

the village of

NEW PALTZ

New York



Downtown Historic District

Preservation Guidelines and Recommendations

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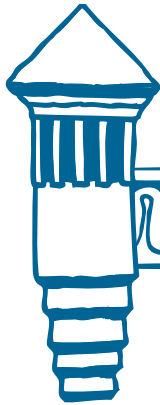
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The New Paltz Downtown Historic District



The Downtown Historic District of the Village of New Paltz was created in 2009 when the State of New York awarded the commercial center of New Paltz a place on the State Register of Historic Places and the National Park Service added it to the National Register of Historic Places.

Being listed on these registers is a very significant achievement that speaks to the architectural quality and historic character of New Paltz's commercial center. As a downtown business owner, property owner, or resident, you can take great satisfaction in knowing that our Downtown District joined a list of only a few local locations that have been recognized in this way, including historic Huguenot Street, the Mohonk Mountain House, and some individual properties, including Elting Memorial Library.

This brochure is designed to help you understand the history and architecture of the Downtown District and to aid you in maintaining, improving, or expanding your property in a way that benefits the whole District. When the District succeeds, so do all the individual properties and businesses that make up our vibrant downtown.

Listing on the State and National Registers imposes no restrictions on property owners or their properties; both designations are purely honorific categories that recognize the historic and architectural significance of a structure or a neighborhood. But inclusion on the two Registers does have significant benefits for increasing community pride, improving local visibility, and promoting heritage tourism. In addition, some significant direct financial benefits may be available to property owners, as described below.

For more information on the National Register, see

WEBSITE: www.nps.gov/nr

The Historic Preservation Commission is here to help you. See the following pages for details.



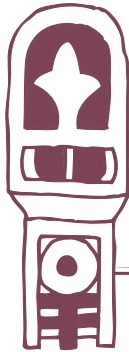
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Historic Preservation and the New Paltz Community



Why support historically sensitive renovation and historic preservation in general? The basic rationale for preservation is twofold.

First, good conservation practices help keep our own history alive. Here in New Paltz, in particular, our history is all around us, with still-visible signs of early settlements literally under our feet as we walk Huguenot Street or parts of North Front Street. The glories of the downtown building booms of the nineteenth century are right before our eyes as we stroll along Main Street and some of the streets adjoining it. Taking care of what past generations created and left to us is also a source of pride for individual property owners, who reap the daily benefits of living in and around historically significant buildings and streetscapes that bring beauty, character, and a connection with the world of our forebears to our daily lives.

Second, it turns out that historic preservation is not just good for the local economy, but great for it! Study after study shows that preservation projects create more jobs than new construction. “Heritage tourism” is a highly desirable form of economic

growth. Not only properties within but also those near historic districts tend to retain their value better than non-historic ones. And with a variety of local, state, and federal incentives, there may even be financial benefits to property owners, including tax credits (see pages 22 and 24).

Your Historic Property

There is really nothing like the feeling of doing business and enjoying life in a historic environment. Crooked walls, stubborn sash windows, and time-worn wooden floors may seem like annoyances to some people, but to those who live and work in structures with these unique and quirky qualities, they are a line straight back into history. Historic architecture brings us in touch with the past every single day that we work, conduct our business, and enjoy life in downtown New Paltz. The craftsmanship and artistry of beautiful hand-carved door details, arched windows, striking roof lines, and intricate wood siding all remind us of those who came before, even as we live fully in the present. At its essence, historic preservation is just good planning, both for individual structures and for the overall community.

One of the most basic principles for preservationists is that, whenever possible and practical, the best way we can preserve these unique qualities is by maintaining and repairing our historic structures with historically sensitive materials and techniques. This means being slow to throw out what might be salvaged, taking time to fix rather than replace. If repair is impossible, replacement with like-for-like materials is the next best option.

Let's deal with two very common misconceptions about the aims of historic preservation and the role of preservation commissions.

First, in the Village of New Paltz, the Historic Preservation Commission deals with exterior changes only; we do not have any oversight over what a property owner does with the interior of a historic structure, and we will never ask about what you plan to do with the inside of your property. However, depending on the

project, some interior modifications may require a building permit, just as they would for anyone living outside the Downtown District. You can easily check with the Building Department to find out whether your project does:

Building Department of the Village of New Paltz
25 Plattekill Avenue
New Paltz, New York 12561

PHONE: 845.255.3055

FAX: 845.255.5103

Second, preservation is not the same thing as restoration! Restoration implies an effort to return a structure back to a specific time period or condition. Historic preservation commissions do not attempt to do this and therefore do not order any specific exterior work to be done toward such a goal. Here in New Paltz, we do not seek to turn a business or a home into a museum. Instead, when property owners want to make exterior changes other than normal repairs and maintenance or like-for-like replacement, we are available to advise them on the best way to proceed. If the property is landmarked (meaning subject to oversight), we review the proposed changes to make sure that they are beneficial to the architectural integrity of the neighborhood and the property itself. In other words, our goal is not returning properties to some point in the historic past, but rather to make sure that as they move into the future, historic buildings do not lose the characteristics that made them distinctive in the first place.

Everyone wins when exterior changes are done with sensitivity to historic designs and materials. New Paltz residents reap the daily pleasures of living in or near an attractive streetscape, within a community that cares about its architectural past. Out-of-town visitors enjoy strolling through the center of our community (and may wish to return or to tell their friends about their visit—good for local businesses!). And property owners protect their own investments by making sure that their time and money are well invested by improving, not degrading, their properties.

The Historic Preservation Commission of the Village of New Paltz

Historic preservation has been a great asset to the New Paltz streetscape for more than a century. In 1894 descendants of the original New Paltz patentees established the organization now known as Historic Huguenot Street, and in 1899 they purchased the Jean Hasbrouck House to spare it from insensitive alteration or demolition. In the 1950s the organization's director, Kenneth Hasbrouck, expanded the preservation effort and, with the aid of the widely dispersed descendants of New Paltz's founders, acquired additional historic buildings on Huguenot Street. In 1964 Huguenot Street was designated a National Historic Landmark District by the National Park Service.

Until the establishment of the Historic Preservation Commission (HPC), proposals for renovations or restoration of properties in the District went to the Village Planning Board for review to ensure their compatibility with surrounding architecture. In the 1990s the preservation movement turned its attention toward "Main Streets" and downtown districts as significant civic and social assets to communities. By 1994 the Village's Comprehensive Master Plan recognized the positive impact of preservation and called for further steps. It recommended a range of new measures, including a formal process for designating landmarks of special historic significance outside the Huguenot Street Historic District, and Certificates of Appropriateness for proposed changes within the established historic district. To implement these recommendations and oversee them, the Village established its first Historic Preservation Commission in 2001, based on principles established by New York's State Historic Preservation Office (SHPO).

The Historic Preservation Commission meets ten times per year, once per month except for August and December. See this website for meeting days and times:

WEBSITE: www.villageofnewpaltz.org/calendar/index.php

Two main kinds of business typically come before the Commission: applications for Certificates of Appropriateness (CoA) and applications for landmark status. Certificates of Appropriateness are the means by which owners of landmarked properties or properties that fall within the Huguenot Street Historic District submit proposals for changes to the exteriors of their properties. Applications for landmark status come from parties, sometimes the Commission itself, based on one or more specific criteria related to historic, aesthetic, or cultural characteristics; architectural style; unique location or characteristics; or archeological resources.

For more information visit:

WEBSITE: www.villageofnewpaltz.org/staticpages/index.php?page=hpc.

Questions and correspondence can be addressed to:

The Historic Preservation Commission
of the Village of New Paltz

25 Plattekill Avenue
New Paltz, New York 12561

EMAIL: hpc@villageofnewpaltz.org

Guidelines for Planning Your Projects

Advance planning and consultation with the HPC are the two most important steps toward a successful project. Even if the work you propose does not require a Certificate of Appropriateness, the members of the Commission can help you think about your options, point you toward helpful resources and suppliers, and generally serve as a helping hand for you to reach your goals as a property owner. If your property is landmarked, a CoA is required, so you will need to present your plans to the Commission according to the guidelines described below.

The primary source of the advice and guidelines in this section is *The Secretary of the Interior's Standards for Rehabilitation*. They are intended to prevent future degradation of the qualities and features of historically and architecturally significant properties—and districts like ours—by setting up reasonable guidelines for preserving and maintaining them while providing for ongoing use.

The complete document is very detailed and covers almost every possible exterior change that a property owner might want to propose. It can be viewed at:

WEBSITE: www.nps.gov/tps/standards/rehabilitation/rehab/index.htm

Sustainability is an increasingly important consideration for property owners. The *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* is an excellent source for thinking about incorporating energy efficiency in historic properties.

WEBSITE: www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

At the local level, changes proposed to the exteriors of properties in our Downtown District should conform as closely as possible to these nationally recognized standards. Not only the Historic Preservation Commission, but also the Building Department, Planning Board, and Zoning Board of Appeals use them in their deliberations and consider them when making their recommendations.

Remember that the following guidelines apply only to exteriors. They are intended to be basic, clear, and minimally burdensome to property owners, allowing them maximum freedom to use and enjoy their properties as they wish, to gain a reasonable return on their investments, and to adapt their properties as new needs and uses emerge.



In general, the members of the Historic Preservation Commission begin by asking these three basic questions:

- *Do the proposed design changes contribute positively to the existing historic streetscape?*
- *Do they enhance the local character and the local context of the District by being in harmony with what is already there?*
- *Do they enhance the individual quality of a structure and protect its owner from making a costly mistake that lowers the value of the property or sets up future problems?*

*Here are 9 specific guidelines
to help you plan exterior renovation projects:*



1

Are the proposed changes appropriately **sited**? Do the proposed setbacks, walkways, entryways, and other spaces harmonize well with the adjacent buildings and with the streetscape in the Downtown District? The commercial center of New Paltz is a very harmonious collection of structures; site plans that disrupt the streetscape by breaking up major lines and masses do not contribute to the architectural harmony of the District.



2

Are the **mass and scale** of the proposed changes appropriate to the District? To be avoided are projects that radically depart from the surrounding structures in either mass or scale.



3

Roof shapes and sizes should be designed with the general roofscape of the District in mind. Forms, masses, and materials that radically depart from the overall surrounding character should be avoided.

Are the **exterior materials** proposed consistent with those already used in the District? Choose materials for their capacities to blend in and harmonize with the historic materials of the District and for their long-term durability. Anachronistic, low-quality, or non-durable materials that disrupt the harmony of the District, those that introduce design features not already present in the District or those that degrade the general streetscape should not be used. Likewise, even high-quality materials that jar with surrounding structures should be avoided—even though they might look very good in another area.



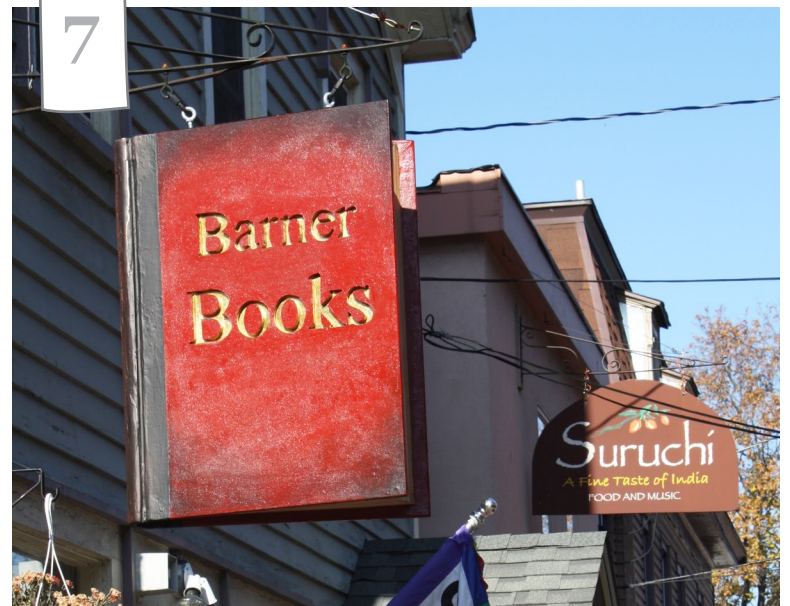
Colors should be chosen with sensitivity to the existing palette in the District. Color is one of the cheapest and best ways to give a structure distinctiveness and to call attention to its architectural beauty. And the Victorians loved their colors! By looking around the Downtown District and at the options offered by several paint companies, it will be easy to get good ideas for color combinations that work well.



Doors, entryways, porches, awnings, and windows are another way that historic properties show off their heritage and quality. Try to retain original details of these important features by repairing whenever possible. If repair is impossible and replacement is needed, new materials should be chosen or designed with particular care. Treatments that use inappropriate materials or introduce radically different design features or functions impact the streetscape in a very conspicuous and negative way.



Signage should also be historically sensitive. In addition to meeting all existing codes, signs should harmonize with those around them. It is quite possible to call attention to a business without creating signage that disrupts the unity of the Downtown District.





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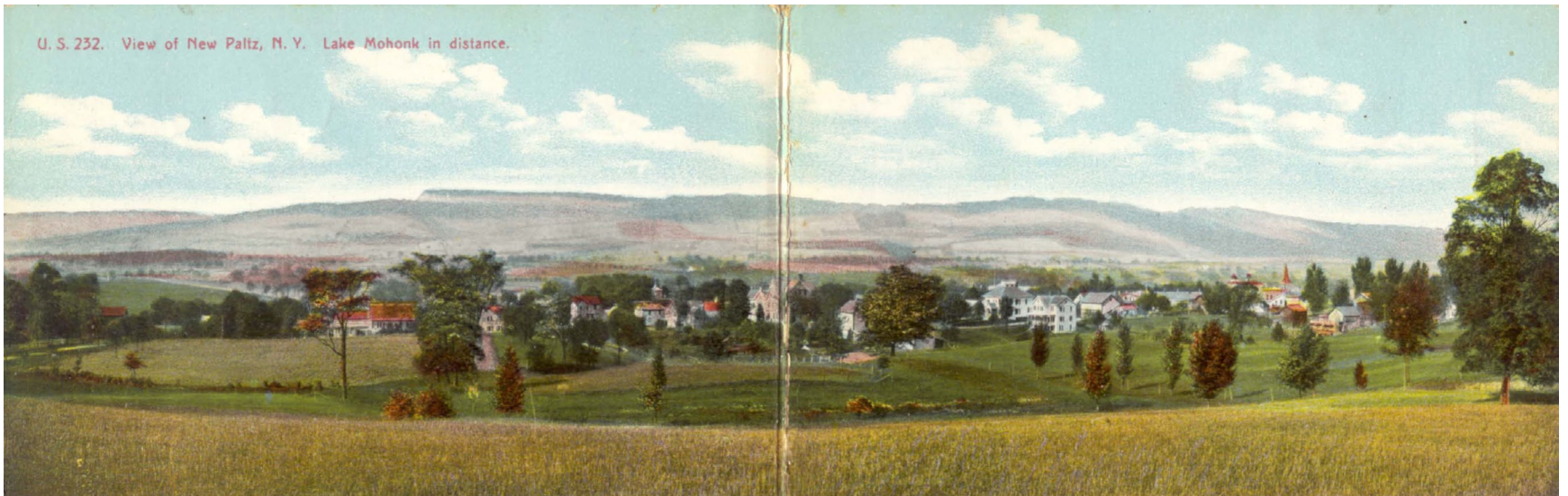
Lighting must meet all current codes but should also be chosen for its consistency with historic lighting in the District.

Trees and landscaping must meet all current codes but should also be chosen for their consistency with other landscaping plans in the District.

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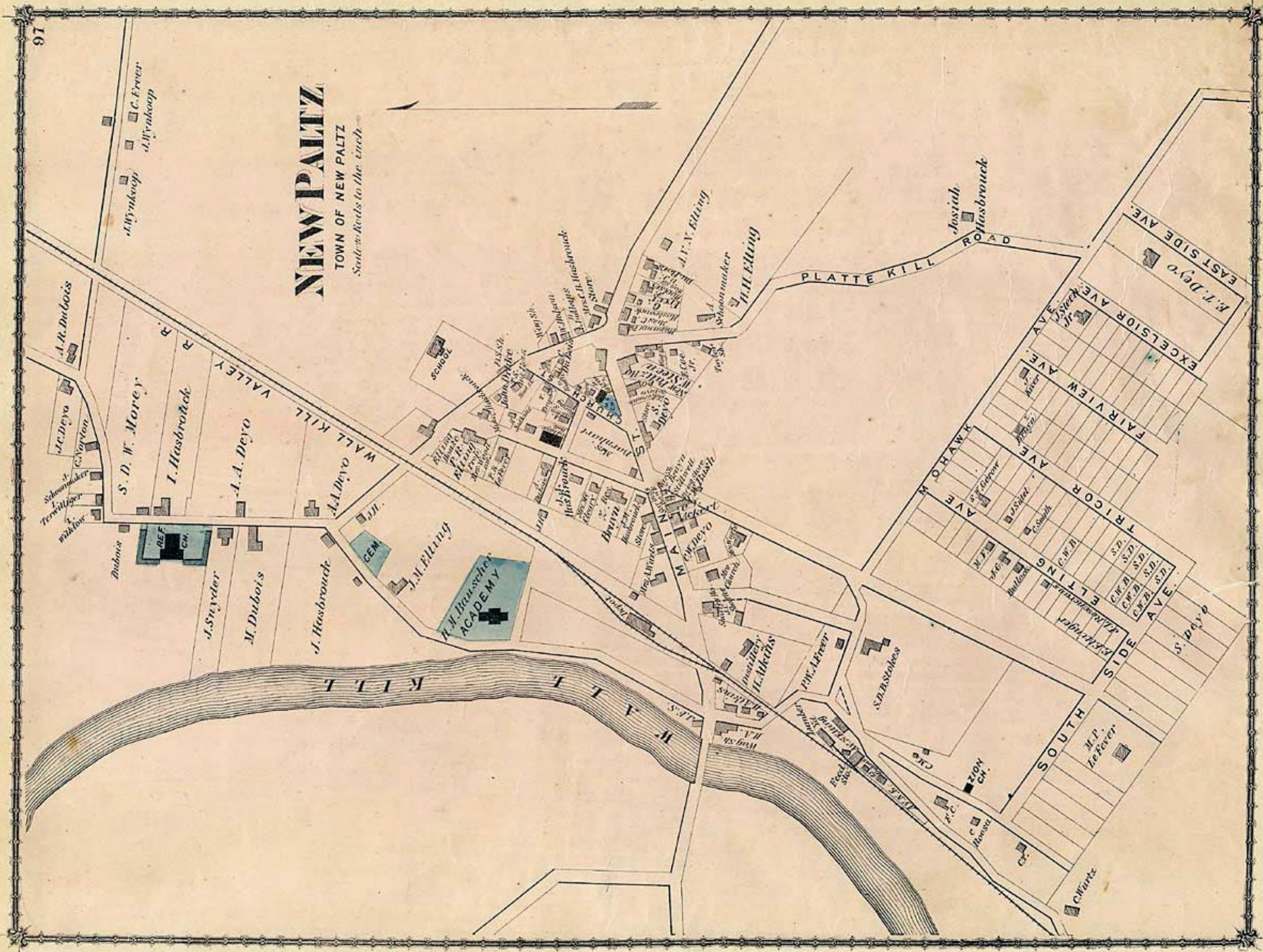


U.S. 232. View of New Paltz, N. Y. Lake Mohonk in distance.



NEW PALTZ

TOWN OF NEW PALTZ
Southwards to the creek



Local, State, and Federal Support for Your Preservation Project

The Village of New Paltz sponsors a revolving loan program which can help property owners finance exterior repairs and other preservation efforts. Details of this program are available by contacting the Village Clerk at 845.255.0130.

New York State offers significant tax credit programs for substantial rehabilitation projects on income-producing properties listed on the National Register of Historic Places. Information is available at:

WEBSITE: www.nysparks.com/shpo/tax-credit-programs

And the federal government also offers a number of tax credit programs to property owners who rehabilitate historic properties. Information on these is available at:

WEBSITE: www.nps.gov/tps/tax-incentives.htm

Local and New York State Resources to Help You

The Historic Preservation Commission of the Village of New Paltz

WEBSITE: www.villageofnewpaltz.org/staticpages/index.php?page=hpc

This site includes a brochure, FAQs, and applications for Certificate of Appropriateness (CoA). It also includes the 2004 Reconnaissance-Level Historic Resource Survey, an extensive report of historic data on 659 Village properties built before 1965. The full document with photographs is downloadable as a pdf file.

Haviland-Heidgerd Historical Collection

93 Main Street
New Paltz, New York 12561

WEBSITE: www.eltinglibrary.org/hhhc

EMAIL: havilandheidgerd@yahoo.com

PHONE: 845.255.5030

This extensive collection, housed in the Elting Memorial Library in New Paltz, includes many materials for research on the history and architecture of the houses, farms, and commercial buildings within the community; New Paltz newspapers (1860-forward); maps and directories from the nineteenth century forward; old postcards, and much more. Check with the expert archival staff before planning a visit to the collection. See the online catalog:

WEBSITE: www.MidHudson.org

Historic Property Map by the Village and Town of New Paltz Historic Preservation Commissions

WEBSITE: hpc.townofnewpaltz.com

This interactive online tool will assist you in learning about the rich and diverse history of New Paltz. The site includes a clickable map, a video timeline of the settlement and expansion of New Paltz that demonstrates when the current structures were built, and information on how the community grew over the years. The site also includes online forms for feedback and updates.

Sojourner Truth Library, The State University of New York at New Paltz

WEBSITE: library.newpaltz.edu

The Library's collections include works on local history, maps, and a unique postcard collection featuring many scenes of the downtown area. View the collection online at:

WEBSITE: library.newpaltz.edu/banner/archives/postcards.html

New York State and National Registers of Historic Places

WEBSITE: www.nationalregisterofhistoricplaces.com/NY/state.html

This site includes full details of historic places on the State and National Registers, organized by county.

The New York State Historic Preservation Office (SHPO)

New York State Office of Parks, Recreation, and Historic Preservation

WEBSITE: nysparks.state.ny.us/shpo

SHPO administers programs authorized by both the National Historic Preservation Act of 1966 and the New York State Historic Preservation Act of 1980. This site offers detailed information and resources about preservation, the New York State Rehabilitation Tax Credit for Commercial Properties, State Historic Preservation Tax Credits; application forms for these tax credits and for the State and National Registers; and a weatherization kit for old homes.

Key Questions to Ask Contractors Bidding on Your Preservation Project

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- *How much experience do you have working with older structures?*
- *Do you have a portfolio of past work and are there sites of similar completed projects that I may visit?*
- *Can you provide a reference list?*
- *Do you use subcontractors?*
- *Who will be overseeing the work being done?*
- *How many projects are you currently working on, and do you have the capacity to meet the proposed schedule and deadlines?*
- *Are you familiar with the Secretary of the Interior's Standards?*
- *Do you have up-to-date licenses with the State, and can you provide copies of documentation?*
- *Do you have proper insurance and bonding? Contractors should have liability insurance as well as worker's compensation insurance.*
- *What type of warranties or guarantees do you offer on your work?*
- *Is an architect or structural engineer needed for this project? Does he or she have experience working with historic structures like mine?*



3

Helpful Online and Print Resources



Local Resources

This is a large-scale reconnaissance-level survey of properties in both the Village and Town of New Paltz:

WEBSITE: www.villageofnewpaltz.org/filemgmt_data/files/Historic%20Resource%20Survey.pdf

The National Trust for Historic Preservation helps people protect, enhance, and enjoy the places that matter to them.

WEBSITE: www.preservationnation.org

The Haviland-Heidgerd Historical Collection is the non-circulating research section of the Elting Memorial Library, considered the best genealogical and local history collection in the Mid-Hudson Valley.

WEBSITE: www.eltinglibrary.org/hhhc

The Historic Huguenot Street Library is a research facility devoted primarily to the history and genealogy of the settlers of the Hudson Valley. It is available by appointment for historical research on your home.

WEBSITE: www.huguenotstreet.org

How-to Advice and Step-by-Step Instructions

The website of *This Old House* magazine is a good remodeling and home improvement resource.

WEBSITE: www.thisoldhouse.com

Historic New England's website has a useful FAQ section as well as a guide to architectural styles.

WEBSITE: www.historicnewengland.org/preservation/your-older-or-historic-home/a-z-primer

Resources for Historic Salvage and Reproductions

This architectural salvage shop is located in Catskill, New York.

WEBSITE: www.hudsonvalleyhistorics.com

Zaborski Emporium, Kingston, New York is a large architectural salvage store, and more.

WEBSITE: www.stanthejunkman.com

This Albany-based salvage warehouse has a wide selection.

WEBSITE: www.silverfoxsalvage.com

Van Dyke's Restorers has a wide selection for renovators.

WEBSITE: www.vandykes.com

House of Antique Hardware offers reproductions of America's antique historic hardware.

WEBSITE: houseofantiquehardware.com

This Baltimore, Maryland-based non-profit deconstructs old buildings and sells salvage to the public.

WEBSITE: www.secondchanceinc.org

Paints and Painting

Based in Vermont, Fine Paints of Europe produces high-quality paint used in projects from George Washington's Mount Vernon to residential historic homes.

WEBSITE: www.finepaintsofeurope.com

Authentic Milk Paint is suitable for Shaker and colonial furniture and homes and is available in 20 colors.

WEBSITE: www.milkpaint.com

This British paint company makes historic paint colors with traditional ingredients.

WEBSITE: www.farrowandball.com

Valspar's Historic Preservation color palette was created in collaboration with The National Trust for Historic Preservation.

WEBSITE: www.preservationnation.org/about-us/partners/corporate-partners/valspar

Benjamin Moore's historic color palette is widely available.

WEBSITE: www.benjaminmoore.com

Blogs About Historic Renovations

Katy Elliott writes an engaging journal about New England life, decorating inspiration, and renovating a 260-year-old house in Marblehead, Massachusetts.

WEBSITE: www.katylliott.com/blog

Living in upstate New York, this couple chronicles the renovation of a center-hall, colonial-style farm house.

WEBSITE: interioritycomplex.typepad.com

The renovation of an 1891 Victorian row house in Newburgh, New York is detailed in this blog.

WEBSITE: www.doorsixteen.com/about

Alex and Wendy are renovating an 1880s row house in Old Town Alexandria, Virginia.

WEBSITE: www.oldtownhome.com

This blog documents an editor's obsession with the architectural design and renovation of historic houses.

WEBSITE: shelterlife.thisoldhouse.com

Some Print Resources

Get Your House Right: Architectural Elements to Use & Avoid.

By Marianne Cusato, Ben Pentreath, Richard Sammons, and Léon Krier (Sterling Publishing, 2008).

"teaches the language and grammar of classical architecture, revealing how balance, harmony, and detail all contribute to creating a home that will be loved rather than tolerated"

New Rooms for Old Houses: Beautiful Additions for the Traditional Home. By Frank Shirley and Randy O'Rourke (National Trust for Historic Preservation) (Taunton Press, 2007).

"Great ideas for updating your historic home"

Renovating Old Houses: Bringing New Life to Vintage Homes. By George Nash (Taunton Press, 2003).

"Plain talk for restorers, from soup to nuts (and bolts). Here's thorough, practical advice that's sensitive to both history and budget"

The Preservation of Historic Architecture: The U.S. Government's Official Guidelines for Preserving Historic Homes. By the United States Office of Archeology and Historic Preservation, Technical Services Division (Lyons Press, 2004).

"know-how and official guidelines, written by the top experts in their respective fields of preservation"



4

Additional Information



Frequently Asked Questions

The questions below will give you some idea of the topics that can come up when attempting to preserve or repair a historic structure. The Historic Preservation Commission is always happy to answer questions and provide suggestions, and the online “**Preservation Briefs**” offered by the National Park Service are excellent resources.

WEBSITE: www.preservationnation.org

WEBSITE: www.nps.gov/tps/how-to-preserve/briefs.htm

How do I clean graffiti off my brick building?

Removing graffiti should not be attempted by untrained workers or property owners. It is important to understand that masonry surfaces can be damaged by general cleaning methods. Avoid sandblasting and the use of harsh chemicals. (See Preservation Brief #38, “[Removing Graffiti from Historic Masonry](#)” and Preservation Brief #6, “[Dangers of Abrasive Cleaning to Historic Buildings](#).”)

How do I clean my old brick building? It is so dirty.

Inappropriate cleaning and coating treatments are a major cause of damage to historic buildings. It is important to test the cleaning methods and materials before applying these to large surfaces. Clean facades using the gentlest means possible. Water cleaning methods using low pressure or medium pressure are most commonly recommended for removing dirt and pollutants. Masonry is easily damaged by acidic cleaning agents. (See Preservation Brief #1, “[Assessing Cleaning and Water Repellent Treatments](#).”)

How do I find out which colors would be historically appropriate to paint my old building?

If possible, determine the original colors which were used and their placement on your building. Paint colors should have some relationship to colors used in the past and should emulate other historic building colors. See the *Old House Journal* article “Colorful Issues in Choosing Exterior Paint” by Gordon Bock at:

WEBSITE: www.oldhousejournal.com/Choosing_Exterior_Paint/magazine/1321

WEBSITE: www.oldhousejournal.com/Putting_Period_Colors_in_Their_Place/magazine/1394

How do I build a new storefront that is appropriate to the design of the rest of the building? The storefront on my commercial building is missing or boarded up.

Avoid using materials that were unavailable when the storefront was built. Choose colors based on the building’s historic nature. Replaced storefront designs should respect the existing historic character of your building and be congruent with the surrounding historic district. (See Preservation Brief #11, “[Rehabilitating Historic Storefronts](#).”)

How can I add on to my building without harming its historic character? We need additional space.

A new exterior addition should be considered only after determining that new or adaptive uses of the existing space will not be an acceptable alternative. The addition should be compatible with

the size, massing, scale and architectural features of the original building to protect the historic integrity. New additions should be subordinate to and differentiated from the original structure. (See Preservation Brief #14, “[New Exterior Additions to Historic Buildings: Preservation Concerns](#).”)

How can I determine what roofing material is appropriate to re-roof our historic building?

Professional advice from an architect or roofing specialist who has experience with historic buildings is recommended. If it is not possible to replace with like material, match as closely as possible the scale, texture, and coloration of the historic roofing material. Pay attention to historic craftsmanship and detailing. (See Preservation Brief #4, “[Roofing for Historic Buildings](#).”)

How can I make a paint job last? My old wood siding won’t hold paint. I’m about ready to put up vinyl siding.

Paint failure is often the result of water damage and many layers of paint causing cracking and peeling. It is important to correct moisture problems, replace damaged wood, and mechanically sand down the layers of paint. Faulty flashing, leaking gutters, defective roof shingles, and outdated caulking need to be corrected.



The wood must be thoroughly dried before sanding, priming and repainting. See the *Old House Journal* article on historic paint, “Colorful Issues In Choosing Exterior Paint” by Gordon Bock,

WEBSITE: www.oldhousejournal.com/Choosing_Exterior_Paint/magazine/1321

as well as Preservation Brief #10, “Exterior Paint Problems on Historic Woodwork,” and Preservation Brief #8, “Aluminum and Vinyl Siding on Historic Buildings.”

How can I repair my old, drafty and hard-to-open windows? Should I just replace them?

Retention and repair of original windows is recommended whenever possible. Careful evaluation of your windows will determine whether the windows require weather-stripping, sash repairs, removal of excess paint, replacement frames or glass and caulking. Repairs to wooden windows can be labor intensive but are relatively uncomplicated. If the decision is made to replace the windows, remember to retain as much of the character of the historic window as possible. This should include the pattern and size of the opening, proportions of the frame and sash, configuration of the panes, muntin profiles, types of wood, paint color, characteristics of the glass and associated details such as arched tops. See Preservation Brief #9, “The Repair of Historic Wooden Windows,” Preservation Brief #13, “The Repair and Thermal Upgrading of Historic Steel Windows,” and *The Old House Web* article “Replacing Windows in Older and Historic Homes.”

WEBSITE: www.oldhouseweb.com/how-to-advice/repairing-wood-windows.shtml

How can I make my historic building more energy efficient without harming its historic character?

A free or low-cost energy assessment through NYSEDA is highly recommended. After the assessment you will receive specific recommendations and upgrades, including the cost for each and its payback period. Passive measures such as adding wall, basement, duct and pipe insulation, storm windows and doors, caulking and vestibules are often recommended. Retrofit-

ting measures which include removing historic windows, adding aluminum siding, or installing dropped ceilings should not be done. See Preservation Brief #3, “Conserving Energy In Historic Buildings.”

WEBSITE: nyserda.ny.gov

Designated Landmarks and Landmark Districts in the Village of New Paltz



Properties that enjoy “landmark status” are those that have been identified as having particular architectural, archeological, historical, or cultural importance for the community. The exteriors of these properties benefit from a higher level of protection than is provided by basic building codes and zoning restrictions. At present only 11 individual properties and one district in the Village have been designated in this way. The individual properties outside the Huguenot Street Historic District are

- 1 45 North Oakwood Terrace (designated 2002)
- 2 93 Main Street (designated 2002)
- 3 15-15½ North Front Street (designated 2003)
- 4 17-19 Church Street (designated 2003)
- 5 16 North Chestnut Street (designated 2004)
- 6 43 North Manheim Boulevard (designated 2004)
- 7 14 Southside Avenue (designated 2005)
- 8 122 Main Street (designated 2005)
- 9 10-12 Plattekill Avenue (designated 2006)
- 10 5 Main Street (designated 2006)
- 11 30 Center Street (designated 2006)

Exterior changes proposed for these 11 properties, and for the properties inside the Huguenot Street Historic District, must be approved in advance by the Historic Preservation Commission, using an application form for a Certificate of Appropriateness (CoA). The form is available online at

WEBSITE: www.villageofnewpaltz.org/filemgmt_data/files/HPC-CoAform6-26-08.pdf

Village of New Paltz Downtown Map

-  = Downtown Historic District
-  = Landmarked Properties
(numbers correspond to previous page)



Partners in Preservation

The Historic Preservation Commission's Partners in Preservation program recognizes property owners who have made special efforts to maintain and preserve their property, and in so doing, contribute to making daily life in New Paltz more beautiful and architecturally rich. In general, properties that have been given this distinction do not rise to the level of landmark status, though there is nothing to prevent them from attaining it in the future. As of 2012, the awardees and their properties are:

Elise Bacon, *12 North Chestnut Street*

Mike Beck, *P & G's, 91 Main Street*

Isabella Chisena, *Isabella's Treasures, 7 North Front Street*

& Isabella's On Main, 81 Main Street

Robert Downs, *The Cafeteria, 58 Main Street*

Floyd Kniffen, *27 South Chestnut Street*

Vanderlyn R. Pine, *16 Plattekill Avenue*

Mike Rizza, *New Paltz Auto Center, 91 North Chestnut Street*

Toby Rossman, *Horsefeathers, 15 North Chestnut Street*

Harris Safier, *Westwood Metes and Bounds, 134 Main Street*

Mark Skillman, *Fleet Service Center, 185 Main Street*