

A SPECIAL THANKS

Athens Cultural Center
Greene County Historical Society
Thomas Cole National Historic Site

Catherine Censor and Anthony Uzzo
Carrie Feder
Geoff Howell
Walter Pogliani
Carol Pfister
Robert Hoven and Todd Whitley
Howard Zar

THIS YEAR'S TOUR IS DEDICATED TO WARD STANLEY (1933-2019),
ARCHITECTURAL HISTORIAN, PRESERVATION ADVOCATE, AND BOARD 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.

BECOME A MEMBER OF HUDSON RIVER HERITAGE!

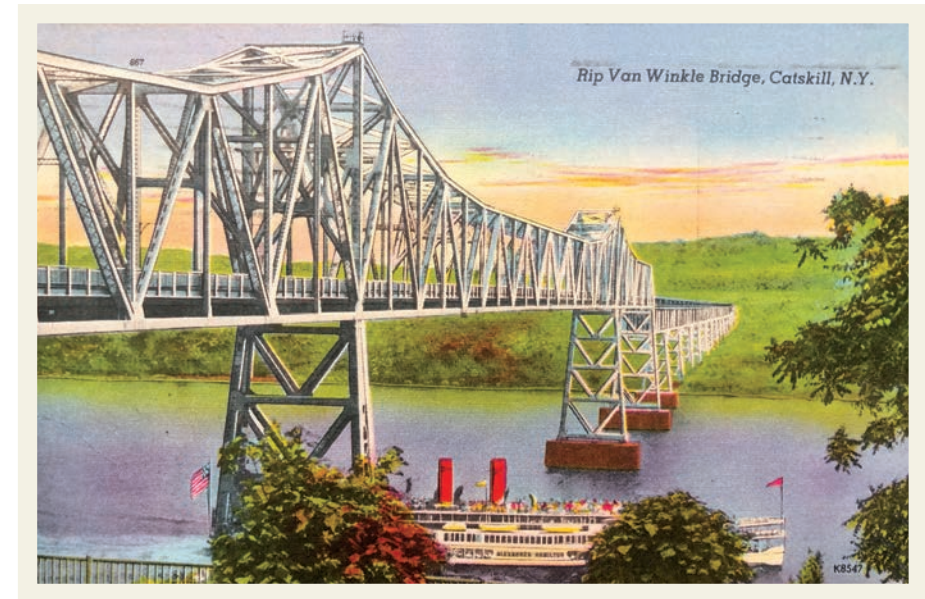


P. O. BOX 287
RHINEBECK, NY 12572
(845) 876-2474
office@hudsonriverheritage.org
www.hudsonriverheritage.org

FRONT: 1940s postcard of the Rip Van Winkle Bridge in Catskill, NY.



30TH ANNUAL COUNTRY SEATS TOUR SATURDAY, OCTOBER 12, 2019



HISTORIC ATHENS AND CATSKILL

Join us for a tour of houses in
the folkloric land of Rip Van Winkle



BOARD OF DIRECTORS

Warren Temple Smith
PRESIDENT

Linda Scherr
VICE PRESIDENT

Arvia Morris
SECRETARY

Frank Brice
TREASURER

Regina Armstrong
David Byars
Stephen Frost
Joyce Gelb
Cynthia Lambert
Elizabeth Leckie

ADVISORS

J. Winthrop Aldrich
Joan K. Davidson
Pompey Delafield
Max Friedman
Albert J. Gnidica
Gerrit Graham
David K. Kermani
Sally Mazzarella
Sam Phelan
Kiki Steele
Vincent Teahan
Lisa Weiss

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

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

October 12, 2019

Dear Country Seats Tour Guests:

Welcome to our 30th Annual Hudson River Heritage Country Seats Tour: “Historic Athens and Catskill.” As it happens, our last visit to this corner of the Hudson Valley was in 2002 for our 15th annual tour, entitled “Paradise Found”. However, the only site shared between our 15th and 30th tours is Cedar Grove, the Thomas Cole House in Catskill, and much has changed there.

This year, our tour showcases the remarkable variety of historic homes in Athens, from the earliest Dutch stone houses—among the oldest surviving in New York State, and built by the founding fathers of the town—to a late 18th-century farmhouse, a stately Federal, an elegant Italianate, and an extravagant Second Empire home, most in walking distance of each other. In neighboring Catskill, the handsome Greek Revival Beattie-Powers Place will be on our tour, along with the nearby Thomas Cole house and his Old Studio (open to CST guests from 1:00 to 5:00 P.M. only). Cole’s newly reconstructed New Studio, housing a special exhibition, is not included on our tour, but a separate ticket may be purchased at the Thomas Cole National Historic Site if desired.

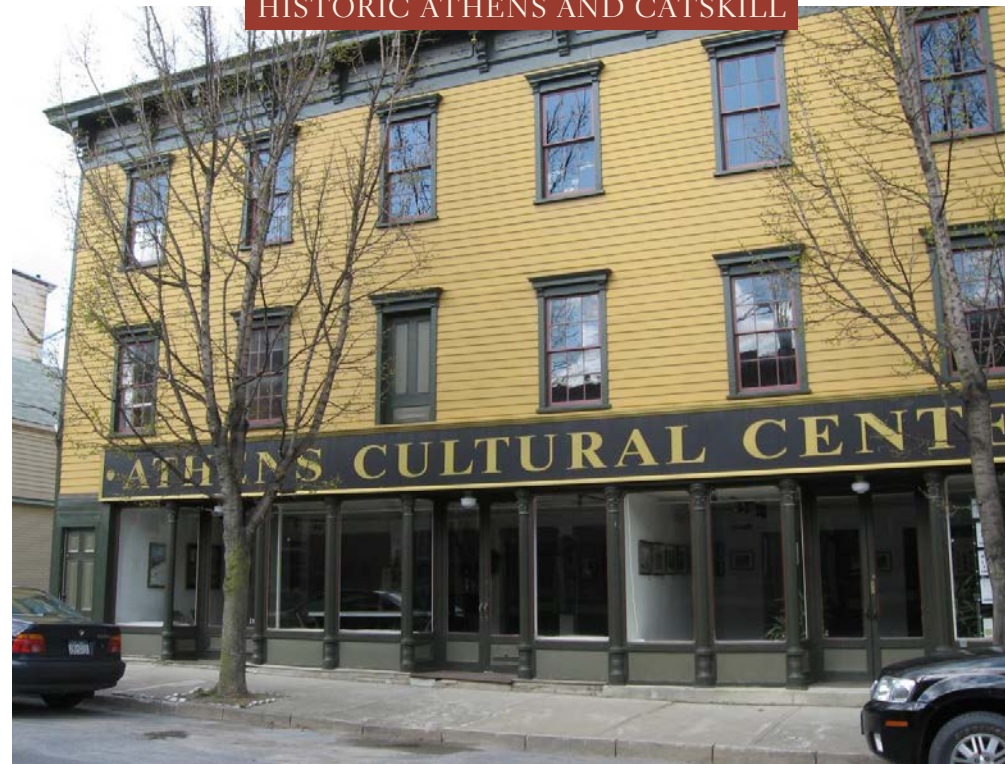
Our tour headquarters will be at the Athens Cultural Center, located at 24 Second Street in the heart of the village. Tour check-in starts at 9:30 A.M. with sites open from 10:00 A.M. to 5:00 P.M. (last visit starts at 4:30 P.M.) Check in at the tour center first to obtain your itinerary, map and wristband, then set off to visit these fascinating properties. You may visit the sites in any order, choose to skip one, or to stay longer at another as it suits you. However, as noted above, the Thomas Cole National Historic Site in Catskill is booked for group tours in the morning, so will only admit our guests starting at 1:00 P.M. Why not plan a lunch break in Athens or Catskill at one of our suggested restaurants before visiting that site? You might even end your day with a visit to Olana, across the Rip Van Winkle Bridge from the Thomas Cole National Historic Site, to view the sunset from the top of Frederic Church’s magnificent estate.

Plan to arrive at the first site at 10:00 A.M. (our tour center is open from 9:30 A.M. to 2:30 P.M.), and spend the day enjoying the beauty of the Hudson Valley as the colors of autumn paint an iconic Hudson River School landscape before your eyes. 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

HISTORIC ATHENS AND CATSKILL



TOUR HEADQUARTERS ATHENS CULTURAL CENTER 24 SECOND STREET • ATHENS

The Athens Cultural Center is located in a former retail building in what was the commercial center of the village. The Center has refurbished the interior, which is currently used for exhibitions, performances and programs. Meanwhile, the exterior has been restored to its 19th-century mercantile glory, where graceful cast iron pillars frame the storefront windows. The Athens Cultural Center offers a full schedule of arts and cultural programming, community events, classes,

exhibitions, and more. Its overall mission is to encourage understanding of the arts in this reviving area of the Hudson Valley. Once again, artists, writers, performers and musicians have become key residents of the village. The Center provides a space for them to share their special talents with their neighbors. The Center maintains a strong tradition of providing free weekly summer arts programs for students, with many of these classes funded by grants from community partners.

SUGGESTED DRIVING DIRECTIONS

Start the tour in Athens, NY, reached from the east via the Rip Van Winkle Bridge (Route 23) across the Hudson and then north on Route 385, or from the west (NYS Thruway—Interstate 87) via Route 23 and then north on Route 385. **The Athens Cultural Center** (tour headquarters) is at 24 Second Street, just west of the intersection with Washington Street (Route 385). Street parking is available. You may choose to walk to the next few sites from this location, or drive.

From the Athens Cultural Center, proceed west on Second Street to Franklin, then turn left and travel south on Franklin to 9 South Franklin Street, at the corner of Third Street. This is the **Hamilton-Clark House**. Street parking is available.

Leaving the Hamilton-Clark house, continue south on South Franklin Street to number 26, the **Bedell-Nichols House**. Street parking is available.

From the Bedell-Nichols house, continue south on South Franklin Street to its termination at Fifth Street, where street parking is available. The **Jan Van Loon House** sits between Fifth Street and South Washington Street (Route 385).

The **Albertus Van Loon House** is also on Route 385, but north of the center of the village. You may return up Franklin Street to Second Street, turning right (east) on Second and then left (north) on Washington, or simply take Washington north to number 85 North Washington Street, the Albertus Van Loon house, where street parking is available.

Leaving the Albertus Van Loon house, return once again to Second Street via Route 385 south (now North Washington Street), and turn right to reach 88 Second Street, the **Edward Van Loan House**. Street parking is available.

After the Edward Van Loan house, the tour continues beyond the village of Athens. Proceed west (away from the river) on Second Street to its termination, turning left onto Leeds-Athens Road (Route 74). Follow this west to its intersection with Route 53, Howard Hall Road. Turn right on Howard Hall Road and drive north to number 235, the **Nicholas Van Loan house**. Turn left into the driveway and park where indicated.

Leaving the Nicholas Van Loan house, turn right and continue south on Route 53 to its termination at Route 385. Turn right on Route 385 and proceed south to Catskill. Stay on Route 385 as it crosses Route 23 at the traffic light (the Rip Van Winkle Bridge will be to your left). Continue south on Route

Start the tour in Athens, NY, reached from the east via the Rip Van Winkle Bridge (Route 23) across the Hudson and then north on Route 385, or from the west (NYS Thruway—Interstate 87) via Route 23 and then north on Route 385. **The Athens Cultural Center** (tour headquarters) is at 24 Second Street, just west of the intersection with Washington Street (Route 385). Street parking is available. You may choose to walk to the next few sites from this location, or drive.

From the Athens Cultural Center, proceed west on Second Street to Franklin, then turn left and travel south on Franklin to 9 South Franklin Street, at the corner of Third Street. This is the **Hamilton-Clark House**. Street parking is available.

Leaving the Hamilton-Clark house, continue south on South Franklin Street to number 26, the **Bedell-Nichols House**. Street parking is available.

SUGGESTED RESTAURANTS

ATHENS

STELLA’S PIZZERIA 2
6 South Water Street
(518) 945-1010
stellaspizzeria2.business.site
All day

HAGAR’S HARBOR
10 Brick Row Extension
(518) 444-4550
www.hagarsharbor.com
Lunch and dinner

BONFIGLIO & BREAD
44 2nd Street
(518) 444-4705
www.bonfigliobread.com
Breakfast and lunch

CROSSROADS BREWING COMPANY
21 Second Street
(518) 945-2337
www.crossroadsbrewingco.com
Lunch and dinner

CATSKILL

394 MAIN
394 Main Street
(518) 947-4774
www.394mainstreet.com
Dinner

LA CASA LATINA
I Brandow Alley
(518) 943-4333
facebook.com/LaCasaLatina1
Lunch and dinner

HiLo
365 Main Street
(516) 567-1082
www.hilocatskill.com
All day

NEW YORK RESTAURANT
353 Main Street
(518) 943-5500
www.nyrestaurantcatskill.com
Lunch and dinner

CREEKSIDE RESTAURANT & BAR
160 West Main Street
(518) 943-6522
www.creeksidecatskill.com
Lunch and dinner

HISTORIC ATHENS AND CATSKILL

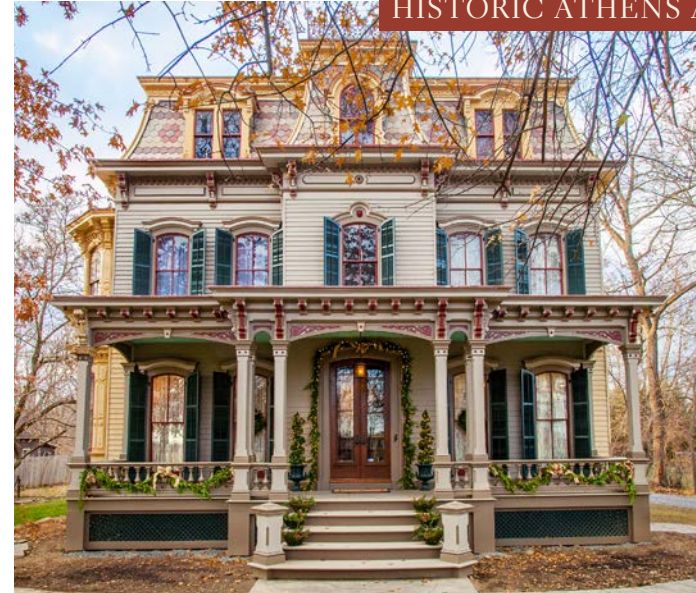


HAMILTON-CLARK HOUSE • 1802 9 SOUTH FRANKLIN STREET • ATHENS

Built in 1802 as a side hall town house and expanded in 1803, the Hamilton-Clark house was originally built for the Hamilton family, who were supposedly the descendants of Alexander Hamilton's legitimate Scottish relatives. Wealthy Beebe Hamilton (yes, that was his full name) was the first owner and his descendants still live in the village today. Hamilton was painted by the prominent American artist Ammi Phillips.

The house was later owned by Nathan Clark, Jr., whose family made stoneware throughout New York State. The Clark family later became investors in Singer Sewing Machine, and are responsible for the Clark Art Institute in Williamstown and the Fenimore Museum and Baseball Hall of Fame in Cooperstown. The house retains much of its original Federal appearance with some Greek Revival, Victorian, and Arts and Crafts additions.

HISTORIC ATHENS AND CATSKILL

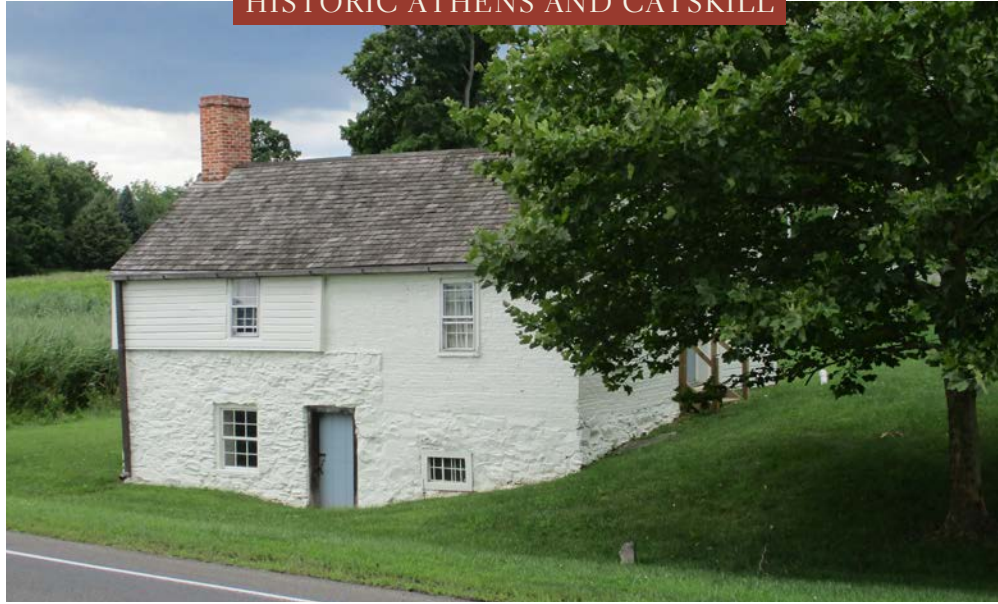


BEDELL-NICHOLS HOUSE • 1873 26 SOUTH FRANKLIN STREET • ATHENS

was sold in 1981 to Earle Olsen, who converted from a boarding house to single-family use. The current owners, Catherine Censor and Anthony Uzzo, purchased the house from Mr. Olsen's estate in 2012. Ms. Censor, a former magazine editor, is currently the director of communications for a company that administers private foundations; Mr. Uzzo is the president and owner of Artisan Partners, LLC, an Athens-based painting and restoration firm.

In 1872, 57-year-old George S. Nichols, a customs house officer in New York City, sold to Abram Bedell four-and-a-half lots in the village of Athens. In 1873, Abram Bedell built this Second Empire Victorian house on a portion of that land. The slate mansard roof with its dormer windows is typical of the period. Bedell was 54 when the house was built and had retired from the Athens firm, Van Schaack & Bedell Glue Manufacturers. In 1904, this house and adjoining land were sold to John Nichols, a relative of George S. Nichols, who had sold the land to Bedell. (The Bedell and Nichols families seem to have shared family connections or a long friendship.) The Nichols family, who came to this country from England in the early 1800s, were prominent and active members of both the town and village. They owned tugboats and engaged in shipping on the Hudson River. The "rope" architectural trim, featured on both the exterior and interior of the house, may allude to the village and/or the family's connection to the shipping trade. At the death of John Nichols, his daughter, Edna Nichols Van Deusen, inherited the property. Edna, in turn, passed it on to her daughter, Barbara Van Deusen Euler. Seventy-seven years of ownership by the Nichols/Van Deusen/Euler families ended when the property

Unfortunately, by the time the Censor-Uzzos purchased the house, the carriage house had partially collapsed, the front and side porch were sagging and separating from the house, the handrails and steps had rotted away, and the interior, while largely intact, was in serious disrepair. As visitors will note, the house is still a work in progress with restorations proceeding apace. The couple has made the house their full-time residence, and much of the restoration work has been personally performed by Mr. Uzzo. Notes on the interior: the original style, evidenced by the double parlor and etched glass doors, was Renaissance Revival. However, the house seems to have undergone some remodeling around 1890 when the columns, coffered ceilings, fireplace, and parquet floors were added to the dining room and adjacent sitting room. Although mantels are present in almost every room of the house, only the fireplace in the sitting room was ever operational. Instead, the house had an early form of forced-air heat with a coal-burning furnace in the basement. Ms. Censor collects period Victoriana, and the parlor displays a suite of Belter furniture in the "Fountain Elms" pattern. The gilded mirrors above the fireplaces, while not original to the house, are in keeping with its style and proportions.



JAN VAN LOON HOUSE • 1706

39 SOUTH WASHINGTON STREET
(NYS ROUTE 385) • ATHENS

Originally built in 1706 as a single room Dutch stone house on what was a natural harbor (later filled in by the WPA during the Great Depression), the Jan Van Loon House is one of the 40 oldest extant buildings in New York State, although the most original part of the house is the center basement wall. It lies within the Village of Athens Multiple Resource Area (MRA) and the Athens Lower Village Historic District. The house was built by Jan Van Loon, who fathered eight children, including Albertus Van Loon, whose house is also on this year's tour. Van Loon was a blacksmith by trade, but was also known to work in silver. Van Loon was the earliest European settler to the area, purchasing the land in 1685. In 1688 he then gave the settlement its first name, Loonenburgh. Jan's grandchild, John

M. Van Loon, sold the family lands on April 30, 1800, to Isaac Northrup, who then developed them into a more complete village. In 1932, the New York State Education Department placed a historic marker outside the house: "Built in 1706 by Jan Van Loon, chief holder, Loonenburgh Patent 1688. Athens Village first called Loonenburgh."



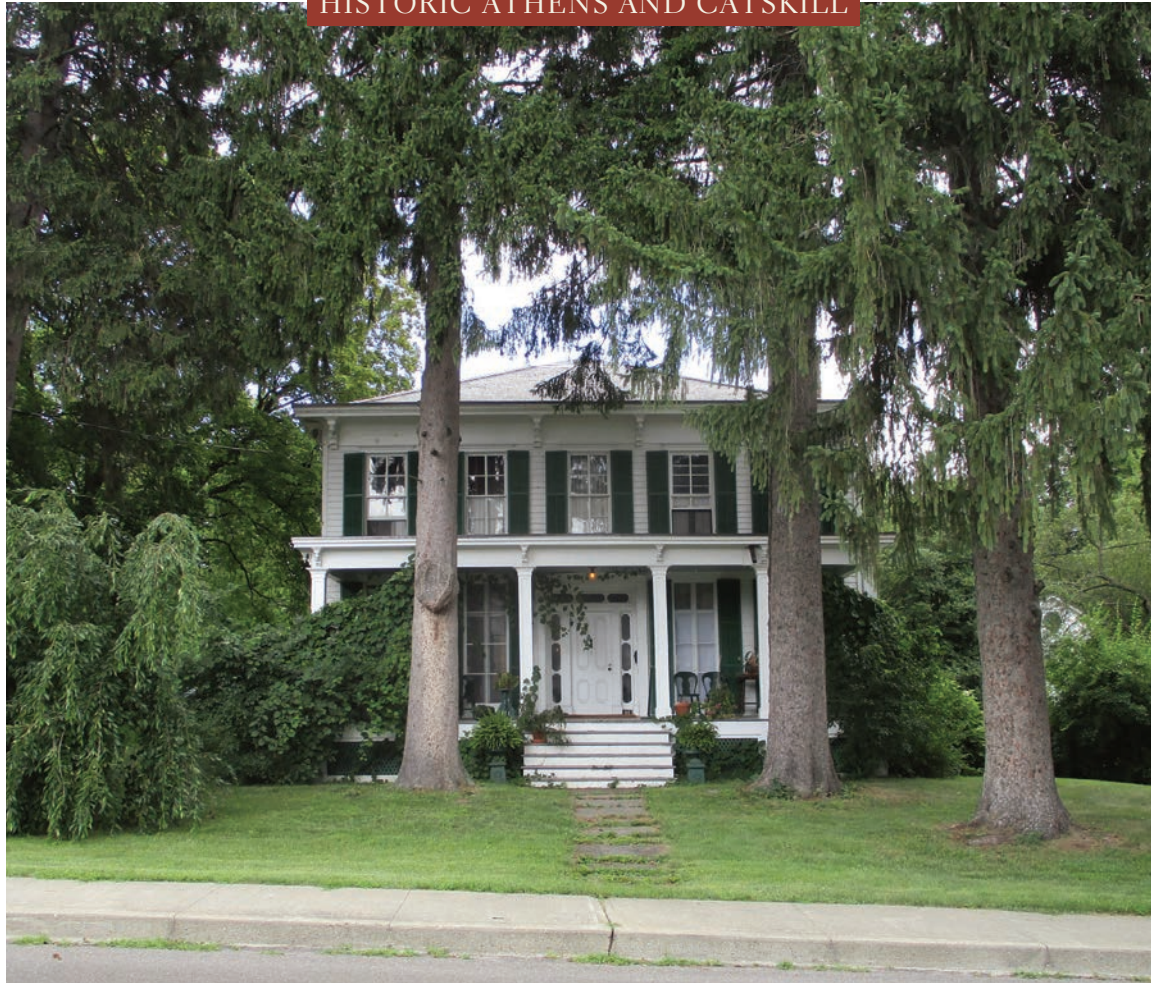
ALBERTUS VAN LOON HOUSE • 1724

85 NORTH WASHINGTON (NYS ROUTE 385) • ATHENS

The Albertus Van Loon House is one of the oldest extant buildings in New York State, built in 1724. It is individually listed on the national and state historic registers and had a New York state historical marker placed in front of it in 1932. It has been documented in many publications. It was built by Albertus Van Loon, who was one of eight children of Jan Van Loon, whose house is also on the tour. Albertus' house is located in what was called the Upper Village, and sits directly on the bank of the Hudson River. Albertus Van Loon helped the town of Athens grow by donating land for the Zion Lutheran Church. After Albertus died in 1754, the Van Loon family (including three more Albertuses) continued to live in the house for three generations, moving out in the early 19th century. The earliest northernmost section of the structure built of wood circa 1709, contains a number of structural features quite rare among American Dutch houses, and most likely was used as a temporary dwelling while the stone house was built. The original 1724 one room house with a garret was built in the common urban Dutch style with a very steep gable roof facing west. In the mid 1700's the orientation of the building was changed; the building was expanded and "improved" with the addition of a gambrel roof, one of the earliest in the area. Soon after, a stone addition with a gambrel roof was constructed to the north doubling the size of the stone building. The interiors were also updated in the Georgian style including replacing the original jambless fireplace in what has historically been dubbed "The Dueling Room," after a duel was fought there over issues concerning

who would inherit the house...ostensibly a young girl! Dormer windows were added to the roof in the 1830's. Before or during the Revolutionary War, a Federal style wooden addition was built and a tavern license was obtained in 1779. It seems likely from the changes made that much of the house was used as a tavern during this period. The Dutch porch facing the river was enclosed during the Victorian era. Yet more changes were made when the building was used as offices for the Knickerbocker Ice Company in the 1880's. Carved names in the stone were uncovered from the era when this area was still used as a porch as well as one of the original "lost" date stones from 1724. The house was continuously occupied until the 1970's, after which it fell into tremendous disrepair. The current owners, Randall Evans and Carrie Feder, are preservation and design consultants and are in the process of restoring the multi-layered dwelling and grounds. They have furnished the house with many period objects and have taken great care to uncover and evoke the historic timeline of the house and the many artifacts found within.





EDWARD VAN LOAN HOUSE • 1866

88 SECOND STREET • ATHENS

A descendant of the original Dutch patent holder, Edward Van Loan had this house built in the Italianate style in 1866. (At some point the spelling of Van Loon was changed to Van Loan.) He owned a commercial passenger ferry and a barge for delivering goods to and from NYC. He

was born in the brick federal house on the contiguous property, and sold that portion when his parents sold it to him in 1865. He had five children, who lived in the house until 1932. The next owner had it until 1942, and it was then sold to the grandparents of the people from whom the current owner purchased it.

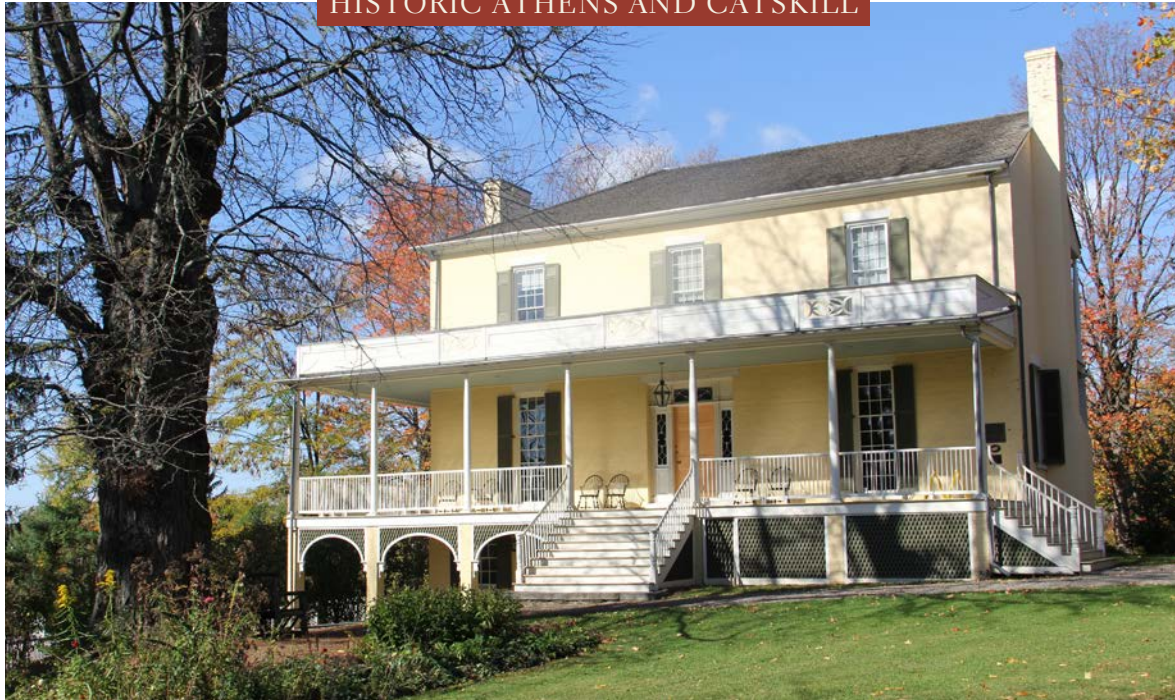


NICHOLAS VAN LOAN HOUSE • c.1795

235 HOWARD HALL ROAD • ATHENS

It is believed that the current home was built on top of an earlier one-room stone cottage. The current home dates from approximately 1795-1805, built by Nicholas Van Loan on a 175-acre parcel. (An earlier example of Van Loon being changed to Van Loan.) It remained in its original condition until the 1860s when the home was purchased by a woman from New York City. Then in the 1870s it was purchased by the O'Grady family from Catskill. The dormers and front porch were added along with some

Victorian decorative details. The cedar shake roof was covered with a metal roof. Fortunately most of the original interior details remained intact. The O'Grady family lived in the home for over 100 years, after which it passed through two subsequent owners before the current owner purchased it. The restoration was a long and tedious process, and always remains a work in progress. The owner was able to find all of the original colors used, and did his best to match them, bringing the home back to its original decor.



THOMAS COLE NATIONAL HISTORIC SITE • 1815 218 SPRING STREET • CATSKILL

OPEN FROM 1:00–5:00 P.M. ONLY

The Thomas Cole National Historic Site (historically known as Cedar Grove) marks the birthplace of American art, where the Hudson River School of landscape painting began. The nationally recognized historic site is an affiliate of the National Park Service and operates as a forward thinking nonprofit organization embracing change and continually pursuing excellence. At its core, the organization's purpose is to regenerate Cole's revolutionary creativity so that it touches people's lives today. The Main House is a three-story Federal structure of painted brick that was built in

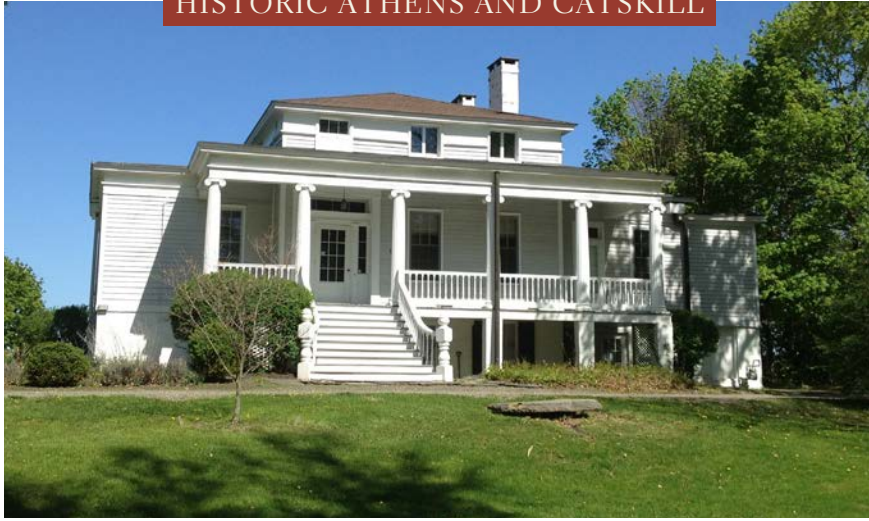
1815 by the brothers Thomas and John Thomson. In 1836, Cole married John Thomson's niece, Maria Bartow, who was living in the Main House with her uncle, along with her sisters. After Thomas and Maria were married, the Main House became Cole's permanent home. During Cole's lifetime the household included John Thomson, Maria's three unmarried sisters, three of the Coles' children, Theodore, Mary, and Emily, and several hired servants. In the 1830s and 40s, Thomsons, Bartows, Coles, and their servants occupied every inch of the main house, including its attic and basement,

and space was tight. There were between 11 and 14 people living in the home during this time. Before the 1850s, American rooms seldom had fixed single uses as they do today. Like other significant rooms in the house, the entry hall had many purposes. In addition to providing a transition between outside and inside, the hall served as the receiving parlor for guests, a gathering place, a dining room, a children's playroom, and a work area, especially in hot weather when the door could be left open to let in a breeze. Circular vents or grates in the second-floor bedrooms hint that a coal stove in the entry hall powered an innovative central heating system intended to heat bedrooms and the east parlor in the winter. The Thomson-Cole household used coal very early, as evidenced by records showing the purchase of coal stoves by John Thomson in the 1830s. The west parlor, or sitting room, always had opulent appointments right from the beginning when furnishings were first being acquired for the house in 1821. In addition to a pianoforte worth the great sum of \$250, the room contained a set of rush-bottomed chairs with a settee—together worth \$42—a tea table, a writing table, a valuable carpet, an elegant looking-glass valued at \$45, and the latest heating technology, which was a pyramid stove that probably burned wood. Despite this stove, however, the family continued to complain of cold in their letters and diaries throughout the 1830s and 40s.

Around the time of the Coles' 1836 marriage, the room was modified and updated to reflect the new Greek Revival style which was then in vogue. The east parlor's position and size make it the most likely location for family meals, although it was called the "East Parlor," not the dining room. But in the first half of the 19th century, it would have been uncommon to have a designated eating room. Lightweight, highly mobile dining furniture moved around as required; and families used the room in which they ate for many other activities,

including family prayers, children's lessons, sewing, and socializing with friends. The family also enjoyed playing music in this room. Thus, eating in the East Parlor rather than in the "dining room" followed period custom. Upstairs, the Cole sitting room, the children's bedroom, and Thomas and Maria's bedroom constituted the Cole family apartment. The sitting room particularly provided the Coles with a private space, separate from the extended family, in which to create and maintain a married life together.

Over the years, as the Cole family grew, there is a sense that the room was a refuge for the artist as well as for his wife. In the winter, the Coles gathered around their stove for such activities as reading aloud, sewing, and making quilts. The small space off the Cole sitting room is believed to be the children's bedroom. By 1846, Theodore, Mary, and Emily were old enough to share a room, which was common practice at the time. In an era of limited space, heat, and privacy, adults as well as children frequently shared bedrooms and beds. In fact, all three children may have slept in the same bed, or one child may have occupied a cot in the same room. In the north corner of the crowded house, Thomas and Maria enjoyed the luxury of a small private bedroom. This room's proximity to the Coles' sitting room and to the children's bedroom had obvious advantages. The Coles' bedroom also offered ready access to the stairway and, via a triple-hung window, to the second floor porch. Perhaps befitting their new status as a married couple, the Coles slept in the most expensive bed in the house, one of two curtained beds owned by John Thomson. The remaining bedroom on the second floor was occupied by Maria Cole's three unmarried sisters: Emily, Harriet and Francis. Immediately after his marriage to Maria in 1836, Thomas Cole apparently worked in the main house itself. But in 1839, Cole was able to move to a larger and more private space in the Old Studio.



BEATTIE-POWERS PLACE • 1839

10 POWERS PLACE • CATSKILL

Beattie-Powers Place is a treasured landmark in the village of Catskill, overlooking the Hudson River and situated within the historic viewshed of Frederic Church's Persian-style home, Olana. The builder of the house, James Powers, came to Catskill in the 1790s and established himself as a lawyer (one of his clients was Martin Van Buren), a politician, gentleman farmer and land developer. He had a primary residence on Main Street in Catskill, but moved to Albany while serving as State Senator from 1836 to 1839. He had previously purchased a large tract of land from the Days, a prominent Catskill family, but it wasn't until the end of his term in Albany that he built his impressive Greek Revival house and subsequently moved there permanently with his family. Powers used the land for growing fruit which was shipped to New York City. He also grew grapes for winemaking, evidenced by two cool brick-lined cellars in the house. After his death in 1868, his two daughters lived on in the house. The excellent design qualities of the house suggest that the architect and builder (both unknown) were well acquainted

with the vocabulary of the Greek Revival movement in America that had been advanced in the 1820s and 1830s by Minard Lafever (1798-1854) and his followers. In 1991, the last private owner of the house, Mary Deane Beattie, bequeathed what had been her parents' home to the village of Catskill in the hope that it would become a source of enrichment and enjoyment for the people of Catskill. Today, the house is a rare surviving example of its kind in the Hudson River Valley and is, along with furnishings that were part of the Beattie bequest, a rich historical resource for the area. It is located on the edge of The East Side National Historic District, which spans from Catskill Creek to the Hudson River and is comprised of 552 historic structures. The Friends of Beattie-Powers Place, established in the early 1990s, has maintained the home's physical structure and grounds, and has fulfilled Mary Deane Beattie's wishes by providing to the people of the village an inspiring spot for concerts and lectures, as well as a flower garden, sweeping vistas for picnicking and wintertime sledding.

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.
- The Thomas Cole National Historic Site is only open from 1:00 P.M. to 5:00 P.M.
- 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!