



A SPECIAL THANKS

Kenneth Snodgrass, Locust Grove

William Jeffway, Dutchess County Historical Society

Roy Budnik, The Glebe House, Mid-Hudson Heritage Center

Holly Wahlberg

Prof. Everett K. Weedon, Jr.

Dr. Maria Burgio and Damon Crumb

Dr. Mark and Elizabeth Villanti

Ricardo Gutierrez de Zubiaurre

**Become a member of
Hudson River Heritage!**

The full cost of today's tour is tax deductible.

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

Front: Vintage postcard of the Poughkeepsie Bridge, The Detroit Photographic Company, early 1900s.



P. O. BOX 287

RHINEBECK, NY 12572

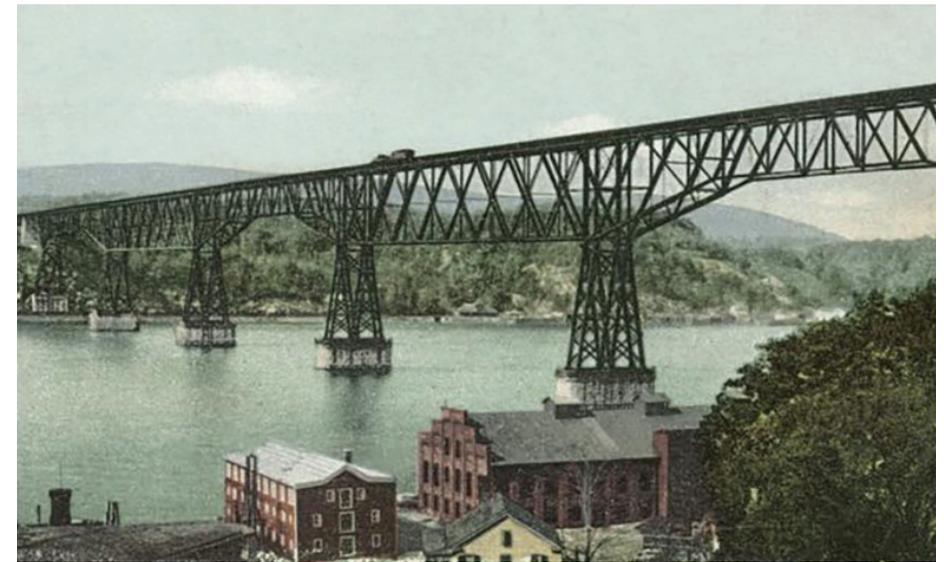
(845) 876-2474

office@hudsonriverheritage.org



28TH ANNUAL COUNTRY SEATS TOUR

SATURDAY, OCTOBER 14, 2017



Historic
POUGHKEEPSIE



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October 14, 2017

Dear Country Seats Tour Guest,

Throughout the years, our Country Seats Tour has periodically ventured beyond the bounds of the Hudson River National Historic Landmark District, the 32-square miles along the east bank of the Hudson from Staatsburg to Clermont. Past tours have included early stone houses in Ulster County, remarkable Putnam County properties in Garrison and Cold Spring, and historic Columbia County homes in Livingston and Claverack. This year, for the first time, we will tour our Dutchess County Seat, Poughkeepsie, featuring a treasure trove of significant sites.

Whether you are a first time participant in our annual tour of historic properties or a regular visitor returning for this year's tour, welcome to our 28th annual Country Seats Tour. Hudson River Heritage was incorporated in 1976 with the goal of protecting our shared history in the mid-Hudson Valley, and designated in 1990 by the Department of the Interior as the steward of the Hudson River National Historic Landmark District, the largest contiguous historic district in the nation.

Check in at the Locust Grove visitors' center on Route 9 south of downtown Poughkeepsie. A tour of the mid-19th century Locust Grove mansion is included in your admission, which you may enjoy before or after visiting the other sites on today's itinerary.

Then proceed north and east to visit the Dutch stone farmhouse known as Freer House, the oldest surviving house in Poughkeepsie. Continue into the center of the city, where you may tour The Glebe House, a mid-eighteenth century brick residence built as a rectory for the minister of Christ Church, and now a cultural center hosting a variety of changing exhibits. A couple of blocks down Main Street is the nearly contemporaneous Governor George Clinton house, (so named despite the fact that George Clinton never lived there), a substantial stone building now serving as the home of the Dutchess County Historical Society, and also mounting exhibits from its extensive collections.

From there make the leap to the late 19th century, visiting 87 South Hamilton Street, a Second Empire residence with a stunning "hidden garden", and 73 Mansion Street, a Queen Anne-style residence right next to FDR's Poughkeepsie post office.

Enjoy the tour, and please take a moment to join or renew your membership in Hudson River Heritage, to be sure you receive the earliest notification of our future tours and events while supporting our continued efforts to preserve, protect, and promote the architectural and cultural history of the mid-Hudson Valley region.

With kind regards,

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

Historic
POUGHKEEPSIE



TOUR CENTER

LOCUST GROVE VISITOR CENTER
2683 South Road ■ Poughkeepsie, NY 12601
Open: 9:30 AM to 1:00 PM

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 please 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 along street or in designated areas. Where possible, handicapped parking is provided.
- Present your wristband at each site for your entry.
- Leave large handbags and backpacks out of sight 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.

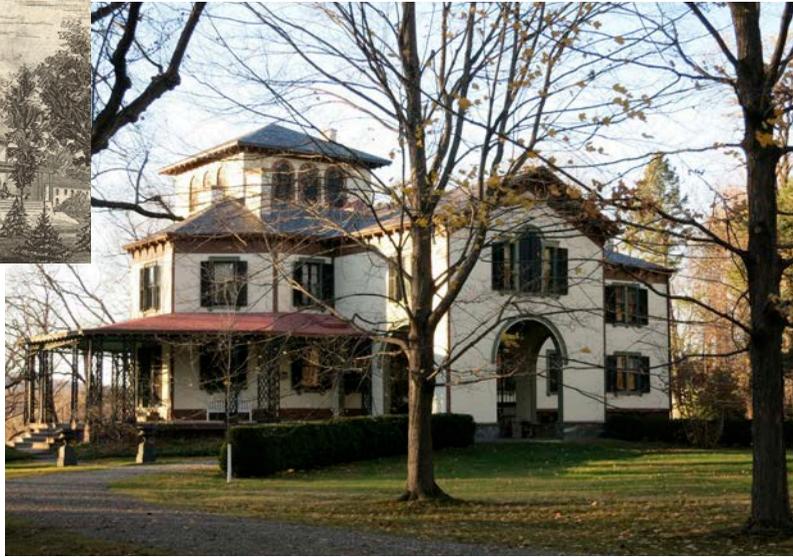
THANK YOU AND ENJOY THE DAY!

Historic POUGHKEEPSIE



Locust Grove, c. 1851

2683 South Road (Rt. 9)

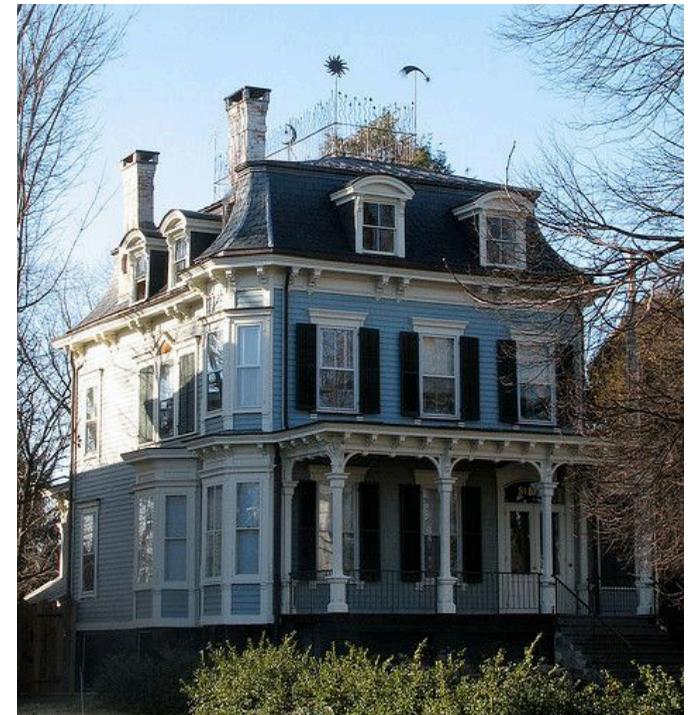


Locust Grove is a National Historic Landmark estate. The 180-acre park-like property includes homes, a carriage house, ice house, trails, a flower garden, and a vegetable garden. It overlooks the Hudson River from a bluff. The property includes a home designed by architect Alexander Jackson Davis for Samuel F. B. Morse, the inventor of the telegraph. An Italianate style mansion, it was completed in 1851. Henry Livingston Jr. was Locust Grove's first resident owner and named the estate after the black locust trees growing on the property in 1771 when he purchased the property from his own father. After his death, his heirs sold the property to a wealthy New York City couple: John and Isabella Montgomery. They moved farming operations to the lower-lying lands closer to the river and built a cottage. Morse bought the land from them in 1847, three years after his breakthrough with the telegraph. He hired Davis in 1851 and began working with him to remodel and expand the cottage into an Italianate villa. He continued to improve the landscape around the house, which became his summer home, for the rest of his life. After Morse's death in 1872, his family spent less time in Poughkeepsie and eventually emptied the mansion and rented the estate. One of their tenants, William Young, moved to Locust Grove in 1895, and eventually bought the property from Morse's heirs in 1901. He and his wife Martha realized its historic importance and restored the mansion and gardens. They added modern amenities like central heat, and hot and cold running water, as well as a new dining room and guest bedrooms in a large north wing (the last significant renovation to the building). Family heirlooms were the foundation of the Young family's 20,000-piece collection of fine and decorative arts, today displayed in the mansion's 40 rooms. William and Martha Young's daughter, Annette, and son Innis, also worked to preserve and restore the house, which was declared a National Historic Landmark in 1964. Annette and Innis Young also restored their great-great grandfather's home, the Locust Lawn Estate, and opened it to the public as a museum in 1958. Annette Young died in 1975, establishing in her will a trust, so that her house, property, and collections of paintings and decorative arts could be opened to the public. Five years later, they were. Today the estate offers guided tours, lectures and other special events. Five miles of trails, originally 19th-century carriage roads, have been built in the woods around the house.

Historic POUGHKEEPSIE

87 South Hamilton Street, c. 1871

South Hamilton Street Row is a set of four “contributing” houses built in 1871-72, plus a large period barn, representing then-popular architectural styles. It was added to the National Register in 1982. Number 87 is a prime example of an upper middle class home designed in the fashionable Italianate style, with a few Second Empire details thrown in for good measure. Elements that distinguish this house as Italianate include the gently curved tops of the dormer windows, the paired corbels or brackets at the eaves, the shallow arched window above the front door, and the generally classical treatment of the window cornices. Second Empire gestures include the flared Mansard roof, the suggestion of a tower emerging from the bay at the southwest corner, and the triangular pediment above the second floor window (flanked by shutters) on the south façade. Inside, layers of paint have been peeled away to reveal the beautifully crafted original woodwork. In some cases simple pine had been painted to resemble a richly grained walnut—a popular technique at the time the house was built. Where not feasible to recreate to this, the pine has been left visible. An especially elaborate wainscoting treatment was a happy discovery in the second floor master bath. Charming details incorporated by the current owners during the restoration of the house include a stained glass window, lit from behind, at the base of the basement stair. Small samples of earlier wallpaper have been retained in the principal rooms, which are furnished with an eclectic collection of significant Art Deco pieces—a period that also featured stunning wood finishes—along with fine art and whimsical elements such as a collection of lovingly restored merry-go-round horses. In the Secret Garden at the rear of the house, high walls and fences surround an extraordinary world filled with fascinating discoveries at every turn. The naturally falling grade has been employed to great effect. A rustic garden folly with a “witch’s hat” roof anchors one side, while a custom created astronomical device on a pedestal records the time of day, the date, and the longitude at the center of another planting bed. A charming water feature splashes down a rocky and meandering route to a small pool, with a tranquil spot at the bottom of the garden to pause and absorb it all. Be sure to look up at the roof of the house, where a decorative iron railing incorporates astrological symbols and inset crystals to reflect sunlight.



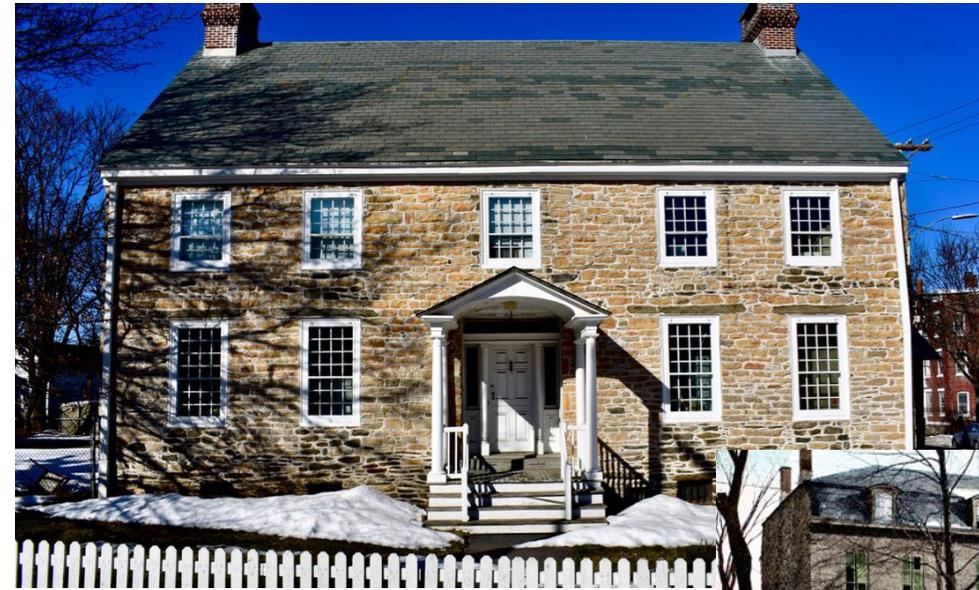
Historic POUGHKEEPSIE



Freer House, c. 1728
70 Wilbur Boulevard

Freer House is distinctive in that it retains many early features, maintained intact in spite of the many changes in ownership. It is a typical mid-Hudson Valley stone farmhouse of the early to mid 18th century period, and as such is unique to the city of Poughkeepsie. The original 12 over 12 windows were removed in the 20th century, with brickwork added to reduce the size of the aperture. The original front door was replaced with a smaller one circa 1917, but was left in its original position. The house's agrarian heritage is evidenced by a large, floor level window, centered on the gable end of the upper story of the west facade. The window was once a granary door, and the door frame, although encased in modern trim, is still intact. A door frame on the east end of the house, now used as an oversized window, once led to additions which were removed during the 19th century. Excavations of the property revealed remnants of the foundations of these additions. The north facade is characterized by a mid-19th century frame addition. The original exterior stone walls of this facade are still evident within the house. The roof line is unchanged and typical of the period. The original floor plan appears to have consisted of one large room to the east of a center hall, with two smaller rooms to the west. These two rooms were separated by a daub and stick wall which was removed during the 1974 alteration. The floors are made of wide, random width boards and secured with hand wrought nails. Ceiling beams are planed and beaded. An existing enclosed stairway was apparently cut through sometime after the initial construction. The upper story was originally one large storeroom. It is now partitioned into rooms which may date from the same period as the north lean-to addition. The roof construction, all exposed, is trussed A-frame with mortise and tenon pegged beams. The construction of the house bears striking similarity to Huguenot Ulster County buildings. The jambless fireplace is a notable feature of early 18th century Huguenot architecture. It is possible that there was a dwelling on the property when Aert Masten bought it, for the deed mentions a "message", defined as "a dwelling house with land adjoining." Masten, a son of Cornelius Masten of Kingston, married Pieterella Viele in 1704, and had children baptized between 1720 and 1723 at Poughkeepsie. The property was purchased in 1724-1725 by Simeon Freer, who had a wife and five small children at the time. Considering Freer's family status, and considering the doubling of his assessment within three years, it seems logical to assume he built a substantial house upon this property. It is possible that Simeon Freer may have built the existing stone house as early as 1725-1728, and that as such it certainly is the earliest house in the City of Poughkeepsie and one of the earliest in Dutchess County. The house was added to the National Register of Historic Places in 1982.

Historic POUGHKEEPSIE



Clinton House, c. 1765
549 Main Street

Built circa 1765 for Hugh Van Kleeck, Clinton House is now a state-owned historic resource, named to honor George Clinton, the first governor of New York State and former Vice-President of the United States. Although Clinton did not reside here, the house was likely used as a meeting place for New York State legislators during the brief period in 1777 when Poughkeepsie was the capital of New York State. In 1780, the house was purchased by Udney Hay, who belonged to the Quartermaster Corps of the Continental Army. In 1783, the house was damaged by fire and Hay rented the nearby Glebe House. After the fire, Hay petitioned George Washington for craftsmen from the army to assist in its repair. However, Hay lost the house in 1786, when it was seized for debt. By 1900, the house had fallen into disrepair, and it was purchased by the Daughters of the American Revolution, who presented it to the then Governor of New York, Theodore Roosevelt, for the citizens of the State of New York. It was listed on the National Register of Historic Places in 1982. Today, Clinton House is used for the offices and library of the Dutchess County Historical Society, with one room still set aside for use by the Mahwenawasigh Chapter of the Daughters of the American Revolution. The Dutchess County Historical Society conserves the past to educate for the future by procuring, promoting, and preserving the history of Dutchess County. They are proud to be known for their publications, educational outreach, and collection of archival materials, photographs, and objects inclusive of the entire county. Their Annual Yearbook, published since 1914, is the oldest continuously published annual in New York State. In addition, 14 books on local history bear the Historical Society's imprint. Exhibits, lectures, history awards, conferences, and a "Living with History Series" (tour and lecture of homes), round out programming for members of the Historical Society and the community at large. DCHS is a not-for-profit organization. They rely on support from memberships, gifts, grants, and donations.

Historic POUGHKEEPSIE



73 Mansion Street, c. 1890

The house known as 73 Mansion Street was built as a single-family residence by Charles Cossum, a local real estate attorney, around 1890. His office was three blocks away on Market Street. He had been very successful, and the location of his home on the northern end of downtown Poughkeepsie, within walking distance of his work, is characteristic of the pre-automobile era, when houses close to a city center were the most desirable. The house is now neighbor to the city's post office and across from the offices of the Poughkeepsie Journal. It has had many owners, and a few other uses, since the beginning. A prominent example of the Queen Anne architectural style in the city, it was listed on the National Register of Historic Places in 1997. A two-and-a-half-story frame house on a painted brick foundation, sided in clapboard with decorative shingles and painted trim, it is topped by a hipped roof with synthetic slate (a recent replacement for the deteriorated original), lower cross-gables and a pyramidal tower with weathervane, pierced by gabled dormer windows and a paneled and corbelled brick chimney. Its facades are characterized by overlapping planes and textures, consistent with Queen Anne Style houses. Bays project, one of which has a cutaway bay window, asymmetrically placed on the south (front) facade and both sides. The east gable end has an arched vergeboard. Yankee gutters run along the roofline. There are three entrances on the first floor, all with their own gable-roofed porch and patterned pediment. Two have curved, routed brackets as supports. The building's fenestration is similarly eclectic, including round and polygonal windows and colored-glass inserts next to angled muntins. Inside, the floor plan follows the asymmetry of the exterior trim. It has much of its original finish as well: herringbone-patterned oak panels below the front bay windows, plaster ceiling medallions and crown moldings in each room, light fixtures, staircase railing and narrow-strip oak flooring. The original family owned the house until 1917, whereupon it went through a succession of owners until 1933, when a local pediatrician moved in and turned it into his home office. His family owned it for many years. In 1982, when the houses around the corner on Balding Avenue were designated as a historic district and added to the National Register, 73 Mansion Street was excluded because it was larger and more lavishly decorated than the more modest homes on Balding. As noted above, fifteen years later it was finally listed on the National Register of Historic Places in its own right, the only property in all of Dutchess County listed on the Register by its street address.

Historic POUGHKEEPSIE



The Glebe House, c. 1767

635 Main Street



The Glebe House was constructed in 1767 as a Georgian red brick building on a rubble stone foundation. It was built to serve as the rectory for The Reverend John Beardsley, who ministered at Christ Church, Poughkeepsie and Trinity Church in Fishkill, and his family. Since Beardsley was a Loyalist, he and his entire household were forced to flee in December 1777 to seek protection of the British during the American Revolutionary War. During the war, the house quartered Continental Army officers. The name "The Glebe House" refers to the glebe, an area of land the proceeds of which supported the parish and its minister. The land associated with The Glebe House was about 1 square kilometer (250 acres) in size. After 1777, the house and the land passed through many hands. During this time, it housed a public beer garden and later a florist business. In the early 19th century, an addition to the building was made by Peter De Reimer. In 1929, the house and the remainder of the glebe land (now less than one acre) were purchased by members of the Dutchess County Historical Society and the Junior League to protect it from demolition. The house was given to the city of Poughkeepsie to be operated jointly by the Dutchess County Historical Society and the Junior League. The Dutchess County Historical Society was involved with the house from 1929 to 2016. The Glebe House offers a glimpse into the lifestyle of a middle-class Colonial family. Much of its original woodwork remains intact. It was listed in the National Register of Historic Places in 1982. The Glebe House now hosts the Mid-Hudson Heritage Center, which presents both permanent and special exhibits on subjects related to the history of Poughkeepsie and the region.



SUGGESTED DRIVING DIRECTIONS (WITH GPS COORDINATES)

Locust Grove: Tour Center ■ 2683 South Road ■ 41.672735 N, 73.929373 W

Travel to Locust Grove from north or south via U.S. Route 9. Locust Grove is just south of the city of Poughkeepsie, on the west side of Route 9. There is a traffic light at the entrance intersection, and a turning lane for northbound traffic. The Visitors' Center parking lot has ample parking available. Consider carpooling with friends to the other sites on our tour, and retrieving your vehicle at the end of the day. **Please park in Visitor's Center lot.**

NOTE: a tour of the mansion is included in your Country Seats Tour admission. Tour Locust Grove upon your arrival, or leave time at the end of day to tour it later. The guided tours start promptly at 10:15 AM, 11:30 AM, 12:45 PM, 2:00 PM, and 3:15 PM.

Freer House ■ 70 Wilbur Boulevard ■ 41.679728 N, 73.9120807 W

Upon leaving Locust Grove, cross Route 9 to Beechwood Avenue, following this road as it winds through a residential neighborhood. Turn right on Ferris Lane, and continue straight as it becomes Thornwood Drive, then bear left on Monell Avenue. At the end of Monell, turn left and then left again onto Wilbur Boulevard. 70 Wilbur Boulevard will be on the left just beyond Miller Road. Park on Wilbur Boulevard or in the church parking lot across the street.

The Glebe House ■ 635 Main Street ■ 41.698400 N, 73.911945 W

From the Freer House, drive north on Wilbur Boulevard to its termination at Hooker Avenue. Turn left on Hooker, then take the second right onto South Grand Avenue. Follow Grand Avenue to Main Street. (There is a Sunoco gas station on your right, and a McDonald's across the street.) Turn left on Main and proceed west to the The Glebe House. Park on Main Street or in nearby lots, if space is available: e.g., Family Dollar store, Fresh Market supermarket. Alternatively, upon turning left on Hooker Avenue at the end of Wilbur Boulevard, you could continue west to South Hamilton Street, making a very sharp left turn there to visit number 87, then proceeding to follow the directions below in reverse order to see 73 Mansion Street, Clinton House, and The Glebe House.

Clinton House ■ 549 Main Street ■ 41.7002821 N, 73.9172233 W

Continue west on Main Street to the Clinton House, just three blocks down at the corner of Main and North White Streets. Park on Main Street or in the fenced lot behind the house (entered from North White Street.) Enter the house via the rear porch.

73 Mansion Street ■ 41.707113 N, 73.927101 W

Resume your travel down Main Street, turning right on North Clinton Street, then proceed around Mansion Square Park where Mansion Street splits between Clinton and Hamilton Streets. Make a left onto Mansion at the far side of the park, a left onto Hamilton, and then a right onto Mansion again. Park on Mansion Street after Garden Street, or turn right onto Balding Avenue and park there. Number 73 is located at the corner of Mansion and Balding. As an alternate route from the

Clinton House, travel all the way down Main Street to Market Street, the center of Poughkeepsie and Dutchess County offices. Turn right and proceed straight to the north end of Market Street, where the fine FDR-era post office terminates the vista. Turn right on Mansion Street, then take the first left onto Balding Avenue, where street parking is available.

87 South Hamilton Street ■ 41.696664 N, 73.9281547 W

From 73 Mansion Street, proceed north on Balding Avenue or Washington Avenue (both right turns from Mansion Street if you are parked facing west), and turn right onto Marshall Street. Turn left onto Garden Street at the end of Marshall, and then immediately turn right onto High Street. Proceed east on High Street to its termination at North Hamilton Street, and turn right. Follow North Hamilton Street south through Poughkeepsie as it crosses Main Street and becomes South Hamilton Street. Continue on South Hamilton as it crosses Hooker Avenue at a slight angle. Look for street parking along South Hamilton beyond Barclay Street, observing the alternate side parking restrictions posted.

Other nearby Poughkeepsie attractions to consider, if you have the time and interest, include the Barrett House Art Center, and the Walkway Over the Hudson (especially if the weather cooperates.)

SUGGESTED RESTAURANTS SERVING LUNCH IN POUGHKEEPSIE

**Azteca
Mexican Deli**
97 Main St.
(845) 483-7677

Brasserie 292
292 Main St.
(lunch starts at 2PM)
(845) 473-0292

Twisted Soul
(Asian/Asian Fusion)
47 Raymond Ave.
(845) 454-2770

**La Deliziosa Italian
Pasty Shoppe (for
desserts)**
10 Mt. Carmel Place
(845) 471-3636

Ice House
1 Main St.
(845) 232-5783

Blue Collar Brewery
40 Cottage St.
(845) 454-2739

Alex's
1 Market St.
(845) 452-1125

Palace Diner
194 Washington St.
(845) 473-1576

**Mahoney's Irish Pub
and Steakhouse**
35 Main Street
(845) 471-7026

B C Kitchen
1 Collegeview Ave.
(845) 485-8411

**Nic L Inn Bistro
& Wine Bar**
135 N. Water St.
845-452-5649

Lola's
131 Washington St.
(845) 471-8555

Beech Tree
1-3 Collegeview Ave.
(845) 471-7279

Amici's
35 Main St.
(845) 452-4700

Schatzi's Pub
202 Main St.
(845) 454-1179

**Poughkeepsie
Grind Deli**
107 Main St.
(845) 345-9588

Mill House Brewery
289 Mill St.
(845) 485-2739

Rossi & Sons
45 S. Clover St.
(845) 471-0654

River Station
1 N. Water St.
(845) 452-9207