking 1,595 cows and producing 173,614 pounds of butter. These figures were substantially less than those recorded in Shawangunk, 2,968 cows milked and 266,645 pounds of butter, but measurably above the county mean of 1,163 cows milked and 97,279 pounds. Butter has replaced wheat as the principal market staple in the Hudson Valley and New Paltz farmers had altered their Dutch barns and field production to accommodate the 6-10 cows they milked. Stalls were added to barns and their roofs were raised or extended to store increased amounts of hay coming from expanding meadows. Increasing amounts of Indian corn was planted for animal feed, which was not just limited to the milch cows. The cows produced more pounds of manure than milk, which was used to enrich the dwindling mineral content of the soil.

The same status applied to sheep and hogs where New Paltz ranked second to the Town of Wawarsing. There were 6469 sheep counted in New Paltz compared with 9,152 in Wawarsing and an average of 2,908 county-wide. New Paltz produced 11,127 pounds of wool, Wawarsing produced 20,510 pounds and the county averaged 5,881 pounds per town in 1845. These figures attest to the continuing importance of home manufactures; however, woolen mills in Saugerties and nearby Rifton would have provided new markets for local sheep-raisers. The 4,384 hogs that resided in the town were nearly double the county average of 2,664; Wawarsing raised nearly that many more (6,764). Pork was preserved by salt or smoke and had been an important food source on the farm for two centuries. Surplus would have been sent to market, but at little more than 1 _ pounds per person in the town, it is unlikely that much left the homestead.

Industry was still absent in the town. Four grist and 11 saw mills were enumerated in 1845, basic local rural services. There were two fulling mills and four carding machines that were probably incorporated into one of the grist and/or saw mill sites. These were crucial mechanical aids for the home manufacture of woolen cloth. There were no manufacturing facilities in New Paltz outside of the home. The two tanneries were small and perpetuated the local production of leather for the community. A tannery was operating in New Paltz in the early 18th century. In addition to using leather in their clothing, the Huguenots made their own shoes. Finally, in 1845 New Paltz was supporting two distilleries, one on Main Street in the village. Liquor was also an important staple of rural life.

There were four churches in the town: Methodist (\$1500), 2 Dutch Reformed (10,500 – Kingston RDC \$8000), Friends Meeting House (\$500)

There was one academy (\$1100); the only other one in County was in Kingston (\$4000)

- 1850 Village of New Paltz had a population of about 250
 Post office in Charles B. Hasbrouck's store on Main St., east of present library
 Steen Hotel on Main St.
 Elias Coe's blacksmith shop across from school house N. Front St.
- 1853 Part of New Paltz ceded to formation of Town of Gardiner
- Huguenot Bank organized 2/10/1853 w/ capital of \$125,000. Edmund Eltinge,
 President.
- New Poorhouse constructed
- 1860 Plank sidewalks built in village
- Post Office established in Ohioville
- The soil is generally a fine quality of sandy loam. Hay is one of the principal
 products and exports. New Paltz (p.v.) upon Wallkill, near the center,
 contains the New Paltz Academy, 2 churches and 45 dwellings. Butterville,
 Ohioville and Springtown are hamlets... There are 3 churches in town; Ref.
 Prot. D., M.E. and Friends. [French's Gazetteer of New York (1860), 665.]
- 1861 New Paltz Rural Cemetery incorporated 2/18/1861; Samuel D.B. Stokes, chm;
 23 acres; Civil War Memorial there
- Plutarch Methodist Church built
- Proceedings of the Board of Supervisors Report of Examination of the
 Poorhouse conclude buildings for Keeper & white poor in good condition,
 except the roof, and building for the "colored" & the one used for the insane
 in very poor condition
- "We have been informed that a brick yard will be opened in this village soon,
 near the Wallkill on S. Water St." [NPI 4/12/1861]
- 1862 Village Hall to be built of brick of "home manufacture." [NPI 9/26/1862]
- New Paltz Times reported that:
- The insane poor are treated miserably
 - The building is a half story high, a larger building needs to be erected.
 - A house for the contagious also needs to be built-a few months ago a victim
 of small pox was left to die in a shanty in the woods
 - a plea issued to the county Board of Supervisors to examine the Poorhouse

New building erected at Poorhouse for the insane poor [Superintendent's Annual Report]

1863 Village of New Paltz had a population of about 250

“Village Hall built (N. Chestnut St.) by New Paltz Literary Society immediately became the community's cultural and social center, with its most colorful and active period lasting from 1863 to 1929. Lyceum lecture courses, public and private dances, vaudeville acts, operettas, plays, church and community benefits and music recitals were all held in the spacious auditorium on the upper level. New Paltz's first silent movies were shown in this building; “talkies” followed. The Village Hall became known as the Opera House in the early 1900s, although no records exist verifying the performance of even one opera.

“Meanwhile the ground-level basement of the building served variously as the first home of St. Andrew's Episcopal Church, as a temporary classroom when the Normal School burned in 1906, later as an ice cream parlor, then as a barbershop, and finally as a restaurant. St. Joseph's Church bought the building in 1929 and for the next thirty-eight years the parishioners used the space as a recreational center. After being sold to a young entrepreneur in 1967, the upper level once again reverted to a theater. Classic films, art and foreign films, as well as live theater have been presented on a fairly consistent basis since that time.

“Easton Van Wagenen was postmaster in his drug store. The building had been erected 2 or 3 years before. The village contained about 250 people and it was not growing much, although occasionally a house was put up. The farms were flourishing with the demands of the war.

“The cashier [of the Huguenot Bank, Edmund Eltinge] took a very warm interest in the prospective building of the [rail]road and when the project materialized a few years later gave the right of way over his farm, a distance of nearly a mile. He also bought a tract of land south of the village, laid it out in building lots, with streets 60 feet wide. He had sold quite a number of lots when the panic of 1873 swept over the country and put an end to building operations in New Paltz and elsewhere.” [From Ralph LeFevre's articles “Fifty Years Ago” NPI 8/22,29/1913]

1868 William Dolson of Libertyville purchased 106 acres of woodland belonging to Josiah Hasbrouck near Cold Spring Corners (Plutarch)

1869 John L. Rosencrans of this village has purchased a lot in the “Eltinge Vineland” south of the village [NPT 10/7/1869]

“Bricks were manufactured in New Paltz as early as the 1830s, possibly earlier. According to early sources, the Reformed Church on Huguenot Street, built in 1839, was constructed of local brick. It is certain that Easton Van Wagenen established a brick yard in 1869 on the west side of North Chestnut Street between Academy Street and Front Street.

“A.M. Low operated a brickyard south of the village on Plains Road from the 1880s to 1906. In 1906 a group of local businessmen bought out Mr. Low, purchasing his property, as well as Andries LeFevre’s adjoining farm. They organized the Lowe Brick Company which operated successfully until 1928. Among the buildings still standing and known to have been constructed of local brick are the Academy Theatre [Village Hall] in 1863, the Van Vlack Pharmacy building in the 1880s and “Old Main” on the SUNY campus in 1909.” [Martin 215]

1870 Sale of Land. – Mr. Edmund Eltinge has sold to John F. Stokes seven acres of land lying south of our village on the Eltinge Purchase for \$1,100. Mr. Stokes expects soon to build on his lot. Mr. Eltinge is laying out streets which will be designated by names commemorating interesting points in the early history of New Paltz. “TriCor,” &c. Mr. E. is offering lots at from \$2 to \$3 per foot of front, which everyone will pronounce a very reasonable rate. [NPI 6/2/1870]

1871 AME Zion Church incorporated 9/11/1871

Wallkill Valley Railroad opened

New Paltz Savings Bank incorporated 5/1871; Theodore Haight, pres.

John C. Schaffer built new hotel on south side of Main St. at Wurts Ave.

126 paupers at Poorhouse at an annual cost of \$38.32 per pauper [Superintendent’s Report]

1872 Advertisement. Village Lots For Sale at New Paltz. Within five minutes walk of the Railroad Depot. Lots on Mohonk Avenue, Lots on Chestnut Street, Lots on Elting Avenue, Lots on Tricor Avenue, 12 acres of land east of Modena Road, 3 acres with tenement house and barn on it, 3 acres adjoining premises of P. LeFevre, 7 acres adjoining premises of Elting T. Deyo. The Avenues are 60 feet wide. Fine views of valley and mountain, unsurpassed. Terms accommodating. Edmund Eltinge. [NPI, February 20, 1872]

1873 Panic of 1873 put an end to building operations; such as Elting Ave. development (see 1863 above)

Prospects Heights. Summer Boarding. The residence of the subscriber at Prospects Heights near the village of New Paltz is now ready for reception of

boarders. The house is about 40 feet square and 3 stories in height containing rooms for about twenty boarders. A tower on the summit commands a very extensive view of the Catskill and Shawangunk Mountains and of the Wallkill River and the beautiful country through which it flows. The rooms are large, airy and elegantly furnished. The depot at New Paltz is only a half mile distant. Several trains run daily to New York and Kingston; daily line of stages to Poughkeepsie.

New Paltz is provided with good churches, banks, telegraph office, etc. There are good roads in all directions. Lake Mohonk is only 5 miles distant, and stages run there every day.

Among the attractions in this vicinity are the celebrated Rosendale Bridge and the Mineral Spring at High Falls. Apply to or address Elting T. Deyo, New Paltz, N.Y. [NPI 1873; in Martin 219-220]

1873 Poorhouse property is not used – no shade; full description of horrible conditions at the Poorhouse – the stench, no ventilation, no bathing facilities; questions how the Board of Supervisors can officially sanction of these arrangements [NPI July 10, 1873]

1875 From NYS census by way of Sylvester's Histori of Ulster County (1881)

373 dwelling houses valued at \$447,180
value of farms \$1,365,481; farm buildings \$221,300
4212 acres plowed

Village of New Paltz:

500 inhabitants

3 churches: RD, Methodist, AME Zion

NP Academy

2 Newspapers

National bank and Savings bank

3 hotels

a number of stores and mechanic shops of various kinds

a district school

General stores: Josiah J. Hasbrouck, Oscar C. Hasbrouck, Solomon Deyo

Drug stores: James Barney, George E. Johnson

Hardware stores: John Elting, M. Hotchkin

Shoe store: George Eady

Harness shop: Zacharias Bruyn, LeFevre DuBois

Blacksmith: George Freer, Dennis Creighton, John Drake

Ohioville

2 wagon shops, blacksmith shop, school house, post office, 20 houses

Springtown
post office, houses

Cold Spring Corners [Plutarch]
Methodist church, store, blacksmith shop, school house, 6 dwellings; Black
Creek

Put Corners

Butlerville [sic]
Friends meeting house

1876 13 children are to be taken to Susquehanna Valley Home in accordance with
the law passed by legislature last winter. The law states that all children
between ages 3-14 shall be taken from the County House and placed in
asylums or private facilities. [NPT May 2, 1876]

1880 Population: Town 1,958, Village 493.

“The surface of the town is generally a hilly upland, and the soil a fine quality
of sandy loam, fertile and productive. Large quantities of hay are raised in the
town, and it ranks high as a fruit producing section.

“The Shawangunk Mountains extend along the west border. Paltz Point, the
most prominent feature of this range in the town, attains an elevation of
twelve hundred feet above tide-water. From it can be obtained a fine view of
the surrounding country, nature and art vying each with the other in
diversifying the broad panorama spread out before the eye.

“The Wallkill flows in a northwesterly course through the centre of town. It is
bordered by broad, fertile flats, which render rich returns to the industrious
husbandman.

“At an altitude of twelve hundred feet above the Hudson, in a deep rocky
gorge of the mountains, lies the sweetest of highland lakes, Lake Mohonk,
half a mile in length, deep, clear, and surrounded by headlong precipices. The
whole mountain is a tumble of rocks, piled in the most fantastic shapes,
heavily wooded, and a natural flower garden. Here the arbutus, the azalea,
and the laurel in succession clothe the rocky slopes with early summer beauty.
There is an endless variety in the wondrous rock scenery, and a whole season
would hardly suffice to explore this wild and wonderful labyrinth. But from
the two summits, Sky-Top and Eagle’s Cliff, in addition, an outlook is gained
not inferior to any in the whole Catskill region, in some respects unrivaled in
America. In the valleys of the Rondout and the Wallkill below, beautiful as
paradise, lie the great grazing and dairy farms of the city. Eastward can be

traced the course of the Hudson and the line of the Green Mountains, with their commanding summits. The whole western horizon is crowded by piled-up walls of azure, stretching from the Alleghanies in the southwest to the cone of Overlook in the north. [Nathaniel Bartlett Sylvester, "New Paltz," History of Ulster County, New York (1880), II,3.]

Elected officials [supervisor, clerk, J.P.] from Huguenot families with very few exceptions

A.M. Low operated a brickyard south of the village on Plains Road from the 1880s to 1906. In 1906 a group of local businessmen bought out Mr. Low, purchasing his property, as well as Andries LeFevre's adjoining farm. They organized the Lowe Brick Company which operated successfully until 1928. Among the buildings still standing and known to have been constructed of local brick are the Academy Theatre [Village Hall] in 1863, the Van Vlack Pharmacy building in the 1880s and "Old Main" on the SUNY campus in 1909. [Martin, 215]

1881 Catholic Sunday School Services first held at Ackerman's Hotel. Associated with Rosendale parish. (Earliest services held at Ireland Corners in 1840s, priest from Poughkeepsie.)

1883 "A Western Boom at New Paltz. From present appearances it looks as if New Paltz is to have a regular Western boom. The cannery and fruit drying factory is an assured thing. This will probably employ 300 hands, a considerable portion of the year. The creamery project is likewise a certainty. The modified proposition submitted by Mr. Decker, together with the spirit of perseverance shown by Mr. George DuBois, President of the creamery association, render the building of a creamery in a few weeks and absolute certainty. The promise of stock already made for the Hosiery Co. render the location of that enterprise at New Paltz extremely hopeful.

Mr. Patrick Mulville and Smeed Miller are putting up buildings for residences. Mr. Philip Deyo will put up a building adjoining the post office. Mr. Delamater of High Falls was in our village on Monday, looking for a lot for a bakery. Mr. Emil Miller will start a furniture store in the Wm. Ackerman hotel. The carnival has resulted in several hundred dollars for the New Paltz Academy, and we are assured that the Semi-Centennial of that Institution, this year, will result in a new building to be put up along side the old one.

"Now we have a word of advice to our people. We all want to see our village grow. A dozen years ago enterprise was frightened away by the ridiculous prices asked for building lots. Now let us not see a repetition of that folly. We think the Paltz people have learned wisdom by experience. A number of lots a few weeks ago were offered gratuitously, for any sort of reputable

manufacturing purpose. Let us see a continuation of the same spirit and we may be assured that our village will prosper.” [NPI 3/2/1883]

“The New Paltz Fruit Preserving and Canning Company managed by Alpheus and John Riker from New York City, opened in the summer of 1883 on North Chestnut Street. Specializing in canning fruits and vegetables as well as drying fruit, the company did not prosper. Due to two unusually poor growing seasons, it was forced to close at the end of the 1884 season. The A.P. LeFevre Coal and Lumber Yard bought the original canning factory building in 1893.

“The New Paltz Creamery also began operating in 1883. It prospered from the beginning with John Decker in charge of the first year’s operations. The creamery sold milk purchased from local dairymen to villagers as well as to markets in New York City. It processed butter, pot cheese, cream and skim milk with innovative machinery that replaced the old-fashioned hand-powered churns. By 1887 the Creamery was receiving 2000 quarts of milk daily for which it paid 1 _ cents a quart. In 1914 machinery for pasteurization was installed. The growth of the New Paltz Creamery business led to an increased demand for ice. Increased ice production similarly created a need for ice storage buildings, a boon to local carpenters. The creamery operated for forty-eight years, finally closing in 1931 due to changing economic conditions.” [Martin 215]

“Until this period general farming had been the rule but according to the New Paltz Independent of 1883 that was beginning to change. “There has been a general feeling that fruit raising would pay better than general farming and almost every farmer has gone into the fruit business more or less extensively.”

“At that time numerous small orchards covered the southern part of the village in an area known as the Vineland. In addition orchards lines the roads leading from the village in all directions. Although peaches and grapes were the main fruit crops at the time, currants, strawberries, raspberries, pears and plums were also widely grown... In the mid-1880s two fruit cars left the New Paltz station of the WVRR each day during the season. In 1886 the amount of fruit shipped from New Paltz amounted to 800 tons. As 1900 approached, fruit farming became less diversified as apple production moved to the forefront.” [Martin 220-221]

1884 New Paltz Academy building was destroyed by fire and rebuilt as Normal School

Ann Oliver (colored) is erecting a house on the lot purchased of John C. Brodhead. This is the tenth house since Mr. Broadhead has offered these lots to the market. Eight of these houses are new, and two were removed from their former sites to their present location. [NPI 10/9/1885]

1885 New Paltz State Normal School opened.

1886 John C. Brodhead has now only about 3 lots left unsold on Church and Chestnut Streets. The sale of lots at reasonable prices has done much to promote the prosperity of the village. [NPI 4/23/1886]

Advertisement. The property in New Paltz formerly belonging to Peter Barnhart will be sold at public auction on the 15th day of July 1886. This is a very valuable real estate. It is situated in the center of the village of New Paltz. It will be sold in lots, a number of which are situated on the main street and in the business center of the place, thus affording a rare chance to any persons desiring to engage in business enterprises of any kind in this growing village. There are also some of the lots that would make beautiful places for private residences.

The history of any village where a Normal School has been established has been that of continued and rapid growth. Cortland, Fredonia and other places increasing largely in wealth and population since the Normal schools were established there. Any person who desires a lot in the business center of New Paltz – any person who desires a place upon which to build a residence, in the most desirable locality will be interested in learning that this valuable estate has been put in market. [NPI 6/23/1886]

Sale of Barnhart Property in This Village. The sale of the Barnhart property in this village on Thursday of last week, attracted quite a crowd, mostly of village people, as the farmers are too busy at this season to come out, unless they have business. Mr. Cooper, the referee, acted as auctioneer. The property had been divided into 12 lots, the first comprising the house and a strip of land in the rear, just taking in the well on Main street. Lots 2 and 3 front on Main street, the latter extending about 30 feet on Church street. Lots 4, 5, 6, 7 and 8 front on Church street. Lots 9, 10, 11 and 12 front on Chestnut street. The following parties were the purchasers at the prices stated:

No. 1 – Elias Coe, \$2,000	No. 7 – J.J. Hasbrouck, \$100
No. 2 – Solomon Deyo, \$350	No. 8 – J.J. Hasbrouck, \$100
No. 3 – John Schmid, \$300	No. 9 – J.J. Hasbrouck, \$175
No. 4 – Jonas Crispell, \$175	No. 10 – J.J. Hasbrouck, \$180
No. 5 – Eli Steen, \$105	No. 11 – J.J. Hasbrouck, \$200
No. 6 – J.J. Hasbrouck, \$70	No. 12 – S. Gerow, \$190

The barn was sold to Dr. S. W. Gerow, and by him sold to Oscar Zimmerman. The sale was the most extensive that has occurred in the business part of our village in a number of years and is a fair test of what may be considered the value of building lots in this village. It is probable that buildings will be erected in the course of a year on several of the lots. [NPI 7/23/1886]

Our village has been settled a little over 200 years. At the end of its first century and a quarter of existence the place had just about a many dwellings as have been erected during the present year, including all those for the building of which operations have been commenced – about 20 in all. [NPI 8/13/1886]

Auction sale of lots in New Paltz – Mr. John C. Brodhead will sell at auction on the grounds, in the village of New Paltz, at 1 o'clock, on Nov. 20th, lots on Bruyn avenue, Chestnut street, Church street, Huguenot st., Spring street, Prospect street and Hill avenue. Also lots of 5 acres, 10 acres, and two lots of 36 acres on Highland Turnpike. These lots are suitable for all kinds of fruit, and all having desirable building places on them. The above sale will comprise about 150 lots in the village of New Paltz, all well located, and only a short distance from the Normal School, public school, churches, and W.V.R.R. depot... On one of the lots on Huguenot street is the old stone house known as the Elting homestead, which rents for \$90 a year – There will also be offered for sale the mountain lot known as the Rutger lot, containing 469 acres, and which takes in about one half of Sam's Point and is one of the finest lots on the mountain for a summer hotel being 3 _ miles from the Pine Bush depot, on the Erie Railroad, and a good wagon road all the way to the foot of the mountain... [NPI 11/5/1886, 11/26/1886]

Jesse Steen, Jr. receives contract to built first Catholic church in village.

1887 Village of New Paltz incorporated.

New Paltz is growing more rapidly today than any other inland village in the county or state... Our excellent schools is the main spring of prosperity... People are moving into the village and propose to make this their future abiding place. [NPT 3/30/1887]

Carpenters are putting new siding on the “white store building” lately purchased by Mrs. S.A. LeFevre, which will soon be changed into a pleasant place of residence. [NPI 5/13/1887]

The demand for houses in this village continues as great as ever, although so many have been built during the past year. A gentleman from the other side of the mountains was in our place last week looking for a house which he was unable to get. – A.D. Relyea's new houses are engaged before they are completed. [N. Front] There are plenty of good building lots now for sale, and many have been sold during the past year, on which the purchasers have not yet had the opportunity to build. Next year building operations will doubtless be quite as brisk as they have been this past season. [NPI 12/17/1887]

1888 Within a short time past the editor of the Independent has visited Kingston, Newburgh and Poughkeepsie, and passed through Marlborough, Rosendale, Highland and other villages in the vicinity. In none of those places was there as much evidence of life and animation as at New Paltz. In none of them was there as much new building to be seen in going through the main streets as is to be observed in New Paltz. And in no other place did so large a proportion of the buildings appear to have been erected in the past few years. – We must observe too that the buildings lately erected and those now in progress in this place are to a great extent fine appearing and tasteful. – It has been freely predicted that the boom must soon come to an end, because New Paltz has no factories, but somehow the determination to put up new houses does not seem to grow less. It is partly because New Paltz is such a delightful place of residences and partly because taxes are going to be so light here after this year, when the last of the town bonds are paid, and partly because of the growth of the patronage of the mountain houses and partly because of the increased number in the fruit business, and partly because of such new enterprises as the brickyard and creamery, but of course, the principal cause of the prosperity of the place is the Normal School, and when the new building is erected we may expect a continued steady growth of the place. [NPI 6/22/1888]

1889 Telephone installed in Normal School

“Rural Avenue.” [Plains Road] On this thoroughfare which leads from our village are many pleasant places, with scenery pleasing to the eye, all the way to Ireland Corners. First Maple Lawn, the home of the C. Wurts family, then the brickyard of A.M. Low, who employs from fifteen to twenty men and boys during the season; then comes “Sunnyside,” the home of Abm. D. Craig, -- which is for sale – is a pleasant place for boarders; the Rural Cemetery is full of interest, and next to that adjoins the land of Moses and Josiah Sprague; next the “Locust Retreat House,” of which our time-honored citizen Edmund Eltinge, Esq., is proprietor of, claims our attention. This is a very handsome location, and at the present time several boarders are enjoying themselves ... [NPT 7/24/1889]

R.B. Heaton has arranged to become a resident of New Paltz soon, in order to avail himself of school advantages for his family. He is to occupy a new house, opposite the residence of J.J. Hasbrouck [on North Chestnut Street]. His fruit farm here will remain in charge of Alex. Saxton. Mrs. Caroline Van Osdall is also among the Clintondalers resident in New Paltz for school advantages. [NPI 11/1/1899]

A Nicely Finished House. One of the best finished houses, outside and inside, in our village is one that Jese Steen, Jr. recently erected for Mrs. Dayton Relyea [on 12 North Chestnut St.]. In the basement a heater has been placed and the pipes are so arranged as to warm all of the rooms. On the first floor

are four large rooms with folding doors between the dining and sitting rooms and the second floor is divided into five rooms, including the bath room. There is also a bedroom in the attic. The side walls are handsomely papered, and the walls overhead hard finished. The doors, as well as the woodwork inside, is of hardwood and all shows first-class workmanship. Charles Smith had charge of the painting. Reuben Heaton and family of Clintondale will occupy the building. [NPT 12/18/1889]

1890 Population: Town 2,242, Village 935

Slate seems to be superceding tin as the most popular material for roofing new buildings lately erected in our village. [NPI 5/23/1890]

Mr. Griffith has laid down a walk of fine four-foot flag along the street in front of his premises. Mrs. Dayton Relyea will also have a similar walk along her premises adjoining [12 N. Chestnut St.] [NPI 5/30/1890]

Streets on Hasbrouck lands south of Main Street laid out for some 2 years not yet opened. A plan is on foot to open these streets in a different way from heretofore contemplated.

New street [Innis] between premises of Elsie Hasbrouck and George E. Johnston has been placed in fine condition.

The Commissioner of Lunacy ordered all 38 male insane men in the Ulster County Poorhouse to the Hudson River State Asylum. George Johnson, former superintendent of the Poorhouse, appointed keeper of state asylum. [NPT Dec. 17 1890]

1891 Building boom “interrupted,” hope to see a fresh start before long [NPI 2/21/1891]

“In 1891 Abram C. Brodhead built a one-half mile race track on the flats west of the village near the juncture of Mountain Rest Road and Springtown Road. Horse races were held on a regular basis throughout the summer. Large crowds of 1,500 to 2,000 people gathered on Decoration Day and July 4th holidays... Bicycle races, foot races and even ball games were often included on the schedule as part of the day’s entertainment. In 1904 betting was declared illegal in the State of New York, at which time the race track was closed.” [Martin, 238]

1892 New Paltz Brick Co. (A.M. Low) manufactured 1 million bricks, 170,000 sent to Kingston; 120,000 for the stack of Doremus Cement Mill, Whiteport; some shipped to Montgomery; 2 car loads to Walden; 75,000 ordered for cement mill in Binnewater

- 1893 Population of village 1100, half of the entire town; assessed value of village property was about \$200,00, whole town was assessed at \$475,000. Assessment increased \$40,000 in past 4 years.
- Bonds for the New Paltz Water Works mostly sold. \$25,000 issue, 5% interest rate, \$1,250 interest annually. Village pays \$875 for use of hydrants, Normal School pays \$350 for water turning the ventilating fan and all other purposes.
- Peggy and Kate TenBroeck, two aged colored women have moved into a small house [12 Church St.; not extant] next door of the Methodist Parsonage. Peggy is 85 years old and taken care of by her friends in her old age and feebleness. [NPI 4/7/1893]
- During the past year 13 new buildings put up [NPI 5/3/1893]
- Five new buildings in the course of erection [NPI 9/29/1893]
- 1894 When a new house is built shade trees should be set out without delay. Some people in New Paltz have neglected to do this. Dr. Eugene Bouten, first principal of the Normal School, set out a large number of shade trees on North Front and Water streets that are making a fine growth. [NPI 6/22/1894]
- The demand for buildings in New Paltz continues lively. As the reputation of the Normal School becomes known in distant places, people continue to move here that their children may enjoy its advantages. Dr. Capen has recently heard from different persons who desire to move here on account of the school. [NPI 7/13/1894]
- Main Street is a beautiful sight in the evening. One of the best things Mr. Van Steenburgh did in New Paltz was the grading of the street. The electric lights and the fine fronts of the stores add to the general effect. [NPI 10/5/1894]
- Although building is not very brisk in our village at present, there is considerable inquiry for building lots. Our fine mountain views are one of the chief attractions to strangers. There are none finer than those from the lot of Mr. C.M. Harcourt. [NPI 10/19/1894]
- Business Failure. The mill of A.V.N. Elting and Son was closed on Saturday and a notice posted on the door stated that the firm had made a general assignment to A.K. Hays of Walden. The firm did a very extensive business. The coal and lumber yard was started by H.H. Elting and the flour and feed store by his father Abm. V.N. Elting in partnership with Geo. F. Cooley about 24 years ago. After a few years the firm of Elting & Cooley was dissolved and the firm of A.V.N. Elting and Son organized which continued the business in its different branches. The mill was built about a dozen years ago

and at once had a fine trade, besides being a help to the general business interests of the village by bringing farmers here to trade. A few years ago a cold storage building was put up for fruit. This had lately been used for storage of ice in which a large business has been carried on, particularly the past year. We have no statement as yet of the liabilities or assets of the firm. The preferred notes only amount to \$230. We are told that the assignee will start the mill again in a few days. [NPI 11/16/1894]

Huguenot Patriotic, Monumental and Historical Society founded.

New Catholic church dedicated.

1895

The future growth of our village will doubtless be principally south of Main street, and three heaps of stone within a short distance of each other, on the lots of Daniel Gaffney and Jesse Steen, Jr., show that building operations in this part of New Paltz will probably be active in the spring. The new street leading eastward from South Chestnut was opened a short distance last fall, and should be extended through to the Modena road. This would open up a large number of building lots owned by Mrs. Varick, C.M. Harcourt and Elias Coe. [NPI 2/8/1895]

There are very few building lots on Huguenot, Church or N. Chestnut streets that have not been taken up for building purposes, while south of Main street lots nearer the center of the village, with fine mountain views and good drainage find very slow sale. The reason is not difficult to find: flagstone sidewalks. [NPI 5/10/1895]

Wm. J. Beardsley, the Poughkeepsie architect, has prepared the plans for a great portion of the housing recently built in our village. His proposed plans for the proposed additions to the normal school building met with general approval. [NPI 5/17/1895]

New Paltz has been a thriving village for many years, but we do not recollect ever before having seen so many houses in the process of erection as at the present time. [NPI 5/24/1895]

The prices of building lots in different portions of our village, judging mainly from recent sales, may be stated about as follows: On Church street, north of North Front \$6 per front foot; on Chestnut street north of North Front \$8 per front foot; on Huguenot street \$10 per front foot; on Prospect street \$7 per front foot; on Chestnut street south of Main \$7 per front foot; on Tricor avenue \$2 per front foot. [NPI 5/24/1895]

13 new houses built this present season [NPI 12/27/1895]

Suit commenced by Jane Norton against the village to recover \$2,000 for alleged injuries sustained from a fall on the sidewalks was settled for \$250.

A four foot flagstone walk was ordered on the west side of N. Chestnut St from N. Front St. and ending at Brodhead Ave.

The Duke of Marlborough passed through New Paltz on the way to Lake Mohonk with a coaching party consisting of the Duke, Miss Consuelo Vanderbilt, Mrs. W.K. Vanderbilt and Oliver Perry Belmont

1896

Horse and bicycle races at Brodhead Driving Park

Referee Betts Decides the Elting Partition Suit. Hon. James A. Betts, as referee in the partition case of Annie DuBois and Minnie Crowell vs. Abram V.N. Elting, Henry H. Elting and others has made his report, which was filed in the Office of the County Clerk on Friday. This case is a very important one, as it involved about \$30,000...

The referee holds that the deed given by Abram V.N. Elting to his wife was a good and valid deed, and actually delivered, and transferred the title to the premises to the surviving children and grandchildren of Almira Elting... The referee directs that the deed of Abram V.N. Elting be delivered to the Clerk of Ulster County and recorded, and that an actual partition cannot be made of the premises and that a sale thereof should be made. [NPI 2/7/1896; This property is located on the south side of Main Street and the north side of Center Street extending from the brick Elting house to Manheim Blvd.]

The Elting Sale. The sale of the A.V.N. Elting real estate on Saturday attracted a large number of people. The weather was inclement and Surrogate Betts, the referee, acting as auctioneer, took his stand in the front room at Steen's hotel, and the room was packed with people...

The description of lots with the price and the names of the purchasers is as follows:

- The land comprising 27 _ acres lying between the New Paltz Cemetery and the Wallkill; bid in by the Kingston bank for \$500.
- The road leading to same, R.B. Crowell, \$50.
- The land lying on the east side of the Plains road, comprising 12 acres on which is a vineyard and apple orchard, Sol. DuBois, \$625.
- The house and lot on Pencil Hill, near the A.M.E. Zion church, lately occupied by David Petty, Mrs. Fanny Agar, \$425.
- House and lot by the side of the railroad track; the third one south of the steam mill, Tjerck DuBois, \$330.
- The steam mill property, including the coal and lumber sheds, and ice house, Abm. P. LeFevre, \$3,425.
- The brick family residence on Main street, Thomas J. Pine, \$3,075.

- [Lot nos. 4-44 in the “orchard” east of the brick residence]
- The eastern part of the farm comprising 13 acres, was sold in a body and purchased by Jacob M. Hasbrouck for \$675.

The lots last sold were Nos. 1, 2 and 3 comprising the strip in the south [*sic* –actually north] side of the turnpike on which the barn and reservoir is located and extending from O.C. Hasbrouck’s shed to Jas. P. Hayden’s lot. This was bought by Jesse Elting. Price \$925... [NPI 4/10/1896]

1897 Mr. Dimmick demolished old stone mill at Dashville, built about 80 years ago by Peter LeFevre and Ezekiel Elting

Formal opening of the trolley line; two companies formed the line: NP & WV RR and PR & NE RR; connected NP to Poughkeepsie via the HR RR bridge; power house in Lloyd; stop in Ohioville; ends at Steen’s Hotel on Main St; theatre trips; fruit sent by rail to steamboats in Highland, to West Shore RR in Highland, to Poughkeepsie bridge from Lloyd

“The trolley served a useful purpose for a third of a century. It was the only transportation for many citizens including shoppers, students traveling to the Normal School and commuters who worked in Poughkeepsie... Besides the usual trolley cars there was a freight car which brought meat provisions and store supplies to New Paltz and took huge quantities of fruit, vegetables and produce to the docks at Highland for transportation via the Hudson River to New York City.” [ceased operation in 1925] From Peter Harp, “Horse and Buggy Days” [Martin, 214]

“Abram E. Jansen is credited with being the first commercial grower in the United States to market McIntosh apples. In 1897, on what is now the Charles Wright Farm on Route 32 South, Mr. Jansen planted the then virtually unknown Canadian variety. One of those original trees stands today on the Wright farm... In 1983 New Paltz ranks as one of the top five towns in Ulster County in fruit production, principally apples.” [Martin, 221]

1898 Sewer line for N. Front & Chestnut streets

1899 Smiley’s spent \$100,000 to improve Mohonk

Jean Hasbrouck house purchased by Huguenot Patriotic, Monumental and Historical Society.

1900 Population: Town 2,264, Village 1,022

John H. Hasbrouck has purchased two lots of John C. Brodhead on Charles [Grove] Street. [NPI 3/9/1900]

In the early 1900s the local Board of Trade published an attractive booklet titled, "New Paltz as a Summer Resort." It listed eighteen boarding houses in the area including Steen's Hotel, Jackson House, Tamney House, Locust Grove Farm Cottage and Maple Shade. Such amenities as "good boating and fishing," "milk, butter, vegetables and fruit from the farm," and the inevitable "grand view of the mountains" were advertised. Rates per person ranged from \$6.00 to \$10.00 a week. [Martin, 220]

Under Superintendent Sammons 2 new hay houses & a poultry coop have been built [at the poorhouse] and all the out buildings have been renovated. All the labor has been done by the inmates, therefore no charge to the county. [NPI Sept. 28, 1900]

1901 John H. Hasbrouck will build this spring two six-room cottages on Charles [Grove] street, and Henry Hasbrouck will build two dwellings of like character on Prospect street. Of late there has been a demand for houses of this description that will rent from \$8 to \$10 a month, and these gentlemen will build dwellings to meet the demand. [NPI 2/18/1901]

The work on the dam on the Mill brook north of our village has made steady progress. The dam occupies apparently the exact site of the ancient dam, where stood a mill nearly 200 years ago. The pond will be several acres in extent. [NPI 11/1/1901]

The dam is now completed and work has commenced at the foundation of the ice house, on the Mill brook north of our village. It will be a very large building, 76x34. John H. Hasbrouck has the contract. The dam will cover 3 acres. In all 8 acres has been purchased. It is now so late in the fall that probably no building, besides the ice house will be started, this year. [NPI 11/1/1901]

1903 John H. Relyea is putting up a building 24 x 40 and 2 stories in height at Springtown as a dormitory for summer boarders increasing his accommodations from about 30 to 50 boarders.

1906 Main building of State Normal School destroyed by fire during Easter recess

Mr. D.C. Storr has bought of John C. Brodhead 68 acres of land northeast of our village. We are told that it is Mr. Storr's intention to erect on the tract a number of cottages for summer boarders, for which this tract is admirably located. [NPI 1/19/1906]

Mr. D.J. [sic] Storr has just given to the village a strip of land on the north side of the turnpike, extending from the Limekiln hill to the east bounds of the corporation, a distance of about 1800 feet. The village trustees have accepted

the gift. The street was narrow at this point. Mr. Storr is an enterprising and public spirited man. [NPI 8/17/1906]

1907

There are now we believe no houses or rooms in this village for rent. There has been a great demand of late from people who want to move to our village. Additional houses would no doubt rent rapidly at present, but after the New York Water Supply has finished its work the demand for houses will probably be less than now. The increased cost of building is also a drawback in the matter of erecting new houses as people putting up houses at the increased cost can not afford to rent them at such low rates as have prevailed in our village. [NPI 1/11/1907]

New Business Enterprise. – D.C. Storr has rented of Abm. P. LeFevre a portion of the old coal shed near the steam mill for the manufacture of concrete blocks to be used in building houses. Amon Ross, who has had experience in this kind of work at Middletown, is to be in charge. The room has been sealed so as to be made warm enough for the purpose. The sand to be used in making the blocks has been engaged of Josiah Sprague. Portland cement and sand are the materials used. This work can be carried on in winter and is to commence as soon as the cement arrives.

A considerable portion of the blocks manufactured will be used by Mr. Storr himself in the erection of cottages on his own land east of Prospect street. Two or three of these cottages will be made of concrete blocks and the rest of other material. They will be for rent to summer boarders or other people. There will be six cottages in all. [NPI 1/18/1907]

D.C. Storr has lately had men and teams at work grading Oak street, on the west side of the cottages he is building. [NPI 2/7/1907]

D.C. Storr's machinery for the manufacture of concrete blocks has arrived and work is now in progress at the shed near the old mill stream, with Amon Ross as manager. Four blocks are made by the machine in an hour. Each block is 16 inches long, 8 inches wide and 8 inches thick. The mold turns out blocks, figured in front so that a house built of them will look like a house of rough dressed stone. Shelves are being put up on which to place the blocks while drying. After drying for some time in the room with a fire they are carried out into the open shed. Four parts of coarse sand and one part of Portland cement are used in the mixture. Beside the machines for making the blocks Mr. Storr has another for manufacturing water tables for the buildings. [NPI 2/22/1907]

...[D.C. Storr's] cottages are to be furnished with all modern improvements and we understand will be rented at \$20 a month. [NPI 3/1/1907]

Amon Rosa has the job of digging the cellars and doing all the mason work on all six of Mr. Storr's new cottages. The cellars for the fifth and sixth cottages

are now being dug north of the others and nearer the picnic woods. These last are larger than the other six, are on the east side of the street and stretch north from Ed Welch's residence to the picnic woods. The first two cottages on which Henry L. Hasbrouck and men are now at work will be of frame. The second two will be of frame with stone piazzas. The remaining two will be of concrete blocks and will be larger than the others. A large number of men are at work. It is reported that all the cottages are spoken for. [NPI 3/15/1907]

The concrete block factory of D.C. Storr is now running day and night. [NPI 3/24/1907]

D.C. Storr is digging the excavation for a reservoir on a hill just east of Oakwood Terrace to supply water needed by houses on that street. [NPI 6/23/1907]

The new street on which Mr. D.C. Storr's new cottages are located is Oakwood Terrace. This is a pretty name and very appropriate on account of the grove of oak trees at the end of the street. [NPI 11/1/1907]

Charles Street in our village will hereafter be known as Grove Place. [NPI 11/15/1907]

D.C. Storr has the site for two more cottages staked out. All of his cottages are built in the best manner and equipped with all modern improvements. [NPI 12/13/1907]

1908 New state normal school building (Old Main) opened.

There are now eight houses in our village now in the course of construction or for which operations have begun as follows: four for D.C. Storr, comprising the two stone cottages and two others for which cellars are being dug and foundations laid; one for John H. Hasbrouck, one for Bruyn DuBois; one for Louis H. DuBois; one for Henry D.B. Freer. [NPI 1/24/1908]

The frames of three new houses have been recently raised in the northeastern part of our village – two on Grove Place and one on Oakwood Terrace. [NPI 3/6/1908]

On the south wing of the new normal school building the walls are completed to the full height of the second story, ready for the iron floor timbers. [NPI 3/20/1908]

There are fourteen houses, nearly all in the eastern part of our village, that have been built this year, or for which building operations have been commenced... [NPI 8/21/1908]

About fifteen years ago our village had quite a building boom for several years at a time when in the country at large there was a general depression in business. Now at another time when there is general dullness in business New Paltz is having quite a large number of new buildings put up. The building boom at the first time spoken of was on account of the establishment of the Normal school here. The present boom is for several reasons: the new Normal school building; the building of the New York aqueduct and the presence of a large number of engineers; the growth of the summer boarding business; the brick yard giving employment to a large number of hands; the transportation of excursions to and from Mohonk... [NPI 9/4/1908]

In the eastern part of our village there are 40 houses that have been put up within a comparatively recent period or are in the course of erection. A number of these houses are intended for summer boarders. Others are occupied by members of the Normal faculty. The presence of a large number of the engineers of the N.Y. Water Supply in our village has also increased demand for houses. [NPI 11/27/1908]

1909

State highway completed between New Paltz and Rifton (Rt. 32 N.)

St. Andrew's Episcopal Church built 1909. Had met since 1900 in Village Hall. Land donated by D.C. Storr.

Concrete is taking the place of stone to a great extent. At the railroad station a concrete platform has lately been constructed... At the Normal School a concrete coping has been placed on the bank wall. [NPI 4/23/1909]

D.C. Storr has had men at work of late on the grading of Manheim Boulevard. This commands a magnificent view of the mountain. This boulevard will be lined with fine shade trees. It will run north to the Mill Brook and then, we understand, will run directly through Wm. E. DuBois' woods near the brook, thus obtaining an easy grade as well as shade and forest scenery. [NPI 5/21/1909]

The windmill lately erected by D.C. Storr, east of Oakwood Terrace is a conspicuous landmark and can be seen for a long distance. [NPI 7/28/1909]

D.C. Storr has built fourteen cottages in our village on Oakwood Terrace within the past two or three years and they are very well built, with every modern convenience. [NPI 1909]

In 1909 George Millham opened a second cooperage [first operated by Asa Yeaple in 1886] on Water Street. The George Millham and Sons firm continued to make barrels until approximately 1935 when farmers decided they were no longer practical... In recent years the Millham family has leased

the Water Street cooperage buildings to a firm which uses them as warehouses for fruit and vegetable containers. [Martin 215-216]

1910 Population: Town 3,025, Village 1,230

Mr. D.J. [*sic*] Storr has been digging a cellar for another house on Oak Wood Terrace and has the ground staked out for still another. These will make 16 cottages built by Mr. Storr within the past few years. [NPI 3/18/1910]

What Mr. Storr is Doing. – D.C. Storr is about to lay out an avenue where the gun range is located and parallel to Oakwood Terrace. It will be called Millrock avenue. Harvey Gregory has bought two building lots at the gun range. Mr. Storr is enlarging the tank at the windmill so as to have a greater supply of water when it is needed. He is also making a concrete wall on the west side of Oakwood Terrace. John Denzlinger and Frank Terwilliger are doing the work. [NPI 6/27/1910]

1911 Charles Street, or Grove street as it has been sometimes called, has been accepted by the village trustees, the grade established and a sidewalk of flagstone ordered on the east side of the street. The name has been fixed as Grove street. [NPI 9/1/1911]

1912 Advertisement: Houses to Let. D.C. Storr. No. 5 Oakwood Terrace, \$25 per month; No. 7 Oakwood, \$25 per month; No. 13 Oakwood Terrace, \$20 per month; No. 19 at \$18 per month, and an apartment with 4 rooms a short distance beyond Sunset Inn for \$10 per month. [NPI 3/8/1912]

1914 Upper Main Street. [The following talk by Mr. Luther Hasbrouck at the recent meeting of the Dutch Arms, is of general interest.]

A few days ago I received a card from Dr. Bliss, asking me to say a few words about upper Main street. At first I thought this was rather a strange thing to talk about, but after looking around I found there was a great deal that might be said. I was surprised and I think that you will be when I tell you that in the past few years 59 beautiful homes and 2955 feet of side walk have been laid. This does not include a mile of walk, built by Mr. Storr, alone, at his own expense; nor does it include the walk built by the state at the Normal School grounds. When I say upper Main street I mean the main street above Mr. Thomas J. Pine's and the streets leading to it in the corporation.

In addition to this we have a private water works, erected by Mr. Storr, at a cost of \$12,000, which supplies 32 houses with good and wholesome water. Then there are our well kept lawns. Every resident of upper Main street, like the residents of any other section of the town, takes a pride in the location where he lives. We not only have a selfish pride, but a civic pride, knowing that when we are helping ourselves, we are helping others.

Because upper Main street is the gateway to the town we feel it our duty to improve and beautify our houses, our lawns and our walks, that we may attract visitors to our community and give them the impression that this is a good place in which to locate. We know for a fact that people coming to the village have been so impressed that they have had a desire to locate here. This is made evident by the number of our town people, who have come here, who have view from upper Main street the beauty of our western hills and have built homes for themselves here. In a frequent remark of visitors, who have traveled far and in many states, that they have seldom seen a more delightful approach to a village than upper Main street.

Have you not often noticed that things which we have been accustomed to see since childhood are not appreciated by us until some stranger comes and calls our attention to them. Take for instance Messrs. Ackerman, Lindmark, Maclaury and Storr – men who have traveled far. Their coming to us and investing their money in beautiful homes where they can see Sam's Point, Sky Top and the Catskills, shows their appreciation of our grand scenery. In conclusion let me say that upper Main street asks the hearty cooperation and support of the entire community in its endeavor to make New Paltz an attractive place. [NPI 1/16/1914]

D.C. Storr has opened a street fifty feet wide, on the north side of his grove, all the way from Prospect St. to Manheim avenue. [NPI 5/22/1914]

Sale of Lots. – The sale of lots by D.C. Storr on Saturday proved very successful. There were in all twenty-three lots sold. Nearly all the lots are on Manheim avenue, extending north from Sunset Inn. The prices for lots of fifty feet front ran from \$75 to about \$280. The following persons purchased lots: Geo. B. Johnston (2), Jonas Crispell (2), Reuben Schwartz (5), Charles Terwilliger, Alonzo Miller (2), D.C. Burns (2) Mrs. Hattie B. Fuller, Ira Oehler, Carl Reed, Dorothy Bemis, O.R. Knapp (3) S.C. Clark, Henry Richardson. [NPI 6/5/1914]

D.C. Storr will commence with the erection of a large bungalow in Oakwood Grove just north of the stone house. This will be No. 29. [NPI 7/24/1914]

The D.C. Storr Realty Company of New Paltz has been incorporated with the secretary of state at Albany. The capital is \$100,000. The directors are J.H. Vanderlyn, Elting Harp and Eugene Van Wagenen.

In a large portion of the houses lately built in our village cobble stone from the old stone walls scattered over the farms are used to a considerable extent for the outside walls. [NPI 10/9/1914]

Mr. D.C. Storr who now has three wells equipped with pumping apparatus is ready to supply a larger number of houses than before. [NPI 11/6/1914]

Our village people thought that when the engineers were gone some of Mr. Storr's newly built houses would stand empty. Now that the engineers are gone it is found that the houses on Oakwood Terrace are still occupied. [NPI 11/20/1914]

- 1915 G. Wurts DuBois's building, 53 Main Street, "fitted up for post office purposes." [Martin 231]
- 1916 Advertisement. Desirable residences and building lots for sale on your own terms. If you want a house with all modern improvements or a desirable building lot address D.C. Storr, 27 Oakwood Terrace, New Paltz, N.Y. {NPI 11/10/1916]
- 1917 A number of New York people are camping out for the summer on the E.H. Eckert farm at Shivertown, formerly the Josiah J. Hasbrouck farm long occupied by the Decker family. Residence occupied as a club house; 5,000 apple trees; bungalows to be built.
- 1919 Auction Sale of Lots. On June 9th, 10th and 11th, at 2 p.m. each day, D.C. Storr will offer for sale a block of building lots bounded on the east by South Oakwood Terrace, on the south and southwest by the State Road, directly opposite the State Normal School. These lots are situated in the coming section of New Paltz and without a doubt will be worth more money in the near future, as the outlook for New Paltz was never brighter. Dan Shaw, Elting Harp, Real Estate Agents; D.G. Dayton, Auctioneer. [NPI 5/28/1919]
- 1920 Population: Town 2,163, Village 1,056
- Philip LeFevre Elting of Chicago purchased the stone Hasbrouck house for \$4,000 and presented it to the community for use as a library with the proviso that it be called Elting Memorial Library. Two additions in 1956 and 1978.
- According to the New Paltz Independent of May 11, 1883 a library was in existence in the town as early as 1823, and was located in the home of Daniel DuBois on Huguenot Street. When the Academy opened in 1833, the library was moved to that building. The next reference made to a public library was in the late 1890s when the young women of the Christian Temperance Union started a reading room believed to have been located in the Flatiron Building. For a short time in the early 1900s, the Ladies Aid Society of the Reformed Church operated a "public library" in the church parlors. In 1909 the New Paltz Study Club initiated the first organized community effort to provide a public library. The club appointed a committee to formulate a plan for opening a reading room "with the expectation that the public seeing its value

would make it a permanent institution.” A reading room located in the George Schoonmaker building on the south side of Main Street opened in February 1909. Only one month later the provisional charter was granted and the reading room became officially the New Paltz Free Library. In 1920 the library moved to its present location. [Martin 227]

- 1921 State took over New Paltz-Highland Turnpike, paved with concrete.
No houses erected in the village this year [NPI 10/13/1921]
- 1925 62 houses built between 1920 and 1925 [notebook]
Trolley service to Highland ends.
- 1928 Catholic parish house built on [106-108] Main Street. (Demolished)
- 1929 Model House Open for Inspection. The house on [15 S.] Oakwood Terrace built by the New Paltz Lumber Co., and purchased by Iver Miller has been completed and will be open for inspection Friday afternoon and Saturday. It contains a number of features which Mr. Miller found in vogue in localities in the North West which he visited last winter but which are unique here. Perhaps the most ingenious is the natural cool air refrigerator especially for use in fall and winter. But the tile sink arrangement of bath room, the oak floors and many other features will be interesting to those contemplating building. The earth for filling in is being loaded by a gas shovel and is taken from the roadway leading to the new lots which are being opened by the New Paltz Lumber Company. [NPI 6/20/1929]
Rural district schools consolidated into central school district
New Methodist Church built. First design (1926) by Rev. Elbert M. Conover, Director of the Denominational Bureau of Architecture. Teller & Halverson submit design for church with stone exterior in 1927. Plans revised for economy in 1928 and existing church dedicated in 1929. Henry Hasbrouck builder.
- 1930 Population: Town 2,550, Village 1,362
- 1931 New Paltz Central High School built on S. Manheim Blvd. Teller & Halverson, architects; W.W. Kingston Co., Poughkeepsie, general contractor. 15 classrooms, principal's suite, teachers room, health room, gymnasium/auditorium with stage, locker and shower rooms.(8/15/1930)
- 1932 Lawrence H. van den Berg School of Practice opened for elementary grades

1933 O'Brien Model Home on Grove St. Displays Many Attractions. If you would "live happily afterwards" you should have a beautiful home, conveniently arranged, equipped with electric labor saving devices, and well selected furniture and draperies. It is not necessary to go to New York or a Chicago fair to get the latest ideas or see a model home. The Stephen O'Brien home on [8] Grove Street is an excellent example of what can be done with an old dwelling house...

As one New Paltz man who has done considerable building and was acquainted with the house before Mr. O'Brien began work on it remarked "You would think a magic wand had been waved over the place. What was repellingly plain and unattractive has become a picture place – the best arranged interior I have ever seen."... Some of the attractive features are a glowing fireplace of red brick, smooth polished hardwood floors, artistic winding stairway, cozy breakfast nook, built-in cabinets; bathroom with both tub and shower, porcelain tile walls and rubber floor, linen closet and medicine cabinet. This house is furnished with the 1st word in every sort of electrical equipment...

Mr. O'Brien will be glad to tell you just what it would cost to reproduce [the features in the model house]... He will also be equally glad to explain all about the National Housing Administration Loans... [NPI 1/18/1935; sponsored by the New Paltz Better Housing Campaign]

1934 Route 32 paved with concrete from New Paltz north to Kingston and south to Ireland Corners.

1935 Huguenot Bank building built at Plattekill & Main streets.

Post office moved to Pappas Building on Main street.

Stanley Hasbrouck has built around 108 houses in New Paltz [NPI 9/15/1935]

1936 WPA allocated \$26,948 to landscape Hasbrouck Memorial Park; project calls for construction of a football and baseball field and two tennis courts.

Orchard Terrace at Elting's Corners has sold to Father Divine (11/14/1936)

Creamery opened at Jewett farm, Huguenot Street

1937 Board of Trustees approved project to improve Hasbrouck Ave under WPA

Resolution adopted to connect village water main with the New York City Water Supply immediately.

Passenger service discontinued on WVRR

- 1938 Four year curriculum instituted at Normal School
- The building of new homes in our village has been very active according to builder Alex Gronman. Approximately 16 homes have been built during the past three years.
- Hasbrouck Avenue is now open for traffic. WPA labor has been used for the entire project and it is now one of the most attractive streets in New Paltz.
- Old iron bridge across Wallkill condemned; steel and stone bridge would be most fitting for a village which prides itself on its stone structures, both ancient and modern
- 1939 Lovers of New Paltz who had set their hearts on having a stone bridge replace the old iron one across the Wallkill, found out from the town board that it was too expensive and impractical. The Wallkill is too wide for a stone bridge without a supporting pier midway, and that pier would obstruct free passage of ice in winter months. (5/18/39)
- 1940 Population: Town 2,815, Village 1,492
- New Paltz Diner under management of Jack and Harvey, advertises “Dinner for 50 cents”
- 1941 The new bridge across the Wallkill will soon be open to traffic
- The following roads were accepted by the Board for the Town of New Paltz from the Storrs Realty Co.: Manheim Blvd., Millrock Rd., Oakwood Terr. extending north from the village limits to and including Ulster Rd.; Fulton Rd. & Ulster Rd. from Manheim Blvd. to Oakwood Terr.
- 1942 Normal School name changed to The State Teachers College at New Paltz; bachelor degree awarded for first time. Graduate study in education authorized in 1947.
- The new Municipal building will be dedicated on July 4. Mayor Robert Reid will lay the cornerstone
- The old ice house on Jewett’s Pond went up in an early morning blaze yesterday. \$5000 damage. (11/19/42)
- 1945 Tamney House, corner of Main & Plattekill, demolished (4/26/1945)
- 1948 College at New Paltz incorporated into newly established State University of New York with 30 other institutions. College Union and dormitory

constructed in 1950, library in 1953. “In the succeeding two decades the campus grew steadily to reach its present size and scope and dimensions. The student body has expanded from about 770 in 1950 to almost ten times that number at the present time (1983) [Martin, 233-234]

Releasing land for the new town highway extending west from Plutarch Rd to the house of Michael Amato

1949 Village Board voted to purchase the Coe lot on Plattekill Ave for the purpose of building a new fire house. The lot measures 2.7 acres and purchase price is \$5,000.

Bid of Stanley Hasbrouck to build new fire house and village hall accepted

1950 Population: Town 3,749, Village 2,285 (includes students)

According to the recent census, New Paltz has had the largest growth of any township in the county, both percentagewise and numerically. A total of 3,731 persons were reported in this town, compared with 2,815 reported 10 years ago. This is a gain of 916 persons or more than 32%. The Village of New Paltz has a population of 2,284. [NPI 7/13/50]

1951 Dr. and Mrs. O. Lincoln Igou are building a new home on [43] North Manheim Blvd. James Nelson is doing the work. [NPI 11/12/1951] The home of the Igous is a brick veneer, built on a concrete slab in 1951, is oriented to the south for maximum solar heat. Roof overhang excludes the direct summer sun. Glass, large sliding panels, repeated textures of ceilings and walls, help to unify the indoor-outdoor relationship. Lawn, garden, aspen grove, and location of the house in a far corner of the square plot add a further feeling of freedom in space. Henry F. Miller, New Haven, was the architect. [NPI 4/9/1958]

1954 Thruway exit opened at Rt. 299.

New Paltz Central School enlarged with addition of elementary school wing. Reisner & Urbahn, NYC architect; est. cost \$1,649,800. 17 new classrooms including 2 kindergartens and 1 special classroom, gymnasium/auditorium, cafeteria, 2 science rooms, library and study hall.

Schneider Bros. Buy Tract of Land. Schneider Bros. local contractors and builders, have purchased from Leonard Wood a tract of land in the village of New Paltz, on both sides of Harrington St. and extending from John Street to the corporation line. They will open up Harrington St. and make this section available for the building of homes. Under terms of an agreement between Mr. and Mrs. Enlund and Mr. Wood, land has been made available to extend Fulton Road easterly from Manheim Blvd. to and beyond Harrington St., and

this road will be opened up. In cooperation with Village officials the extension of water and sewer lines is under consideration. Richard Lent represented Schneider Bros. and Harp and Hafke represented the Enlunds and Mr. Wood. The transaction was brought about by the Alex. H. Cuthbert Agency. [NPI 5/13/1954]

Our Growing Community – Among those responsible for the growth of our community includes Mr. John H. Hasbrouck, who was a contractor back in the 1880's, building many of the fine big brick buildings on Main Street. His son, Henry L. Hasbrouck, followed in his footsteps building many of the fine, large homes that were in style in the early 1900's and which tower so tall and proud over the homes of today.

From this excellent background of contracting, Stanley Hasbrouck would most naturally fall into line. Starting as a foreman for his dad, Henry L. Hasbrouck, in 1926, Stanley supervised forty men, building homes in and around New Paltz. In 1928 Stanley started on his own and his first contract in New Paltz was the home of Mr. Louis D. LeFevre on [127] Main Street, formerly the Mr. Addison Pease residence. Since then, Mr. Hasbrouck says he will give the approximate number of 350 homes of all styles that he has built. As an example of how things have changed, he built twenty-eight homes in Poughkeepsie; three bedrooms, kitchen, living room, bath, fireplace and hot water heat. These homes were all plastered and sold for \$4,200. Also in Poughkeepsie he built a combination home and office for Dr. Meters on Hooker Ave. For Charles Cooke he built sixty homes in Poughkeepsie as well as a few gas stations....

Stanley has remodeled, along with Mr. Myron S. Teller, a number of Old Colony homes in Hurley, Kingston and New Paltz. Among those in Kingston is the Old Hasbrouck House. In New Paltz there is the Rev. John Follette's home on Huguenot Street. Many homes on Plattekill Ave., Prospect St., John St., Millrock Rd., and Manheim Blvd. were built by Mr. Hasbrouck, and at the time, he had to install the water and sewer lines. His latest prospects are: the "Hasbrouck Development" formerly the property of Jay LeFevre. He built fourteen homes of all styles, put in three new streets: Orchard Lane, Hasbrouck Place and the extension of Plattekill Ave. All streets are paced, curbed with side walk allowing for proper drainage.

His latest development, which is rapidly taking shape, is the "Cherry Hill Tract" which consists of 28 lots, formerly owned by Charles Savago, and located east of the high school. In this section Mr. Hasbrouck has four streets which are to be paved, village water is already in, along with two fire hydrants. Side walks are laid along with curbing. The plans have been approved. Full building will start in the spring and all property will be approved for FHA or GI Loans. Mr. Badami, owner of the property adjoining Cherry Hill, is planning to build a road from there to Joalyn Road, which will

open many more excellent building lots to the home builder, adding to the biggest building boom in the history of New Paltz. The outlook for the community is good, so don't go west young man, just look around you and wait. [NPI 11/18/1954]

1955

Harrington Street Homes Near Completion. The Harrington Street Homes have attracted some nice new neighbors to New Paltz. Some of the folks are old friends. Mr. and Mrs. Leon Karpel, of the college library, have been with us for some time. Others have been living in areas quite apart from New Paltz. Mr. and Mrs. Mazur come from Mt. Kisco. Mr. and Mrs. Donald Gross, formerly lived in New Jersey. Mr. and Mrs. Jack Glynn are moving from Long Island. The George Smiths come from Milton. Mr. and Mrs. Bud Silverman are fairly close – in Gardiner. Mr. Glynn and Mr. Silverman are sales executives. Mr. Smith is a supervisory engineer. For the most part, however, the community is educational or literary in nature. Mrs. Selma Kahn, Mr. Mazur and Mr. Kaelin are teachers, while Mr. Karpel is assistant college librarian and Mr. Gross is the writer for Time Magazine.

Tremendous interest has been expressed in these National Homes, since this is the first sizeable development in the area to be built of prefabricated homes. The folks who have already purchased these homes have been impressed by their informal charm and liveability. They especially liked the proximity to the new million dollar school and the rural feeling of the homes despite their location in the village.

The benefits of mass production and superior architectural and engineering skill have not resulted in “row housing,” since each house is individual in appearance due to variations in lot placement, exterior design and color treatment. The houses are also easy to own since the builder, Mr. Murray Rotwein, has arranged for excellent financing arrangements in terms of low down payments and maximum mortgage periods. All requirements of FHA and VA have been met to permit such favorable financing. It is understood that the individual plots (100 x 150) will be landscaped and seeded in accordance with FHA and VA requirements. There are a few choice three bedroom houses still available. Mr. Al Weisz is exclusive sales agent. [NPI 7/28/1955]

In 1955 the large 28 bedroom Sunset Inn on the southwest corner of Main Street and Manheim Boulevard was razed to make way for New Paltz's first “uptown” shopping center. Since then at least six other shopping centers have appeared along Main Street and Route 299 East. [Martin, 216]

Many Housing Developments; Building Boom In New Paltz Exceeds All Expectations. There are a number of housing projects in New Paltz. Wm. Hassel who has just completed a housing project to the north of the village, will very soon commence putting up houses to the south. Stanley Hasbrouck

and Schneider Brothers have housing developments east of the village. Henry Schulte and sons have built a number of houses and are busy all the time. C.A. Jennings is building houses along the Kingston Road. Charles Nielson and son also are numbered among the builders. Henry Edebohls of Gardiner has built a number of houses in New Paltz.

Rumor has it that the Bruckmayer property is also to be used for a housing project and again Dame Rumor says that Mrs. Elsie Gregor has sold her farm to the Wolverine Construction Company who will start building cottages in the very near future. Usually houses are sold as soon as they are completed. Sometimes they are sold before they are built. There are no doubt many more builders whose names are not known or as is sometimes the case, who do not care to be publicized. The Independent would be happy to have the names of any other contractors and information about their work.

It had been expected that there would be a building boom in the area this year due to the Clover leaf on the Thruway at Ohioville and the expansion of the I.B.M. Plants in Kingston and Poughkeepsie, but the extent of the building program has surpassed everyone expectation.

Louis Pucino has sold his nephews, Louis Pucino and William Pucino of Beacon, his farm which is adjacent to Harmony Inn just off Route 32 two miles north of New Paltz. The new owners are laying out the building lots and planning for two or three streets. As soon as this work is finished, actual construction of homes will begin in about four months. The new development, which is known as Paradise Acres, will ultimately provide homes for from eighty to ninety families. It is about twelve miles from Kingston and has an unobstructed view of the Shawangunk Mountains. Plots, which may be acquired by deposit and held by persons now renting until such time as they are ready to build a home will be restricted to [lots] 100 by 125 or 13 feet in size and the owners will either sell the lots or act as general contractors for building homes. Homes will be restricted to the \$12,000 to \$18,500 class. A distance of sixty feet between houses will be maintained and some of the lots are located in an apple orchard with apple trees remaining on the premises. Plans call for future dredging of a pond on the premises which will provide wimming facilities for the residents of Paradise Acres. There is bus service and the village of New Paltz provides excellent school facilities. Lots will be in the \$700 to \$1,00 bracket it was stated.
[Independent 8/18/1955]

1956 Post office built on 23 N. Chestnut Street. W. Grant Hague, architect.

High school enlarged to accommodate elementary grades for district.

- 1958 Regular freight service discontinued on WVRR; station closed. Conrail continued to make runs two or three times a week w/ stops at yards of A.P. LeFevre & Son and New Paltz Lumber Co. as late as 1977.
- 1959 College Motor Inn opened at Thruway 6/3/1959. Largest in Hudson Valley
- 1960 Population: Town 5,841, Village 3,041 (includes students)
- Riverside Hotel demolished and Huguenot Motel constructed. 26 rooms (9/7/1960)
- 1962 Old Dutch Apartments, Church Street, formerly property of Helen Hasbrouck. Hudson Valley's first Gold Medal Electric Apartments. Vanderlyn Pine, president of corporation building apartments. (4/25/1962) Two more buildings constructed in 1967.
- Jehovah's Witness Kingdom Hall built, Rt. 32 North.
- 1963 Duzine elementary school built.
- Church of the Nazarine built on Route 32 North
- Stanley Hasbrouck Sr. has been awarded the contract to build three apartment buildings on Huguenot Street (site of old Normal School) for architecture firm of Reisner & Diamond.
- Weathervane Apartments built by Dominick and Roger Sfregola. Old public school demolished, weathervane saved and mounted on new building. Schneider Brothers, general contractors
- 1965 St. Joseph's Catholic Church built. Church built in 1893 razed for parking lot (now community hall)
- Redeemer Lutheran Church built on Route 32 South.
- College Park Garden Apartments, Main Street.
- University Apartments, 92 unit garden apartment, John & Harrington streets ; Robert Stein, NYC developer.
- 1968 New high school built; old high school became middle school.
- 1970 Population: Town 10,415, Village 6,058 (includes students)