

LAND *of the*  
LIVINGSTONS

A SPECIAL THANKS

Classical American Homes Preservation Trust

Joan K. Davidson

House Hudson Valley Realty

Christina Mohr and Matthew Guerriero

Clermont State Historic Site

Carol Lee

Town of Clermont

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

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

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All photographs courtesy of Pieter Estersohn from his recently published book,

*Life Along the Hudson: The Historic Country Estates of the Livingston Family*



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HUDSON RIVER HERITAGE  
29th Annual  
COUNTRY SEATS TOUR

Saturday, October 13, 2018



Margaret Beekman Livingston

LAND *of the*  
LIVINGSTONS

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A tour of historic houses and buildings  
built by the prominent Livingston family in  
Dutchess and Columbia Counties



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October 13, 2018

Dear Country Seats Tour Guests:

**W**elcome to the 29th Annual Hudson River Heritage Country Seats Tour: “Land of the Livingstons.” Our tour features some of the historic country seats and buildings built by the prominent Livingston family in Dutchess and Columbia Counties. The Livingstons owned and controlled hundreds of thousands of acres along the east bank of the Hudson River, on which land they constructed numerous fine homes. They employed much of the local population in working the land, and contributed to their welfare as evidenced by the funding of the Clermont Academy, affiliated with the first public school in New York State, as well as the Clarkson Chapel.

Our tour this year is dedicated to the memory of the late Richard Hampton Jenrette. Dick was a steadfast supporter of Hudson River Heritage and the Landmark District. In addition to his marvelous restoration of Edgewater, he contributed greatly to the restoration of Montgomery Place, and became a recognized leader in the field of historic preservation. We are fortunate to have Edgewater, now under the ownership and management of Classical American Homes Preservation Trust, as one of our tour sites this year.

Just upriver, Clermont, Chiddingstone, Midwood, and Richmond Hill are all open for CST visitors, as is the Clarkson Chapel and the Clermont Academy, this year’s tour center. Tour check-in starts at 9:30 A.M. with sites open from 10:00 A.M. to 5:00 P.M. (last tour starts at 4:30 P.M.). Check in at the tour center at the Clermont Academy, next to Clermont Town Hall on Route 9, to obtain your itinerary, map and wristband, then set off to visit these impressive properties. You may visit the sites in any order, choose to skip one, or to stay longer at another as it suits you. However please note, at Clermont State Historic Site, house tours are conducted on the hour from 11:00 A.M. to 4:00 P.M.

So come early, plan to arrive at the first site at 10:00 a.m. (our tour center opens at 9:30 A.M.), and spend the day enjoying all the beauty of the Hudson Valley. Thank you for joining us as we open the doors to history again this year.

Kind regards,

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

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LIVINGSTONS

## Tour Center

### Clermont Academy 1834

1795 US Route 9,  
Germantown, NY 12526,  
west side, next to  
Clermont Town Hall

(42.087024 N—73.825183 W)

Open: 9:30 AM to 2:30 PM



**C**lermont Academy was built in 1834 on land donated by Edward P. Livingston of Clermont, son-in-law of Chancellor Livingston. The spacious, two-story building was built as a private subscription high-school, with large rooms on the second floor for the purpose of worship by several prescribed denominations. The Rev. Augustus Wackerhagen was its first principal. Its charter defined its purpose clearly for the small manor hamlet: “to improve the moral and social condition and promote the welfare of its inhabitants.” Students paid up to \$6 for a 22-week term. The new Academy was next to the first public school in New York State, the site of the present Clermont Town Hall, chartered in 1791. In 1855, when the old public school was finally taken down, the Academy became the public school for Clermont. It remained the town’s elementary school until 1944. Before construction of the neighboring Episcopal church, St. Luke’s, services were held for the Anglican community on the second floor of the Academy. The Rev. Henry De Koven, Rector of St. Paul’s Episcopal Church in Tivoli, was in charge of worship. Today the Academy is owned by the Town of Clermont, which still leases the rooms above for church services and maintains the building as a community hall. ■

## 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!

## Suggested Restaurants

### Red Hook

**Modern Taco**  
46 West Market Street  
(845) 758-1414  
Dinner

**Mercato**  
61 East Market Street  
(845) 758-5879  
www.mercatoredhook.com  
Dinner

**Historic Village Diner**  
7550 North Broadway  
(845) 758-6232  
www.historic-village-diner.com  
Breakfast, lunch, and dinner

**Flatiron**  
7488 South Broadway (Route 9)  
(845) 758-8260  
www.flatironsteakhouse.com  
Dinner

### Tivoli

**Murray's**  
73 Broadway  
(845) 757-6003  
www.murraystivoli.com  
All day

**Sante Fe Restaurant**  
52 Broadway  
(845) 757-4100  
www.santafetivoli.com  
Lunch and dinner

**Osaka**  
74 Broadway  
(845) 757-5055  
www.osakasushi.net  
Lunch and dinner

**The Corner**  
Hotel Tivoli  
53 Broadway  
(845) 757-2100  
hoteltivoli.org  
Dinner

**Tivoli General**  
54 Broadway  
(845) 757-2690  
www.tivoli-general.com  
Lunch and dinner

**Rojo Tapas and Wine**  
76 Broadway  
(845) 757-1102  
rojotapasandwine.com  
Dinner

### Germantown

**Otto's Market**  
215 Main Street  
(518) 537-7200  
www.ottosmarket.com  
All day

**Gaskins**  
2 Church Avenue  
(518) 537-2107  
gaskinsny.com  
Dinner

**Cue 2 Go**  
230 County Route 6  
(518) 537-7246  
Lunch and dinner

### Rhinebeck

**The Tavern at Beekman Arms**  
6387 Mill Street  
(845) 876-7077  
www.beekmandelamaterinn.com  
Lunch and dinner

**Market Street**  
19 West Market Street  
(845) 876-7200  
www.marketstrhinebeck.com  
Dinner

**Terrapin**  
6426 Montgomery Street  
(845) 876-3330  
www.terrapinrestaurant.com  
Dinner

**Liberty**  
6417 Montgomery Street  
(845) 876-1760  
www.libertyrhinebeck.com  
Lunch and dinner

**Foster's Coach House**  
6411 Montgomery Street  
(845) 876-8052  
www.libertyrhinebeck.com  
Lunch and dinner





## LAND of the LIVINGSTONS

### Clermont • 1730

1 Clermont Avenue at Woods Road (County Route 35),  
Germantown, NY 12526

(GPS: 42.085087 N—73.911835 W)

Clermont is the oldest of the surviving Livingston family country seats. The estate was created in 1728 when 13,000 acres in the southwest corner of Livingston Manor were given to Robert Livingston, Jr. (1688-1775) upon the death of his father, the first Lord of the Manor. In 1730, Robert of Clermont built a handsome brick and stone Georgian house on a bluff overlooking the Hudson River. Robert and his wife, Margaret Beekman Livingston, were the parents of the ten Livingston siblings whose homes anchor the northern extent of the Hudson River National Historic Landmark District. This house remained the seat of the Clermont branch of the Livingston family through seven successive generations, until it was acquired by the State of New York in 1962. In 1777 the main house and adjacent outbuildings were burned by British troops in retaliation for the active role played by

the family in the struggle for American Independence. The house was rebuilt between 1779 and 1782 by Margaret Livingston, by then a widow, incorporating the stone foundation and masonry walls that withstood the fire. The house has undergone several renovations since that time. The north wing was added in 1814, and the south wing in 1831. The steeply pitched slate roof replaced a low hipped roof in 1874, and a third story was added in 1893. The Colonial Revival door surround was part of a 1920s renovation, when the interior was also redecorated in that style. Perhaps the most famous son of the Judge and Margaret Livingston was Robert R. Livingston, known as the Chancellor. He held New York's highest judicial post for over 25 years, starting in 1777. He was twice appointed to the Continental Congress, worked on drafting the Declaration of Independence, served as the nation's first Minister of Foreign Affairs, and administered the oath of office to George Washington. In 1801 he was appointed minister to France, during which time he negotiated the Louisiana Purchase with Napoleon Bonaparte. The Chancellor became associated with Robert Fulton, supporting his experiments in steam transport. It was at Clermont in 1807 that the Livingston/Fulton steamboat "The North River" made its successful maiden voyage between Albany and New York City. The Chancellor built his own house about 300 yards south of his mother's, calling it Belvedere. That house burned in the early 20th century but its foundation ruins are still visible south of the mansion. The surrounding 485 acres of formal gardens, planned landscape and vistas, meadowland and forest are restored today to their circa 1930 appearance to reflect the continuum of Livingston family stewardship over three centuries. The lilac walk and walled spring garden were created and documented by Alice Delafield Clarkson Livingston between 1908 and the 1930s. The gardens have been updated and maintained by the Friends of Clermont, a not-for-profit community group formed to support the site. It was Alice who gifted the property to the State of New York in 1962. Preservation of the estate is ongoing. Recent projects include the adaptation of the 19th century carriage house as a Visitor Center and the restoration of the early 20th century Cutting Garden. Clermont is administered by the NYS Office of Parks, Recreation, and Historic Preservation, Taconic Region. ■

Please note that Clermont offers tours of the mansion on the hour,  
from 11:00 AM to 4:00 PM. If arriving before or between scheduled tours,  
please enjoy the Visitors Center and gardens.





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## Chiddingstone • 1860

670 Woods Road (Country Route 35), Germantown NY 12526

(GPS: 42.093104 N—73.908322 W)

**B**uilt on land that once was part of the Clermont estate, Chiddingstone was constructed circa 1860, and has apparently endured few structural changes throughout its history. Although it is known that Thomas Streatfield Clarkson (1834-1896) had the home built, it is unknown who the actual architect/build-er was. The style of the house is considered a late Georgian Revival, containing many features of the style, including a center hall symmetrical floor plan on the first floor and a truncated hipped roof covering the third floor staff quarters. Also common to this style are the Palladian and French windows of the brick house, although other features, such as the bracketed cornices, the third floor gables, and arched doors and windows recall the Victorian Italianate period during which it was constructed. The first floor features a double parlor as well as a dining room with an original plaster ceiling decoration and Eastlake fireplace. The second floor holds four bedrooms and baths, while the third floor served as servants' quarters. A particularly interesting feature of the house is the service elevator which once ran from the basement kitchen to the third floor. The house is situated on a 70 acre estate with apple orchards, barns, a pump house and a carriage barn all dating to the mid-19th century. The Chiddingstone estate was created in 1845 when Clermont was divided between the five children of Elizabeth and Edward P. Livingston. Daughter Margaret Livingston Clarkson inherited the portion directly north of the Clermont parcel, while younger brothers and sisters inherited the remaining three parcels north of her. Margaret and her husband, David Augustus Clarkson, built a home upon this land, and then divided it in half after the marriages of their two children. Daughter Elizabeth inherited the southern portion, while son Thomas Streatfield inherited the northern section which included the original house. Finding this family home unsuitable for his needs, Thomas had constructed another house on the site, naming the estate Chiddingstone. The estate passed down through family members until 1921, when it was purchased by James Livingston Freeborn. The estate has since been sold at least four more times. While the integrity of the house and grounds are being maintained, they currently reflect the tastes of the present owners and are not being restored to a given time period. ■





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## Clarkson Chapel • 1860

Route 9G, Germantown, NY 12526,  
west side, between County Route 6 and Jug Road

(GPS: 42.093438 N—73.896062 W)

This small “Hudson River Gothic” (or Carpenter Gothic) style Episcopal chapel was built in 1860 by Levinus Clarkson, husband of Mary Livingston, granddaughter of Chancellor Livingston. The Clarksons built their home, Southwood, on property inherited by Mary Livingston following the partition of the great Livingston Manor in 1843. Levinus was a parishioner at St. Paul’s Episcopal Church in nearby Tivoli, along with his friend, William B. Astor, owner of Ferncliff in Rhinebeck. Both men were interested in education for the local community and both supported the idea of a parish school. However in a dispute with St. Paul’s, their offer to establish a school there was rejected. Clarkson and Astor immediately resigned from the church, and shortly after constructed the small rival chapel on Clarkson’s “Southwood” property (then called Knollwood) in nearby Clermont. They were joined by other congregants who had been alienated by the dispute. Clermont residents have recalled the active Sunday school held there each week, and the evening prayer services conducted by the glow of lanterns. In cold weather a small stove heated the chapel, which seats 60 people. Many of the original details in the chapel remain intact, including wide-board floors and panes of hand-blown glass. The chapel is Episcopalian in its form and materials, and particularly the detached bellcote. Its decorative hoods distinguish it from Richard Upjohn’s similarly Gothic St. Luke’s, also in Clermont, on US Route 9. The Livingston family retained it until the late 20th century, using it for special events. The chapel was abandoned for some years until it was acquired by Columbia County, and in 1983 it was listed on the National Register of Historic Places. In 2001, Scenic Hudson obtained an easement for a trail that would connect the site to the horse farm at Clermont State Historic Site to the east. ■



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## Edgewater • 1825

268 Dock Road, Barrytown NY

(GPS: 42.000368 N—73.931457 W)

In 1820, John R. Livingston, the owner of neighboring Massena, split off the Edgewater property as a belated wedding gift to his daughter, Margaretta Livingston, and her new husband, Captain R. Lowndes Brown of Charleston, South Carolina. The impressive Greek Revival mansion at the water's edge may be the work of Charleston architect Robert Mills, who worked as a draftsman for Thomas Jefferson at Monticello. Mills would have been a contemporary of Captain Brown in their hometown of Charleston. The most striking feature of Edgewater is the massive classical portico, with its six Doric columns supporting a wide entablature. Beneath the entablature a row of long arched windows overlooks a sloping lawn to the river. When the new Hudson Valley Railroad was constructed through Barrytown in 1851, no more than 50 feet from Mrs. Brown's back door, the lady's peace was apparently irreparably disturbed, and she sold her house and fled to Europe. Edgewater has had a number of prominent owners, the most recent of whom was financier and avid preservationist Richard Hampton Jenrette, to whose memory this year's Country Seats Tour is dedicated. Early owner Robert Donaldson, a successful businessman, engaged architect Alexander Jackson Davis to build the striking octagonal library in 1854. It was Donaldson who changed the name of the property from Sylvania to Edgewater. Donaldson introduced his friend Davis to tastemaker Andrew Jackson Downing, thus inspiring the partnership that had such an impact on Hudson Valley architecture and landscape design. Davis also designed several accessory buildings for Donaldson, including Edgewater's original octagonal gatehouses, now private homes on Station Hill Road, a public schoolhouse, near Barrytown corners, and Sylvania Chapel, on Dock Road. Gore Vidal, the author, playwright, historian, and famous raconteur, bought Edgewater in 1950. The need to keep up what he called his "white elephant" pressed him into his successful and lucrative screenwriting career in television



and Hollywood. He described the idyllic but rundown house in his memoirs. Once Dick Jenrette acquired the house from Vidal, a lengthy and thorough restoration process ensued, bringing many original and period antique pieces back to Edgewater. The house can now only be described as "museum quality" with respect to its condition, furnishings, and decoration. It is open this year through the generosity of its new owners, Classical American Homes Preservation Trust, founded, established, and funded by the late Richard Hampton Jenrette. ■



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## Midwood • 1887

760 Woods Road (County Route 35),  
Germantown, NY 12526  
(42.096849 N—73.908059 W)

Between 1885 and 1887, Robert Livingston Clarkson and his wife, Mary Ludlum Otis, built Midwood within the boundaries of the original Clermont estate. Designed by Hudson architect Michael O'Connor, Midwood reflects both the Colonial Revival and Second Empire styles popular in the late 19th century. The two-story frame house was designed with a modern layout for the 1880s, including such amenities as closets. Situated on a majestic bluff with panoramic views of the Hudson River and Catskill Mountains, the home remained in family ownership until 1985. It was then that the property was acquired by the current owner who restored the house and added a tower that is complimentary to the original architecture. The description of Midwood in the National Register nomination cites this house as “a restrained example of rural eclecticism...Midwood subtly displays evidence of several late 19th century architectural styles. The hipped gambrel roof from the Colonial Revival and the boldly bracketed cornice and substantial front porch from the



Hudson River Bracketed tradition combine with the asymmetrical bay placement and shed roof dormers to create a feeling of comfortable eclecticism prominent towards the end of the 19th century. Numerous 6 over 6 windows on the ground floor and the precise narrow clapboarding hearken back to the restrained styles popular in the 19th century.” Midwood differs from most other Clermont properties in that it was intended as a year-round residence. It was a working farm and developed some additional features. In 1889, a deed from the People of the State of New York, executed by then-Governor Theodore Roosevelt, granted to each Edward Levinus and Robert L. Clarkson rights for under [Hudson River] water land between high and low tide. This marks the beginning of the early 20th century small scale industrial enterprise consisting of the bridge over the railroad tracks, and a dock and storehouse built to handle coal transported on the river. ■





LAND *of the*  
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## Richmond Hill • 1808

1380 Blue Hill Road (County Route 31),  
Germantown, NY 12526  
(42.121356 N—73.820027 W)

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**W**alter Tryon Livingston and his second wife, Elizabeth McKinstry Livingston, built Richmond Hill between 1806-1808. The house is an excellent example of the simplicity and elegance of Federal-style architecture. The front façade has five bays from which the pedimented central three bays project. A feature of the front entrance is a beautiful elliptical fanlight with delicate tracery and a stone surround surmounted by a keystone. The house has remained basically unchanged except for a brick kitchen wing added around 1900. The interior floor plan features a center hall with four parlors on the first floor. Plaster cornice decoration and carved wood trim add to the elegance and gracious feeling of the larger front rooms. Toward the rear of these principal parlors are smaller sitting rooms. The second floor contains three large bedrooms and a bath. This outstanding home and the 450 acre working farm which surround it remained in the family until the 20th century. Walter Tryon Livingston built the house after his second marriage on land he inherited from his grandfather, Col. Robert Livingston, third and last lord of Livingston Manor. Walter lived in the house until 1820, when he exchanged houses with General Samuel and Emma Ten Broeck of the Bouwerie in the Town of Clermont. After their deaths in 1834 and 1841, respectively, their nephew Leonard Ten Broeck inherited Richmond Hill. He was married to Helen Livingston Ten Broeck, Walter T. Livingston's daughter. The lands were later divided between their sons, Walter and Samuel Ten Broeck. Their descendants remained on the property until the mid 20th century. ■

## Suggested Driving Directions (with GPS Coordinates)

From the Tour Center at the Clermont Academy, you may decide to proceed north or south to begin your tour of the sites. These directions assume you will head north first, but you may reverse them, or visit the sites in any order you wish. Note that most of these sites are physically located in the Town of Clermont, despite their Germantown postal (and therefore GPS) address.

**Clermont Academy:** 42.087024 N—73.825183 W

Turn left (north) onto US Route 9, then take the third left onto County Route 31 at the crossroads of Blue Stores. County Route 31 is also known as Blue Hill Road. Richmond Hill is at 1380 Blue Hill Road, on the left just beyond Sparrow Bush Road.

**Richmond Hill:** 42.121356 N—73.820027 W: Town of Livingston

From Richmond Hill, turn south and return to US Route 9. Turn right, and proceed south on 9 to County Route 6. Turn right on County Route 6, a scenic and winding road that will take you west to NYS Route 9G. Bear right at the fork just before 9G, then cross 9G to continue west on County Route 6. Stay on Route 6 past County Route 35, making a sharp left turn to head south on Woods Road, where the entrance to Clermont State Historic Site will be on the right.

**Clermont State Historic Site:** 42.085087 N—73.911835 W

Upon exiting Clermont State Historic Site, turn left and proceed north on County Route 6, then making a sharp right turn to head east.

Take the next left turn onto County Route 35 (Woods Road), and travel north to Chiddingstone, at 670 Woods Road. Turn left into the site and follow the signs to the parking area.

**Chiddingstone:** 42.093104 N—73.908322 W

Leaving Chiddingstone, turn north again on Woods Road (County Route 35) to 760 Woods Road, where a left turn at the sign will lead you to Midwood. A long driveway leads down to the parking area and house.

**Midwood:** 42.096849 N—73.908059 W

From Midwood, turn left once again to drive north briefly on Woods Road, then take the first right at Jug Road to travel east, back to NYS Route 9G. At 9G, turn right and proceed south a short distance to the Clarkson Chapel, located on the right (west) side of the road, directly opposite a fine Greek Revival house.

**Clarkson Chapel:** 42.093438 N—73.896062 W

From the Clarkson Chapel, turn right onto NYS Route 9G, and drive south eight miles or so, past Bard College, to Barrytown Road, a right turn just beyond the traffic light at the intersection of NYS Route 199. Follow Barrytown Road (County Route 82) downhill to Annandale Road (County Route 103), bearing right at the fork just prior to the 4-way stop sign. Cross Annandale Road, and continue west on Barrytown Road, bearing right at the intersection with Station Hill Road. Follow Barrytown Road to the end, where it crosses the railway line and turns south to parallel the river, becoming Dock Road. Dock Road terminates in a cul-de-sac at the entrance to Edgewater. Parking is available between the railway line and the wall of the Edgewater site, at 268 Dock Road.

**Edgewater:** 42.000368 N—73.931457 W: Town of Red Hook, Hamlet of Barrytown