

A Special Thanks

Calvert Vaux Preservation Alliance

Gigi Hudson Valley

Azhar D'Araujo at Rogue Color

Rhinebeck Artist's Shop

Become a member of
Hudson River Heritage!

The full cost of today's tour is tax deductible; no goods or services
were received with a value in excess of \$20.

Hudson River Heritage is a 501(3)c non-profit member organization.

Front cover: vintage postcard of The Point



P. O. BOX 287
RHINEBECK, NY 12572
(845) 876-2474
office@hudsonriverheritage.org

Silver Anniversary Country Seats Tour

September 27, 2014

HUDSON VALLEY
RENAISSANCE
NEW LIFE FOR HISTORIC HOMES



Significant historic properties
engaged in major transformations
and reinventions



BOARD OF DIRECTORS

Warren Temple Smith
PRESIDENT

Frank J. Cutolo
VICE PRESIDENT

Arvia Morris
SECRETARY

Frank Brice
TREASURER

David Byars
Joyce Gelb
Richard McKeon
Ward Stanley
Kiki Steele

ADVISORS

Joan K. Davidson
Pompey Delafield
Frank Faulkner
Max Friedman
Albert J. Gnidica
Gerrit Graham
David K. Kermani
Sally Mazzarella
Nicholas McCausland
Derek E. Ostergard
Sam Phelan
Cynthia Owen Philip
Timothy Steinhoff
Vincent Teahan
Lisa Weiss

Hudson River Heritage
P. O. Box 287
Rhinebeck, NY 12572

(845) 876-2474
office@hudsonriverheritage.org
www.hudsonriverheritage.org

September 27th, 2014

Dear Country Seats Tour Guest,

2014 marks the 25th year for the Hudson River Heritage Country Seats Tour. For our Silver Anniversary Tour, we are showcasing some significant properties in the process of evolving in the hands of new owners and, in many cases, into new uses.

The Grasmere estate in Rhinebeck envisions a future as an exclusive, boutique hotel with a fine farm-to-table restaurant, and includes a spa and accommodations both within and beyond the main house. Staats Hall in Red Hook has been transformed by its new owner into an extraordinary gem of Greek Revival architecture. The Italianate Pitcher House is a mid-19th century farmhouse, recently renovated and modestly expanded to better suit the needs and tastes of its current owners. Many original details survive, including the fine central cupola. The Point, designed by Calvert Vaux for the Hoyt family in Staatsburg, is undergoing a long deferred restoration, and the fabulous interior spaces will be on view for the first time in decades. Kaatsbaan has repurposed their historic Tivoli farm as a thriving international center for dance, founded by partners affiliated with American Ballet Theatre. Watch a visiting troupe rehearse, or return for the evening performance. Clermont's Oak Terrace, Eleanor Roosevelt's long-neglected childhood summer home, is being restored and reimagined by its new owners who are just beginning their adventures with the site.

The suggested routes between the sites on our tour have been selected for efficient travel. However, the map provided in this booklet can help you find more scenic routes and other sites, should that better suit your taste. While you are here, be sure to try one of our local restaurants for a breakfast treat, a quick lunch, or a relaxing dinner. Welcome to our Country Seats Tour, and enjoy the day.

Kind Regards,

Warren Temple Smith, R. A.
President, Hudson River Heritage

HUDSON VALLEY
RENAISSANCE
NEW LIFE FOR HISTORIC HOMES

Tour Center

CHURCH OF THE MESSIAH PARISH HALL
6436 Montgomery Street
Rhinebeck, NY 12572
Open: 9:30 AM to 12:00 PM (noon)

Box lunches can be picked up at the tour center for those who have ordered in advance.

Tour Guidelines

- Please visit sites at your leisure and in the order of your preference. Sites are open from 10:00 AM to 5:00 PM, and for your last tour be sure to arrive no later than 4:30 PM.
- Please drive slowly when entering, exiting, and parking at properties. Watch for pedestrians and follow directional signals.
- Park only in designated areas. Where possible, handicapped parking is provided.
- Present your wristband at each site for your entry.
- Leave large handbags and backpacks in your car.
- No interior photography or videotaping allowed. Exterior photography is permitted.
- Pets are not allowed in houses or on the grounds of sites.
- Smoking is prohibited within the sites.
- Eating or drinking is not allowed within the sites.
- In the event of inclement weather, all wet umbrellas must be left at the front door.
- Do not touch furnishings or interior surfaces (walls, moldings, etc.) but do hold staircase railings!
- Do not pick or damage any plants on the site grounds.
- Where provided, walk on runners.

Thank you!



Grasmere

29 Mill Road ■ Rhinebeck, NY 12572

Janet Livingston Montgomery built the original house on this site in 1778, following the death of her husband, General Richard Montgomery, at the Battle of Quebec. In 1805 she built Montgomery Place in Barrytown, and subsequently sold the house that was here to her brother-in-law, Peter Livingston, in 1822. The house promptly burned, and was replaced by the present house on the old foundation. Peter Livingston's nephew, Louis Livingston, acquired Grasmere in 1850. Louis and his brother, James, lived at Grasmere for more than 40 years, and it was in 1861 that they added the third floor, the front porch and steps, and the arched tops to the first floor windows.

Big things loom on Grasmere's horizon. The current owners have reacquired most of the former estate. The stone barn is to be converted into a culinary center with a farm-to-table restaurant serving "food produced on site and sourced from local Hudson Valley farms." The restored mansion will be converted into a 12-room hotel, incorporating a spa, and serving as the entry point for a collection of eco-guest cottages tucked into the surrounding woods. Grasmere was listed on the National Register of Historic Places in 1987.



A VIEW OF THE BACK TERRACE
IN THE EARLY 1920s.



The Point

Norrie-Mills State Park, Old Post Road ■ Staatsburg, NY 12580

The Point may be the best example of Calvert Vaux's application of the English picturesque movement, integrating building architecture with landscape design. Vaux carefully chose the location on the grounds in the woods and designed the house in 1855 for Lydig Monson Hoyt, a wealthy New York merchant, and his wife, Geraldine Livingston Hoyt. In his scheme, Vaux succeeded brilliantly in merging the asymmetrical design of the house with its wooded landscape overlooking the Hudson. Hoyt descendants owned and occupied the house up until 1962. A major renovation in 1901 by architect (and neighbor) Robert Palmer Huntington, resulted in the neo-classical interiors we see today.

In the early 1960s, New York State Parks acquired the house, dependent buildings and 92 acres, with the intention of tearing down the historic house and creating a large public swimming pool and playground as a connecting corridor between Margaret

Lewis Norrie Park and the Mills Mansion grounds. A local outcry derailed these plans, state funds were diverted elsewhere, and the demolition of the house was averted, but the Hoyt House was left to deteriorate for more than 50 years. Recently, after Calvert Vaux Preservation Alliance became the friends' group of the Hoyt House in 2007, restoration work has begun in earnest.



THE DINING ROOM
IN THE EARLY 1900s.



ROBERT PALMER
HUNTINGTON
IN 1914.



Hudson River Heritage congratulates
Ken Burns and PBS for their
remarkable documentary,
“The Roosevelts: An Intimate History”.

ELEANOR ROOSEVELT AT OAK TERRACE IN 1934.



Pitcher House

139 Pitcher Lane ■ Red Hook, NY 12571

This vernacular farmhouse in the Italianate style was the third and most recent of the Pitcher family homes on the north side of the small farm lane that ran through extensive orchard and dairy land worked by many generations of the family. The carriage house and barn survive on the Greig Farm complex. Built by A. Pitcher in about 1850, the exterior with its ranked window and door openings is typical of the restrained and dignified ornamentation of the period. Even the wonderful cupola that embellishes and defines the house silhouette has a stately balance. The interior features an entrance hall opening to flanking rooms through columned portals.

A recent renovation and modest expansion has connected the main block of the house to a formerly separate studio behind the garage via a mudroom and gallery that also give access to the rear garden and pool. The kitchen has been expanded, and the attic converted to living space lit by the cupola above. The mounting block adjacent to the driveway bears the name “Elting”, another historic local farming family.



Staats Hall

451 Budd's Corners Road ■ Red Hook, NY 12571

This classic Greek Revival farmhouse was built in 1839 for wealthy farmer Henry Staats. According to a hand-written deed, he purchased 350 acres of land from Robert L. Livingston in 1831 and spent the next eight years in its construction. The house has undergone a major transformation in the last few years in the hands of its current owner, who purchased the house in 2010. He has done an extraordinary job renovating and modestly adding to the house while enhancing its original qualities. The second stories above the flanking wings are recent additions, but match the original details and maintain the symmetry of the house while providing significant additional space. The updated kitchen achieves a balance between modern and timeless, while the studio gallery and master bath beckon the visitor upstairs. An enclosed porch to the rear takes advantage of the views across the farm fields.

Original details are apparent in the doors and the trim surrounding doors and windows, the crown moldings, ceiling medallions, and the fireplace mantels. The wide board floors evidence the availability of larger trees than found today. The floor plan, with an entry to one side, is highly characteristic of this three-bay wide (plus wings) variant of the Greek Revival style. A center door would leave the rooms on either side too narrow, so additional rooms were designed as wings to both sides of the main block.



Kaatsbaan

3 Kaatsbaan Road ■ Tivoli, NY 12583

Kaatsbaan has repurposed their historic Tivoli farm as a thriving international center for dance, founded by partners affiliated with American Ballet Theatre. The new studio building at Kaatsbaan International Dance Center, Inc., is designed to complement a c.1890 existing adjacent barn and cottage attributed to Stanford White while fitting naturally into its bucolic rural setting on 153 acres bordering the Hudson River. The exterior of stucco and cedar shingles echoes the character of the existing buildings, and the same themes are carried throughout the interior. Studio One has a performance floor the size of the stage at the Metropolitan Opera House, enabling dance companies to stage and rehearse productions at full scale before going on tour.

The studio building is one of three planned dance studio structures to be constructed at Kaatsbaan, along with four dormitories, a dining hall, lounge and conference center, a scenic design facility, and an exercise/spa center. The existing arena will be reconstructed as a 1000+ seat performance space, and the historic existing main barn, known as the “music barn” for the mooing of the cows, will be renovated to become a visitors’ center, gallery, library, archive, and café.



Oak Terrace

794 Woods Road ■ Germantown, NY 12526 (Town of Clermont)

Oak Terrace, also referred to as Oak Lawn, is a Second Empire mansion with sweeping river views, built in 1872 by Eleanor Roosevelt’s maternal grandparents, Valentine Gill Hall, Jr., and Mary Livingston Ludlow. Mrs. Hall raised Eleanor from the age of ten, after the deaths of her mother, father, and older brother. The home remained in the Hall family until 1934, when it was sold and subsequently used as a weekend fishing camp until 1998. While various smaller parcels have been carved out of the original estate, 25 acres of land remain with



the house. The house was built in two sections, the symmetrical main block, and the slightly later addition on the south side, containing a large parlor or ballroom and a grand bedroom above. The interior is mostly intact, with glass doors leading to the former piazza, a dome atop the main staircase, and some of the original marble fireplace mantels. The large south parlor incorporates an unusual picture window directly above the fireplace, its flue offset in the wall to one side.

With 22 rooms comprising its 8375 square feet of interior space, the enthusiastic new owners are undaunted as they start the long process of restoration and renovation.

THE PARLOR IN 1934.

Suggested Driving Directions

From the Tour Center at the Church of the Messiah Parish Hall:

Proceed south on US Route 9 through the traffic light in the center of the village, down the hill and past the cemetery on your right. Take the first right hand turn onto Mill Road, then look for the brick piers on the left marking the entrance to **GRASMERE**. Turn in and follow the signs to the parking area. Address: 29 Mill Road, Rhinebeck 12572

Upon leaving **GRASMERE**, turn right onto Mill Road, then right again at the intersection with US Route 9. Drive south on Route 9 to the entrance to Norrie Mills State Park, on the right. Cross Old Post Road into the park entrance drive, and follow this road up the hill, crossing the railroad tracks, and continue until you see the Hudson River Heritage signs directing your next right turn into the gravel driveway to **THE POINT**. There are some pull-off areas marked along the drive to allow cars to pass—please use these when necessary—and park on the lawn around the house where directed. Address: Norrie-Mills State Park, Old Post Road, Staatsburg, NY 12580

Upon leaving **THE POINT**, return to US Route 9, either via the route you drove in, or via Old Post Road through the hamlet of Staatsburg. Turn left onto Route 9 and travel north back through the village of Rhinebeck, continuing north past the county fairgrounds and through the intersection of Routes 9 and 9G to Red Hook. In the village of Red Hook, continue straight through the traffic light, following Route 9 through Upper Red Hook until you see a sign for Grieg's Farm. Turn left on Pitcher Lane, and drive west past Gigi's Farm Market until you see the Hudson River Heritage signs. Park in the driveway of the **PITCHER HOUSE** or along the road, taking care not to block the passage of others. Address: 139 Pitcher Lane, Red Hook, NY 12571

Leaving the **PITCHER HOUSE**, turn right and drive west to the intersection with Budd's Corners Road (County Route 79). Turn right and follow this road until you see the Hudson River Heritage signs for **STAATS HALL** on the right. Please park where indicated. Address: 451 Budd's Corners Road, Red Hook, NY 12571

From **STAATS HALL**, drive west on Budd's Corners Road (County Route 79) to its intersection with NYS Route 9G. Caution: a steep hill and angled intersection with US 9G can make this a challenging turn, so please watch for northbound motorists. Once on 9G, travel north to County Route 78, where a blinking light marks the intersection. Turn left and drive west into the village of Tivoli, noting the lowered speed limit. Continue west on Broadway, through the 4-way stop, and toward the Hudson River until you see the Hudson River Heritage signs marking the entrance to **KAATSBAAN** on the left, just before the intersection with Woods Road. Drive in and look for the designated parking area. Address: 3 Kaatsbaan Road, Tivoli, NY 12583

From **KAATSBAAN**, cross Broadway and drive north on Woods Road into Clermont and the wilds of Columbia County. You will pass the main entrance to Clermont State Historic Site on the left, where you may stop and stroll the grounds, visit the house (if open, and for an additional fee), and use the restroom facilities adjacent to the parking lot. If you are only stopping here long enough to use the restrooms, you need not pay the honor-system user fee for visiting the site.

From Clermont, continue north on County Route 6, making a sharp right then a left to remain on Woods Road (now County Route 35). You will pass gates marked for Rose Hill, Chiddingstone, Southwood, Midwood, etc., in succession on your left side, until you see the Hudson River Heritage signs marking the gravel drive entrance to **OAK TERRACE**. The first part of this driveway is rather steep, with a ditch on the left that is best avoided. Once you pass the cottage on the left, continue on the shared drive past a few other residences, following the Hudson River Heritage signs to the parking area on the lawn in front of **OAK TERRACE**, at the end of the drive. Address: 794 Woods Road, Germantown, NY 12526 (Town of Clermont)

Leaving **OAK TERRACE**, you may turn right onto Woods Road, then left at County Route 6, which will shortly bring you out on US Route 9G, whence you may turn right and retrace your steps back to Rhinebeck and points south, or turn left and head to Hudson and points north.

Convenient Restrooms

RHINEBECK

Church of the Messiah Parish Hall

(tour center)
6436 Montgomery Street

Oblong Books

Rt. 9, 6422 Montgomery Street, Suite 6
(restrooms are inside in the back on the left)

Terrapin Restaurant

Rt. 9, 6426 Montgomery Street
(turn left inside front door; restroom is downstairs)

Beekman Arms

Rt. 9, 6387 Mill St.
(walk through the lobby to the back to bar/
restaurant; restroom is on the right in the back)

Starr Library

68 W. Market Street
(restrooms are inside—make a left at the counter)

Stop & Shop Grocery Store

6734 Rt. 9
(restrooms are inside in the back of the
store on the left)

STAATSBURG

Dinsmore Golf Course State Park

5371 Albany Post Rd.
(restrooms are in the back on the lower
level—a long ramp on the right of the
building leads to the lower level)

**Staatsburgh State Historic Site
(Mills Mansion)**

75 Mills Mansion Road
(follow posted signs from parking area)

Citgo

US Route 9

RED HOOK

Hannaford Grocery Store

35 Hannaford Drive (just off Rt. 9)
(restrooms are inside at the front of the
store on the right)

Red Hook Public Library

Rt. 9, 7444 South Broadway, just south
of the light in the Village of Red Hook

Rusty's Restaurant

5 Old Farm Rd, Suite B (faces Rt. 9 near
Lyceum Theatre)
(restroom is inside on the left)

Dunkin' Donuts

Rt. 9, 112 S Broadway
(restroom is inside in the back)

GERMANTOWN

Stewart's Shop

4294 State Route 9G
Germantown, NY

Sunoco Mart

4297 State Route 9G
Germantown, NY

Mobil

4281 State Route 9G
Germantown, NY

Clermont State Historic Site

1 Clermont Avenue
(in parking lot)

Suggested Local Restaurants

RHINEBECK

Le Petit Bistro

8 East Market Street
(845) 876-7400
www.lepetitbistro.com
dinner

Arielle

51 East Market Street
(845) 876-5666
www.ariellerhinebeck.com
lunch and dinner

Terrapin

6426 Montgomery Street (Rt. 9)
(845) 876-3330
www.terrapinrestaurant.com
lunch and dinner

Beekman Arms

6387 Mill St. (Rt. 9)
(845) 876-1766
www.beekmandelamaterinn.com
lunch and dinner

**Calico Restaurant &
Patisserie**

6384 Mill Street (Rt 9)
(845) 876-2749
www.calicorhinebeck.com
breakfast, lunch & dinner

The Local

38 West Market Street
(845) 876-2214
www.thelocalrestaurantandbar.com
dinner

Gigi Trattoria

6422 Montgomery Street (Rt.9)
(845) 876-1007
www.gigihudsonvalley.com
lunch and dinner

Bread Alone

45 East Market Street
(845) 876-3108
www.breadalone.com/rhinebeck-
cafe
breakfast and lunch

Osaka

22 Garden Street
(845) 876-7338
www.osakasushi.net
lunch and dinner

Pete's Famous Diner

34 East Market Street
(845) 876-7271
breakfast, lunch & dinner

Samuel's of Rhinebeck

42 East Market Street
(845) 876-5312
coffee bar and sweet shoppe

RED HOOK

Max's Memphis BBQ

7249 Rt. 9
(845) 758-6297
www.maxsbbq.com
dinner

Mercato

61 East Market Street
(845) 758-5879
www.mercatoredhook.com
dinner

Rusty's Farm Fresh Eatery

5 Old Farm Road, Suite D
(845) 758-8000
www.rustysfarmfresheatery.com
lunch and dinner

Flatiron

7488 South Broadway (Rt 9)
(845) 758-8260
www.flatironsteakhouse.com
dinner

MILAN

Another Fork in the Road

1215 Rt. 199
(845) 758-6676
breakfast, lunch, and dinner

GERMANTOWN

Cue 2 Go

230 County Rt. 6
(518) 537-7246
lunch and dinner

Otto's Market

215 Main Street
(518) 537-7200
www.ottosmarket.com
all day

TIVOLI

Murray's

76 Broadway
(845) 757-6003
www.murraystivoli.com
all day brunch

Luna 61

55 Broadway
(845) 757-0061
www.luna61.com
dinner

Sante Fe Restaurant

52 Broadway
(845) 757-4100
lunch and dinner

Osaka Japanese Restaurant

74 Broadway
(845) 757-5055
http://www.osakasushi.net
lunch and dinner

RHINECLIFF

The Rhinecliff

4 Grinnell Street
(845) 876-0590
www.therhinecliff.com
breakfast, lunch, and dinner

China Rose

1 Shatzell Avenue
(845) 876-7442
www.chinarosrestaurant.com
dinner