TOWN OF POUGHKEEPSIE
Dutchess County, New York

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY UPDATE

Updating and Expanding a Limited Previous Survey to Create a Comprehensive Inventory of Extant Resources up to 1900 and Provide an Overview of 20th Century Suburban Development

prepared for
Town of Poughkeepsie Historical Commission
Poughkeepsie, New York

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SURVEY REPORT

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TOWN OF POUGHKEEPSIE

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY UPDATE

I. Project Overview, Acknowledgements & Recommendations

Project Overview

The Town of Poughkeepsie Historic Preservation Commission (PHPC) contracted with Larson Fisher Associates (LFA), a historic preservation planning firm based in Woodstock New York, to update an existing and inadequate historic resource survey using a matching grant awarded by the New York State Historic Preservation Office (SHPO) through the Certified Local Government (CLG) Program of the National Park Service. Due to the scope of the project and the limited annual funding, the project was separated into two phases. The first phase addressed properties dating to 1860 and earlier, updating and expanding the existing survey, which was conducted in the 1980s. This phase was completed in September 2009 and an interim report was submitted to the PHPC. The second phase of the project was completed by LFA in 2011. It expanded the record of the initial phase to include historic resources built between 1860 and 1899, as well as assessed the significance of the industrial and residential development that occurred in the town during the 20th century.

Historic properties with construction dates prior to 1900 have been recorded in data bases with additional architectural and historical classifications. Because of their age, the 327 properties with features associated with the 18th and 19th centuries are considered to be the most significant historic resources in the town, and their identification will allow the Town to manage information related to them, begin to build intensive-level records on them, and to track actions it takes to protect them. Separate data bases were compiled for the hamlets of New Hamburg and Rochdale, which are considered historic districts, as well as for the rural parts of the town. This digital format facilitates the presentation and analysis of this information in tabular, cartographic and internet environments. The more than 7,000 properties in the town dating between 1900 and 1970 required a different approach. Most of the residential development in this period occurred in planned subdivisions and those entities served as the basis for a data base record of this important suburban history.

The report provides recommendations for local designations and other applications of the survey data, as well as a list of historic resources that appear eligible for listing on the State and National Registers of Historic Places. No local districts have been designated in the Town of Poughkeepsie, although the PHPC has designated eleven individual properties and has a number of others properties under consideration. Twenty-three properties in the town have been listed on the State and National Registers, fifteen of them in a multiple property listing in New Hamburg. The remaining eight represent notable Poughkeepsie landmarks: Main Building and the Observatory at Vassar College (National Historic Landmarks), Main Building at Hudson

River State Hospital (NHL), Locust Grove (NHL) and Maple Grove on South Road, the remaining buildings of the Roselund Estate on the Marist College campus, the Kimlin Cider Mill, and the McComb House on Hornbeck Ridge.

Dutchess County was one of the last areas to be settled in the Hudson Valley, and its distinction is that early the first Europeans to establish homesteads there came from other parts of the region, bringing their architecture with them. Unlike neighboring counties and colonies that have distinguishable house forms and construction methods, Dutchess is an architectural melting pot of Dutch houses characteristic of Albany and Ulster counties, hybrid Dutch-English houses native to the Lower Hudson Valley, western Long Island and northern New Jersey, and the distinctive domestic forms of New England. Poughkeepsie's architectural heritage is represented by examples influenced by each of these cultural areas, as well as the elite plantation and country houses that were prominent landmarks along the river since the mid-18th century.

This initial phase of the survey has focused on the buildings and rural landscapes surviving from the 18th century and early 19th centuries. Historic farmsteads have been especially vulnerable to the widespread suburban development that the town has experienced since the Second World War. Of the few historic agricultural properties that exist, none were seen to have been functioning farms. Nineteenth-century maps depict scores of farm properties, and only a fraction of farmhouses survive; there are far fewer barns and accessory buildings. The attrition of early historical properties confers to them an added significance. The existing farmhouses are important historic landmarks in a landscape that has been nearly fully transformed into a 20th century suburb. Their positions along historic roads and orientations to creeks and the riverfront help evince the sense of their relationships to the town's history.

Two notable groupings of historic buildings associated with this early historical period. New Hamburg was substantially built out by 1860 as a river landing, ferry terminal and supply center, and it has survived the last century remarkably intact to that period, although most of the work buildings have been lost to changing uses of the waterfront. The second area comprises a collection of worker dwellings on Rochdale and Titus Road where, first, cotton and, then, woolen factories operated through the later 19th and into the early 20th centuries. This is a significant surviving example of a rural industrial community and an important component of the industrial history of the Wappingers Creek.

Unlike most other rural towns in the region, the town of Poughkeepsie's population grew steadily through the 20th century, first as a suburb of the city of Poughkeepsie, and then as the headquarters of a booming industrial giant. Poughkeepsie is unique among other Hudson Valley towns because of the extraordinary effects of the I.B.M. Corporation arrival in the town in 1941, first to produce arms for the U.S. military during the Second World War, and afterwards to base its business machine manufacturing there leading up to the development of its world-changing main-frame computers. No other town outside Westchester County and Long Island experienced the post-war suburban development that occurred in Poughkeepsie, and its historical significance had been an important factor in the survey. Plan maps filed in the Dutchess County Clerk's Office were investigated and over 180 discrete subdivisions dating between 1900 and 1969 have been recorded and mapped to provide an overview of this important era.

Prior to the Second World War, suburban development was concentrated in urban areas adjacent to the city in Fairview (north), Arlington (east) and in what is now Ward 8 on the south side of the city, which was annexed from Arlington in 1927. Distinctive examples of domestic architecture characteristic of the period between the world wars were found along arterials emanating from the city as road-front lots were subdivided from farms for income, with Dutchess Turnpike and New Hackensack/Vassar Road being the being the primary locations. In the twenty years following World War II, the southern end of the town was transformed into one of the more significant post-war suburban areas in the Northeast. The IBM Corporation's extreme and rapid growth in Poughkeepsie created a compelling chapter in American suburban history.

Acknowledgements

A historic resource survey relies on many sources of information, not the least of which is that which comes from persons with knowledge of historic properties and familiarity of historical contexts for evaluation. Members of the town's Historic Preservation Commission, and particularly its chair, Jean Murphy (who is also the official town historian), have guided both phases of the project and have provided useful information and insight, both individually and collectively. Nan Vogel and Annon Adams, both now retired from the commission, produced the historical chronology of the town contained in the report. Poughkeepsie Town Supervisor Patricia Myers supported the project and dedicated town funds and services to the project. Assessor Kathleen D. Taber provided property data that formed the basis of the survey spreadsheets and Assistant Engineer Sean Crimmins created the maps used in the report at the behest of Neil Wilson, the Town's Director of Municipal Development. Yet, the entire project would not have been possible without the dedicated attention of Susan Roeller Brown, who wrote the grant applications, managed the time and accounting requirements and acted as ombudsman for both phases of the survey with great effectiveness and patience.

Harvey K. Flad, retired Vassar College geography professor with a deep understanding of the cultural geography of Dutchess County, was very helpful in identifying contexts for assessing the significance of Poughkeepsie's growth and development. A book on landscape and social change in Poughkeepsie, *Main Street to Main Frames*, which Flad authored with fellow retired Vassar faculty member, historian Clyde Griffen, published in 2009, was a fortuitous reference work for the second phase of the survey. An interview with architect Jeh Johnson, who also is a member of the PHPC, was very informative regarding architectural design during the mid-20th-century suburban period. At the time, Johnson and his partner, Bill Gindele, had the principal Poughkeepsie-based architectural firm. Burton Gold, a Poughkeepsie real estate developer active in the IBM era, was helpful in identifying land owners, developers and builders, now mostly deceased, whose names appeared in the county records.

Recommended Actions

1. Fully document buildings and histories of all properties built prior to 1900.

All of the 327 properties identified in the survey as dating in the 18th and 19th centuries should be fully recorded with detailed narrative and photographic descriptions and site and building

plans. (Official New York State Building Inventory Forms, issued by the SHPO would be a good template to use.) The history of their construction and ownership also should be recorded using deed and census records, as well as other local archival sources. Include documentation of associated barns, outbuildings and landscapes, even if they currently are on different parcels. The dimensions of the original farms should be determined and mapped, with subsequent subdivision stages delineated. This process will serve both to provide a representation of the past history of a farm and to provide valuable information about the 20th-century suburbanization process. Special attention should be given to farm properties that retain substantial amounts of their historic landscape. In another important category, only a very few of Poughkeepsie's elite country seats remain intact along the Hudson, and it will be important to document and preserve the fragments of buildings and landscape features that are left from those that have been lost.

2. Further document early 20th-century residential development and historical context
Town assessment rolls classify nearly 900 properties with construction dates ranging between 1900 and 1930. Most of them are contained in the 45 subdivisions—nearly all in either Arlington or Fairview—with plan maps filed in the county clerk's office. Others are located along arterials emanating from the city and represent roadside subdivision of farm land. Architecturally and historically, this period of suburban development is distinct from what occurred during the Depression and after the Second World War, and it warrants a more detailed study before evaluations can be made regarding the significance of individual properties and potential districts.

3. Further document post-WWII suburban history and residential development
Preliminary assessments following this survey are that the subdivision history of Poughkeepsie's post-WWII development has a significance that transcends the local context. The confluence of the remarkable story of IBM invention of its main frame computers in the town and the proliferation of housing largely financed through U.S. government programs directed towards war veterans, who comprised a large number of the corporation's work force, confers a certain historical importance on the Poughkeepsie suburb. This is a subject that should attract the interest of historical scholars as well as historic preservationists. The characteristic house types—capes, ranches and split levels—are extant in great variety and represent a catalog of the FHA-approved dwellings contractors were building for factory workers and young professionals. The strong physical integrity of so many of these housing groups enhances their significance as mid-20th-century historic resources. Once a more complete context is researched and written, many of these subdivisions will prove eligible for national, state and local designation.

4. Publish survey reports and documentation of historic properties.
It is important to make new information about the history and significance of the town's historic resources available to the public to raise its awareness of what exists and engage current residents in the town's responsibility to preserve those resources. This effort should begin with the duplication and distribution of this report to relevant town departments, libraries and cultural organizations, as well as posting it on the Town's web site. Future documentation results can also be published in print and digital formats.

5. Evaluate all pre-1900 properties for state/national and local designations.
In the context of the region and recognizing the rarity of early architecture in the town, the properties inventoried in the survey have a historical significance simply as a result to their survival. The 19 properties with 18th-century construction dates have a heightened significance and should be given immediate consideration for designations. Of the remaining 19th-century properties on the list, some are located in communities in New Hamburg and Rochdale, others are grouped together on Overocker and Overlook roads. (Portions of New Hamburg were listed on the State and National Registers in 1987, but this designation should be expanded to a single district encompassing most of the hamlet, which would qualify for local designation, as well.) These properties should be documented and evaluated as part of potential historic districts. The balance should be evaluated individually based on the documentation process recommended above.

6. Document open space and associate with historic contexts.
The small amount of vacant land that remains in the town, mostly in the northern section, is a valuable open space resource. It would aid in its conservation to associate it with a historic property or historic function. Any surviving historic features, such as field patterns, tree rows, stone walls, designed landscape components, etc., should be inventoried.

7. Convey local designation to all properties listed on National Register or designated National Historic Landmarks.

8. Consider local designations of historic properties owned by the state, county, town and school districts. Also consider designations for historically significant institutions, such as Vassar College and Hudson River Psychiatric Center, and churches.

9. Publish survey findings to inform public of what historic resources are considered significant by the town and to encourage property owners to volunteer for state/national and/or local designations.
Local designation of private property can be contentious without the cooperation of the owner. The PHPC should undertake regular outreach efforts to develop interest and support for its local designation program. A "friends" group of historic home owners would be a valuable result. Also, the Town should develop guidelines for the PHPC review of actions on local landmarks so that both property owners and the commission are aware of the nature and limits of jurisdiction. It would be helpful to list areas of work that are excluded from review and the types of decisions that can be expected for areas that are of concern.

10. Use the list of potentially eligible properties contained in this report in town planning.
The Town of Poughkeepsie should use this information to make informed decisions about the effect of proposed projects on historic resources. This can be done without the benefit of formal designations if the Building Department and other relevant town departments are aware of what properties have been determined eligible in the survey. If a historic property is "flagged" in a project or permit review that proposes to substantially alter historic features, the Building Department and the PHPC can confer on the property's significance and the impact of the action. The Building Department and PHPC can identify actions that are exempt from such consideration to expedite certain projects.

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HISTORIC RESOURCE SURVEY UPDATE

II. Methodology & Selection Criteria

SURVEY OBJECTIVES

The goal of the survey was to compile a basic level of architectural data on buildings in the town constructed before 1960 and to associate each of them with periods and themes determined to have historic and/or architectural significance. A prior reconnaissance survey was conducted in 1989 with 89 properties inventoried with virtually no descriptive data. The update employs a spreadsheet format so that data collected in this survey can be used to identify defining characteristics of individual properties in a digital environment and provide the basis of a information system that will aid research, education and planning.

There are still no state or federal standards or models for digital survey projects, so a basic format developed and field tested by the consultant in previous projects was used. It has recorded descriptive building data and architectural classifications so that the historic resources in the town can be grouped and analyzed in terms of type, form, construction method, material, period, style, location, etc. It will be up to the town to annotate and apply this base data to expand its function.

METHODOLOGY

- The project was completed in two phases, the first issuing a report in September 2009 and the second completed in September 2011. Properties dated before 1860 were addressed in the first phase and those dated between 1860 and 1960 were covered in the second phase.

- Tax parcel and address information obtained from the town assessor's office was associated to each entry to ensure that the survey data could be used in conjunction with other property information and data bases that may exist or emerge. The survey data also can be applied in a Geographic Information System so that maps can be developed locating the resources and displaying other recorded information.

- Construction dates already assigned by the town assessor were used to establish this cut, although these were field-verified with properties added or deleted based on visual

assessments made from a windshield survey across the town and on comparisons with historic maps.

- To ensure that the data base would be truly comprehensive for historic resources associated with the 18th and 19th centuries, an entry was made for every building in the town with a construction date earlier than 1900. This resulted in 327 entries. Due to their extreme number, properties dating from 1900 to 1960 were recorded in the context of property types and residential subdivisions.

- Vacant land was not included in the survey unless it had a clear functional or historic association with a neighboring property. This was done for practical reasons; it is difficult to determine these associations at a field or reconnaissance level. However, since this historical information will inform efforts underway to preserve of open space in the town, it is critical that an intensive survey of these properties get underway.

- Once field data were collected, individual entries were made in an Excel Spreadsheet data base. This data base represents the results of the reconnaissance level survey. (Table provided on CD)

- Each property dated prior to 1860 is represented by one or more digital photographs to provide visual information about these significant buildings and landscapes. Later properties and subdivisions are represented on maps.

SELECTION CRITERIA

Once historic resources were recorded and classified, a number of them were selected for designation, protection or future study. Selections were guided by the criteria established for evaluating nominations to the National Register of Historic Places. When applied at a local level of significance, the National Register criteria is a valuable tool for determining a property's importance in the broader historical contexts and themes that are reflected in local history.

It is important to maintain focus on the local perspective; otherwise notable properties may be overlooked. Because at a reconnaissance level specific historic documentation is limited, condition assessment superficial, and contexts and themes only broadly developed, selections should be as inclusive as possible. Whereas not all of the selected properties will necessarily achieve State and National Register listings, it will be important for the Historical Commission to be familiar with all of the town's significant resources, including those at the margins. Just because the New York State Historic Preservation Office or the National Park Service may choose not to confer their distinctions on a property does not in and of itself mean the historic resource is not important in New Paltz. The National Register criteria will still provide the Commission with the basis to make their own evaluations within an established evaluative framework.

There are four fundamental criteria by which the National Register assesses the significance of historic resources. Properties will be significant for (A) their relationship to a historic

event or theme significant in American history, such as settlement, agriculture or tourism; (B) their association with an individual who made a significant contribution to the history of the local community, state or nation; (C) their distinction as an example of a type, period or method of construction; and (D) their archeological potential to provide information about an important aspect of prehistory or history. Significance can be established based on one or more of these criteria. In addition, a property must be at least fifty years in age to establish a suitable context for the evaluation of significance (unless it can be demonstrated that it has achieved significance in less than fifty years); and the property must retain sufficient physical integrity from its period of significance to be authentic.

A. Historic Significance

Many properties in Poughkeepsie have associations with important events or have played roles that have had a measurable effect on local history. While the historic significance of many properties will be obscure at a reconnaissance level of survey, selections can be made by classifying properties in general areas of significance established in the criteria. Agriculture, commerce, education, exploration/settlement, social history and transportation are areas of significance that will have particular relevance to Poughkeepsie.

B. Association with a Significant Person

It is possible that a few properties in Poughkeepsie will have associations with individuals of state or national significance, but the Commission should be aware of buildings linked to persons important in local history. The dwellings of the original patentees or those people whose accomplishments in the 19th and 20th centuries made them prominent in local records apply to this category whether or not their homes also have architectural significance. Significant persons are not just those who had impact on the news. For example, the home of an ex-slave, or African American community leader will also have significance. It is important not to overlook this criterion, which often occurs at the state level.

C. Architectural Significance

Since the National Register of Historic Places was created to address the significance of the built environment, the architecture criterion is the most frequently applied of all, at times at the expense of the others. Architecture covers a wide range of historic resource types, and this criterion needs to be carefully tailored to address the particular historic and architectural contexts of the Town of Poughkeepsie. To this end, the following critical resource types have been identified. (See Part IV for an overview of the architecture of the town.)

- Stone houses. There are a small number of 18th-century stone houses in Poughkeepsie that characterize the architectural heritage of the town and its association with Ulster County and other Dutch areas of the region. In their time, stone houses represented a low percentage of the houses in the town, and they were an elite class of dwelling linked to prominent land-owning families. Today, they are virtually the only buildings surviving from that period, their wood frame and log counterparts having disappeared from the landscape. Thus, all stone houses that survive in the town are worthy of notable recognition in this survey irrespective of their condition.

- Early Country Houses & Suburban Seats. Poughkeepsie's location on the Hudson River associates it with the early history of country seats as well as its 19th century manifestations. The presence of river-side stone quarries in the southern part of the town, we well as the railroad, affected the development and preservation of elite summer houses in the town so that today the survival of these properties is limited. North and south of the City of Poughkeepsie, these properties are better termed suburban seats as they were built by full-time residents with businesses in the adjoining city. One of these properties, Matthew Vassar's Springside, (now within the city limits) was a seminal project by renowned landscape gardener Andrew Jackson Downing and set the stage for other well-designed properties, including the Poughkeepsie Rural Cemetery.

- Middling and small rural houses. The National Register criteria allows for the fair consideration of the architectural significance of middling and small houses. Less permanent than elite stone houses, few survive from the 18th-century anywhere in the region, and lower-class houses, in general, largely were replaced by more commodious houses in later periods. (Some may exist in whole or part as components of later, larger houses.) Those of particularly early dates are as significant as elite houses simply because of their rarity. Others, such as those associated with factory workers or African-Americans, will have a historical significance as well.

- Barns and farm buildings. Barns and farm buildings are distinctive representations of the agricultural heritage of the region. They are important landmarks of a historic rural landscape that is in transition. Active farming is limited in the town, and barns and farm buildings are especially vulnerable. Very few farm buildings were identified in the survey; historic barns and farm buildings will be prioritized in the selection process.

- Domestic outbuildings. Many residential properties have support buildings that may have significance. Notable among these are small domestic barns, privies, smoke houses, and in later years garages. These features should be considered in conjunction with the principal building on a property and assessed as contributing elements to an overall property. There will be instances where an outbuilding will rival the major feature for significance. Early garages will often be significant in their own right and as barns, smoke houses and privies become increasingly rare, they become more important individually.

- Institutional buildings. Agriculture, education, and industry are the three primary factors in the economic and social history of the Town of Poughkeepsie. Vassar College has had a wide impact on the town; so has the Hudson River State Hospital. District schools and other institutional buildings are located throughout the town, and they are generally significant due to their historic community functions.

- Industrial buildings. Early mill sites developed at locations along the Wappingers Creek, Fallkill and Casperkill in the town. No mill buildings survive, but there are associated features. The stone industry has been a factor in the history of the town since its inception; however, few if any built features have been recorded with it. In the 20th century, the town was reshaped with the extraordinary success of IBM. Numerous IBM

facilities are scattered throughout the town, but the most distinctive effect has been the proliferation of modest post-war dwellings built for its employees.

- Religious properties & schools. These are important cultural resources that have significance in local history and many are architecturally distinctive examples of their type and period.

- Commercial properties. Commercial development represents an important component of the town's historic resources. Few commercial buildings have been identified as dating before 1900 and these should be considered quite rare. Early 20th-century commercial buildings are concentrated along Main Street and Raymond Avenue in Arlington. As suburban development mushroomed after the Second World War, South Road (U.S. Route 9) became the focus of commercial development; however, nearly all the historic resources from this period have been replaced or modernized to the extent they no longer represent the period.

- Buildings constructed prior to 1860. All surviving resources dating from before the Civil War represent a period in local, state and national history that is now remote enough to be of significance by reason of their survival. Clearly those resources with dates closer to the cusp are more common; yet, they are part of a closed and dwindling set. This condition should be recognized and widely promoted, and every effort should be made to prevent the loss of any of these irreplaceable resources.

- Early suburban houses constructed 1900-1930. Many of these historic single-family dwellings are concentrated in fringe areas of the city, notably Arlington and Fairview, and along arterial highways, such as Dutchess Turnpike and New Hackensack and Vassar roads, where lots were subdivided from farms along road frontages. Colonial, Tudor and Craftsman designs were derived from builders' catalogs and other published sources.

- Buildings constructed 1945-1970. The most recent historic era also demands special attention, although for different reasons. Recent scholarship demonstrates that the subdivision and housing boom that occurred immediately following the Second World War – with the direct involvement of the U.S. government in its planning, design and financing structure – is indeed a historic event. More than another event, it has had an enduring effect on the growth of suburban communities like Poughkeepsie. Only now have the National Register authorities begun to address the significance of 20th-century resources and the implications their numbers and mass-produced, industrial features will have on the conventional ways the criteria have been applied since 1966 when the National Register was created. The entire range of 20th-century resources up to 1965 will be included in future survey stages so that there is a basis of architectural information on which to build and base future assessments. In the meantime, the Commission should be aware of the historic and architectural characteristics that distinguish post-war housing and be prepared to address their significance in novel ways.

- Landscapes. All historic properties have a landscape component that should not be overlooked when assessments are made. Agricultural landscapes have a heightened

significance because of their critical role in the definition of a farm and the image of the town. As open space becomes increasingly consumed by development, this land becomes more rare and more significant. Nevertheless, house yards are also important for providing appropriate settings for historic resources and residential environments overall. Any assessment of a historic property that does not address its landscape component is incomplete. Landscape features, such as stone walls, tree lines and hedge rows, roads and other structures, need to be enumerated when historic properties are documented.

D. Archeological sites, historic and prehistoric

Like landscape characteristics, the archeological potential of a historic property should be always a factor of an assessment of significance. A general assumption can be made that there is a good chance that evidence of the Native American presence can be found in just about any section of the town. Proposed development sites will require careful analysis. Any site that formerly contained buildings, such as mill sites, should be carefully recorded and protected.

Integrity

National Register evaluations of significance include an integrity test to ensure that only authentic buildings receive listings. At this reconnaissance level of survey selections should not be based on physical integrity. All properties with the potential to meet at least one of the criteria should be recorded. The physical integrity of a particular will be considered only if it reaches the status of being considered for designation.

LOCATION OF SURVEY INFORMATION

Copies of the survey report and data base (CD) will be filed and accessible to the public at the New York State Historic Preservation Office, Peebles Island, Waterford, New York, and the Town of Poughkeepsie Historic Preservation Commission, 1 Overocker Road, Poughkeepsie, New York.

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III. Poughkeepsie History Timeline

1680	Deed from "certain Indians" to Arnout Cornelisen Viele, of Albany, for services rendered. Patent not granted. Viele sold land at mouth of Wappingers Creek to Pieter Pieterese Lassen.
1683	Deed from an Indian to Pieter Lassen and Jan Smeedes, of Albany. By 1688, Lassen had built a house on south side of Casper Kill and is thought to be the first permanent resident of Dutchess County pre-1688.
1685	Rombout Patent – 85,000 acres granted to Francis Rombout, Gulian Verplanck and Stephanus Van Cortland.
1686	"Minisinck" or Sanders and Harmense Patent granted to Robert Sanders and Myndert Harmense Van Den Bogaerdt.
1688	Schuyler Patent granted to Peter Schuyler of Albany.
1692	Myndert Harmense Van Den Bogaerdt, of Sanders & Harmense Patent, thought to have built house at NE corner of Mill and Bridge Sts. No longer standing.
1697	Cuyler Patent granted.
1697	Baltus Van Kleeck takes title to a farm within the Sanders & Harmense patent.
1700	Late 1600s-early 1700s Lassen family burial ground. Uncovered during construction site of Tri-Municipal Sewer plant adjoining Bowdoin Park.
1702	Baltus Van Kleeck builds house on present Mill Street.
1703	Construction of North/South road authorized. Becomes the King's Highway, then Albany Post Road, now Rt. 9.
1704	Patent granted to Pieter Lassen and Jan Smeedes.
1707	Willem Lassen, born 5/23/1707, claimed to be first white child born in Dutchess County. He is probably first white child born in Town of Poughkeepsie.

1713	House site of Peter Viele and Anna Van Den Bogaerdt, daughter of Myndert Harmense Van Den Bogaerdt, on land of Sanders & Harmense patent. Burned 1918. Site was at present north gate of St. Francis Hospital.
1716	First church (Dutch Reform) built at corner of Main and Market Streets.
1729	Matthew Van Keuren house, built c.1729-1742. A stone house on north side of Spacken Kill. Also a mill, burned by the British. R. U. Delapenha Co. built on its foundations. Purchased and remodeled by IBM .
1732	NY State Legislature established the first free schools.
1733	Parsonage of Reformed Dutch Church built for pastor at Main and Little Washington Sts. No longer standing.
1740	Ferry (rowboat or sailboat) established between Barnegat and Milton. Barnegat, a community with lime kiln industry, had several stone houses, now destroyed.
1788	Town road commissioners straighten out New Hackensack Rd. and carry branches to Filkington Road (Pleasant Valley) and Albany Pos Road.
1791	Founding of The Dutchess Academy.
1795	NY State Legislature provided for apportionment of state money for schools.
1798	Whippleville, later Rochdale, site of grist mill.
1800	Early 1800s Town/Po'k – Town Road Commissions laid out more and better roads.
1804	Thomas Fenner purchased Hoffman farm on Po'k.-New Hackensack Rd., now property of Vassar College.
1805	Dutchess Turnpike completed. Post Road resurveyed, renamed Highland Turnpike.
1807	Robert Fulton & Robert Livingston's steamboat "Clermont" had first run on Hudson River.
1807	Bridge built across the mouth of Wappingers Creek at New Hamburg by Drake.
1811	Poughkeepsie Friends Meeting.
1820	Drake and Bogardus had area of New Hamburg subdivided by surveyor Dodge.
1820s	Charles Millard established a lumber yard at New Hamburg.
1831	Whippleville renamed Rochdale by James Taylor for Rochdale, England; textile mills established.
1834	Construction of 2nd New Hackensack Reform Church. Replaces first church (1766)
1836	Founding of Poughkeepsie Collegiate School on College Hill.

1847	Matthew Vassar purchased property that would become his summer home, “Springside.” Andrew Jackson Downing was landscape architect. National Historic Landmark.
1847	Samuel F.B. Morse purchased property for his summer estate, “Locust Grove.” Andrew Jackson Davis was architect. National Historic Landmark.
1847	Hudson River Railroad begun. Would become New York Central Railroad, running from New York to Albany.
1853	Poughkeepsie & Salt Point Plank Road Co. formed.
1853	Poughkeepsie Rural Cemetery opened.
1854	Town of Poughkeepsie and City of Poughkeepsie become separate entities.
1859	Founding of Eastman School of Business.
1860	Matthew Vassar founded Vassar Female College. Construction completed and college opened in 1865. Main Building & Observatory are National Historic Landmarks.
1863	Mills at Rochdale expanded by Elias Titus & Sons.
1867	Work begun on Hudson River State Hospital, with first building opened in 1871. Main building a National Historic Landmark.
1869	Poughkeepsie & Eastern Railroad begun, constructed as far as Salt Point.
1869	New Hamburg Ice Yacht Club founded by Irving Grinnell; now the New Hamburg Yacht Club, considered the 6th oldest yacht club in the U.S.
1869	Collingwood Opera House opened.
1882	Post office called “Arlington” established at what had formerly been called East Poughkeepsie, thus changing the name of the area.
1889	Completion of Poughkeepsie-Highland Railroad Bridge.
1889	St. Andrews Episcopal Church, Arlington.
1897	Founding of Dutchess Golf and Country Club.
1897	Poughkeepsie and Oak Grove Granges established
1910	Fiat Automobile Works completed on North Road.
1919	New York Trap Rock purchased property in T/Po’k. Construction 1929.
1920	Oakwood School opened at Rte. 9 and Spackenkill Road.
1920s	Development of Kingwood Park.

1920	Children's Home moved to Fulton Street, opened 1922
1928	Woodcliff Pleasure Park, an amusement park, opened on former Winslow estate. Closed in 1941.
1929	Annexation of Town of Poughkeepsie's Ward 8 by City of Poughkeepsie.
1930	Opening of Poughkeepsie Mid-Hudson Bridge.
1930	Fiat plant became Western Publishing Co., now demolished.
1934	Poughkeepsie Day School established at Hooker and South Grand Avenues.
1938	Juliet Theatre opened; first suburban movie house in Poughkeepsie.
1942	IBM Corporation merges with Munitions Mfg. Corp.
1951-52	Hornbeck Ridge home designed by internationally-known architect Marcel Breuer. Designated Town of Poughkeepsie Historic Property.
1950s	Poughkeepsie Plaza opened, first mall in Town of Poughkeepsie.
1957	Bowne property given for Dutchess County Community College. Classes begun in 1958.
1958-59	Church of Jesus Christ of Latter-day Saints built on Spackenkill Road.
1959	Spackenkill Junior High School opened.
1960	Lone Star Cement Co. bought New York Trap Rock.
1962	Nassau-Spackenkill School opened.
1962	Construction of St. Martin De Porres Church, Town/Po'k.
1963	Poughkeepsie Day School relocates to a new building at 39 New Hackensack Road.
1966	Hagen-Spackenkill School opened.
1974	First graduating class of Spackenkill High School.
1975	Purchase of Bowdoin Park property by Dutchess Co. for county park.
1978	Juliet Theatre twinned; first movie house in Dutchess County to be twinned; six months later became a quad movie house and was Dutchess County's first multiplex.
1984	South Hills Mall opened.
1987	Galleria Mall opened.
1995	Town Board adopted Historic Preservation Ordinance.

1995-1998	Poughkeepsie Day School buys Kenyon House and the IBM Briefing Center and relocates school to Boardman Road.
1999	Two new buildings constructed at Children's Home, Fulton Street.
2006	Peach Hill Park opened, 159 acres, including the highest point in Town/Po'k.
2009	Town Board designates the spring for which Poughkeepsie is named a local historic site. Indian name – "Uppuqui-ipis-ing," meaning "reed-covered lodge by the little water place" led Helen Wilkinson Reynolds to locate the spring along the old Indian trail, just north of intersection of Rte. 9 and Sharon Dr. Historic marker placed there fall 2009.
2009	Rail Trail opens in Town of Poughkeepsie.
2009	Walkway over the Hudson opens early October.

TOWN OF POUGHKEEPSIE

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY UPDATE

IV. Description of Architectural Periods and Types

By all reasonable accounts, European settlement of Dutchess County developed slowly compared to other areas in the Hudson Valley.[1] Patents were not granted until the very end of 17th century and population increased sluggishly thereafter, until the period following the Revolutionary War. A 1714 census, taken a year after the county was established, enumerates only 445 persons, and that number includes 29 slaves. The first tax list issued in 1717 contains the names of 130 freeholders, nearly all having Dutch names indicating that early settlement was concentrated along the Hudson River and had yet to reflect the influx of New Englanders into the eastern part of the county.[2] By 1740 there were 235 freeholders in Dutchess and a population of less than 4,000 souls. During this time Rhinebeck and Fishkill attracted more settlers than Poughkeepsie where initial plantations were established at the mouths of the Fallkill, Casperkill and Wappingers Creek.

The earliest recorded conveyance in the town dates to 1683 when the Indian Massany deeded land at the mouth of the Fallkill to Peter Lansing and Jan Smedes of Kingston. They erected a mill; industrial sites were the most coveted. The houses of other pioneers, such as "Peter the Brewer" Lassing (a relative of Peter Lansing), are mentioned in the boundary description of later patents. The town is defined by three principal patents (Fig. 1). The Rombout Patent, granted in 1685, contained 85,000 acres in Fishkill, Wappingers, and on the west side of the Wappingers Creek in Poughkeepsie. As most patents, it was controlled by New York merchant families, in this case Francis Rombout, Stephanus Van Cortlandt and the heirs of Gulian Verplanck, who died shortly before the patent was ensealed. Typical of the large land grants in this period, the proprietors built flour mills on the Fishkill and Wappingers Creek near Hudson River landings, established plantations for growing wheat, and sold or leased interior farms from which they

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[1] Published histories of Dutchess County and Poughkeepsie include Philip H. Smith, *General History of Dutchess County from 1609 to 1876 Inclusive* (1877); James H. Smith, *History of Duchess County, New York* (1882); Edmund Platt, *eagle's History of Poughkeepsie from Earliest Settlement, 1603*-1905 (1905); Frank Hasbrouck, ed., *History of Dutchess County, New* York (1909); Helen Wilkinson Reynolds, *Poughkeepsie, the Origin and Meaning of the Word* (Poughkeepsie NY: Dutchess County Historical Society, 1924); Henry Noble McCracken, *Old Dutchess Forever* (NT: Hastings House, 1956); McCracken, *Blithe Dutchess* (NY: Hastings House, 1958); Clyde Griffen & Sally Griffen, *Natives and Newcomers* (Cambridge: Harvard University Press, 1978); John Jeanneney & Mary L. Jeanneney, *Dutchess County: A Pictorial History* (Norfolk VA: The Donning Co., 1983).

[2] Historian James H. Smith found records relating to a 1659 expedition of New Englanders who sailed up the Hudson in search of a suitable location for a town. They selected the area at the mouth of the Wappingers Creek "where the country in point of beauty and fertility surpassed anything they had seen in the East." Director General Peter Stuyvesant acted quickly and decisively to thwart this English "invasion," recalling his inability to protect his claim on the Connecticut River against the spread of English towns. He immediately issued a request to the Dutch West India Company to send colonies of Polish, Lutheran, Prussian, Dutch or Flemish peasants to thwart the persistent English migration. *History of Duchess County*, 56.

obtained more grain, the mainstay of the New York colonial economy. In the next year, Robert Sanders and Myndert Hermance, both of Albany obtained a large grant in the northwest corner of the town, which contained the Fallkill. They clearly intended to create a new village where the creek met the river as later deeds refer to and plan of lots and common pasture and wood lands. Peter Schuyler's 1688 patent covered the land bordered by Sanders and Hermance on the north and Rombout & Co. on the east and south. Schuyler was also an Albany merchant with

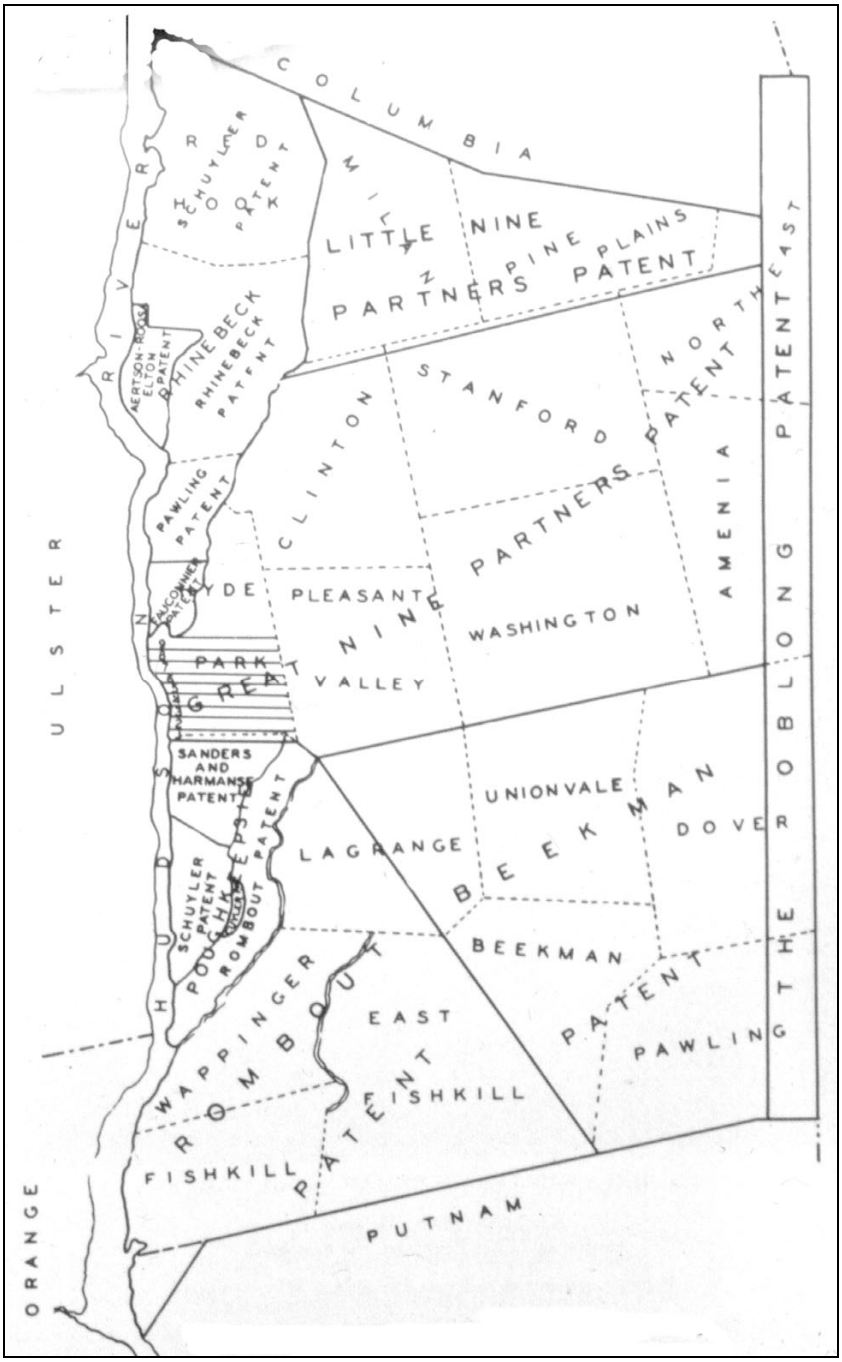

Fig.1: Map of Dutchess County showing patent divisions and current town boundaries.

extensive holdings in Ulster County. His patent contained the lower stretch of the Casperkill including where it entered the Hudson. The dividing line between Schuyler's and Sanders and Hermance's patents essentially follows the southern boundary of the city of Poughkeepsie. Because of its fertile watersheds, large creeks with industrial potential and access to the Hudson River, Poughkeepsie was well suited for settlement.

Being the last county to be partitioned and develop in the Hudson Valley, Dutchess County's early architectural history reflects the design characteristics of the areas from which its people came rather than anything distinctive to the place itself. As newcomers arrived from Albany County to the north; Ulster County to the west; the lower Hudson Valley, Long Island and New Jersey to the south; and New England to the east, a polyglot material culture emerged. Poughkeepsie's first settlers came principally from Dutch and Huguenot families located across the Hudson in Ulster County. (Dutchess County was under the governmental jurisdiction of Ulster County until 1713 giving speculators and land-seekers in that county a head start in securing productive acreage.) As a result, the first dwellings to be introduced in the town would have reflected the architecture that had developed on the west side of the river. Purported to have been built in the late 1720s, Simeon Freer's stone house located on Wilbur Boulevard in the city exemplifies this history. A native of New Paltz in Ulster County, Freer was the first of many members of his family to make the move to Poughkeepsie.[3]

However, one of Poughkeepsie's oldest documented houses, reputedly built in 1702 on what is now Mill Street in the city, had the appearance of houses in Albany. Its builder, Baltus Van Kleeck, was the brother-in-law of Robert Sanders and a native of Albany, which was the source of the rectilinear plan and parapet gables depicted in a drawing of the house made by Benson J. Lossing just before it was demolished in 1835 (Fig. 2). In spite of the long-standing date assignation, it is very unlikely the front section of the house recorded by Lossing was constructed before 1720 when this particular farmhouse form with the front oriented on the long side evolved in Albany County (and in Ulster County as well).[4] It is possible that the rear ell of the pictured house was an earlier dwelling, perhaps the first, although if it was constructed of stone as the image suggests it also may not date as early as 1702 as masonry buildings were seldom settlers' first dwellings.[5] Lossing's drawing does not precisely depict the exterior material of the house,

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[3] National Register Nomination Form for City of Poughkeepsie Multiple Resource Area (1981), component form for Freer House, 80 Wilbur Blvd.

[4] Neil Larson, Architectural Analysis, "Historic Structure Report for the Abraham Hasbrouck House, New Paltz, NY," unpublished report, Huguenot Historical Society, New Paltz NY, 2003. The Simeon Freer House on Wilbur Avenue in the city of Poughkeepsie was also built in the 1720s by a New Paltz, Ulster County and reflects the stone house style that developed in that part of the region. (This property was listed on the National Register in 1981. Helen Wilkinson Reynolds pictures another early Freer family house in *Dutch Houses in the Hudson Valley Before 1776* (1928; rpt. NY: Dover, 1965), 413. She locates it on the "King's Highway," but it seems to no longer exist.

[5] Reynolds, *Dutch Houses in the Hudson Valley*, 390-392. Reynolds cites that Van Kleeck's 1697 deed conveyed a house and barn with the land and thereafter purported the rear section of the pictured building represented that dwelling. She also pictured a date stone with the monograms of Baltus Van Kleeck and his wife that was salvaged from the house when it was demolished in 1839. The original location of this "lintel" is not stated, and in and of themselves date stones are not sufficient documentation for dating the houses of which they are or were a part.

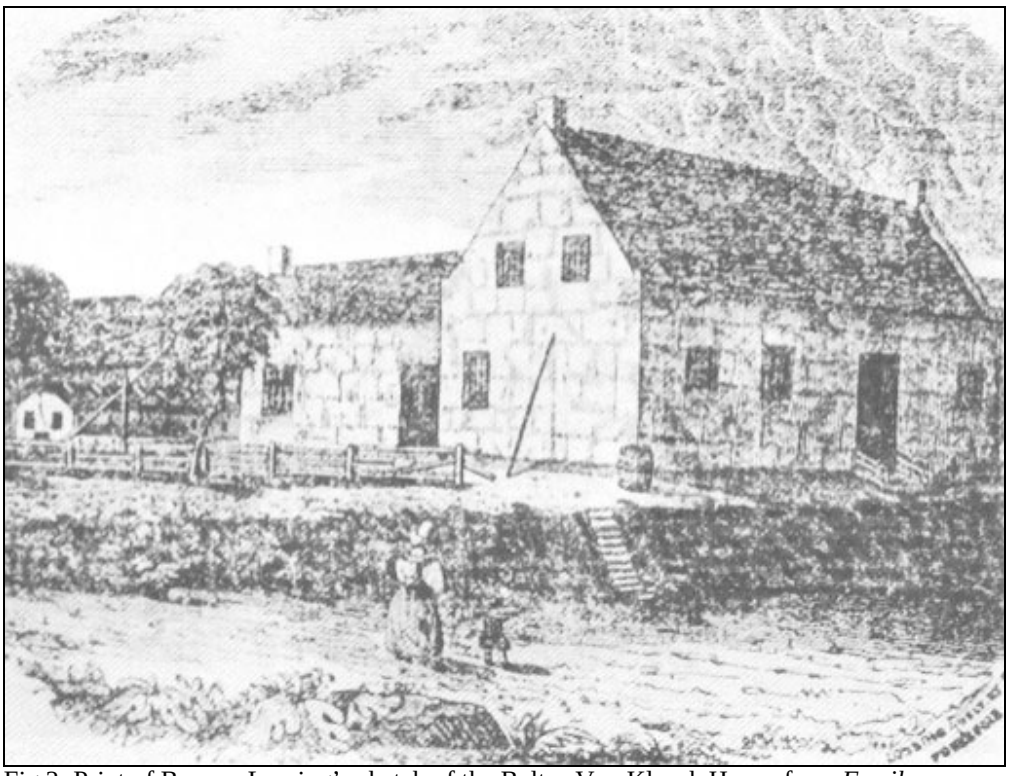

Fig.2: Print of Benson Lossing's sketch of the Baltus Van Kleeck House from *Family Magazine* (1838), as reproduced in Helen Wilkinson Reynolds, *Dutch Houses in the Hudson Valley Before1776* (1928). The house was demolished in 1835.

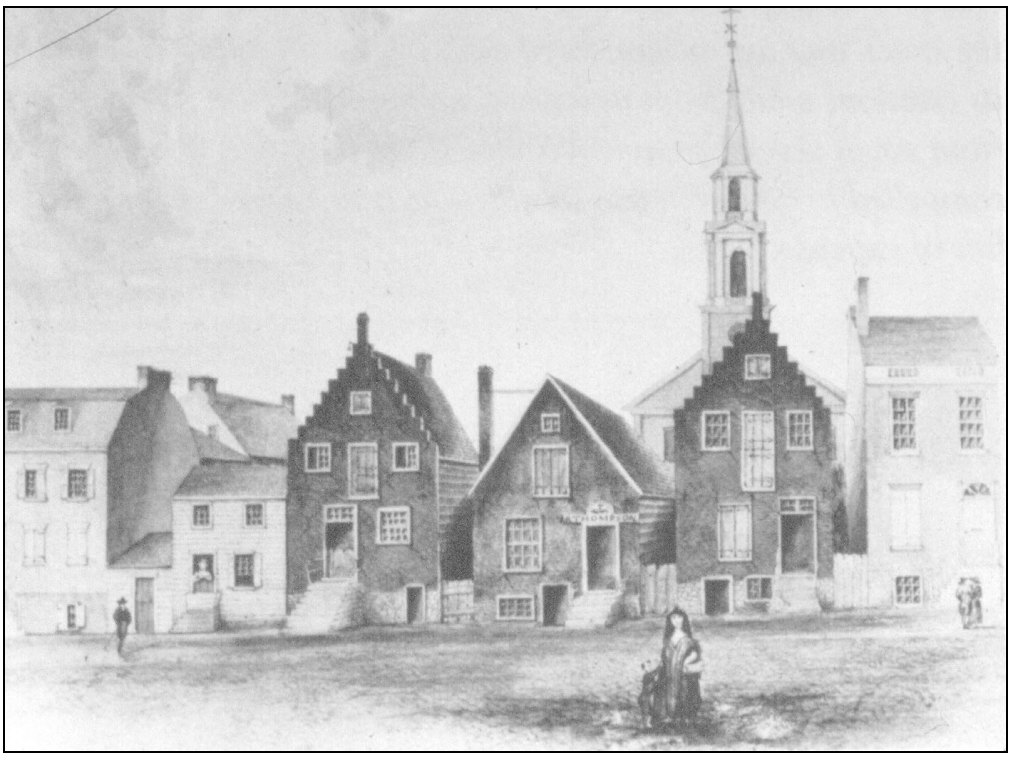

Fig.3: View of North Pearl Street as it was in 1812, from watercolor painted by James Eights, c. 1850. Original in collection of Albany Institute of History and Art, Albany, New York.

but he described it elsewhere as having been constructed of rough field stone, rather than brick, which was the preferred masonry material used in Albany. Yet as in Kingston, extensive limestone deposits exposed along the Hudson shoreline in Poughkeepsie would have resulted in quarried stone becoming the preferred premium material over brick; clay deposits were not common in the town and brick yards were late in developing. The exterior appearance of the Van Kleeck House would have been similar to Joseph Westervelt's stone house on Spackenkill Road with its rough-faced, coursed stone walls (Fig.5). Yet, the dwellings built by Poughkeepsie's first homesteaders in the late 17th and early 18th centuries would have been much smaller and more primitive, as was the case in the communities from which they came. The best of them would have been one-room wood frame buildings in the prevailing Dutch-American tradition or at the worst a pit house as described in an oft-repeated account from 1650.[6]

For settlement to branch out from the three areas where Poughkeepsie's major water courses joined the Hudson, roads were required. In 1703 the Colonial Assembly authorized the construction of a Post Road on the east side of the river leading from Manhattan to Albany "as well for the Carriage of goods as the passage of Travellers within the space of eighteen months."[7] The limited time span indicates that local roads were already sufficiently established for the route to be charted and improved expeditiously. The course of the Post Road in Poughkeepsie still exists in the town's current road system following Route 9D north across the Wappingers Creek in the village of Wappingers Falls to Vassar Road, thence along Vassar Road, Spring Road and Old Post Road to South Road or Route 9. (The 1798 map of the town shows the Post Road following a winding course northwest from Spring Road to meet South Road near where it crosses the Casperkill, but this did not appear on 19th-century maps.) In the city of Poughkeepsie, the route of the Post Road follows South Avenue and Market Street, turns west on Mill Street (where it passed the Van Kleeck House) and then north on Washington Street to where it rejoins Route 9 on North Road and thence to Hyde Park.

A second road diverged from the Post Road and continued upstream along the west side of the Wappingers Creek on what is now Vassar Road leading to Red Oaks Mill (Hoffman's Mill) and along New Hackensack Road to a point where there once was a crossing to Titusville on the east side of the creek. In this vicinity, the creek road intersected with Spackenkill Road via Cedar Valley Road (the section of Spackenkill Road between Cedar Valley and Vassar roads was opened later) and a route leading west to the Post Road along New Hackensack Road, Hooker Avenue and Montgomery Street. Other roads branched off the Post Road towards the Hudson River. One followed what is now Channingville Road to The Hook (New Hamburg); another followed DeLavergne Avenue; a third followed Camelot Road to Barnegat; and the last followed

[6] According to Cornelius Van Tienhoven, Secretary of the Province of New Netherland, "Those in New Netherland and especially in New England, who have no means to build farmhouses at first according to their wishes, dig a square pit in the ground, cellar fashion, six or seven feet deep, as long and as broad as they think proper, case the inside with wood all round the wall, and line the wood with bark of trees or something else to prevent the caving in of the earth; floor this cellar with plank and wainscot it overhead for a ceiling, raise a roof of spars clear up and cover the spars with bark or green sods, so that they can live dry and warm in these houses with their entire families for two, three and four years…" As quoted in Smith, *History of Duchess County*, 58.

[7] Platt, *History of Poughkeepsie*, 18.

IBM and Rudco roads from which forked Sand Dock and Barnegat roads, the latter once extending south all the way to Barnegat.

On the north end of the town, there were a number of roads leading from the Post Road to landings on the river in the vicinity of what developed into the village. Roads from the Upper Landing, where the Fallkill entered the Hudson, and from a southerly landing merged in the center of the village and continued east towards the Wappingers Creek where it bent in a northerly direction to Filkintown. Within the village, this road became Main Street. From Main Street, a road branched off leading north along the west side of the Fallkill to Crum Elbow (Hyde Park); another went to Salt Point between the Fallkill and the Casperkill; a third wound its way along the east side of the Casperkill (Van Wagner Road).

It was along these roads and waterways that settlement in the town progressed. Population began to increase rapidly after 1740 indicating that proprietors had completed their surveys and begun to sell or lease farmsteads at a consistent rate. It also shows that there was sufficient infrastructure – roads, landings, grist and saw mills—and civil organization—government, churches, schools, tradesmen, merchants, etc—to distinguish it as a town. As planned, a town center had taken shape along the Fallkill, laying the groundwork for the village and, later, the city of Poughkeepsie. A ferry connected this place with the town of New Paltz on the western shore of the Hudson in Ulster County, from whence many early Dutchess landowners came, notably those named Freer and DuBois. The town's most valuable tracts of land along the river and Post Road were claimed early by the colony's elite, as were mill seats on the three principal creeks and areas containing marketable natural resources. Undoubtedly the best property had already been divvied among the proprietors and their kin before the rest of the town was opened up to homesteaders.

Once it started, settlement advanced rapidly, bringing thousands of new residents into the county. During the decade before 1750, the population of the county more than doubled to close to 8,000 people with around 425 free and enslaved African Americans. By the end of the next decade, ending in 1760, it had nearly doubled again with Dutchess's population exceeding all New York counties except Albany, which was huge, encompassing the area of four modern counties (Albany, Greene, Columbia and Rensselaer).[8] Much of this growth occurred along the river, and it was during this period that farmsteads were established in the fertile sections of the town. Still, development was modest in comparison to other parts of the region. In 1756 William Smith observed "The only villages [in Dutchess County] are Poughkeepsie and Fishkill, but they scarce deserve the name."[9]

The Van Kleeck house is the sole house from this period for which any visual record survives, but it can be assumed that there were wood frame buildings of similar form and scale, as well as

[8] Smith, *History of Duchess County*, 60.
[9] Platt, *History of Poughkeepsie*, 27. He found Kingston more substantial with 150 houses, most built of stone.

smaller masonry and wood frame dwellings. The Reformed Church Parsonage was built on the church lot in 1732 and was described as 45 ft. long and 27 ft. wide with three rooms, a study upstairs and a large cellar.[10] The dimensions define a building not unlike the front section of the Van Kleeck house, which would be expected. Both Albany and Kingston were characterized in this early 18th-century period by Dutch houses with front gable townhouse forms, and they probably existed in Poughkeepsie, although no record of them has surfaced (Fig.3). All three towns had English inhabitants as well who preferred other house forms, and would have particularly avoided building houses in the idiomatic Dutch style. The two cultures were acting out two different and opposing scenarios in the early 18th century. The Dutch had lost control of the colony to the English in 1667 and resented it; for the next century they assiduously preserved their cultural identity in their architecture, material culture and social and religious rituals. The English appear to have been generally indifferent to the Dutch and their preservation movement, eventually overwhelming them by sheer force of numbers invading from New England.

The oldest landmark of the English presence in Poughkeepsie is the Glebe House, which was built on Main Street in 1767 (Fig.4). As the home of the minister of the Church of England, it epitomizes the English architectural taste. In form and scale it was nearly identical to the Van Kleeck house. It originated with the same four-bay front façade with doorways in the center two bays. (In the early 19th-century the house was enlarged with a one-bay addition on the east end and its plan reorganized around a center passage.) The brick material distinguished it as a better house, and it was laid in a stylish Flemish bond pattern on the front. Had it been a Dutch house, the masons would have employed a cross bond pattern creating a diapering effect popular within that cultural group. The Glebe House dies not have parapet walls extending above the roof on the gable ends, which also was a Dutch characterization but one that was out of fashion by 1760. It was built with a wood frame extension on the rear, where the kitchen was located, creating the saltbox profile identifiable with English houses. There were interior features that would have made Dutch and English homes distinguishable. Dutch houses utilized floor beams of large dimension that became prominent components of interior design, and in 1760 many Dutch houses were still built with huge jambless fireplaces to preserve that distinctive cultural object. The interiors of English houses had ceiling beams that were much less pronounced or plastered over, and their fireplaces were smaller and enclosed on the sides. Whereas Dutch hearths were ornamented with bold cornices and fabric valences around the ceiling chimney opening, English fireplaces were set within wood-paneled walls. While they shared all the basic room uses and living patterns, Dutch and English interiors were finished in different manners reflecting the cultural differences and political divide between them.

The Westervelt House was built near the Casperkill on Spackenkill Road at about the same time as the Glebe House (Fig.5). It was part of a large farm tract the family had established in the center of the town after Kasparas Westervelt purchased it in 1744 and moved there from

[10] Ibid., 22. The Reformed Dutch Church bought the church lot in 1716 and completed its first church building in 1723.

Hackensack, New Jersey.[11] The stone building can be considered to be a Dutch house, but it incorporates features from a different time and locale than the Van Kleeck House. A generation or two separates the design, and Albany and New Jersey developed their own peculiar architecture. At a glance, the Westervelt House displays characteristics that distinguish it from the town's "first house." It has a broader footprint and shallower roof pitch. Although it may not be the case here, the deeper plan reflects the New Jersey practice of inserting shallow second rooms at the back of the house. In the mid-18th century, this popular plan was common to the gambrel roof houses that distinguish Dutch architecture in this period. The entrance centered in the three-bay front façade represents the great popularity of symmetry in mid-18th century farmhouses design, particularly in areas of English settlement. The position of the entrance indicates that there is a central passage within, around which the interior rooms are organized. This was a widespread innovation of the period.

In the room-and-a-half deep plans, chimneys remained centered on the end walls, and with partitions dividing the spaces into two rooms of unequal size, fireplaces were positioned in the rears of the front rooms. This plan was developed in New Jersey as English fireplaces replaced jambless fireplaces in Dutch houses long before it occurred in Albany or Ulster counties. While the early architecture of Dutchess County embodies the intersection of ethnic and regional building practices, New Jersey had experienced the collision of Dutch and English culture quite a bit before it. Likewise they had become intermingled in Manhattan, Brooklyn, Westchester and Long Island. Only farther upstate in Ulster and Albany counties was the separation of cultures still hard-edged. In this way, the homesteaders who moved into Dutchess County from the lower Hudson Valley brought an already mixed architecture with them. This is not to say that the Dutch in those places were not taking measures to preserve their Dutch identity and express it in their most prestigious objects—their houses—but it was done in more subtle and metaphysical ways. And particularly confronted with the invasion of New Englanders, who posed a different threat than the New York English, animosities were renewed.

The Westervelt House was constructed of local limestone quarried somewhere nearby. Because of this, it represents the adaptation of an imported house form to the local context. The stones are roughly dressed and laid in courses. More attention was given to the finish of the front wall, which utilizes stones of approximately the same size, with the exception of corner stones, in a neater coursing. The gable sections of the end walls are constructed of brick, and the dimensions and character of the bricks are consistent with a mid-18th-century construction date. The use of stone and brick together is another reflection of English influence in regional architecture. Such brick embellishments are a distinguishing feature of stone English houses of this period in New York where, in addition, window openings also were framed with brick (Fig,10). Still, it is a rare instance in Dutch cultural areas, and its appearance in Poughkeepsie is notable. There are other houses in Dutchess County built in this period both of stone and wood that show the New Jersey

[11] Reynolds, *Dutch Houses in the Hudson Valley Before the Revolution*, 403.

Fig. 4: Glebe House, 635 Main Street, Poughkeepsie.

Fig.5: View of Westervelt House, 202 Spackenkill Road.

origins of their builders, but the Westervelt House is the only one of its type remaining in Poughkeepsie. Clearly more stone and wood houses like it would have existed at the time.

The old stone house on the Post Road associated with Johannes Fort was built in a manner quite similar to the Westervelt House, although the builder came to Poughkeepsie from Ulster County.[12] It is a story-and-a-half in height with a center passage plan one-and-a-half rooms deep (Fig.6). The gable spaces were constructed of brick and in a departure from the Westervelt House, the Fort House was further elaborated with a five-bay brick front façade. The roof terminated at the top of the rear stone wall (seemingly raised later with the addition of a brick kneewall) but likely extended down and across a front piazza in the mid-18th-century New Jersey fashion of which the existing piazza is a 20th-century reconstruction. These houses with their brick detailing and more developed room plans showed a greater sophistication over corresponding Ulster County stone house prototypes of the period illustrating the more cosmopolitan cultural milieu of the lower part of the region. That Johannes Fort's house was designed in this New Jersey manner indicates that local builders had adopted the style by the time it was constructed.[13]

A grander house from this period is the Palen-Platt House on Overlook Road (Fig.7). Its large gambrel roof was an emblem of modernity and status. Gysbert Peelen of Kingston purchased the property on the fertile flood plain of the Wappingers Creek from Catharyna Rombout Brett (Madame Brett) in 1735.[14] The house is ideally situated just east of Filkintown Road (Rt. 44) where a bridge crossed the creek and a mill site was probably located. County records document the existence of a dwelling there in 1748, fourteen years before Palen's heirs sold the property to Zephaniah Platt, Jr. (1735-1807) who built the stone house.[15] Platt was quite a notable figure in Dutchess County society. A lawyer and county judge, he was a delegate representing Dutchess County in the New York Provincial Congress from 1775 to 1777 and a member of the New York State Senate from 1777 to 1783. In 1788 he was a delegate to the State Constitutional Convention held in Poughkeepsie, which was the state capital at the time. Platt was born in Huntington, Long Island, which associates him with the hybrid ethnic culture of southern New York and New Jersey.

The gambrel roof, which has been romantically linked to the Dutch during most of the last century, actually was introduced to New York from New England in the mid-17th-century.[16] While it was considered an innovation when Platt built the house in c. 1762, it was introduced in Dutchess County by people like Platt who brought the taste from another place. Here, too, the

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[12] Ibid., 344. Reynolds adds, "The Fort family was established in upper Albany County by 1700, where the name occurs as Laford, La Fort, Fort and VanderVort. Johannes Fort, born at Niscayuna, drifted down to Kingston and married there in 1749 Rachel Ostrander, of Poughkeepsie. Johannes Fort's son, Abraham (born 1750, died 1822), who was locally prominent in the War of the Revolution, succeeded his father in the home." She allows that Christopher, who sold the farm to Fort in 1759, may have been the builder.

[13] A more recent analysis of the Fort House dates it to the early 19th century. Letter from Walter R. Wheeler, Hartgen Archeological Associates, to Jan K. Johannessen, Chazen Associates, 1 June 2004.

[14] Reynolds, *Dutch Houses in the Hudson Valley Before the Revolution*, 357.

[15] Ibid., 358. Based on the 1748 reference, Reynolds speculated that the stone house was constructed in two stages, with the first section constructed by Palen. While this may be true—the inconsistent spacing of fenestration across the front façade being the only physical indication—further examination of the house is warranted, although the interior has been extensively renovated in the service of its current use as an American Legion Post.

[16] Walter Richard Wheeler, "The Introduction of the Gambrel Roof to the Upper Hudson Valley," *Hudson River Valley Review*, Vol. 21 No. 1 (Autumn 2004), 1-11.

Fig.6: Johannes Fort House, 2228 South Road, Poughkeepsie, c. 1760.

Fig.7: Palen-Platt House, 55 Overlook Road, Poughkeepsie, c. 1760.

ends under the gambrel profile are filled with brick. The stone work on the front façade is random in its dressing and coursing suggesting that it originally was finished with parging possibly scored to resemble ashlar, which would have given the house the appearance of a higher status. The existing piazza is a 19th-century feature that likely replaced an older piazza perhaps connected to the roof as in the Fort House. The gambrel roof spanned the room-and-a-half plan more effectively and elegantly, as well as provided head room for expanded use of the attic for domestic spaces without altering the traditional story-and-a-half Dutch farmhouse form. (The dormers are later additions.) Another gambrel-roof house is located nearby on the Filkintown Road (Rt. 44). It is a story-and-a-half in scale and built entirely of stone, that is having no brick in the attic ends (Fig.8). The builder is unknown, but its more modest overall size and the absence of brick embellishments suggests he was of Dutch affiliation but of a lesser status than Judge Platt. The field stone walls reflect the location, which is outside the limestone districts and against a stony ridge on the west side of the Wappingers watershed. The construction methods reflect Ulster County stone work, but the gambrel roof is highly rare there, which may be the result of merging architectural taste from two distinct Dutch areas in the region.

Matthew DuBois (1679-1748) of Kingston purchased 1,300 acres of land in the Rombout Patent on the west side of the Wappingers Creek in 1730.[17] Once there, he acquired more land increasing the size of his holding to more than 2,000 acres stretching west practically to the town center developing at the mouth of the Fallkill. Like the Palen-Platt House, he situated his homestead near a crossing of the creek along one of the highways leading east from the landing at the Poughkeepsie town center where he established a grist mill. The size and features of the property places it in the category of the plantations that New York merchants operated in the Hudson Valley. Reynolds gives an account of the existing brick and stone house having been preceded by two stone houses located farther west "in the shelter of *Haneberg,*" or Hornbeck Ridge, "one on either side of the road, and portions of their foundations, embowered in old lilac bushes, may still be found to identify their sites."[18] After his death, the property was divided among Matthew's children, with his son Elias evidently obtaining the homestead where his son, Lewis DuBois (1744-1824), built the existing gambrel roof house sometime after he married Alida Van Kleeck, the granddaughter of Poughkeepsie's "first settler," in 1764 (Fig.9).[19]

The design of the house reflects the blending of Dutch and English characteristics as described in previous examples, but its two-story scale, five-bay front façade and brick exterior (only the rear wall is stone) with the front façade laid in a Flemish bond pattern serve to elevate it to an elite

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[17] Reynolds, *Dutch Houses in the Hudson Valley Before the Revolution*, 339.
[18] Ibid., 340.
[19] Ibid. Reynolds inaccurately identifies Lewis DuBois as Matthew Dubois's great-grandson. In another source, she infers from "the title-papers, Lewis DuBois built the house under consideration in 1774." [Helen Wilkinson Reynolds, *Dutchess County Doorways* (NY: William Farquhar Payson, 1931), 96.] It is possible that this house was constructed this late, but it also conforms to the scale and elite style of plantation houses from the 1750s and 1760s, when the wheat trade was reaching its peak. Interior woodwork pictured in *Dutchess County Doorways* conforms with the mid-century taste (Plates 108-110).

Fig.8: DeLong(?) House, 1027 Dutchess Turnpike, Poughkeepsie, c. 1760.

Fig.9: Lewis DuBois House, 6 Greenvale Farms Road, Poughkeepsie, c. 1865.

status not shared by the other 18th-century houses already mentioned. The first-story rooms have been modernized, but the elaborate paneling that distinguishes the chimney walls of the two second-story chambers suggests that the public rooms on the main floor were finished in the best city taste. The DuBois House ranks with other plantation houses built in the period that survive today, such as Frederick Van Cortlandt's mansion built near Yonkers in 1749 (Fig.10); the Van Rensselaer manor house near Albany known as Crailo (c. 1760); the Ten Broeck Bouwerie in Clermont (1762); Walter Livingston's Teviotdale on Livingston Manor (1774), Ariantje Coeymans's manor house in Coeymans (c. 1720); and Cadwallader Colden, Jr.'s country house in Montgomery (c. 1750), to name only a few.[20] All of these houses have plans identical to the DuBois House in Poughkeepsie, that is, two rooms on a floor divided by a center passage and a rear kitchen ell, with the exception of the Coeymans House and Teviotdale where the kitchen is located in the basement. Floors are supported by massive beams that span the rooms front to back, which is a distinguishing feature of Dutch architecture in the region. (This is the case in the Colden House, even though it was built by an English plantation owner in an English section of the Hudson Valley.) Crailo and the Ten Broeck Bouwerie were built of brick with gambrel roofs like the DuBois House; the others have hipped roofs, which were more fashionable. Each was the centerpiece of a wheat plantation, which included extensive tilled acreage, barns and storehouses, slave quarters (plantations typically operated with 10-20 slaves) and, in most cases, mills that produced flour not only from the plantation but from the farms of tenants elsewhere on the land. With 2,000 acres, the DuBoises were clearly landlords of small farmsteads no longer discernable in the landscape. This plantation system disintegrated with the expulsion of English rule with the Revolution.

This English system also supported an old-fashioned aristocracy with well-positioned merchants receiving enormous land grants with the responsibility to promote settlement within a proprietary economic and social framework. Prominent among these "lords" was Robert Livingston who controlled a manor of over 160,000 acres just north of Dutchess County's northern boundary. His privileged progeny spread out from there and into Dutchess. A grandson, Henry Livingston (1714-1799) found his way to Poughkeepsie, where he boarded with Francis Filkin in 1737.[21] Livingston was a surveyor, a profession in great demand as settlement in the town advanced. A map he made of the area in 1738 depicts a house bearing his name on a riverside lot about a mile south of the town center. The parcel was owned by John Concklin, and it was conveyed to Livingston in 1742 when he married Concklin's daughter Susanna. The scale and design of the house they built following this event reflected their elite status (Fig.11). This building was demolished in 1910, but historic accounts and pictures portray it as a two-story house, possibly built of stone, with a hipped roof and five-bay front façade containing a central entrance. When Henry Livingston died in 1799, the house was sold at auction. An advertisement for the sale

[20] For a fuller analysis of this house type see Neil Larson, "Historic Contexts for the Van Cortlandt House Museum," Van Cortlandt House Museum, The Bronx, New York, 2006.
[21] Reynolds, *Dutch Houses in the Hudson Valley*, 352. Filkin owned the old Van Kleeck house having married Peter Van Kleeck's widow in 1733.

Fig.10: Van Cortlandt Mansion, Lower Yonkers (The Bronx), New York, 1749.

Fig.11: Henry Livingston House, Poughkeepsie, c. 1742, demolished 1910. Source: Helen Wilkinson Reynolds, *Dutch Houses in the Hudson Valley Before 1776* (1928), 422.

described a "mansion" and 80-acre farm property. While not new, the house was "still good and commodious," containing eight rooms, two passages, a pantry, a large kitchen and a servant's bedroom.[22] Commodious is a key description because in a cultural landscape where common dwellings contained one or two rooms, elite houses had the luxury of multiple and diversified living spaces, including accommodations for slaves, servants and other dependents. Located fifty yards from the Hudson River with a terrace shaded with aged locusts, a large garden and orchards with hundreds of peach and apple trees, Henry and Susanna Livingston's house provided a model for country houses that later would command the river shore.

The two-story house with five-bay front façade was the standard form for elite domestic architecture in the 18th century. Houses of lower status, although still of the better sort, were visibly smaller, that is, either reduced to a story-and-a-half in height, such as with the Palen-Platt House, or reduced to three bays wide, of which the oldest surviving example appears to be the Copeman House now on the Vassar College campus (Fig.12).[23] While the Palen-Platt House and other story-and-a-half houses mentioned above clearly express the preservation of Dutch architectural iconography, the Copeman House alternatively represents a preferred English house form, which arranged rooms in a vertical rather than a horizontal configuration. Better houses contained three principal rooms: a common room where routine domestic activities took place, a best room or parlor that was restricted to more special social functions, and a kitchen in which family and slaves, service workers and farm laborers interacted in the work of food production and preservation and meal preparation. In Dutch houses, these three components were aligned end-to end on a single story, with the kitchen sometimes submerged in the basement or attached as a dependency on the side or rear of the house. Early houses had multiple doors on the front to control access to restricted areas of the house. In the latter half of the 18th-century, a passage was inserted between public and private spaces to bring the access points within the house and create symmetry on the front façade. Basement kitchens and kitchen wings maintained independent entrances to physically and visually isolate this work area and its occupants from the rest of the house. As many examples have already shown, this basic plan could be augmented with secondary rooms inserted in the rear of the plan and/or in the attic to expand and further differentiate room use, primarily for bed chambers.

In the English model, living spaces were separated vertically with the hierarchy organized from the top down with the best room on the top floor, the kitchen in the basement, and the common room in between at ground level where the front entrance was located. (As in the Dutch model, the kitchen had its own entrance, typically at grade on a side or rear wall.) An entrance lobby with a staircase connecting levels was a characteristic feature. The resemblance of these stacked-plan houses to city townhouses is unmistakable, although they also have precedents in

[22] Ibid., 353.

[23] The house is depicted but unnamed on the 1798 map of the town. It is associated with J. Copeman on the 1851 county map, who is probably John P. Copeman, a 76-year-old farmer enumerated in the 1850 census for Poughkeepsie. His age would permit him to have been the builder of the house by 1798. Another John Copeman was listed as a head of household in Poughkeepsie in 1790; he likely was John P. Copeman's father.

Fig.12: Copeman House, 15 Thelberg Road, Poughkeepsie, c. 1790.

Fig.13: Horton House, New Hackensack, Town of Wappingers, c. 1760. Source: Helen Wilkinson Reynolds, *Dutch Houses in the Hudson Valley Before 1776* (1928), 424,

Medieval fortified houses and small castles in northern Britain. In the 18th century interior plans were organized around internal chimneys that contained two or more fireplaces on a floor, much in the same way as center chimney houses in New England. The practice of building fireplaces into the corners of rooms originated in these English houses. As time went on the house came to resemble townhouses more with chimneys were incorporated in end walls with fireplaces in two rooms front-to-back and a side passage linking them to the entry.

Lesser houses conformed to both the Dutch and English plan forms, being smaller and constructed of wood rather than masonry. In the more mixed cultural area in the southern part of the Hudson Valley, there were many instances of people of Dutch background living in English house forms and vice versa. Each house incorporated iconographic features that helped identify their owner with one or the other ethnic group and with their class as well. Those who migrated northward into Dutchess County brought this bipolar architectural system with them. This period and type of dwelling has proved ephemeral in Dutchess County, as well as elsewhere in the region; their small size and wood construction discouraged their long-term preservation. Some may have been incorporated into later, larger houses and are no longer recognizable. The Horton House across the Wappingers Creek in New Hackensack, long known as Old Hundred, is an example of how more middling houses in Poughkeepsie would have looked (Fig.13). The story-and-a-half wood-frame dwelling has a gambrel roof and three-bay brick façade reflecting the architecture of northern New Jersey from where its builder came. There is not a more dramatic example of how Dutch and English tastes could be combined in a single house. A wood frame house located at an old mill seat on the Casperkill along Camelot Road is another example of an 18th-century house of a middling sort, although an exact construction date has not been established (Fig.19). Built in two stages, the house originated as a story-and-a-half dwelling with a three-bay front façade. As such, it represents what was probably the most common house form in Poughkeepsie. It was gradually and incrementally enlarged by a two-bay addition balancing off the front façade and rear salt-box extensions. Houses such as this one are difficult to date visually as the plain, undecorated type continued to be built well into the 19th century.

The remaining houses of Poughkeepsie's 18th-century built environment provide a limited and fragmented representation of how it actually looked. Only a few of the best houses survive, which gives a skewed impression of what and how much was actually there. Over the years, historians have tended to celebrate these houses as idealized examples of a plain and primitive existence, even though the buildings and their residents represent the highest status and living standards of the period. As with written history, evidence of the median and lower classes of people living in the past has been lost. No 18th-century public, religious, industrial or farm buildings remain in the town leaving the architectural record of these categories of human activity without reference. Dutch and English churches were the core institutions in the battle of identities. There would have been Dutch and English barns further showing the interplay of the cultural preservation and accommodation that distinguishes Hudson Valley architecture. The

18th-century Poughkeepsie landscape would have reflected Dutchess County's unique origins as a melting pot of national and regional design expression.

Poughkeepsie after 1798

By the time Henry Livingston's map of the Town of Poughkeepsie was published in 1798 the cultural landscape of the town was pretty well defined (Fig.14). Having achieved official designation as a town within new state and county jurisdictions in 1788, Poughkeepsie contained 371 households with 2,529 persons in 1790 and 388 with 3,346 persons in 1800. In both years, the African American population amounted to around 9.5 percent. The Village of Poughkeepsie was incorporated in 1799 and constituted more than half of the town's population and most of its businesses and churches; it was also the seat of county and town governments. Edmund Platt provided a description of the village based on news and advertisements in a 1798 issue of the local paper.

> By 1798, six stores were advertising in the *Poughkeepsie Journal,* and also Knower & Hobson's hat manufactory. It is probable, of course, that there were several others not advertising. One or two of the stores were at the river, the rest on the hill in Market or Main Streets. John P. Vermont advertised, at his store, a few doors north of the Court House, "dry goods, West India goods, ironmongery, carpenters' tools, Crockery, &c."; Van Kleek & Thorn advertised a similar assortment; John Cooke, "a few doors east of Anthony Hoffman's," advertised wines, rum, sugar, teas and a general stock of groceries, with tobacco, glass and stone ware, nails, &c.; Dr. James L. Van Kleeck advertised a "Cheap Medical Store," and stated that "Dr. Van Kleeck will give his advice to farmers, who shall call at his store for medicines without expense." Anthony Ernest advertised a "retail and wholesale ironmongery and hardware store," with a long and tempting list of articles, from anvils and vises to tooth brushes, tinder boxes and ink powder. He flattered himself that country storekeepers would "save the time and expense of sending or going to New York for such goods." Boards and planks were offered at "the Carrock landing" by William Rider, Innkeeper, and a variety of articles in the general store at the upper landing , where also Robert L. Livingston's mill advertised boards and planks, plaster, etc. No name is signed to the upper landing advertisement, but it contains this interesting note at the end:
>
> > "N.B. The FERRY is now established upon a regular plan, and Travellers to the Westward will find it much to their convenience to cross the River at the above place, as it shortens their journey, and they may be assured they will meet with no detention."
>
> This doubtless indicates the beginning of regular ferry service at Poughkeepsie, though the ferry had probably been established for several years. Richard Davis, Gilbert Livingston, Valentine Baker, Walter Livingston, Peter Tappen and Noah Elting applied for grants of water lots "opposite Poughkeepsie and New Paltz" in 1791, which seems to imply an intention to start a ferry… [T]ravellers before 1798 usually had crossed at the older Van Keuren Ferry, later Theophilus Anthony's (Milton Ferry), four miles below Poughkeepsie. The first local ferry is said to have been a barge or scow rowed by slaves.[24]

[24] Platt, *History of Poughkeepsie,* 69.

Fig.14: Map of Town of Poughkeepsie, Henry Livingston, Jr., surveyor. Source: Dutchess County Historical Society.

Livingston's map of the town shows the riverfront dotted with place names, with the greatest concentration being west of the town center where roads from all directions converged. As an emerging river shipment center, the center was the destination for farmers in central Dutchess County to get their products to markets in New York City. It also was a distribution center for locally grown and manufactured goods as well as the port of entry of fancy items coming into New York from around the world. Five distinct landings were mapped, north to south, on the Poughkeepsie waterfront: Robert L. Livingston's store at Pondakrian (the mouth of the Fallkill), Caulrock Landing, Union Store (Gilbert Livingston and Peter Tappen), [James] Winans's Store, and [Richard] Davis's Store. South of there was a shipyard and, then, Henry Livingston's farm. Like many Hudson Valley towns, the commercial and residential center of Poughkeepsie was located on the high ground above the river and apart from the landings. Often, as in the case of Poughkeepsie, it incorporated the Post Road, which was the major land route. The 1798 map depicts the rudiments of a grid street plan with the Post Road on the west and Filkintown Road, a prominent road leading east into the interior of the county and linking to New England, on the north. A detailed map of the village surveyed the year of its incorporation in 1799 shows already dense development along the Post Road (Market Street) and Filkintown Road (Main Street). Other streets on the map are aligned with current-day Church, Montgomery, Academy and Hamilton streets. Henry A. Livingston had a mill site on the Fallkill near the intersection of Main and Smith streets, which was at the eastern limits of the village.

North and south of the village, the river front was free of commerce and devoted largely to agriculture with farms arrayed around the post road. The Rust Plaets Kill emptied in the Hudson south of Henry Livingston's farm; the spring at the source of this creek is now believed to be the Native American place for which Poughkeepsie was named. Below that a lead mine is pictured. The Milton Ferry, which Theophilus Anthony operated, is shown on the map where the Spackenkill emptied into the Hudson. The road is now named IBM Road. A second road forked off this road (Sand Dock Road) leading to Van Keuren's earlier ferry slip. The 1995 Hagstrom's map of Dutchess County still labeled this area Van Keurens. Another road followed the river's edge to the lime kilns at Barnegat; the northern section of this road remains in use as Barnegat Road, the south section has been eradicated by a quarry. There were reported to be 12 to 15 kilns there in 1820 with about a dozen houses accommodating some of the 50 persons who were employed there.[25] Several sloops were docked there, which hauled the burnt lime to markets downriver, particularly in New Jersey where it was used for fertilizer.[26]

The limestone mines extended south to near to where the Casperkill joined the Hudson, south of which Samuel Pinckney's farm was located. Governor George Clinton purchased the Pinckney place when he retired from public office in 1804. He built a summer house there and renamed

[25] Horatio gates Spafford, *A Gazetteer of the State of New York* (1820), 426.
[26] Smith, *History of Duchess County*, 81.

the farm Clinton Point.[27] Peter LeRoy, who descended from Frans LeRoy, one of the town's first settlers, occupied a farm on the river at the north end of what is today Bowdoin Park. Like Clinton Point, this area has since been extensively quarried. The park originated as Pieter Lassen's homestead in 1688; he was a beer-maker from Albany, so also was known as Peter the Brewer. It is his great-grandson and namesake who is recorded with the property on the 1798 map. Two years later, Peter Lawson sold the property to Aries Vanderbilt, Jr. of Fishkill.[28] No features from this period remain in the park. Another limestone mine and kilns are indicated on the north side of the Wappingers Creek at the south end of the town. They were operated by Ephraim DuBois, a descendant of another Huguenot family from New Paltz in Ulster County. John Drake had a dock and store on the east side of the creek, and he built the first bridge across the Wappingers Creek in 1808, which resulted in the commercial development at the point and the eventual creation of the hamlet of New Hamburg.[29]

Precious little of the 18th-century landscape remains along Poughkeepsie's river shore. Later development has overtaken the northern section and the southern section has been extensively quarried and industrialized. A few properties depicted on the 1798 map of the town are extant, but without their original rural settings. The most distinctive of them is a two-story brick house now in the midst of a 20th-century residential subdivision off Barnegat Road (Fig.15). Based on

Fig.15: Abraham Hoffman House, 5 Bradley Court, Poughkeepsie, c. 1790.

[27] Platt, *History of Poughkeepsie*, 67. Clinton Point has since been obliterated by a trap rock mine. Clinton also owned a house and lot on Cannon Street in the village of Poughkeepsie where the state government first met.
[28] Annon Adams, "Bowdoin Park: A History from 1688 to 1975," manuscript pending publication in the Dutchess County Historical Society *Yearbook* provided courtesy of the author.
[29] Smith, *History of Duchess County*, 368.

Fig.16: Westervelt House, 2372 South Road, Poughkeepsie, c. 1795.

Fig.17: Unnamed house, 907 Dutchess Tpk.,c. 1810.

Fig.18: Forman(?) House, 949 Dutchess Tpk., c. 1795.

the 1798 map, it appears to have been owned by Abraham Hoffman and was probably built for him. This elegant, restrained form represents the refinement of elite architecture in the years following the Revolution, which was strongly influenced by the Neoclassical taste in modern French architecture and idealistic nationalism of the Federal Period. It would appear that few houses of this quality were built in Poughkeepsie—at least outside of the village—although it was a type that proliferated through the region. The paint coat obscures what most likely was a Flemish bond pattern and flat brick arches over the windows on the front façade. A characteristic thin brick frieze and shallow wood cornice are intact at the roof edge as well as minute overhangs on the ends.

East of there and along the Post Road, there is a story-and-a-half wood frame house built about the same time and associated with the Westervelt family, who owned a large tract of land in the Spackenkill locality (Fig.16). Despite of the picturesque elements acquired in the 19th century

and the changes wrought over years of commercial use, the historic form of the house still is quite evident. The 18th-century class distinctions continued to be expressed in architectural scale well into the 19th century, and in buildings of the middling and lesser sorts, conservative design traditions endured out of habit if for no other reason. One cultural issue that was resolved with American independence was the Dutch-English dispute, and the Dutch preservation movement became a non-factor in regional architecture. Yet because of their conscientious nurturing, the story-and-a-half, five-bay house and the two-story, three-bay house continued to be the standard farmhouse forms for years to come, although without the Old World nationalistic baggage.

Two distinctive examples of stacked plan houses built in the Federal Period are located on Filkintown Road (Figs.17 & 18). They are large-scale, two-story dwellings with some remnant Neoclassical features, pedimented gable ends on one and a classic "Dutchess County Doorway" and portico porch on the other, showing through later decorative overlays. Both have pairs of end chimneys indicting a full, two-room-deep townhouse plan with side passages. One has a kitchen wing on the side; the other on the rear. The persistence of this regional English house form is remarkable. As has been shown to be the case with earlier 18th-century houses of this type, some surviving Federal-Period examples have been disguised by later additions that have transformed them into houses with five-bay facades (Figs.19 & 20). Less often, story-and-a-half houses were raised to two full stories (Fig.21).

These early 19th-century farmhouses reflect the growing prosperity of agriculture and rural society in the town and region. The republican enthusiasm of the period is expressed in the architecture, but it also exhibits the mounting tensions experienced by farmers as their supremacy in state government and their Romantic vision of an agrarian nation began to wane. This was particularly acute in the Hudson Valley where the mushrooming economic power of New York City threatened the rural status quo. The opening of the Erie Canal exaggerated the struggle between city and country factions and foreshadowed the ultimate demise of farmers' political power. While this was going on, the rhetoric of rural politics reached a fevered pitch and it was reflected in the exaggeration of all forms of expression, including architecture, art and material culture. In much the same manner in which the Dutch preserved an iconographic architecture when they felt their cultural presence was threatened by the English in the 18th century, so did rural communities in the region demonstrate their autonomy and moral position through a style visibly at odds with their opponents.[30] A building that epitomizes this energized rural style more than those mentioned above did not emerge in the town survey, although they are prevalent in other parts of the county, and the distorted stylistic features are well-illustrated in Helen Wilkinson Reynolds's *Dutchess County Doorways*. In 1813 Horatio Gates Spafford

[30] Dixon Ryan Fox, *The Decline of the Aristocracy in the Politics of New York* (NY: Columbia University Press, 1919); Lee Benson, *The Concept of Jacksonian Democracy, New York as a Test Case* (Princeton NJ: Princeon University Press, 1961); David Maldwin Ellis, "'Upstate Hicks' versus 'City Slickers'," *New York Historical Society Quarterly*, 42 (1959), 202-220; Lynd, Staughton, *Anti-Federalism in Dutchess County, New York* (Chicago: Loyola University Press, 1962); Neil Larson, "The Politics of Style: Rural Portraiture in the Hudson Valley during the Second Quarter of the Nineteenth Century," Master's Thesis, University of Delaware, 1980.

Fig. 19: Schoonmaker's Mill House(?), 13 Camelot Rd., c. 1795 (right side), c. 1820 (left side).

Fig.20: Pinckney House, 87 Overocker Rd., c. 1795 (right side), c. 1760 (left side).

Fig.21: Baright House, 45 Peach Road., c. 1805 (lower story), c. 1875 (upper story).

Fig. 22: DuMond House, 164 Vassar Road, c. 1825.

Fig.23: Downing House, 1209 Dutchess Turnpike, c. 1830.

ranked Dutchess County as "one of the most opulent farming counties in the state" and observed that "no county exceeds this in the style of improvement."[31] Very little remains of the 100-or-so farms located in the interior, and most of them have already been mentioned.

Poughkeepsie's population increased steadily in the early years of the republic. From 3346 souls in 1800, the population increased by 40 percent to 4670 in 1810. However, nearly two-thirds of this number was counted within the village, leaving 1689 or about 200 households residing in the remainder of the town. The combined population of the town and village in 1820 was 5726, which ranked Poughkeepsie second in population to Fishkill (6940) across the county where the mean town population was 2655 persons. Poughkeepsie recorded 17,572 improved acres, which was seventh among the 16 towns in Dutchess County, another indication of the extent to which the village dominated the town's population. (Fishkill was the most fully developed town both in population and agriculturally with 43,240 acres of improved land.) The fact that Poughkeepsie was the smallest town in total area was another factor in this low ranking. In 1830 the census enumerated 7,222 persons in the town, an increase of 26 percent over the previous decade.

During this post-1820 era, rural architecture continued to be based in traditional story-and-a-half five-bay and two-story three-bay forms. Only technological advances in lumber and hardware and the changing style of exterior and interior millwork reflect any progress in architectural design. A good example of this trend is a story-and-a-half farmhouse built on Vassar Road around 1825 (Fig.22). Its five-bay front façade illustrates the transition from the restrained Neoclassical to a more ornate Grecian taste in the late Federal Period. The shelf lintels above the windows are hold-overs, but the robust architrave with corner blocks framing the entrance are more modern, early Grecian elements, as are the widened corner boards. (The bracketed eaves are additions from a still later design period.) Buildings designed in the Greek Revival style, which came to prominence by 1830, are underrepresented in the town of Poughkeepsie. One notable example of the type is a large brick farmhouse on Dutchess Turnpike (Fig.23). By this time, the two-story house with five-bay front façade no longer was a symbol of aristocratic class differentiation as it was in the Colonial era, rather in the democratic context it merely indicated economic success, which some may argue was still a matter of class. The Classical entablature distinguishing the roof-line, with its characteristic bold frieze returning across the ends, together with sharp rectilinear massing emphasized by sandstone trim in this masonry example, reflect the Greek Revival style. The center entrance is recessed, as was the norm, but lacks the broad pilasters common to the period. There are no buildings in the town with Greek porticos or other antique elements that represent the full extent of the style.

The hamlet of New Hamburg, which built up between 1820 and 1850, contains a number of buildings with Greek Revival features (Figs.24-29). Brick and wood frame dwellings of a

[31] Ibid., 62.

Greek Revival Style Houses in New Hamburg

Fig.24: Griffin House, 11 Main St., c. 1845.

Fig.25: Lawson House, 13 Main St., c. 1845.

Fig.26: Myers House, 23 Main St., c. 1845.

Fig.27: Losee House, 42 Point St., c. 1850.

Fig.28: Griffin House, 1 Water St., c. 1845.

Fig.29: Brower House. 2 Water St., c. 1845.

modest village scale distinguish the hamlet, which became an active river landing and ferry terminal during this period. It was a center for lumber and building supplies, which may help explain the uniformity and quality of the buildings there. In 1824 New Hamburg was observed to be a "busy little village" with "a handsome collection of houses," a landing and "an extensive store."[32] By 1836 the hamlet contained about 20 buildings.[33] Yet on close examination, many of the existing historic buildings in New Hamburg are decorated with Gothic and Italianate features that are associated with the period of development following the arrival of the railroad in 1850. The Hudson Valley was in the forefront of the American Romantic Movement, and any interest in the Greek Revival style was supplanted by Picturesque styles more quickly than in any other place. The principal tastemaker of the era, Andrew Jackson Downing, a local horticulturalist who gained wide and rapid notoriety for his books on improving domestic life, dismissed the Greek Revival style as alien, ugly and incompatible with the natural environment. This reaction was strongly felt in Hudson River towns like Poughkeepsie. The Greek Revival style is a much more common and persistent feature of towns in the eastern side of Dutchess County, as well in parts more removed from the Hudson and is nearly universal farther west in the Catskills and beyond.

Poughkeepsie After 1850

The village of Poughkeepsie continued to grow steadily during the second half of the 19th century augmented by the opening of the Hudson River Rail Road and the development of steam-powered industry and manufacturing enterprises. Small wool and cotton factories had organized around older grist mill sites on the Wappingers at Rochdale, Manchester, Titusville and Wappingers Falls, although most of the development occurred on the east side of the stream, with the exception of Rochdale where rare examples of mid- and late-19th-century worker housing still survive (Fig.30). Taylor and Forbus, Co. had converted the old grist mill there to produce cotton cloth sometime before 1850, naming the community after James Taylor's birthplace in England. Both partners were businessmen in the village of Poughkeepsie, and apparently sought to profit from the cotton fever spreading up and down the Wappingers Creek. French's 1860 Gazetteer of New York reported 2 cotton factories and 15 houses. However, the factories had closed in 1857 and would lay idle until Elias Titus and his sons bought the property in 1863 and enlarged and reopened the facility producing wool cloth. Elias Titus and his brothers had established woolen mills south of there in Titusville in 1830, and thereafter the Rochdale and Titusville factories operated in tandem. As of 1882, there were 65 persons employed at the Rochdale facility, nearly half of them women, with approximately 160 people living in the vicinity of the factory.[34] There is now a range of houses associated with the factory dating from the early years of the community into the early 20th century (Fig.31).

[32] From Spafford's *Gazetteer* as quoted in Smith, *History of Duchess County*, 369.
[33] Ibid.
[34] Ibid., 369-370.

Fig.30: Taylor & Forbus Co. worker dwelling, 178 Rochdale Road, Poughkeepsie, c. 1850.

Fig.31: Taylor & Forbus Co. double house, 165 Rochdale Road., Poughkeepsie, c. 1875.

Maps of the town published in 1851, 1858, 1867 and 1876, do not show much change occurring during the last half of the 19th century. Few new roads were added to those already in existence in 1798. Two turnpikes had improved highway travel to and from the village and the county's interior. The Dutchess Turnpike followed the old Filkintown Road east across the county, bypassing a built-up section outside of the village, now known as Overocker Road. The Salt Point Turnpike followed an old road leading northeast into the towns of Hyde Park and Clinton and linking sources of iron ore with a foundry on the Hudson. Both of these improvements were precipitated by the growing status of the village as a transportation center. The Post Road continued to be an important local and regional highway, although less so in the latter case with the advent of steamboat and railroad service between the cities of New York and Albany.

Architectural development can be seen in three distinct categories that characterize the Hudson Valley landscape in the period: country houses and suburban seats, farm houses, and institutions. Country houses were concentrated along the Hudson, as they rely on the river for their picturesque setting. With its shoreline already claimed by stone quarries, further residential development was limited. The city of Poughkeepsie (incorporated in 1854) also claimed a substantial portion of the waterfront leaving only small sections north and south of the city limits and unexcavated areas at the southern end of the town with suitable for country houses. The railroad served as an intrusion to the desired tranquility of country retreats close to the river. This was an important reason Henry Livingston's heirs abandoned his estate to an industrial use in the 1870s.[35] Later houses would need to be located farther back (east) to diminish the effects of the railroad's noise and smoke pollution.

James Roosevelt, father of Franklin Delano Roosevelt, owned a country house on the east side of the Post Road at the Hyde Park town line. Roosevelt was a railroad executive residing in New York City, and the Poughkeepsie property was his family's summer residence. The property was an older farmstead adapted and elaborated into a country seat in typical fashion for the period. Located on a knoll, it commanded a dramatic view of the Hudson and mountains beyond. In 1864 the adjacent property became the location for a state insane asylum, which led Roosevelt to sell his house to the state and move the family home to Hyde Park. The Hudson River State Hospital, with a monumental main building designed by New York architect Frederick Clarke Withers and utilizing the innovative Kirkbride plan for mental health institutions, is a historic resource of national significance (Fig.32).[36] Regionally, the asylum property represents the early stages of the institutionalization of country estates as they became impractical to maintain and government and religious social service agencies sought properties to house and treat the mounting numbers of poor and disabled in New York City. The Catholic Church was a beneficiary of many such properties, on which they built seminaries, monasteries, convents and schools. John F. Winslow, a director of the Poughkeepsie, Hartford & Boston Railroad Co. built

[35] Reynolds, *Dutch Houses in the Hudson Valley*, 373.
[36] The main building has been designated a National Historic Landmark.

Fig.32: Main Building, Hudson River State Hospital, 1868-1878; colored presentation drawing by Frederick Clarke Withers, architect.

Fig.33: Thomas Newbold Estate Lodge, 3509 North Road, Poughkeepsie, c. 1860.

a grand estate just south of the asylum and north of the city line where the eastbound line diverged from the Hudson River Rail Road. He later was president of the Poughkeepsie Bridge Co., which built the railroad bridge across the Hudson in 1889. Winslow's property, named Woodcliffe, later became Woodcliffe Pleasure Park before being purchased by the Catholic Order of Marist Brothers, which opened a college there. In between the two previous properties was Thomas Newbold's estate, which appeared sometime between 1858 and 1867. Of this property, three accessory buildings remain, a gate house, barn and lodge (Fig.33).

A distinctive enclave of country houses or suburban seats developed on the Post Road south of the city of which only three properties survive with their main houses intact. (Suburban seats are properties which were the principal abodes of their owners, who were employed in the vicinity of Poughkeepsie; country houses were the occasional residences of persons whose primary abodes and employment were elsewhere, usually New York City.) It seems the first individual to create a suburban property south of the town center was Henry Livingston, who acquired a farm from his father-in-law in the 1740s. That river-side property was absorbed into Poughkeepsie's industrial waterfront. Livingston's son, also named Henry, established his home farther south in 1771, on the site of the historic property that today is known as Locust Grove (which he named). Henry Livingston, Jr.'s house also no longer survives, having been replaced by a country house built by John and Isabella Montgomery of New York City in 1830. This house was incorporated in the existing Italianate villa that was built for Samuel F.B. Morse in 1851.

Poughkeepsie brewer Matthew Vassar, engaged landscape gardener and domestic tastemaker Andrew Jackson Downing to design a suburban seat for him south of the village in 1851 (Fig.34). The farm that previously occupied the property had been intended for a cemetery, for which Downing had designed, but subscriptions had failed to raise the necessary funds. The plan was left unfinished after Downing died in a steamboat accident the following year; the house intended for the site was never built, although the landscape and accessory buildings had been completed. Springside was later annexed to the city and today is the focal point of a landscape preservation project. The property is a model of an ideal suburban landscape following Downings prescriptions and is a National Historic Landmark. The cemetery committee decided the following year to purchase a parcel opposite Springside on the west side of South Road, and the Poughkeepsie Rural Cemetery was opened in 1853. Its picturesque landscape was designed by landscape gardener Howard Daniels, who likely obtained the commission through the late Downing's architect associate Calvert Vaux. The cemetery was enlarged in 1883 with the purchase of an additional 106 acres located at the south end of the grounds that had belonged to Samuel G. Wheeler. The Rural Cemetery Movement responded to public health concerns regarding the unhealthful conditions of old urban church yards, Romantic-Era mourning rituals, and the popularity of picturesque pleasure grounds. The Poughkeepsie Rural Cemetery, first conceived with Andrew Jackson Downing, epitomized the movement and has a design and historic significance broader than the Poughkeepsie context.

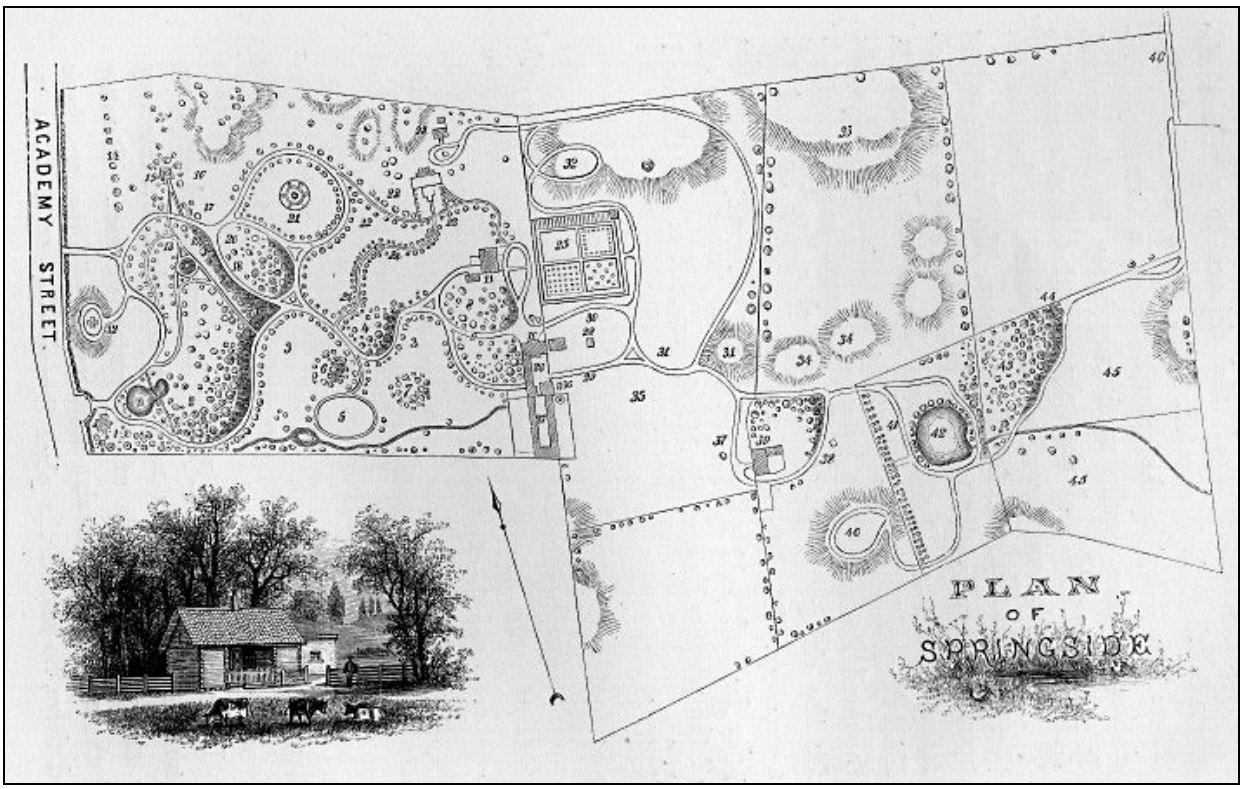

Fig.34: Plan of Springside, 1851. Source: http://en.wikipedia.org/wiki/File:Springside_plans.jpg.

Fig.35: Maple Grove, 2810 South Road, Poughkeepsie, 1850. Source: http://www.maplegroveny.org

Other distinctive suburban/country seats were developed in this South Road area, two of which remain. Following the success of his invention of the electromagnetic telegraph, Samuel F.B. Morse purchased Locust Grove and commissioned notable New York architect Alexander Jackson Davis to renovate the Montgomery house into a large and stylish Italianate villa. Morse spent years after developing the landscape in the prevailing picturesque taste. Poughkeepsie businessman William Young acquired the property from Morse's heirs in 1901 and began the preservation of the house as a historic site while amassing a remarkable collection of fine and decorative arts. Because of its associations with the great American inventor, Locust Grove has been designated a National Historic Landmark. It is also a significant example of high-style Romantic-Era design by a foremost American architect.

In 1850 another New Yorker, banker Charles A. Macy, purchased a farm on the east side of the highway and south of Springside, on which he built a stylish Gothic-style residence (Fig.35). This house is more conventional in design, with a two-story front gable pavilion flanked by story-and-a-half wings. A broad piazza wraps across the front in the style of a trellis and awning, and the deep eaves are ornamented with brackets. These Italianate embellishments were common on houses that were otherwise Gothic-style resulting in an amalgam peculiar to the Hudson Valley. This popular interpretation of the pattern-book houses issued by Downing, Vaux and Davis spread throughout the region and is best termed, as in the famed Edith Wharton novel of the same name, "Hudson River Bracketed."

By 1867 the zone along the river south of the city line and north of Spackenkill Road was completely developed with named suburban seats and country houses having replaced most of the farms once occupying the area. The town map published in a Dutchess County atlas of that year also showed Dutchess Nurseries backing up to properties on the east side of South Road, an important component of the period's compulsion for landscape gardening. New Yorkers, Poughkeepsie merchants and retired businessmen had quickly settled in this area made noteworthy by the likes of Matthew Vassar and Samuel F.B. Morse and the national figures associated with the design of their estates. Later maps (1876 and 1891) illustrate the continuation of this land use, which persisted into the 20th century and up to the Second World War, although by that time the properties and the society revolving around them were much in decline. As South Road, which became a U.S. highway in the 1920s, it became more heavily travelled and attracted commercial development. Post-WWII suburban development, coupled with urban decay in the city of Poughkeepsie, made South Road the town's commercial center, which gradually replaced these historic South Road properties with new residential and commercial development.

Country house sites were more sporadic between Spackenkill and Clinton Point where Poughkeepsie's stone quarries were located and which expanded over the ensuing years to consume most of this area. The construction and expansion of I.B.M.'s headquarters and production facilities at Milton Ferry contributed to the spread of industrial use along the waterfront. The country house properties in this section now exist only on historic maps and rare

photographs. At the southern end of the quarries in the vicinity of the intersection of Sheafe Road and Delavergne Avenue, fragments of a distinctive estate grouping survive. It was developed by members of the Lenox family of New York City on land they acquired in the late 1830s, which had been part of Pieter Lassing's early holding.[37] James Lenox and his brothers-in-law, John Fisher Sheafe and James Donaldson, each built summer homes there, none of which survive. These late Neoclassical country houses had shapely forms and restrained decoration later embellished with Romantic-era piazzas and ornaments (Fig.36). The Children's Aid Society of New York acquired most of the Lenox and Sheafe properties in stages beginning in 1929. They used the property largely for summer camp purposes and the buildings began to disappear. In 1975 the land was bought by Dutchess County as the site for a large tri-municipal sewage treatment plant (built on the site of James Lenox's home); the remainder of the property was redeveloped as Bowdoin Park, named for one of the later owners of the property. Donaldson's property on a knoll on the east side of Sheafe Road was taken over by the Friars of the Order of St. Francis.

Fig.36: The Cedars, residence of John Fisher Sheafe and Mary Lenox Sheafe, c. 1835, formerly located at 245 Sheafe Rd. Source: , James Lenox Banks, *Genealogical Notes Concerning the Banks and Allied Families* (1938).

[37] Annon Adams, "Bowdoin Park: A History from 1688 to 1975,"

Mary Lenox Sheafe and her brother paid for the construction of a Presbyterian chapel, a parsonage and a private school at the entrance to Sheafe estate, "The Cedars," in 1840, all of which are extant. Mrs. Sheafe was a supporter of many Presbyterian missionary causes in New York City and desired to provide a free school and religious instruction to industrial workers and their families living in Wappingers Falls, Channingville and New Hamburg. The Ellessdie Chapel, a name created from the sound of the combined initials of the three family surnames: L-S-D, was distinctively though modestly styled in the Gothic Revival parish church mode of the period (Fig.37). Not used after Mary Lenox Sheafe's death in 1883, the chapel was moved a few miles away in 1901 to serve as the Sunday School of the New Hackensack Reformed Dutch Church. In 1993 it was moved back to a new location on Sheafe Road at the entrance to Bowdoin Park and restored. Other historic estate features are distinguishable along Sheafe Road, including a number of gate posts and roadside stone walls, a gate lodge for the Donaldson property, and accessory buildings on the Sheafe property, The Sheafe Road school remains in its original location but has been converted into a residence. It is one of four mid-19th-century school buildings located in the town, which were all designed in the prevailing Gothic and Italianate styles (Figs. 38-41). The chapel is the only religious building of the period to have been built in the town outside of New Hamburg, which contained Presbyterian and Methodist Episcopal churches (Figs. 42 & 43).

Fig.37: Ellessdie Chapel, Bowdoin Park, 85-129 Sheafe Road, 1840. Original location north at 239 Sheafe Road; moved in 1901 to New Hackensack and to present site in 1993.

Fig.38: Schoolhouse, 179 Delavergne Avenue, 1840.

Fig.38: Schoolhouse, 925 Dutchess Tpk., 1840.

Fig.39: Schlhse, 2 Academy St., New Hamburg, 1860.

Fig.40: Schoolhouse, 238 Salt Point Tpk., c. 1860.

Fig. 40: Presbyterian Church, New Hamburg, c. 1850.

Fig.41: M.E. Church, New Hamburg, 1856.

Farmhouses

A comparison of 1851 and 1876 maps of the town shows that number of farms did not increase significantly over the period, and the rural landscape did not change much after that until suburbanization began to supplant farms in the mid-20th century. However, the overall character of existing farmhouse architecture overwhelmingly reflects the picturesque styles of the last half of the nineteenth century indicating that many farmhouses were upgraded in the modern taste or replaced entirely. In most cases, farmhouses retained their traditional forms, that is story-and-a-half and two-story, wood-frame, gable-roof buildings with either five- or three-bay front facades.

The most pervasive design taste to affect farmhouse architecture in Poughkeepsie, as well as the rest of the Hudson Valley, was the Gothic Revival. Many farmhouses constructed during the last half of the 19th century incorporated large pointed dormers in the center of their front facades as a prominent expression of modernity in an otherwise old-fashioned house form. No less than eleven farmhouses displaying this feature were identified in the town. The least developed example of this type has a flat, five-bay façade, rectilinear windows and doorways and a single pointed wall dormer centered above the central entrance. The Van Wagner House on Van Wagner Road is one such house, although it has additional novel features, such as a hipped roof, brackets along the eaves and arched windows in the dormer (Fig. 42). It also has a broad piazza spanning the entire front façade, which is also characteristic of this period. (This particular porch appears to have been rebuilt later in the Colonial Revival style.) The Fitchett House on Creek Road shows a bit more elaboration (Fig.43). The front center entrance bay projects as a pavilion with a pointed dormer. It also has brackets spaced along its eaves, and its rectangular windows are set within arched architraves. As noted previously, these Italianate features were incorporated into Gothic Revival architecture in the region at an early date to elaborate on the ornate picturesque qualities of the design. Front and side porches on this house are intact, and there is a one-story bay window on the south side, another popular period design component. The Fitchett House is accompanied by a Gothic-style domestic barn, which was once common in the town but now is a very rare survivor.

Some two-story houses with pointed dormers crossed the line and appear to be more Italianate in style than Gothic. The prominent feature in these cases is a horizontal rather than vertical orientation of the façade accentuated by three rather than five bays stretched across the wide front wall. The Morris-McCracken House on New Hackensack Road is an illustration of this type with its arched entrance, window pairs with arched surrounds and piazza with trellis supports (Fig.44). Perhaps the most articulated Gothic house in the town is the Cramer House located on Overlook Road, which was built sometime after 1858 (Fig.45). It has a three-bay front façade with a central pavilion containing the entrance and topped by a steep gable roof decorated with large verge boards containing applied Gothic tracery. Brackets do not embellish the deep eaves, but there are pinnacles at the apex of the gables. A piazza spans the front with ornate decoration including pointed pendants, and bay windows are positioned on both side walls. The house is elaborate enough and close enough to the city to have been conceived as a

Fig.42: Van Wagner House, 650 Van Wagner Rd, c. 1850.

Fig.43: Fitchett House, 324 Creek Rd, c. 1850.

Fig.44: Morris-McCracken House, 2426 New Hackensack Rd, c. 1850.

Fig.45: Cramer House, 11 Overlook Rd, c. 1860.

Fig.46: Unidentified house, 1027 Dutchess Tpk, c. 1760. Alterations c. 1850 & c. 1920.

Fig.47: Unidentified house, 40 Camelot Rd, c. 1900.

suburban seat rather than a farmhouse. Another similar house is located nearby and may have served the same function, but it has been largely stripped of its decoration (797 Dutchess Turnpike).

To a large extent, the two-story, five-bay farmhouse is a feature of the second half of the 19th century. None of the examples identified in the survey appear to have been built in earlier periods except in instances where enlarged from older story-and-a-half or three bay forms. At least four story-and-a-half houses were updated with the addition of central wall dormers to participate in the Gothic fever. An embellished stone house on Dutchess Turnpike is the most dramatic example (Figs.8 & 46). Another house on Camelot Road was built at the very end of the 19th century displaying the persistence of both the story-and-a-half form and the Gothic style (Fig.47).

The Gothic Revival Style

New Hamburg has a significant number of houses that incorporate Gothic features, which reflects a vernacular cosmopolitanism unique to small Hudson River landings. As with the farmhouses already mentioned, the modern elements generally were grafted to established building forms, in this case two-story three-bay and five-bay buildings. Two distinctive brick buildings display Gothic dormers and other features; one on Main Street apparently was a hotel, while the other was a multi-family dwelling (Figs. 48 & 49). The hotel has a small pointed dormer with an arched window and the deep eaves characteristic of the period. Its most distinguishing component is a two-story front porch with balustrades scroll-sawn in a Gothic pattern. Square-headed windows with stone lintels and half-story windows under the eaves relate to the Greek Revival taste and suggest that there is an earlier building at the core. The two-family dwelling on Point Street displays Gothic features already mentioned, such as a pointed front gable with a trefoil screen and bay windows, on the front. The current porch is a replacement. The brickwork on this building differs from that found on earlier houses, with arched three-tiered corbelled headers over the windows and pronounced water table and belt course between the stories.

Other two-family dwellings on Point Street have the same Gothic elements, but they are expressed in wood and at a smaller and more modest scale (Fig.50). The exteriors of these houses have been refinished with modern materials that obscure their historic features except for prominent pointed dormers. The skewed spacing of the front fenestration on the Millard House on Main Street indicates that an older two-story three-bay house was enlarged by an addition at the time the wide front wall dormer was constructed (Fig.51). The exterior is characterized by a number of Italianate elements, such as a wide dormer, brackets along the eaves, arched lintels applied over windows on the first story, and ponderous piazza detail. However, a pair of lancet windows in the dormer is a pronounced Gothic icon. The conventional two-story three-bay hamlet house also could be elaborated with a pointed dormer to express the new Gothic style as

is seen in the Hoster House on Point Street (Fig.52). Based on the fenestration, this was likely the result on an alteration along with the addition of a full front piazza. Yet, there is no reason that a house of this type could have been built from scratch later in the 19th century. A few late 19th-century domestic barns survive in New Hamburg, and they also reflect the Gothic taste of the period. Although the house at 10 Conklin Street is gone and replaced with a 21st-century retro-Gothic dwelling, a Gothic barn and outbuilding have been preserved on the site (Fig.53). Such accessory buildings were ubiquitous at the time and were considered further ornaments of a picturesque domestic lot and thriving river landing.

A novel house form was introduced by Downing and his circle in the Romantic Period. The cross-wing or cross-plan house was intended to break the archaic and impractical form and plan of the conventional rectilinear Classical house. Its asymmetry gave it a more organic form that helped to integrate it into the natural landscape, thereby making it a more picturesque object consistent with the new taste (Fig.54). But Dowing also purported that the amended plan was more efficient for 19th-century domestic life and designed progressive living spaces in houses for all levels of society from grand villas to worker cottages. The cross-wing house could be embellished to reflect either the Gothic or Italianate taste. The concept caught on and spread rapidly through urban and suburban areas. The city of Poughkeepsie contains many cross-wing dwellings. However, the trend was slower in its acceptance in the countryside. Just about every town has at least one Gothic cottage that seems to have been lifted directly from one of the many pattern books of the period. In Poughkeepsie, it is the Parish-Overocker House on Overocker Road that best reflects the influence of popular domestic design literature on rural architecture (Fig.55).

At least 10 cross-wing houses dating in the last half of the 19th-century were identified in Poughkeepsie, including some in New Hamburg. They range from picturesque Gothic dwellings inspired by mid-century pattern books, such as the Van Wagner House on Dutchess Turnpike (Fig.56). It has a front gable section with a first-story bay window and verge board decoration. The two-story side wing contains the entrance and is fronted by a piazza. In this example, the wing is large and likely contained the kitchen, which associates the house with agriculture and indicates how the design was adapted for farmhouse functions. The Caywood farmhouse on Innis Avenue is a later example that shows the Gothic decoration expressed in a Victorian-Era mode (Fig.57). It has an Alpine appearance with roofs swooping down over lower stories and porches, second-story board-and-batten siding above clapboards, and large pierced screens at the tops of the gables. While there are entrances off the wing's piazza, there also is an entrance in the front-gable section with its own porch. (This property retains a rare agricultural barn that appears to date with the house.)

Gothic Revival Style Houses in New Hamburg

Fig.48: Lawson Hotel, 15 Main St, c. 1845.

Fig.49: Hoster House, 32 Point St, c. 1850.

Fig.50: Houses at 20 (left) & 22 Point St, c.1850 & c.1880.

Fig.51: Millard House, 18-20 Main St, 1850 & 1860.

Fig.52: Hoster House, 32 Point St, c. 1850.

Fig.53: Barn at 10 Conklin St., c. 1850.

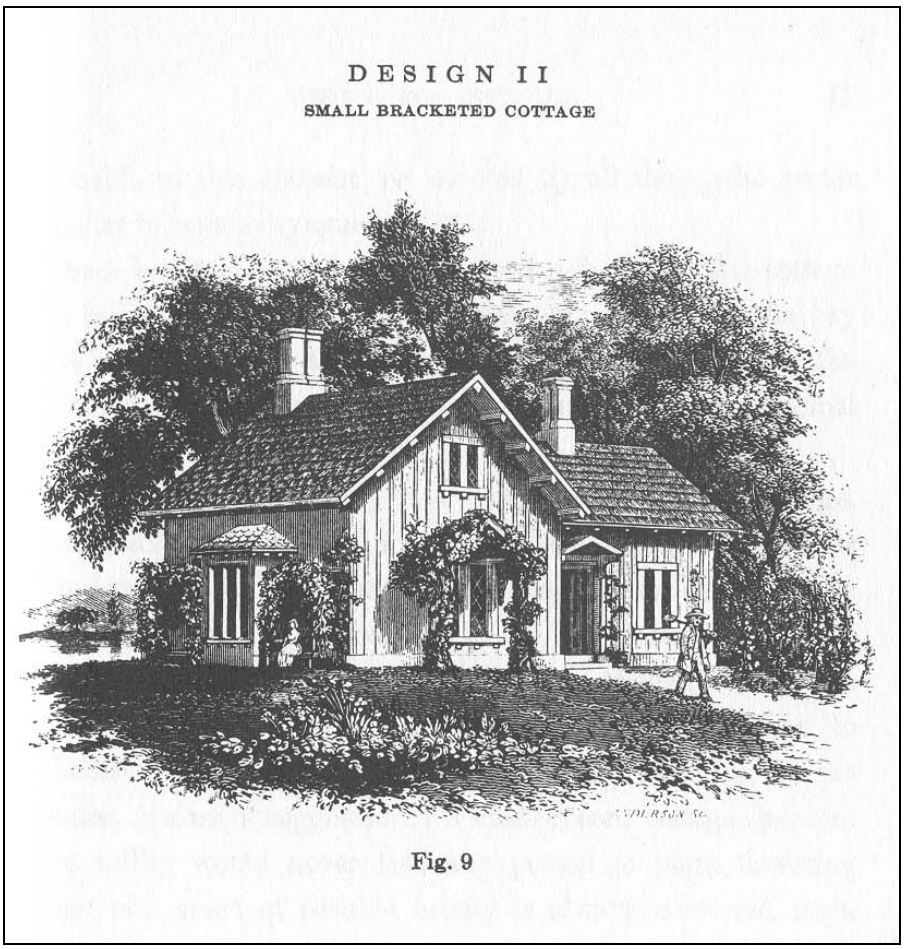

Fig.54: Design for a small bracketed cottage. Source: Andrew Jackson Downing, The Architecture of Country Houses (1850), after p. 78.

Fig.55: Parrish-Overocker House, 110 Overocker Rd, c. 1850.

A cross-wing house on Salt Point Turnpike was built of brick in an unknown farmer's conspicuous display of wealth (Fig.58). This is a very rare instance of masonry construction in the set of Poughkeepsie's farmhouses. The workmanship is similar to the that described in the Hoster House in New Hamburg (Fig.49), that is, arched openings containing the windows with decorative corbelling. The tall frieze under the bracketed cornice is cut away above the windows to accommodate the arches in what is a sign of either poor planning or quirky style. Another divergence form the model is that the front walls of the main section and the wing are in the same plane, and the entrance is positioned in the front gable section. A piazza spans the full extent of the wing and continues acoss the front gable section enough to contain the entrance. A still later cross-wing house is located on Fitchett Lane off Fallkill Road near the city (Fig.59).

In New Hamburg cross-wing houses function as hamlet dwellings (Figs.60 & 61). Both examples pictured have three bays on the front gable section as if to preserve the traditional townhouse façade. The Cochrane House on Conklin Street has three window bays across both stories and an entrance in the wing (Fig.60). It has arched porch features, brackets along the eaves and pronounced window lintels in the Italianate style. The Bogardus House is Gothic in style with a steeply pitched roof, verge boards and scroll-sawn porch details (Fig.61). The piazza spans the width of the front gable section where the entrance is located; there is no access to the wing.

The traditional two-story three-bay farmhouse remained a distinctive dwelling type in Poughkeepsie during the last half of the 19th century embellished primarily with roof-line brackets and other Italianate decoration. It is most immediately distinguished from Gothic examples by its gable roof without a pointed dormer on the front. In this period they began to resemble townhouses in the city of Poughkeepsie even more, and in the context of the greater region, the city is distinguished by an unusually large number of large detached townhouse forms in the Italianate style. The reason for this is unknown, but evidently the taste was spread by local house builders and became quite popular within a network of affluent merchants and farmers. A notable example of this type is the W.A. Davies House on Spackenkill Road (Fig.62). This house was part of a large tract of land owned Davies, a prominent Poughkeepsie century decoration indicates. Nevertheless, the two-story three-bay front façade with pronounced bracketed eaves and rectilinear fenestration and piazza detail help define the type. A story-and-a-half kitchen wing attached to the west side of the house associates it with a farm context now lost. A derelict example of this house type is located on Violet Avenue (Fig.63) and as many as six others are scattered throughout the town.

At the end of the 19th century farmhouse design began to go through another style transition by which the traditional forms acquired appendages and decoration in the style of the Queen Anne Movement. One example stands out in particular at the northern limits of the town on Dutchess Turnpike (Fig.64). The house appears to have originated as a two-story three-bay dwelling with Italianate decoration built c. 1850, but by 1900 it had been enlarged with the addition of a

Fig.56: Van Wagner House, 1105 Dutchess Tpk, c. 1850.

Fig.57: Caywood House, 199 Innis Av, c. 1875.

Fig.58: Unidentified house, 234 Salt Point Tpk, c. 1880.

Fig.59: Unidentified house, 25 Fitchett Ln, c. 1880.

Fig.60: Cochrane House, 21 Conklin St, New Hamburg, c. 1870.

Fig.61: Bogardus House, 9 Stone St, New Hamburg, c. 1870.

Fig.62: W.A. Davies House, 53 Spackenkill Rd, c. 1850.

Fig.63: Philips House, 297 Violet Ave, c. 1860.

pavilion on its east side, rear ell, wrap-around piazza and shingled dormers. This is a rare example of such renovation since the agricultural economy of the town was in a depression, which is a major reason for the remarkable preservation of 19th-century farmhouse architecture well into the 20th century. Other examples of later 19th-century architectural styles tend to be concentrated closer to the city on what were more likely suburban properties. A Second Empire style house is located on the city line on Violet Avenue, and just north of it is a curious Queen Anne style house that may have evolved from a much older dwelling (Fig. 65).

As Main Street exited the eastern city limits and became, first, Filkintown Road and, later, Dutchess Turnpike (still later U.S. Route 44), so did commercial and residential development. It is in this border area that Grand Street and Van Wagner Road intersect Main Street and what is now Raymond Avenue and Manchester Road fork off to the southeast. The 1851 map of the town shows a number of houses on this section of Main Street, as well as two carriage shops, two blacksmiths and a brick yard. The toll gate for the Dutchess Turnpike was located just west of its intersection with Manchester Road. Springside Avenue and Jones Street are also depicted, and there are a number of early buildings along them including an unidentified stone house now backed up against the westbound arterial and an early-19th-century farmhouse that still enjoys an open setting (Fig.66). By 1867, when a new map was published, the area had become more densely populated, with a school located at the intersection of Springside Avenue and Van Wagner Road. There also was a second brick yard and two hotels pictured. An important addition was Vassar College, which had opened but two years before. The 1876 map shows development spreading southward along Raymond Avenue and Manchester Road with four new streets were laid out east of Raymond, south of Main and north of the college: Haight, Davis, LaGrange and Collegeview. College Avenue was the only street to appear west of Raymond; (Raymond terminated at Hooker Avenue, another old route leading southwest from the center of the city that also had begun to be developed as a suburban roads.) In the 1880s a streetcar line was operating along Main Street and down Raymond Avenue to Vassar, at which time about 30 new dwellings had appeared on the new streets. The suburb had been known simply as East Poughkeepsie, but in 1882 its name was changed to Arlington.

Fig.64: Townsend-Downing House, 1252 Dutchess Tpk, c. 1860 & c. 1880.

Fig 65: Sweet-Taber House, 35 Violet Av, c. 1800? & c. 1880.

Fig.66: Diem House?, 45 Vassar Av, c. 1835.

Suburban Development in Poughkeepsie, 1870 to 1940

Arlington

The earliest subdivision plan in the Town of Poughkeepsie filed with the Dutchess County Clerk was located on Collegeview and Lagrange avenues in Arlington, just north of Vassar College. It is dated 1900 and is recorded as the lands of Nelson and Doty. William H. Nelson and Thomas Doty of Poughkeepsie, both of whom cited their occupations as "capitalist" in the 1900 U.S. Census, likely were the individuals who owned the property. However, the streets are depicted on the map of the town in the 1876 Beers *Atlas of Dutchess County*, as are Davis and Fowler avenues, and the 1891 *Atlas of the Hudson Valley* shows numerous buildings already there. Prior to 1876 and as late as 1867, Arlington, or East Poughkeepsie, as it was known before a post office was established there in 1882 (prior to that: Leesville and Bulls Head) had developed only along the Main Street/Dutchess Turnpike axis and intersecting country roads, such as Underhill Road (N. Grand Ave.), Van Wagner Road, Raymond Avenue, and Manchester Road.

Fig.68: 1 Springside Ave.

Fig.67: 40 Davis Ave.

Most of the houses first appearing in Arlington were two-stories in height with three-bay façades and gable roofs in the manner of existing Poughkeepsie townhouses and farmhouses (Fig.67). Others were more generic and less decorated with front gable, cross-gable or mansard roofs, and this style persisted through to the end of the century (Fig.68). Single-family dwellings predominated and were occupied by middle-class households. Vassar College, which opened on Raymond Avenue in 1865, was the principal engine for Arlington's commercial and residential growth, and the area between the college and the city line was the focus of development. The extension of the city's horse-car transportation system out Main Street to Vassar College in 1872

clearly facilitated that growth by more effectively linking the fringe community to the city core. The plan was urban in character, with small lots and small houses reflecting the modest pretention of the community. The hillside terrain on the north side of Main Street limited residential development during the early period. One street—Springside Avenue—followed an irregular course between Underhill Road, now North Grand Avenue, and Van Wagner Road, both of which travelled north up the hillside and quickly entered farmland north of the city.

A commercial node was created at the intersection of Main Street and Raymond Avenue, where the street car tracks turned, with substantial brick edifices that rivaled those found downtown (Fig.69). Yet the rest of Main Street in Arlington developed in a mix of residential, commercial and industrial uses and a range of architectural types, periods and methods of construction, which was not uncommon in vernacular "street-car suburbs." This section of Main Street continues to reflect this tradition of *laissez-faire* entrepreneurial development even today, in spite of the proliferation of chain drug stores, fast-food restaurants and gas station convenience marts. Too urban to qualify as a miracle-mile and too altered to read as a historic district, Main Street nonetheless is a trove of 19th- and 20th-century commercial archeology (Figs.70-72).

Fig.69: 786 Main St.

Fig.70: 736 Main St.

Fig.71: 803-805 Main St.

Fig.72: 812 Main St.

By 1890 Arlington had begun spread westward from Vassar College along Fulton, College, Hooker and Grand avenues, the latter of which roughly followed the city line. Park Avenue was laid out between College and Hooker avenues. No more than a dozen houses had been built on these streets when the 1891 map was published. In spite of the limited development, the area was poised to grow quickly as Poughkeepsie's upper-middle-class spread beyond its neighborhood in the city's southeastern quadrant and across Hooker Avenue into the town. Later, much of this expansion area would be annexed by the city.

Since opening in 1865, Vassar College's facilities were concentrated in the large Main Building designed by James Renwick in the style of then-current French institutional architecture. (This building has been designated a National Historic Landmark.) A calisthenium and astronomical observatory (also an NHL) were two of only a few accessory buildings added to the campus before the end of the century when benefactors began to fund the construction of new classroom buildings, a library, gymnasium and chapel, as well as a quadrangle of identical dormitories on the east side of Raymond Avenue. (Before adequate dormitory facilities were constructed, it is likely that many students boarded in Arlington homes, spurring residential development. A historic resource survey conducted in the village of New Paltz, revealed that the state normal school located there played a major role in its development during this same period. Not only were many new houses built to accommodate student boarders—and then summer tourists when the school was not in session—but entire families relocated there once their children were enrolled.) All of Raymond Avenue south of Collegeview Avenue and the east end of College Avenue were contained within the bounds of the college, and at the turn of the 20th century these sections were distinguished by the construction of substantial, architect-designed faculty residences as Vassar's plan spread west across Raymond into Arlington's residential zone. The only institutional building erected beyond the campus walls was a Tudor Revival-style alumnae house that was constructed in 1924 on a knoll on the northwest corner of Raymond and College avenues (Fig.73).

Fig.73: Vassar Alumnae House, 157-171 College Ave.

As Vassar College expanded in the early 20th century, so did the surrounding residential and commercial neighborhood. Properties on Raymond and Collegeview avenues north of the campus became commercial in use, with many businesses catering to the student clientele. Numerous pre-existing dwellings acquired store additions to first-floor spaces, others were replaced with new commercial buildings. Raymond Avenue became Arlington's main street with a post office, bank, public school and the Arlington Reformed Church in place by the 1920s. In 1938 the Juliet Theater, a movie house, was erected on the northeast corner of Raymond and Collegeview by the Netco Theater Corporation. Designed in an English Revival style that resonated with the Vassar buildings in view, the theater entrance was positioned on the corner with storefronts extending from it along both streets (Fig.74). (The theater was never financially successful and after years of changing ownership, it was bought by Vassar in 2003 and today contains shops and eateries.) Raymond Avenue properties were renovated and

Fig.74: Juliet Theater Building, 1938, NE corner Raymond & Collegeview aves.

replaced during the mid- and late-20th century as real estate investment intensified. The Juliet Theater, the first Arlington Central School District High School (c. 1920) and the Arlington Reformed Church (1914) remain as landmarks of the early stages of Raymond Avenue's development as Arlington's center. A two-story office building constructed at 12 Raymond Avenue in 1960 for the Dutton Lumber Conpany, designed by Poughkeepsie architect William Gindele, is a distinctive example of Modern-period architecture added to the street from that period, as is the one-story retail building next door at 10 Raymond (Fig.75).

Fig.75: Modern buildings at 10 & 12 Raymond Ave., left to right.

Collegeview Avenue remains smaller in scale with businesses still occupying adapted houses. Facing the northern boundary of the Vassar College it has long been a commercial adjunct to the campus. (The college now owns a number of the residential properties on the street.) Commercial development also spread down Fulton Avenue, the street running west from the intersection of Raymond and Collegeview. Originally a residential street, it has become increasingly commercialized over the years, with the addition of a multi-story apartment building, a complex of two-story townhouse condominiums and professional office buildings. A small six-lot subdivision was platted in 1917 on the south side of the street just west of where the Vassar Alumnae House would be erected seven years later. Developed by the Fulton Court Realty Company, of which nothing is yet known, it contains substantial Colonial Revival-style homes reflecting the status of real estate in the Vassar environs at that time (Fig.76). In this same time period, another distinctive yellow brick residence was constructed nearby at 110 Fulton Avenue; it is now used for a funeral home. A professional building constructed c. 1960 on a house lot on the north side of Fulton Avenue (97 Fulton Ave.) was designed in the manner of Frank Lloyd Wright's Usonian style (Fig.77).

Fulton Avenue crosses the city line just west of no. 97, in which the neighborhood extends for another couple of blocks past South Grand Street and to Worrall Avenue. Likewise, College Avenue, the next street south of Fulton Avenue, crosses the city line at the southeast corner of the original box-like boundary. (The city boundary was pushed south at this point when a large portion of Arlington south of Hooker Avenue was annexed in 1927.) College Avenue is an older

Fig.76: 2 Fulton Ct.

Fig.77: 97 Fulton Ave.

street and now contains houses that range in date from c. 1870 to the late 20th century. Its proximity to Vassar resulted in large homes on sizeable lots to be built there. Large Queen Anne-style houses predominate, with examples of early- and mid-20th-century domestic architecture appearing as addresses get farther from the college and closer to the city (Fig.78). One of Arlington's first district schools was built at 115 College Avenue indicating the population growth that had been achieved at the time (Fig.79).

Fig.78: Houses at 147, 151 & 153 College Ave., left to right.

Fig.79: Arlington Union Free School District #7 School, c. 1890, 115 College Ave.

In 1913 a map of 166 lots on property belonging to the Lewis F. Streit estate was filed with the county clerk. Streit had been a prominent Poughkeepsie businessman, a partner in Streit & Lockwood, wagon and carriage manufacturers with shops located at 426-428 Main Street. Streit lived on South Cherry Street in the city, so this Arlington property had been purchased for speculation. The parcel was bounded on the north by the south side of Main Street and contained both sides of South Grand, Streit and Lewis avenues. It was a significant early planned subdivision and contains a series of builders' catalog homes in the Arts & Crafts and Colonial

Revival modes (Fig.80). There are few intrusions in the subdivision indicating that lots sold and houses were constructed within a short time-span.

Fig.80: Streit Ave., west side south of Main St.

Land on the hillside north of Main Street was slower to develop and built up in an apparent haphazard fashion. Notable among these are the distinctive stone house and workshop built in c. 1910 on a knoll above Innis Avenue by Ezra Musselman, a tobacco merchant in the city, and his wife, Anna (Fig.90). Later, their son, Aylmer C. Musselman, who owned a sand and gravel trucking business, and his wife Georgina resided there. The Musselmans were people of German heritage who came to the United States from Canada. The picturesque property, which overlapped across the city line, later was subdivided into house lots along new streets named Musselman Drive and Boulevard Knolls.

Fig.90: Ezra & Anna Musselman House, 24 Musselman Dr.

Farther north, where the terrain leveled off, a corner of a subdivision contained mostly in the city abutted the western side of Innis Avenue. The plat for the property was filed with the county clerk in 1912 with the name of Westview Heights, evincing its favorable hilltop location. James E. Sague and John S. Wilson were the owners. Sague was a Poughkeepsie native and a mechanical engineer with a career in locomotive design and construction in Schenectady, New York. By this time he had returned to the area and was living near New Hackensack on the Boardman Estate, which he and his brother-in-law, Clarence Kenyon, had purchased in 1906. Active in efforts to attract industry to Poughkeepsie, James E. Sague also formed the Sague Realty Company, which planned a number of residential subdivisions such as Westview Heights. His brother, John K. Sague, was mayor of the city during this period. (The record is confusing on this point, with James E. Sague and John K. Sague, as well as their father, Horace Sague, variously named the mayor.) John S. Wilson was the president of the Poughkeepsie Bridge Company, which was chartered in 1871 to build the Poughkeepsie Railroad Bridge, completed in 1888. Westview Heights developed as a neat, middle-class residential neighborhood of single-family homes in an eclectic mix of Craftsman and Colonial designs typical of the pre-WWI era. However, only a small portion of it is located on Innis Avenue and Emmot Place in the Town of Poughkeepsie.

James E. Sague probably also had a hand in another subdivision in the vicinity known as Innis Avenue Gardens, which occupied the block opposite Westview Heights bounded by Innis, Kent and North Grand avenues and DeLaval Place. The plan map was filed in 1912, a month later than that for Westview Heights, and it was surveyed by the Poughkeepsie Engineering and Contracting Company, the firm that platted all the subdivisions associated with the Sagues. Edgar W. Foster was noted on the map as a property owner; he likely was the person with that name living in Bridgeport, Connecticut, who was secretary-treasurer of the New York Realty Corporation. Unlike Westview Heights, the interior of the plan was never fully developed. In 1924 the Poughkeepsie Engineering and Contracting Company filed another plan for lots on Marple Road and Lindbergh Place east of North Grand Avenue. A revised plan was filed in 1932 adding more lots. Single-family houses in this subdivision reflect the design tastes of both decades, with a number of early Cape Cod-style houses mixed in.

Farmer Irving Hewlett, who lived in a distinctive Stick Style house on Innis Avenue (pictured in Fig.57 as the Caywood House; regrettably altered and resided in 2011), subdivided house lots from his farm along both Innis and North Grand avenues in 1923 in one of the earliest recorded suburban development along the towns arterials. A later, larger, unrecorded plat along Crestwood Boulevard east of North Grand Avenue may have been subdivided from this farm as well.

In 1931 Daniel W. Wilbur, a local coal and lumber dealer, created a noteworthy subdivision on Lindbergh Place between Innis and Grand avenues. Named Inwood Park, it was fully built out with identical small two-story dwellings that represent an early example of a housing

development of uniform design (Fig.91). This characteristic suggests that it may have been subsidized by the Federal Housing Administration, which would rank the project among the earliest to occur.

Fig.91: View of Inwood Park houses on the north side of Lindbergh Place east of Innis Ave., 1931.

Fig. 92: View of west side of Meadow St. from south.

Arlington's eastern limits are indistinct, a number of early subdivisions along Manchester and Overocker roads and Dutchess Turnpike are worth of mention. Between 1921 and 1930, Henry S. Marshall, the town highway superintendent, who lived on Overocker Road, subdivided land in his possession at the intersection of Overocker and Manchester roads into building lots. A nice

collection of well-designed dwellings built in that period still exist on Marshall and Meadow roads in spite of the extensive highway improvements made in that area (Fig.92). Another subdivision, was created in this area east of the railroad line on Williams and Peckham roads in 1924 by William P. Forbes, about whom nothing is known. Evidently, it was part of the Peckham farm, the house for which is still located on the corner of Overocker and Williams roads. Forbes also subdivided lots on a parcel bridging Manchester Road, which notched into the Vassar College lands on the south side of the highway.

Rochdale

Early subdivisions appeared quite a distance east of Arlington on Dutchess Turnpike for reasons that are not fully understood. James Townsend apparently had acquired title to the so-called DeLong Farm with its gambrel-roof stone house (Fig.8) on Dutchess Turnpike near Rochdale by 1926 when Colonial Heights was platted on the east side of Hornbeck Road. (The 1930 census still listed Townsend's occupation as farmer. Although his name is not recorded on the map, with the principal streets named Townsend Boulevard, Caroline Avenue (James's wife's name) and Robert Place (his son's), his association is obvious. It looks like he had previously created ten house lots, five west of the house on Hornbeck Road and five south of the house along Dutchess Turnpike. And, he very well may have been the agent behind the subdivision of a long string of house lots on the east side of Dutchess Turnpike that contain a distinctive collection of suburban house types from the "period between the wars." Colonial Heights has an interesting plan with a small square meant to contain a park at the west end of Townsend Boulevard. Although laid out in the 1920s, the houses there appear to be later in design, such as Capes, which would have been built in the 1930s and 1040s.

Fig.93: View east on James St., Westside Development.

In 1933 and 1934, Thomas S. MacDonnell filed maps for two large subdivisions south of Colonial Heights, one on the west side of Dutchess Turnpike, appropriately named Westside Development, and one containing 113 lots on the east side known as MacDonnell Heights. The land was acquired from either the Townsend farm on the north or Otto Frank's farm on the south,

or from both. MacDonnell's identity is not known, but he may have been related to one or the other of the farm families by marriage, as has been the case with other farm subdivisions in the town. While both areas were created during the Depression, MacDonnell Heights contains a majority of small houses with designs associated with the prior period and the Westside Development is characterized by Capes, which may indicate FHA involvement. A government subsidy could help explain the selection of this remote area for comparatively large projects.

In Rochdale itself, the land associated with the defunct manufacturing concern had been deeded to the Hudson Valley Realty Company by 1915. Whether or not the mill owners were principals in the realty company is not known, but it is possible. This action would have been motivated by the desire to get a return on previous investments made in the industrial property. The mill building was in ruins or gone by this time, and individual lots were created for the pre-existing company housing along Rochdale Road so the dwellings could be sold. New streets, Titus Road and Harmony Circle, and lots were mapped on open land at the southern end of the parcel where the Wappingers Creek formed the eastern and southern limits. A second subdivision, known as DeGarmo Heights, was platted between the Hudson Valley Realty Company's parcel and Dutchess Turnpike in two sections dated 1926 and 1927. It contained Rochdale and Esterich roads, Bruce Drive and Martin Terrace. No owner is identified, but the name suggests that this land, too was associated with the manufacturing site, as the DeGarmo family operated it for a number of years. A few years earlier (1922), Mary A. Smith, who owned property on both sides of Dutchess Turnpike near the Hyde Park town line, filed a plan for a subdivision located north of DeGarmo Heights containing lots on Mary Avenue and Stanley and Ann streets. All three subdivisions contain Craftsman- and Colonial Revival-style houses typical of the 1920s period, as well as a number of Capes, which would have been in-filled later.

Fairview

Fairview was non-existent until 1906 when the Knauss brothers, partners in a wholesale meatpacking business, purchased the portion of the Bech Estate extending from South Road to Violet Avenue in the town of Poughkeepsie and incorporated the Fairview Improvement Company. William Knauss was president, Edwin S. Knauss was vice-president and treasurer, and Fred A. Knauss was secretary.[38] They had been occupying a building on Fulton Street near the railroad since 1903. The Marist Brothers had acquired that portion of the Bech property between South Road and the Hudson River, where Marist College now is located, in 1905. The Hudson River State Hospital bounded the Fairview tract on the north. "Lookout," the suburban seat of Dr. James H. McCormac, made its southern boundary. By 1910 they had platted the current network of streets along with scores of house lots, business and industrial parcels along the rail line that looped up and back through the tract from the city to the state hospital, public parks, a lake, and a place school. With their business, the state hospital, the newly-opened Fiat automobile plant, built on North Road on land they may have owned, Schatz Federal Ball

[38] Annual Report, New York (State). Public Service Commission (1950).

Bearing Company, and Corrugated Rubber Company, as well as existing industries in the north end of the city, the Knauss brothers figured on attracting working class families to buy land and build houses in the Fairview suburb. According to one account, 200 houses and seven miles of road had been built by 1951.[39] The subdivision developed in a slow and gradual manner, with lot owners planning and constructing their houses individually. Streetscapes contain dwellings representing the full range of modest domestic architecture popular over the past 100 years. To date, the plan has yet to build out, some streets still exist only on paper. As a vernacular suburban community, Fairview would benefit from more intensive study and documentation.

The narrow parcel containing James H. McCormac's house and grounds was redeveloped into a hotel and park sometime Paul McCormac sold his father's house in 1903 and took up residence in a barn at the rear of the property.[40] Known as eccentric and somewhat of a sociopath, the son inherited the property when his parents died within a few months of each other in 1900. James H. McCormac had been a practicing physician in Philadelphia, and his wife, Mary Dawson was the heiress of a wealthy Philadelphia Quaker family.[41] After a scandal, Paul McCormac left Poughkeepsie; soon after he was killed in an automobile accident.[42] By 1915 Carl H.F. Kohl and a partner converted the house into a hotel, advertised as Kohnanaris Inn and Park in tourist guides. Kohl subdivided a portion of the property on the west side of Fairview Avenue in 1919; most of this was absorbed into the Schatz Ball Bearing factory site. The industrial location may have played a role in the success of Kohlanaris Park. The *Poughkeepsie* Eagle reported on 30 October 1923 that Kohl sold the property to liquor merchant David Harris and bartender Jacob Mintzer. It was noted that the new owners intended to demolish the inn and cut up the park into building lots. Two years later, Harris and Frank C. Furlong, a Poughkeepsie physician, filed a subdivision plan; the map pictured an existing dwelling, presumably the McCormac house, within Treadwell Circle, off Kohlanaris Drive. The building was later replaced with four new houses.

The remaining southernmost section of Fairview, sandwiched between Kohlanaris Park and the city line, is depicted without definition on the 1892 except for the location of the home of Leonard B. Sackett, a lawyer, on a short extension of North Hamilton Street crossing over the city line into the town, later to be Fairview Avenue. Sackett began platting streets for a subdivision named Sackett Place in 1899, which was adopted and filed with the county as Oakdale Park by James H. Beatty and John K. Sague in September 1911. Beatty was a partner in Hansman & Beatty, a Main Street printing firm; Sague was a bank teller at the Poughkeepsie Savings Bank and mayor of the City of Poughkeepsie. Later that year Oakdale Park was platted just north of Oak Park along Wilmer Terrace by John K. Sague alone. Then in 1915 the plat was expanded east to Oakdale Avenue, wrapping around the east end of Kohlanaris Park, and the

[39] George Derby & James Terry White, *National Cyclopædia of American Biography*, Volume 41 (1956).
[40] *New York Times*, 30 August 1903.
[41] Ibid.
[42] *Poughkeepsie Eagle News*, 30 October 1923.

name of the combined three subdivisions established as Oakdale Park. Nestled in a hollow below the promontory on which Kohlanaris Park is situated, Oakdale Park represents the most cohesive collection of early 20th-century house types in Fairview (Fig.94).

Fig.94: 59 Oakdale St.

Kingwood Park

Excluding the fairgrounds tract south of Hooker Avenue that was later annexed to the city, there was only one significant subdivision created in the southern half of the town before the Depression: Kingwood Park. The plan map for Kingwood Park was filed in 1914 by George A. Coleman, a Poughkeepsie capitalist, who maintained a farm in Spackenkill. His residence and stables for his prize race horses, including one named Kingwood, were sited on what now is the Oakwood School campus on the southeast corner of the intersection of South and Spackenkill roads. Kingwood Park was laid out on the southern edge of the farm. Its serpentine road system, large lots, distinctive houses and park-like setting relate to suburban parks developed in the 19th century, such as Llewellyn Park in West Orange, New Jersey, opened in 1857 and reputed to be the first planned community in the United States or Rochelle Park, a residential park in New Rochelle, New York designed by landscape architect Nathan F. Barrett in 1885.

Of course, Coleman was continuing a Romantic landscape tradition well established in the town with such models as Matthew Vassar's Springside, The Poughkeepsie Rural Cemetery, Samuel F.B. Morse's Locust Grove, and other domestic landscapes along the Hudson River inspired by the work and writing of Andrew Jackson Downing. Even at this late date, the Romantic plan and picturesque setting of Kingwood Park makes it particularly significant among the town's residential subdivisions. George A. Coleman was a prominent figure, who after losing the election to the 66th U.S. Congress in 1917 to Edmund Platt, Poughkeepsie's great historian,

moved to Albany in 1920 to fill an appointment as Third Deputy Superintendent of Banks. He never lived in Kingwood Park.

Dutchess Golf & Country Club

Golfing had been introduced into the Hudson Valley only a decade or so earlier when in 1897 a group of Poughkeepsie businessmen organized to create the Dutchess Golf & Country Club, making the Poughkeepsie course one of the earliest in the region. (The Powelton Club in Newburgh was one of the first, opening in 1882; the Dutcher Golf Course in Pawling opened in 1890.) The original nine holes at Dutchess were laid out on farmland on South Road just south of the city by Mungo Park, a Scotsman experienced with the sport. According to the club history, the current 18-hole course was designed by the members sometime in the 1920s.[43] Franklin Delano Roosevelt joined the club in 1919 and remained a member even as his health deteriorated. Dutchess Golf and Country Club has been the perennial host of the New York State Golf Association championship. A new clubhouse was built in 2004.

An April, 1897 article in the *Poughkeepsie Daily Eagle* newspaper announced the founding of the Dutchess Golf and Country Club by a group of the city and town's prominent businessmen.[44]

> Poughkeepsie is now in line with recent civilization. We have a golf club, with a good size farm to range over, and a real Scotsman in command. The club organized Saturday evening with fifty-one members, and elected Mr. John E. Adriance president, with the following board of governors: Messrs. John E. Adriance, W.A. Adriance, Wm. H. Young, Hiram Wiltsie, Robert. M. Ferris and Dr. W.G. Dobson. One more remains to be chosen.
>
> The Sloan Farm, where the links are located, is about fifteen minutes by trolley or bicycle from the court house. It may be recognized from the old-fashioned yellow-painted farm house near the road. The entrance is through a gate just north of the old house, and leads back to the barns and a new greenhouse devoted to violet culture. Not far from the greenhouse the visitor comes to the first "teeing ground," the start of the golf course, and here he meets John Forman, the professional just over from Scotland, who is in charge of the links. The scenery is all one could wish, the green rolling hills and meadows of old Dutchess all around, the blue Catskills and Fishkills visible from many points, and the long line of river hills of Ulster, which resemble the hills of East Lothian in Scotland, as Forman says. The course is all staked out, the holes are in place, and men are working at clearing the dried leaves and the weeds off where they are likely to interfere with the sport. When the "putting greens" (the "u" must be pronounced as in "but" if you are going to play golf) have been rolled and cut short, everything will be in order. A little house, once a tenant house on the farm, is undergoing revision and reroofing to serve as a club house. There isn't enough room for a dance, but what golfer wants to dance. There's enough room to partake of a "wee drop of Scotch" when one is tired from a long tramp around the links.

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[43] *Golf Clubs of the MGA: A Centennial History of Golf in the New York Metropolitan Area* (Elmsford NY: Metropolitan Golf Assn, 1997), 255.

[44] http://www.dutchessgolf.com

Suburban Development in Poughkeepsie, 1940 to 1970

The Town of Poughkeepsie's population was tallied at 14,450 by the 1940 census. With the exception of a decline registered in 1930, just a year after the southern part of Arlington was annexed to the city, the town's population had grown steadily through the years. Every other town in Dutchess County and, generally, throughout the region experienced population declines in the late 19th and early 20th centuries as farming and associated rural economies diminished. The strength of the city of Poughkeepsie's commerce and the early impact of suburbanization have been credited with contributing to the town's stability. In addition, the town of Poughkeepsie was small in area when compared to other rural towns and its land use always was diversified. By one account, Poughkeepsie farmers remained solvent when others did not because they shifted to market farming at the turn of the 20th century, supplying the city with fresh produce. However, this would have to be considered in the context of other towns in which cities were located. Nevertheless, by the end of the Depression and the opening of the second World War, Poughkeepsie farmers were poised to plant a new crop on their tired lands: houses.

IBM in Poughkeepsie

The International Business Machines Corporation (IBM) was based in Endicott, New York when in 1941 a newly-created subsidiary, the Munitions Manufacturing Company, was in need of a Hudson Valley location (close to the Watervliet Arsenal near Albany) to qualify for a $16.5 million government contract to produce 20mm aircraft cannons for the U.S. military. IBM's president, Thomas J. Watson, Sr., called upon Poughkeepsie machine shop owner Frederick H.M. Hart, who supplied parts for the business machine company, to assist in finding a suitable location. This serendipitous association resulted in IBM purchasing 215 acres of land along the Hudson River on South Road in the Town of Poughkeepsie. (Hart's father, Frederick Hart, had been the responsible agent for the DeLaval Separator Company selecting Poughkeepsie as the location for a plant in the 1890s.) The Munitions Manufacturing Company adapted a pre-existing 30,000 sq. ft. canning plant, R.U. Delapenha & Co., Inc., for making the cannons. A new 100,000 sq. ft. building was constructed when the company received a contract to manufacture Browning automatic rifles. A cafeteria building also was erected. By war's end, the facility had produced 10,500 cannons, as well as 346,500 30-caliber carbines and 20,000 Brownings (for a total of $196 million in contracts) and employed 1,400 workers.[45]

After the war, IBM moved its production of electric typewriters to Poughkeepsie from Rochester, as well as other established electromechanical computing and business machines that had been manufactured elsewhere. Driven by its experience with the Defense Department, the company saw its future in electronic computing and committed enormous resources to advancing this goal. For this, space was needed for research and development. To this end, the company

[45] John Jeanneney & Mary L. Jeanneney, *Dutchess County, A Pictorial History* (Norfolk VA: Donning Co., 1983), 163-164. Harvey K. Flad & Clyde Griffen, *Main Street to Main Frames: Landscape and Social Ch ange in Poughkeepsie*, SUNY Series, An American Region: Studies in the Hudson Valley (Albany NY: SUNY Press, 2009), 172-173.

purchased the 217-acre country retreat of Clarence Kenyon on Boardman Road in 1944. Since the death of the wealthy Brooklyn raincoat and tire manufacturer in 1934, the property had been occupied by his daughter, Helen Kenyon, a Vassar College graduate and benefactor. (Kenyon served on the college's Board of Trustees for many years, ten of them as the chair.) Designed by local architect Percival M. Lloyd and built in 1913, the large stucco house and its outbuildings became the locations of early laboratories where IBM engineers worked aggressively on the research and development of electronic computers.[46] The Model 407 accounting machine was developed in labs in the Kenyon house, and it became one of the company's more profitable products. Its successor, the Model 604, also came out of the Kenyon labs. It contained 1,400 vacuum tubes and still operated using punch cards. IBM expected to sell 75 of these machines; more than 5,600 were delivered. Soon after, punch cards were replaced by magnetic tape for storing data, as a result of inventions in the Kenyon labs.[47] Later, the IBM Selectric typewriter, with a sleek body conceived by theatrical and industrial designer Norman Bel Geddes, would be built on South Road. The Selectric was a business application of a technology designed to increase the speed of printers so as to keep pace with the advanced computing power of electronic calculators being developed by the company.

The purchase of the Kenyon place was made known in a press release by Walter J. Niles, general manager of IBM's Poughkeepsie plant, stating that the house would be "used temporarily as the research and engineering laboratory" until a more permanent facility could be built. Niles also stated that "As soon as homes can be located for them, members of the company's East Orange, N.J. laboratory and of another IBM laboratory will be moved to Poughkeepsie."[48] Post-war demand for business machines drove the firm to expand its work force rapidly, and the company began planning for both the housing and recreational needs of the young families it anticipated it wanted to attract. In 1944 the company purchased a 300-acre property from Frank Dickerson on the east side of South Road opposite the manufacturing plant. Charles A. Kirk, vice president in charge of manufacturing, stated that the Dickerson tract was acquired "for extension of the Country club and Post-war housing for the IBM employees." This amenity would help keep IBM employees a tight-knit, loyal (and non-unionized) group.

Three years later (1947) IBM broke ground for a 250,000 sq. ft. factory on its South Road property. Known as Building 002, its dedication the following year was attended by Gen. Dwight D. Eisenhower, then president of Columbia University, and Eleanor Roosevelt. It was the largest building to have been constructed in Dutchess County and with its clock tower has been an enduring landmark on South Road, even though it has been enlarged and altered in numerous stages over the past sixty-plus years. All forms of typewriters, electronic calculators, keypunch machines, card sorters and proof machines were manufactured there. By 1952 nearly 6,000 people were on the IBM payroll in Poughkeepsie. The anticipated research building on the

[46] *Main Street to Main Frames*, 178-179.
[47] Albert J. Gerney, "Red Oaks Mill, A Place in Dutchess County History," mss., Poughkeepsie Town Historian's Office.
[48] *Poughkeepsie New Yorker*, 1 July 1944.

Kenyon estate, known as Building 701, was completed in 1954. It was named for IBM's first production computer, the 701, which was developed there. The 180,000 sq. ft. building was enlarged by a 100,000 sq. ft. addition two years later.

Before the end of the decade, the transistor had replaced the vacuum tube at the core of computer functioning. The ferrite transistor cores were first made in the labs in Building 701, but production demand required a new workforce set up in Building 001, which had been constructed during the war. Soon production spread to a new plant (Building 003) further developing the South Road campus. Transistors revolutionized electronic engineering and led to the development of the System/360 family of computers, the company's groundbreaking and highly profitable mainframe computer, in 1964. This achievement put IBM in the forefront of computer development where it would remain for the next twenty years. Production of these machines required the construction of a large quadrangle of buildings north of the existing campus on South Road. By then the demand for microprocessor production had outgrown the South Road facility and was moved to the Town of East Fishkill where successive generations of semiconductors were manufactured. At its peak in 1984, IBM employed over 22,000 people in Dutchess County.[49]

Housing IBM

Between 1950 and 1960 the population of the town of Poughkeepsie grew from 18,169 to 31,129 residents, an increase directly attributable to the presence of IBM. (Conversely, during the same time period, the population of the city of Poughkeepsie decreased by nearly 3,000 souls.)[50] The expansion of the company fostered suburban development in the vicinity of the South Road plant and the Boardman Road labs at an extent unrivaled in the mid-Hudson Valley. By 1970, 59 percent of the dwellings in Spackenkill and 62 percent of the dwellings in Red Oaks Mill had been built between 1949 and 1959.[51]

During the war years, IBM recruited employees from other industrial firms in the immediate area. The need then was for men with casting, machine shop and tool-and-die-making experience, which the local workforce could fulfill. Afterwards, machine manufacturing became the principal occupation at the IBM plant to which the skills of the war-time employees could be applied. But once the shift was made to the research, development and construction of electronic computers, new skilled personnel, many with college educations, began moving into the town, bringing their families with them. From this point on, for the next 30-40 years, as the IBM population consistently increased, there was an enormous demand for housing.

IBM's president, Thomas J. Watson, Sr., anticipated the housing shortage when he bought 400 acres of land in 1947 on the south side of Spackenkill Road near its western terminus at South Road with the intention of providing affordable homes for his employees. It adjoined Kingwood

[49] *Dutchess County, A Pictorial History*, 165-166. *Main Street to Main Frames*, 185-186.
[50] *Main Street to Main Frames*, 200.
[51] Ibid.

Park on the south, a distinctive residential park laid out in 1914 for Poughkeepsie banker George A. Coleman where upper-eschelon IBMers already resided, and the Flower Hill subdivision on the west, which had been laid out by city parks superintendent and violet grower Herbert Saltford the same year (1947), with Wilbur Campbell the contracted builder. With its spacious lots and proximity to the IBM campus, Flower Hill evidently was created to attract the same elite IBM clientele. The following year surveyor Robert A. Monell platted 155 small lots along roads with names evincing old Hudson Valley Dutch heritage, such as, Kinderhook, Hasbrouck, Beekman, Vanduzer and Holland. The subdivision was recorded as Spackenkill Heights (Fig.95).

Fig.95: Plan map of Spackenkill Heights (File Map #2161), 1948.

Lots were sold for $450 with a selection of four house types available, each concentrated in a particular section of the plan. The base-line house was a small Cape Cod with a carport costing $8,500 (Fig.96). Split-level and cross-gable houses were also built and would have cost more. Larger brick Capes with four bedrooms and a garage were sold for $12,500.[52] Charles T. Wills, Inc., a New York City construction firm known for large building projects, were contracted to build the houses. Watson's involvement positioned the project in a broader and more sophisticated context of planning, design and construction, ranking Spackenkill Heights with other large-scale Post-WWII suburban housing projects in the North East, such as Levittown on Long Island, which was announced in the same year as the Poughkeepsie development. Although not documented, home buyers in Spackenkill Heights likely enjoyed the mortgage benefits offered by the Federal Housing Administration and the Veterans Administration.

Fig.96: 15 Hasbrouck Dr., photo from Dutchess County Planning Department Parcel Viewer.

At this time, qualified buyers could purchase a house with a 10% down payment and monthly installments of as little as $45, which was less than most potential buyers were paying in rent. It was opportunities like this—trading an old, dingy city apartment for a sparkling new home in the suburbs and paying less per month—that transformed housing in America. It is important to realize that this phenomenon originated in the Depression Era and presaged the great demand for veteran housing after World War II. This kind of offering would not been available without the federal mortgage guarantees offered by the Federal Housing Administration. Congress created the FHA in 1934, when the housing industry was idled by the effects of the Depression, and two million construction workers had lost their jobs. It was very difficult for most home seekers to

[52] Ibid., 176.

obtain mortgages at that time, as typical mortgage loan terms were limited to 50 percent of the property's market value, with a repayment schedule spread over three to five years and ending with a balloon payment. As a result, only four in 10 households owned their homes; the rest were renters and very vulnerable to the vagaries of the changing market.

To improve living conditions, encourage home ownership, and jump-start new house construction, the FHA instituted financing programs that made it possible for more people to buy new homes. In the process, they played a defining role in determining the basic size, design and construction methods of new house types in which the government was prepared to invest. The goal was not just keeping costs low, but also providing a domestic environment that improved on the tenement apartment model. The new house types relied on mass-production and industrialized parts to be affordable, and in this way, the FHA plan stimulated America's dormant industry to produce not just construction materials, but appliances, furnishings and domestic goods that the millions of new homes would require. As a result, home building became a main economic indicator, as it remains to this day.

With millions of war veterans needing to be re-integrated into the American workforce and the remarkable economic and social changes that occurred immediately following the war, American domestic architecture experienced its most dramatic and systemic transformation. The New York suburbs perhaps felt this change more than any other place. The demand was so great that new methods of construction needed to be developed and implemented on the run. A radical shift in lifestyle was instituted as families left the traditional urban environment for single-family dwellings in the suburbs. This transition led to the expansion and redefinition of the American middle class. Because of IBM's meteoric growth, Poughkeepsie was in the forefront of this significant event. With many square miles of undeveloped land, the town became an active and willing participant in the growth of post-war suburbia.

As the standard FHA-approved house design used during the Depression, the Cape also became one of the most repeated designs in Post-WWII domestic architecture. But then it was rivaled by another more Modern house form. An article in the 25 July 1948 *New York Times* titled "Ranch-Type Home Wins Favor Here," introduced what would soon become a standard design of Post-WWII residential architecture.[53] "The rambling ranch-style house, once confined largely to broad open spaces and Western areas, is finding wide favor in post-war building activity in the New York suburban district. Starting largely on Long Island, where the design won quick popularity and ready sales despite the fact that it requires a somewhat larger and more expensive lot than the conventional dwelling, the idea spread rapidly through Westchester. Quite a few residences of this type are now completed and occupied there. Builders have just announced plans for additional residences of the same style."

[53] p. R1.

While a staple in developments of dwellings for people of moderate means—along with the Cape—the Ranch also would become a popular alternative for the custom-designed homes of families in higher-income brackets. More than any other of the period house forms, the Ranch lent itself to the Modern design taste, particularly after architects like Frank Lloyd Wright and Mies Van der Rohe gained wide media coverage for their highly original work. Still, many ranches were also designed with features reflecting the traditional Colonial style, such as center chimneys, bay windows, old-style entrances and shutters.

After the ranch, the third new house type to be introduced after the war was the Split-Level, which combined a one-story section with a two-story section so that the floor level of the one-story section was positioned between the floor levels of the two-story section. Early small split-levels often contained an integral garage in the lower level of the two-story section, as was the case in Beechwood Heights and Twin Hills subdivisions in Poughkeepsie (see below).

It is appropriate that IBM's founder and president created the model for the development of suburban housing tracts in Poughkeepsie in the post-war period, but he was not necessarily the first to do so. William D. Howell, a real estate salesman, and his wife, Mary, resided in an old farmhouse on the northwest corner of Spackenkill and Red Oaks Mill roads that they had modernized with the addition of wood shingles, a deep veranda and a porte cochere. An airport had been in operation on the south side of Spackenkill Road since 1927, which reputedly was a favored service stop for planes carrying bootlegged liquor from Canada.[54] Howell bought the airport in 1938, the same year he and his wife filed a subdivision plan for their north-side property, surrounding their house with building 22 lots. It was named Orchard Park. Four years later William D. Howell and William H. Howell (relationship unknown, whose father, William W. Howell, was the superintendent of the Poughkeepsie Rural Cemetery) filed a plan for 33 lots on what had been the airport runway. Small Capes were built in both subdivisions, probably after 1942, making them some of the earliest of this mid-20th-century house type to have appeared in the town. The airport plat, with lots fronting on both the south side of Spackenkill Road and the north side of Pine Tree Drive, also includes small story-and-a-half Colonials, built at the same time, that appear unique in the local context (Fig.97). Although not yet documented, it is likely that William D. Howell intended to market these small, affordable houses to IBM employees.

In 1946 John A. Cavo, a trust officer for the Poughkeepsie Trust Company, and a partner named Chlanda, possibly Charles Chlanda, a farmer living in LaGrange, filed a subdivision plan for 10 lots on the south side of Pine Tree Drive in the old airport tract in Red Oaks Mill. Evidently, they had acquired what remained of the airport for in 1950 they platted 61 lots south of Pine Tree Drive along Winnie Lane, Memory Lane and Jane Street, 28 more Alda Drive in 1951, and 33 lots on Carmen Drive in 1952. Small Capes were built on all of them. The builder of these houses has not been identified, but it may have been Mariano Mainetti (M. & H. Construction

[54] Gerney, "Red Oaks Mill, A Place in Dutchess County History."

Co.) who completed the development with the addition of 17 lots at the south end of Winnie Lane in 1955. The plan map for that subdivision termed the development Pleasant Acres. At opposite ends of Spackenkill Road, these early subdivisions—the airport tract and Spackenkill Heights—served as bookends for future residential development that quickly consumed all the available open land in between.

Fig.97: 290 Spackenkill Rd., photo from Dutchess County Planning Department Parcel Viewer.

William H. Howell also filed a map for a subdivision on the northeast corner of Spackenkill and South roads in 1946. It wrapped around both the old and new schools on Spackenkill and stretched out Croft Road, providing the name of Croft Corners for the whole. The section concentrated in about 38 lots along Spackenkill Road and Schoolhouse Lane is characterized by small Capes probably constructed almost immediately after the filing. Larger lots along Croft Road appear to have been created later, perhaps from smaller unrecorded plats; and clearly were developed later with a variety of custom-built homes, a number of them in Modern designs. It is unlikely that FHA extended mortgages to houses of this scale and design. The contrast between sections illustrates the range of status within the IBM workforce. Another large subdivision, Westervelt Hills, containing 100 lots was plated on the west side of South Road just north of the IBM factories in 1949, but it never was built as the company quickly expanded into that area.

Henry W. (Hank) Siegel was one of the first local builders of subdivisions in the town. He grew up on his father's potato farm on Manchester Road, on which he created a subdivision along a looping Henmond Road known as Manchester Heights filed in two sections mapped in 1947 and 1948. Siegel built mostly Capes in this subdivision, which were the favored affordable dwelling meeting FHA mortgage standards. The location of Manchester Heights was determined by the

availability of land rather than its proximity to IBM. Further research is needed to learn if the intent was to attract families associated with the company or for Poughkeepsie residents in general. In 1930 Siegel developed a 90-lot subdivision on the old Lasher property just below the Kinkead's Maple Grove on South Road. Named Beachwood Heights, it contained Capes and Split-Levels and extended across Morehead Road into the city (Fig.98).

Fig.98: 17 Cathy Rd., photo from Dutchess County Planning Department Parcel Viewer.

Sixteen residential subdivision plans were filed with the county clerk in the 1940s; more than five times as many (81) were recorded in the 1950s. Descriptions of some of the more notable ones are as follows.

- Swenson Estates, 1950 & 1952: 87 lots in two sections on Swenson, Meadow and Glen drives north of Channingville with small ranch houses; developed by Homer Swenson, an active local builder.

Fig.99: View on Meadow Dr.

- Dutchess Village Homes, 1952: 93 lots in two sections on Antoinette, Ave., Marwood, Sheraton, Anthony and Briarwood drs., and Marino Rd. developed with identical Capes built by builder Anthony Marino.

Fig. 100: View north on Marino Dr. from Marwood Dr.

- Riverview Village, 1952: 162 lots in three sections on Channingville, Twin & Phyllis rds., Honey & Hickory lns., and DelBalso Blvd. developed with identical Capes with distinctive front eaves.

Fig.101: View on Hickory Ln. from DelBalso Blvd.

- Hillis Park, 1954: 85 lots in two sections on Hampton, Benton & Merrimac roads developed with identical Split Levels with tuck-under garages.

Fig.102: 6 Benton Rd., photo from Dutchess County Planning Dept. Parcel Viewer.

- Twin Hills, 1953-1956: 103 lots in three sections on Twin Hills, Woodward and Casper Creek rds. subdivided on the farm associated with the stone Westervelt house on Spackenkill Rd. and developed by Maurice and Henry Burke, whose family owned the farm; distinguished by large Ranch houses with stone fronts.

Fig.103: 22 Twin Hills Rd. , photo from Dutchess Co. Planning Dept. Parcel Viewer.

- Bradley Village, 1953-1954: a large subdivision of over 150 lots with identical small Ranch houses located on the east side of Violet Ave. in Fairview on Peter Cooper, Van Wyck and Stuyvesant drs. and Violet Ave. Clearly a project subsidized by the FHA, it would have housed workers from the state hospital and Fairview and city businesses rather than IBM

Fig.104: House on Van Wyck Dr. in Bradley Village.

- Ireland Estates, 1954: 101 lots in three sections on Ireland Dr. and Shamrock Ct. developed by William H. and Douglas C. Cochran, excavators, Benjamin J. Pritchard, and Eberhard Builders; Ranch and Split-Level house types predominate.

- Greenvale Farms, 1955-1957:85 lots in three sections on Greenvale Farms Rd. and Homer Pl. developed by Eberhard Builders; Ranch and Split-Level house types predominate.

Fig.105: View on Homer Pl.

- South Gate Estates, 1955-1956: 159 lots platted on the Krackower Farm on South Gate, Oriole & cardinal drs., Cardinal Dr., and Peacock Ln. developed with Split Levels and Ranches.

Fig.106: View on South Gate Drive.

Significantly fewer plans were filed in the next decade, with 32 subdivisions representing the growth of the suburbs in the 1960s. The traditional house forms gradually gave way to the Raised Ranch, a ranch raised on an elevated basement with a center entry located between floors. This house design was the result of builders creating more living space within a standard Ranch footprint after FHA increased their standards for minimum living area. It appears that the first large development where the Raised Ranch was built from the start and exclusively was the Crown Heights subdivision, with plans filed in 1961 for more than 300 house lots along Rickey Lane, Robin Road, South Gate Drive, and other streets at the south end of Barnegat and up against the Trap Rock quarries. Sutton Park, a 250-lot subdivision platted in 1964 off Vassar Road south of Red Oaks Mill is another development comprised solely of Raised Ranches. After that, the house type was used exclusively for affordable single-family housing in the town.

A number of subdivisions with larger and more uniquely-designed houses, built for higher-income buyers, are extant from this period. Like Kingwood Park decades earlier, they can be picked out on a parcel map because of their large lots and serpentine roads, often routed along a ridge to provide picturesque vistas. The Alexander Knolls subdivision, laid out in 1954 by excavator David Alexander and Kenneth R. MacGhee, a roofing contractor, is one such example. Large houses in Ranch and Colonial styles predominate. Colburn Estates, located along Colburn Drive off Spackenkill Road was created from a portion of the Boardman Estate in 1958. It contains large Ranches and Split-Levels constructed to designs provided by Eberhard Builders. Flower Hill, previously mentioned, was platted in 1947 by landscape gardener Herbert W. Saltford with substantial Ranches and Colonials built by Wilbur Canmpbell Construction Company. A number of these better developments are located near Vassar College, including those along the north end of Boardman Road, Hornbeck Ridge and Ridgeview Road. An amendment made to Kingwood Park in 1956 provided new lots for large homes overlooking the Dutchess Golf & Country Club. Distinctive large houses can be seen along Croft, Valley View and Edge Hill roads.

Nearly all designs for houses built in these subdivisions, whether moderately- or higher-priced, came from the builders either as prototype designs or those developed in consultation with owners from published plans. Architects did not play a significant role in the design of suburban houses, and only a very few actively practiced in Poughkeepsie. William Gindele and Jeh Johnson were partners in a Poughkeepsie firm during these years, and Johnson could recall only a limited number of residential commissions. A number of houses designed in the Modern taste are scattered through the better developments. Except possibly for a small group of Vassar faculty houses designed by Jeh Johnson on Old Silvermine Place, there are no real concentrations of Modern houses and definitely no subdivisions planned around them. Many of these house can be found isolated at the ends of cul-de-sacs, often with vistas or views of the Wappingers Creek, as if settings were important to the conception of the house. (These values are consistent with Frank Lloyd Wright's concept of the Usonian house.) The role architects played in the design of these houses is not known, but most appear to be based in commonly-available house and builders' publications. The McComb House on Hornbeck Ridge, designed by Marcel Breuer, is one well-known exception. Character studies of the initial owners of these Modern houses would be useful in understanding their conspicuous contradiction in the general suburban context.

TOWN OF POUGHKEEPSIE

RECONNAISSANCE-LEVEL
HISTORIC RESOURCE SURVEY UPDATE

V. Analysis of Survey Data

Existing Survey

It is presently unknown how many inventory forms for properties in the Town of Poughkeepsie are file in the State Historic Preservation Office (SHPO) in Waterford, New York, as they are not accessible. This repository likely contains a small number of forms collected in the years the state's survey program was active in the 1970s. No systematic survey effort occurred in the town; however, information on individually significant and/or threatened properties would have been collected by state fieldworkers or submitted by local preservationists associated with the Dutchess Landmarks Association. State agencies required to comply with federal and, later, state historic preservation requirements would have contributed forms to the inventory in relation to projects under their jurisdiction, such as highway construction, waste water treatment, utility work, etc. As of September 2009, there were 341 projects on record in the state's tracking system in which the impact on historic buildings and archeological have been assessed. Many of these generated inventory forms. The shore lands of the Hudson River and Wappingers Creek have been determined archeologically sensitive due to rich findings of prehistoric artifacts in project areas (see Appendix VI-9). It is likely that many of the buildings recorded for these projects have been lost, which makes this inventory of particular historical interest. State-owned properties, in particular Hudson River Psychiatric Center, were inventoried in separate state-funded projects.

In 1989 the Dutchess County Planning Department conducted historic resource surveys in each of the county's municipalities except for the cities of Poughkeepsie and Beacon and the Town of Rhinebeck where comprehensive surveys had already been completed under the state's survey program. The Town of Poughkeepsie had already retained a consultant (Diane Levitt) to conduct a survey that compiled a list of 89 properties and produced inventory forms that are now filed with the town and the county. This was not a comprehensive survey. These properties are indicated in the larger data base compiled in this project (see Appendices VI-1 & VI-2).

Four properties in the town have been designated National Historic Landmarks: the Hudson River State Hospital Administration Building on North Road, the Young-Morse Estate (Locust Grove) on South Road, and Main Building and Observatory at Vassar College. Sixteen properties in New Hamburg were listed on the National Register as part of a multiple property submission in 1987. Only four other properties in the town have been listed since then:

Roselund Estate Buildings, now part of the Marist College campus, in 1991; Maple Grove on South Road in 2000; the Kimlin Cider Mill on Cedar Avenue in 2002; and Peter & Karen McComb House on Hornbeck Ridge in 2007.

Eleven properties have been designated local landmarks. They are identified as follows.

- Peter & Karen McComb House, 27 Hornbeck Ridge
- Ellessdie Private School, 179 Delavergne Avenue
- Lewis DuBois House at 6 Greenvale Farms Road
- Common School, 925 Dutchess Turnpike (previously 359 Dutchess Turnpike)
- Joseph Westervelt House, 202 Spackenkill Road
- Downing House, 1209 Dutchess Turnpike
- Parish-Overocker House, 110 Overocker Road
- Kimlin Cider Mill, 150 Cedar Avenue
- Abraham Fort House, 2228 South Road
- Site of Poughkeepsie Spring, 600 Spring Manor Circle
- Fort Family Cemetery, 2211 South Road

New Survey

In the first phase of the survey project, a spreadsheet data base was created to record preliminary geographical and physical information on properties in the town built before 1860. Updated in the second phase, the list tallies 151 properties (Appendix VI-1). Expanded to include properties dated between 1860 and 1899, the number increases to 327 historic resources identified as having been built before 1900. Of the total, 78 properties are located in New Hamburg and 10 are located in Rochdale; neither Arlington nor Fairview was separated as they largely developed after 1900. The data base allows for sorting and manipulating information to respond to queries about the historic architecture in the town. These data can also be displayed in a geographic information system (GIS) to create maps (Appendices VI-5 to VI-7).

According to the assessor's parcel data, 7,632 residential properties were added to the town between 1900 and 1969, and nearly 200 commercial properties were created during that time frame. Although the construction dates provided for these properties are not precise, especially for those associated with the early years of the 20th century before records were kept, in gross terms they quantify the stages by which the town expanded in more recent years. Breaking down the residential development by decades results in the following stages of construction.

1900-1909	132 entries
1910-1919	142
1920-1929	406
1930-1939	599
1940-1949	897
1950-1959	3027
1960-1969	2429

The data illustrates the progression of subdivision and development Poughkeepsie experienced in the early and mid-20th century. Growth was slow during the first two decades and, based on field observations, was concentrated in Arlington and Fairview on the immediate outskirts of the city. During this period, the rural parts of the town experienced little growth, if any, as the agricultural economy was static after years of decline. Both Arlington and Fairview benefited from being connected to the city by trolley lines. With Vassar College as the outlying anchor, commercial and residential development spread out along the s sandwiched between the city's northern line and the Hudson River State Hospital, a major employer. The Fallkill Creek, flowing in its channel just inside the city line, was the principal industrial corridor, and the Fairview section developed as an extension of the city's working-class north end. Still, while the number of dwelling built in Arlington and Fairview during this period are significant, they are not great when compared to that which would follow.

New construction in Poughkeepsie increased nearly four-fold during the next two decades (1920-1939), the period between the world wars. Assessor date associates 1,005 properties with these years. While a good number of dwellings were added to the Fairview street plan in this period, much more growth occurred in Arlington, in particular on streets platted on the old fairgrounds south of Hooker Avenue, and area that was annexed by the city in 1929. Yet, with the advent of automobile ownership, middle-class families looked farther outside the city for housing opportunities. Many house lots were subdivided along the highway frontages of farms, particularly those located along major arterials, such as South Road, Dutchess Turnpike and New Hackensack and Vassar roads. Significant groupings of suburban homes in a range of popular pattern-book styles are extant in these locations. A few exurban subdivisions were introduced, such as Kingwood Park in Spackenkill (1914), the Hudson Valley Realty Company's plat in Rochdale (1915), and Colonial Heights off Dutchess Turnpike (1926). New house types were introduced in the Depression Era (1930s), notably Capes that were promoted and financed by the Federal Housing Administration. Thomas S. MacDonnell's Westside Development (1933-1934) off Dutchess Turnpike and William D. Howell's Orchard Park subdivision (1938) are the earliest Cape developments in the town and anticipate the direction of residential development in the years following World War II.

The addition of 897 houses in the 1940s is an important statistic. In many places, house construction was limited by the focus of resources on the war effort. However, towns like Poughkeepsie that contained industries with military contracts experienced significant gains in population and housing, much of which received government subsidies. About 40 percent of the properties recorded in this decade are dated in the war years, just as IBM opened a munitions factory in the town. The rest were built after 1944 when IBM began attracting hundreds of new employees to the town. Four of the sixteen subdivisions with maps filed in the decade were dated prior to 1945; the rest were recorded later. Most were concentrated around the IBM factory. The plan for Spackenkill Heights, a 150-lot subdivision developed by IBM's president, Thomas J. Watson, Sr., was filed in 1948.

The suburbanization of the southern part of the town accelerated in the 1950s, when 3,027 houses were added to the assessor's list, and the 1960s, with 2,429 houses were recorded. Most of these would have been constructed in the more than 100 subdivision plans filed in those two decades. This rate and range of development distinguishes Poughkeepsie as a historic post-WWII suburb. Beyond the direct influence of New York City, which was the focal point of suburban growth in Westchester and Nassau counties in New York, Fairfield County in Connecticut and Bergen County in New Jersey, Poughkeepsie's history is linked to and enhanced by its association with IBM's expansion into a computer giant. A list of subdivisions filed in these years (Appendix VI-5) and a map depicting the dimension and location of all subdivisions filed between 1900 and 1969 (Appendix VI-8) document the spread of suburbanization in Poughkeepsie during these years. This aspect of Poughkeepsie's development warrants more intensive study and documentation.

Residential development tapered off in the 1970s as IBM opened new manufacturing facilities in East Fishkill in Dutchess County and Kingston in Ulster County, as well as elsewhere outside the region. In the 1980s the growth cycle was reversed as the employer began to downsize its presence in the town. As would be expected, the number of new residential subdivisions decreased significantly after 1970.

Existing schools and religious properties have been recorded in their own lists (Appendices VI-3 and VI-4, respectively). The survey identified 21 public school buildings in the town built between 1812 and 1970. Some of the older buildings have been decommissioned and put to residential uses. All of them are considered significant and eligible for designation. Eight private schools have been recorded. Four of them occupy buildings designed and built for them, the rest occupy IBM buildings repurposed for their use. All of them are significant either as historic school buildings or because of their association with IBM. The Town of Poughkeepsie is home to three colleges: Vassar College, the campus and associated buildings of which are eligible for designation as a historic district; Marist College, which occupies a relatively new campus, but one which contains buildings of individual distinction; and Dutchess Community College, which was established in the buildings of an early 20th-century tuberculosis sanitarium and expanded with the addition of a distinctive building (Hudson Hall) designed in the Modern or International Style. Another institution of note is the Hudson River Psychiatric Center (Hudson River State Hospital), the main building of which has been designated a National Historic Landmark because of its architectural significance. Since its completion of this Kirkbride Plan facility in 1871, a large complex has developed on the site, which has been documented by the New York State Historic Preservation Office.

Commercial and industrial buildings have not been itemized in this survey and warrant further documentation and analysis. Older commercial buildings are concentrated on Main Street in Arlington. Mid-20th-century shopping centers and strip malls along South Road have already been replaced by more recent development leaving little historic that is recognizable. The

Poughkeepsie Galleria and South Hills malls in the southern end of the town are not quite 50 years old. Small historic industrial buildings are located in Fairview and Arlington, mostly along the railroad line that cuts across the town from the Poughkeepsie Railroad Bridge spanning the Hudson River. These, along with the full extent of buildings now or formerly associated with IBM, should be carefully inventoried and documented.

Recommended Actions

1. Fully document buildings and histories of all properties built prior to 1900.
All of the 327 properties identified in the survey as dating in the 18th and 19th centuries should be fully recorded with detailed narrative and photographic descriptions and site and building plans. (Official New York State Building Inventory Forms, issued by the SHPO would be a good template to use.) The history of their construction and ownership also should be recorded using deed and census records, as well as other local archival sources. Include documentation of associated barns, outbuildings and landscapes, even if they currently are on different parcels. The dimensions of the original farms should be determined and mapped, with subsequent subdivision stages delineated. This process will serve both to provide a representation of the past history of a farm and to provide valuable information about the 20th-century suburbanization process. Special attention should be given to farm properties that retain substantial amounts of their historic landscape. In another important category, only a very few of Poughkeepsie's elite country seats remain intact along the Hudson, and it will be important to document and preserve the fragments of buildings and landscape features that are left from those that have been lost.

2. Further document early 20th-century residential development and historical context
Town assessment rolls classify nearly 900 properties with construction dates ranging between 1900 and 1930. Most of them are contained in the 45 subdivisions—nearly all in either Arlington or Fairview—with plan maps filed in the county clerk's office. Others are located along arterials emanating from the city and represent roadside subdivision of farm land. Architecturally and historically, this period of suburban development is distinct from what occurred during the Depression and after the Second World War, and it warrants a more detailed study before evaluations can be made regarding the significance of individual properties and potential districts.

3. Further document post-WWII suburban history and residential development
Preliminary assessments following this survey are that the subdivision history of Poughkeepsie's post-WWII development has a significance that transcends the local context. The confluence of the remarkable story of IBM invention of its main frame computers in the town and the proliferation of housing largely financed through U.S. government programs directed towards war veterans, who comprised a large number of the corporation's work force, confers a certain historical importance on the Poughkeepsie suburb. This is a subject that should attract the interest of historical scholars as well as historic preservationists. The characteristic houses types—capes, ranches and split levels—are extant in great variety and represent a catalog of the FHA-approved dwellings contractors were building for factory workers and young professionals. The strong physical integrity of so many of these housing groups enhances their significance as

mid-20th-century historic resources. Once a more complete context is researched and written, many of these subdivisions will prove eligible for national, state and local designation.

4. Publish survey reports and documentation of historic properties.
It is important to make new information about the history and significance of the town's historic resources available to the public to raise its awareness of what exists and engage current residents in the town's responsibility to preserve those resources. This effort should begin with the duplication and distribution of this report to relevant town departments, libraries and cultural organizations, as well as posting it on the Town's web site. Future documentation results can also be published in print and digital formats.

5. Evaluate all pre-1900 properties for state/national and local designations.
In the context of the region and recognizing the rarity of early architecture in the town, the properties inventoried in the survey have a historical significance simply as a result to their survival. The 19 properties with 18th-century construction dates have a heightened significance and should be given immediate consideration for designations. Of the remaining 19th-century properties on the list, some are located in communities in New Hamburg and Rochdale, others are grouped together on Overocker and Overlook roads. (Portions of New Hamburg were listed on the State and National Registers in 1987, but this designation should be expanded to a single district encompassing most of the hamlet, which would qualify for local designation, as well.) These properties should be documented and evaluated as part of potential historic districts. The balance should be evaluated individually based on the documentation process recommended above.

6. Document open space and associate with historic contexts.
The small amount of vacant land that remains in the town, mostly in the northern section, is a valuable open space resource. It would aid in its conservation to associate it with a historic property or historic function. Any surviving historic features, such as field patterns, tree rows, stone walls, designed landscape components, etc., should be inventoried.

7. Convey local designation to all properties listed on National Register or designated National Historic Landmarks.

8. Consider local designations of historic properties owned by the state, county, town and school districts. Also consider designations for historically significant institutions, such as Vassar College and Hudson River Psychiatric Center, schools, and churches.

9. Publish survey findings to inform public of what historic resources are considered significant by the town and to encourage property owners to volunteer for state/national and/or local designations.
Local designation of private property can be contentious without the cooperation of the owner. The PHPC should undertake regular outreach efforts to develop interest and support for its local designation program. A "friends" group of historic home owners would be a valuable result. Also, the Town should develop guidelines for the PHPC review of actions on local landmarks so that both property owners and the commission are aware of the nature and limits of jurisdiction.

It would be helpful to list areas of work that are excluded from review and the types of decisions that can be expected for areas that are of concern.

10. Use the list of potentially eligible properties contained in this report in town planning. The Town of Poughkeepsie should use this information to make informed decisions about the effect of proposed projects on historic resources. This can be done without the benefit of formal designations if the Building Department and other relevant town departments are aware of what properties have been determined eligible in the survey. If a historic property is "flagged" in a project or permit review that proposes to substantially alter historic features, the Building Department and the PHPC can confer on the property's significance and the impact of the action. The Building Department and PHPC can identify actions that are exempt from such consideration to expedite certain projects.

TOWN OF POUGHKEEPSIE

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY UPDATE

VI. Appendix

VI-1 Spreadsheet list of properties in the Town of Poughkeepsie dating prior to 1860 (New Hamburg and Rochdale listed separately)

VI-2 Spreadsheet list of properties in the Town of Poughkeepsie dating 1860-1899 (New Hamburg and Rochdale listed separately)

VI-3 Spreadsheet list of educational buildings in the Town of Poughkeepsie

VI-4 Spreadsheet list of religious properties in Town of Poughkeepsie

VI-5 Spreadsheet list of subdivisions in the Town of Poughkeepsie, 1900-1969

VI-6 Map of the Town of Poughkeepsie showing locations of surveyed properties dating prior to 1860

VI-7 Map of the Town of Poughkeepsie showing locations of surveyed properties dating 1860-1899

VI-8 Map of the Town of Poughkeepsie showing location of subdivisions with plan maps filed with the Dutchess County Clerk's Office 1900-1969

VI-9 Map of the Town of Poughkeepsie showing archeologically sensitive areas

TOWN OF POUGHKEEPSIE

Properties Built Before 1860
except New Hamburg and Rochdale

ID No.	Tax Parcel Number Shaded boxes appear eligible for designation Status notations in next column: NR=National Register listed L = local landmark S = previously surveyed	Status	Street No.	Street Name	Year Built	Original Style	Year Altered	Altered Style	Scale & Form stories x bays + features	Construction Method	Roof Type	Exterior Material	Outbuildings	Map Notes
1	6161-03-066182-0000	L	2760	South Rd	1700	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Poughkeepsie Spring
2	6261-02-708900-0000	S	55	Overlook Rd	1735	Colonial Dutch	1762	Colonial Dutch	1.5 x 5	stone masonry	gambrel	stone, brick attic	pavilions & buildings associated with lodge	Palen-Platt House (HWR 357), Mrs. Dickinson 1858, S. DeGarmo 1867 & 1876
3	6161-07-733889-0000		17	Springside Av	1750	Colonial Dutch	1920	Craftsman	1.5x3	stone masonry	gable	stone, stucco		G. Smithson 1851 & 1858, L. Reed 1876, L. Read 1891
4	6262-02-890517-0000	S	1027	Dutchess Tpk	1760	Colonial Dutch	1850. 1920	Gothic, Craftsman	1.5x5, fg dormer, side ell, rear ell	stone masonry, wood frame	gambrel	stone, wood clap		DeLong? 1798, R. Gidley 1851 & 1858, S. & M. Pell 1867 & 1876
5	6159-01-276824-0000	L	2211	South Rd	1760	n/a			n/a	n/a	n/a	n/a	cemetery	Fort Family Cemetery
6	6159-01-312843-0000	L	2228	South Rd	1760	Colonial Dutch	1900	Colonial Revival	1.5 x 5, side ell, rear ell	stone masonry, wood frame	gable	stone, brick front & attic	garage	Johannes A.Fort House (HWR 344), A. Case? 1798, J.F. Nelson 1851, J.P. Nelson 1858 & 1867, E.F. Carpenter 1876, C. Miller 1891
7	6160-03-241443-0000	S	50	Spackenkill Rd	1760	Colonial Dutch	1840	Gothic	1.5x5, fg dormer, piazza, side ell	wood frame	gable	wood clap		unnamed 1798, J. Weeks 1851, C. Parmalee 1858, J.H. Wicks 1867, J.H. Weeks 1876
8	6260-01-390877-0000	L	6	Greenvale Farms Rd	1765	Colonial Dutch	1870	Italianate	2 x 5, rear ell	brick masonry	gambrel	brick, stone rear wall		Lewis DuBois House (HWR 339), Ingraham 1798, C.J. Howell 1851 & 1858, M.T. Owens 1867, Widow Nancy Grey 1876
9	6260-03-228454-0000	S	160	Cedar Valley Rd	1772	Federal	1865	Italianate	2 x 3 +2, piazza (rem), rear ell	wood frame	gable	cem-abs shingle	garage	Westervelt 1798; "Cedar Valley" J.F. Pudney 1867, 1876, 1891
10	6160-04-870397-0000	L	202	Spackenkill Rd	1772	Colonial Dutch			1.5 x 3, rear ell	stone	gable	stone, brick attic	barn, outbldg	Joseph Westervelt House (DHHV 403, DCD 271). J. Westervelt 1798, W. & T. Davies 1851 & 1858, S. Wixon 1867 & 1876, I. Wixon 1891
11	6160-04-590286-0000		49	Hagan Dr	1780	Federal			1.5 x 3, raised basement, center entrance	wood frame	gable	wood clap		Westervelt's Mill, Mrs. C. Martin 1851, 1858, 1867 & 1876, J.H. Weeks 1891
12	6262-02-645747-0000		400	Van Wagner Rd	1780	Federal	1865	Italianate	1.5 x 3 +1, piazza	wood frame	gable	wood clap	garage	Letson 1798, D. Harris Tenant House 1851 & 1858, T.H. Bedell Tenant House 1867 & 1876
13	6060-04-880010-0000	S	5	Bradley Ct	1790	Federal			2 x 5	brick masonry	gable	brick		A. Hoffman 1798, J. Bodden 1851, 1858 & 1867 "Springfield," J.F. Malcolm 1876, W. Bodden 1891
14	6261-03-100450-0006		15	Thelberg Rd	1790	Federal	1900	Colonial Revival	2 x 3, side ell, piazza added	wood frame	gable	wood shingle		house on Vassar College campus, A. Low? 1798, J. Copeman 1851 & 1858, J.S. Wing 1867, 1876 & 1891

TOWN OF POUGHKEEPSIE

Properties Built Before 1860
except New Hamburg and Rochdale

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15	6159-01-220515-0000	S	13	Camelot Rd	1795	Federal	1850	Greek Revival	1.5 x 3 + 2, salbox	wood frame	gable	wood clap	dom barn (adj. property)	Schoonmaker's Mill 1798, J. Matthews 1851 & 1858, J.R. Mattherw 1867 & 1876, H. Vandine 1891
16	6262-04-723342-0000	S	935	Dutchess Tpk	1795		1850 1940						barns, outbldgs	Frank Farm, Foreman 1798, D. Barnes 1851, 1858, 1867 & 1876
17	6262-04-864243-0000		944	Dutchess Tpk	1795		1850 1940						farm land	Frank Farm, Foreman 1798, D. Barnes 1851, 1858, 1867 & 1876 36.41 acres
18	6262-04-761394-0000		945	Dutchess Tpk	1795		1850 1940						farm land	Frank Farm, Foreman 1798, D. Barnes 1851, 1858, 1867 & 1876 8.80 acres
19	6262-04-754340-0000		947	Dutchess Tpk	1795		1940	Colonial Revival	2 x 3, center ent	wood frame	gable	wood clap		Frank Farm house 2, Foreman 1798, D. Barnes 1851, 1858, 1867 & 1876
2-	6262-04-776348-0000	S	949	Dutchess Tpk	1795	Federal	1850	Italianate	2 x 3	wood frame	gable	wood clap		Frank Farm house 1, Foreman 1798, D. Barnes 1851, 1858, 1867 & 1876
21	6262-04-833447-0000		997	Dutchess Tpk	1795	Federal	1910	Craftsman	1.5 x 5	wood frame	gable	wood clap	garage	Barns 1798, J. Barnes 1851 & 1858, Dr. P. Barnes 1867, Mrs. Mary Barnes 1876
22	6362-01-032621-0000		1093	Dutchess Tpk	1795	Federal			1.5x5+wing	wood frame	gable	vinyl clap		J. Van Wagner & B. Sh.1851, L. & E. Young 1858, M. Ruger 1867 & 1876
23	6261-01-336787-0000	S	87	Overocker Rd	1795	Federal	1860	Italianate	2 x 3 +2, rear ell	wood frame	gable	wood clap		D. Pickney 1798, S. Peckham 1858, J. Peckhan 1867, Edith Peckham 1876 & 1891
24	6160-03-048168-0000		2373	South Rd	1795	Federal	1860	Italianate	1.5 x 5	wood frame	gable	wood clap	garage	Westervelt 1798, R. Hoffman 1851,1858, 1867 & 1876, Hoffman & Denee 1891
25	6060-04-922413		2501	South Rd	1799	n/a			n/a	n/a	n/a	n/a		Possible location of Van Benschoten Burying Ground; 20 stones recorded in Old Gravestones of Dutchess County (1924), 233-234
26	6162-10-450614-0000	S	35	Violet Av	1800	Federal	1880	Queen Anne	1.5 x 3, 2 sty tower, piazza	wood frame	gable	cem-abs shingle	none	Freer 1798, Miss Sweet 1851, 1858 & 1867, W.F. Taber 1876 & 1891
27	6263-04-719275-0000	S	45	Peach Rd	1805	Federal	1875	Gothic	1.5x5 + 2nd story, side ell	wood frame	gable	vinyl clap	barn	D.S. Baright 1876
28	6261-03-100450-0000		54-124	Raymond Ave	1807	n/a			n/a	n/a	n/a	n/a		Possible location of Low Burying Ground; 8 stones recorded in Old Gravestones of Dutchess County (1924), 238-239
29	6262-04-667251-0000	S	907	Dutchess Tpk	1810	Federal			2 x 3, side & rear ells	wood frame	gable	vinyl clap		Wiltsie Bros Farm, B.J. Dennis 1867, G, Dennis 1851, G. Brundage 1858, C. Lawson 1876, also 6262-04-662287-0000, 9 Barnes Dr. 2.12 A
39	6161-03-078100-0000		2736-2738	South Rd	1810	Federal								
31	6262-02-980636-0000		7	Tamarack Hill Dr	1810	Federal	1920	apts	2 x 3, Federal entrance &	wood frame	g	vinyl clap	2 sty apt house (1975)	J. Van Wagenen 1851, L. & E. Young 1858, Res Mr. Ruger 1867, M. Ruger 1876

TOWN OF POUGHKEEPSIE

Properties Built Before 1860
except New Hamburg and Rochdale

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32	6261-02-565949-0000	S	21	Overlook Rd	1812	Federal	1920	Colonial Revival	1.5 x 3, side ell, raised basement	wood frame	gable	wood nov	garage	J. Toby 1858, J. Caldwell 1867, J. Cramer 1876
33	6160-03-048215-0000		2392	South Rd	1814	n/a			n/a	n/a	n/a	n/a		Westervelt Burying Ground; 13 stones recorded in *Old Gravestones of Dutchess County* (1924), 232-233.
34	6060-0004-cemetery-00		134	Barnegat Rd	1815	n/a			n/a	n/a	n/a	n/a		Van Keuren Burying Ground; 14 stones recorded in Old Gravestones of Dutchess County (1924), 233.
35	6158-01-103631-0000		69	Delavergne St	1820	Federal			2 x 3 & 1.5 x 2 wing	wood frame	gable	vinyl clap		unintelligible 1851, J.W. Phillips 1867, G.B McLanahan tenant house 1876, R.T. Edwards Est. "The Grange," 1891.
36	6262-01-082621-0000	S	83	Underhill Rd	1820	Federal	1850	Italianate	2 x 5 + side & rear wings, bay window	wood frame	gable	cem-abs shingle	carriage barn	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, E.B. Underhill 1876
37	6262-01-115535-0000		90	Underhill Rd	1820								farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, E.B. Underhill 1876. 20 acres
38	6262-01-122642-0000		113	Underhill Rd	1820		1850	Italianate					farm buildings, farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, E.B. Underhill 1876. 10.5 acres
39	6262-01-210645-0000		115	Underhill Rd	1820		1870						outbuildings, farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 24 acres
40	6262-01-180545-0000		122	Underhill Rd	1820		1870						farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 24 acres
41	6262-01-270535-0000		130	Underhill Rd	1820		1870						farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 58.9 acres
42	6262-01-350640-0000		144	Underhill Rd	1820		1870						farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 23 acres
43	6262-01-255750-0000		147	Underhill Rd	1820		1870						farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 8.4 acres
44	6262-01-390710-0000		148	Underhill Rd	1820		1870						farm land	J. Barber 1851, T. Vail 1858, A.M. Underhill 1867, A.A. Underhill 1876. 44 acres
45	6261-01-487904-0000		171	Overocker Rd	1825									
46	6263-03-125223-0000		383	Salt Point Tpk	1825	n/a			n/a	n/a	n/a	n/a	farm land	J. Fitchett 1858, 1867 & 1876
47	6263-03-204189-0000		391	Salt Point Tpk	1825				1.5 x 5, center ent., front porch, rear shed ell	wood frame	gable	cem-abs shingle	garage	J. Fitchett 1858, 1867 & 1876

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48	6259-01-499938-0000	S	164	Vassar Rd	1825	Federal	1860	Italianate	1.5 x 5	wood frame	gable	wood clap		W.H. DuMond 1851 & 1858, J Roach 1867 & 1876
49	6163-03-493272-0000		353	Violet Av	1825	Federal			2 x 3 + rear ell	wood frame	gable	metal clap		P.Jones 1851 & 1858, J.P. Pell 1867, H. Schoeder 1876 & 1891
50	6262-02-529862-0000	S	125-127	Bedell Rd	1830	Greek Revival	1869	Gothic	2 x 3 w/ 2 x 1 addition	wood frame	cross-gable	wood clap	barn	T.H. Bedell 1867 & 1876
51	6362-01-247786-0000	L	1209	Dutchess Tpk	1830	Greek Revival			2 x 5, piazza (removed)	brick masonry	gable	brick	barn, outbldgs	listed as #579; T. Downing 1851, 1858 & 1867, W.E. Badgley 1876
52	6259-01-178988-0000	S	49	Pleasant Ln	1830	Federal	1900	Colonial Revival	2 x 3 enlarged to 2 x 5, side ell w/ garage attached	wood frame	gable	wood shingle	dom. barn	P. Lawrence 1851, 1867 & 1876, J. Harcourt 1891, part of Pleasant Ridge Estates subdivision 1963
53	6061-04-989985-0000	NR	2683	South Rd	1830	Federal	1851	Italianate	2 x 5	brick masonry	complex	brick	outbldgs, grounds	Locust Grove, Young-Morse Historic Site, NHL listed
54	6060-02-815914-0000		2683	South Rd	1830	none			n/a	n/a	n/a	n/a	vacant land	Locust Grove, Young-Morse Historic Site, NHL listed
55	6161-08-809927-0000		45	Springside Av	1838	Greek Revival	1910	Colonial Revival	2 x 5, raised basement (porches removed)	wood frame	gable	metal clap	barn	J.M. Diem? 1851, S.V. Frost 1858, M. Williams 1867, 1876 & 1891
56	6058-02-880688-0000	L	179	Delavergne St	1840	Italianate	1990	Italianate	1 x 3 + additions	wood frame	front gable	wood clap	garage	Ellessdie Private School 1851, 1858, 1867, 1876 & 1891
57	6262-04-693311-0000	L	925	Dutchess Tpk	1840	04	0		1.7			03		schoolhouse, 1851, 1858, 1867 & 1876
58	6261-03-235154-0000		2414	New Hackensack Rd	1840	Gothic	2005	Colonial Revival	2 x 2 + 1.5 x 3 wing	wood frame	cross gable	wood clap		E. Davison 1851, L. Berry 1858, A. Boardman 1867 & 1876
59	6058-02-990603-0000	S	126	Sheafe Rd	1840	Italianate			1.5 x 3, central ent. pavilion, rear addition	wood frame	gable	cem-abs shingle	none	gate lodge, J. Donaldson "Homewood" 1851, 1867 & 1876, Samuel Colgate "Uplands" 1891; currently Mt. Alvernia, abandoned
60	6060-04-906104-0000		144	Barnegat Rd	1850	Italianate			2 x 3, fg dormer	wood frame	gable	vinyl clap		V.M. Jollpak? 1851, W. Westervelt 1858, J.F. Malcolm 1867 & 1876, Booles 1891
61	6262-01-100920-0000		7	Bedell Rd	1850	Gothic			2 x 2 + 2 x 2 crosswing	wood frame	cross gable	asphalt	dom barn	E. Dusenberry? 1851
62	6163-04-888184-0000		11	Butternut Way	1850	unknown	1970	Modern	1.5 x 5, front gable addition, rear ell	wood frame	cross-gable	vinyl clap		J. Schryver 1851 & 1858, Mrs. Schryver 1867 & 1876, G. Whittaker 1891
63	6159-03-181494-0000		40	Camelot Rd	1850	Gothic	1900	Cottage	1.5 x 3, fg dormer	wood frame	gable	wood shingle		Hitchcock 1851, part of E.P. Jones Est 1867 & 1876, part of B.P. Wayne Est 1891

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64	6061-04-972067-0000	S	12	Clover Way	1850	Gothic			2 x 5 w/ front gable pavilions + side ell	brick masonry	gable	brick	carriage barn, cottage	Edgehill, B. Hinckley 1851, R. Hinckley 1867 & 1876, W. Denslow "Edgehill" 1891
65	6163-04-940100-0000		16	Cream St	1850	unknown	1990	Modern	2 x 3	wood frame	gable	plywood		J. Fitchett 1851 & 1858, A. Fitchett 1867 & 1876, Mrs P. Fitchett 1891
66	6162-02-710655-0000		50	Creek Rd	1850	Gothic			2 x 3 & 1.5 x 2 wing	wood frame	gable	wood clap		M. Kipp 1851 & 1858, B.L. Wood 1867. Jane Harrison 1876, A. King 1891
67	6163-04-800095-0000	S	234	Creek Rd	1850	Italianate			2 x 5, fg pavilion, rear ell	wood frame	gable	wood clap	Gothic style dom. barn; garage	P. Fitchett 1851, J. Fitchett 1858, P.Fitchett Est. 1867, E.L. Rymph 1876 & 1891
68	6362-01-064646-0000		1105	Dutchess Tpk	1850	Gothic			1.5 cross wing, verge boards	wood frame	cross gable	wood clap		J. Van Wagner 1851 & 1867, J. Shepherd 1876
69	6362-01-074606-0000		1112	Dutchess Tpk	1850	Italianate			2 x 5 + 1.5 wing	wood frame	*gable*	gable		restaurant, P. Degarmo 1851, 1858, 1867 & 1876
70	6362-01-398860-0000		1252	Dutchess Tpk	1850	Italianate	1900	Queen Anne	2 x 3 + 2, oriel, dormer, wrap porch	wood frame	gable	woodclap	barn & outbldgs	G.D. Townsend 1851, 1858 & 1867, Silas Downing 1876. Now commercial garden store
71	6263-03-494174-0000		32	Edgewood Dr	1850	n/a			n/a	n/a	n/a	n/a	orchard, town park	J.L. Marshall 1851, 1867 & 1876, Charles & Elizabeth Beck 1953
72	6263-03-296217-0000			Edgewood Dr	1850	n/a			n/a	n/a	n/a	n/a	orchard, town park	J.L. Marshall 1851, 1867 & 1876, Charles & Elizabeth Beck 1953
73	6161-04-740465-0000		334	Hooker Av	1850	Italianate	1920	Colonial Revival	2 x 5 + piazza, porte cochers, rear ell	wood frame	gable	vinyl clap		Mrs. Vanderberg 1858, J.A. Vanderberg 1867, 1876 & 1891. Now part of Vassar College
74	6159-04-916268-0000	S	28	Jackson Rd	1850	Italianate	1870	Italianate	2 x 3 + 2	wood frame	gable	wood clap		Bishop 1851 & 1858, Mrs. Verplanck 1867 & 1876
75	6260-04-580450-0000		2096	New Hackensack Rd	1850	Italianate			2 x 5, fg dormer	wood frame	gable	wood clap	barn	J.C. Pudney 1851, I. Everett, 1858, J.C. Pudney 1867, A. Wright 1876
76	6260-01-480676-0000		2146	New Hackensack Rd	1850				2 x 5	wood frame	gable	vinyl clap		restaurant, P. Sutherland 1851 & 1858, Mrs. Sutherland 1867 & 1876
77	6261-03-184175-0000	S	2426	New Hackensack Rd	1850	Italianate			2 x 3 + fg dormer, piazza & rear ell	wood frame	gable	wood clap	garage	H.W. Morris 1851 & 1858, G. Van Kleeck 1867 & 1876; former home of VC president Henry Noble McCracken
78	6159-03-306406-0000		53	Old Post Rd	1850									schoolhouse? verify
79	6261-01-218722-0000		44	Overocker Rd	1850	Greek Revival			1.5 x 4	wood frame	gable	cem-abs shingle	none	J. Parish tenant house 1851, T. Parish tenant house 1858, Edith Peckham tenant house 1876 & 1891

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80	6261-01-437813-0000	L	110	Overocker Rd	1850	Gothic			1.5 x 1 + 2 x 2 cross wing	wood frame	front gable	wood board & batten		Parish-Overocker House, T. Parish 1851, 1867, D. Overocker 1876
81	6261-02-547970-0000		205	Overocker Rd	1850	Greek Revival			1.5 x 5, center ent. w/ porch, rear ell, side wing added	wood frame	gable	wood shingle	none	J. Cramer 1867
82	6261-02-555977-0000	S	207	Overocker Rd	1850	Greek Revival			1.5 x 3, raised basement	wood frame	gable	wood clap	dom barn	Mary Hammond? 1851, McEveroon 1867, Everett 1876
83	6262-04-574003-0000		219	Overocker Rd	1850	Gothic			2 x 2 + 2 x 3 cross wing	wood frame	cross gable	vinyl clap		A. Sleight 1851, J. Smith 1867, T Williams 1876
84	6162-02-750540-0000		53	Salt Point Tpk	1850	none			1.5 x 3 + side ell	wood frame	gable	wood clap	barn, outbldgs & land	H. Swift 1851 & 1858, G. Morgan 1867, J. Van Wagner 1876, W. Robinson, J. VanWagner, B.L. West 1891
85	6262-01-010870-0000		239	Salt Point Tpk	1850	Gothic			1.5 x 5, fg dormer, side ell	wood frame	gable	cem-abs shingle		S. Bright 1851, E. Van Wagner 1858, S.S. Bright 1867 & 1876
86	6262-01-340980-0000		290	Salt Point Tpk	1850	n/a			n/a	n/a	n/a	n/a	farm land	E. Dusenberry 1851, W. Kirkland 1867, E. Dusenberry 1876
87	6263-03-178021-0000		332	Salt Point Tpk	1850	Greek Revival	1910	Classical Revival	1.5 x 5, center ent., front porch, raised to 2 stories	wood frame	gable	vinyl novelty	garage	E. Dusenberry 1851, W. Kirkland 1867, E. Dusenberry 1876
88	6263-03-247055-0000		350	Salt Point Tpk	1850	n/a			n/a	n/a	n/a	n/a	farm land	J.L. Marshall 1851, 1867 & 1876, Charles & Elizabeth Beck 1953
89	6263-03-245095-0000		364	Salt Point Tpk	1850	Italianate			2 x 3, center ent., central gable dormer, front porch, rear ell	wood frame	gable	cem-abs shingle	none	J.L. Marshall 1851, 1867 & 1876, Charles & Elizabeth Beck 1953
90	6263-03-400045-0000		384	Salt Point Tpk	1850	n/a			n/a	n/a	n/a	n/a	orchard, town park	J.L. Marshall 1851, 1867 & 1876, Charles & Elizabeth Beck 1953
91	6058-02-766650-0000		239	Sheafe Rd	1850	Gothic	1920	Gothic						Leroy [Lenox] 1858, Mrs. J. Lenox Banks "Stone cottage" 1891
92	6058-02-755703-0000	S	245	Sheafe Rd	1850	Italianate			2 x 3, ell added	wood frame	gable	vinyl clap	non-historic camp buildings	house on Kagyu Thubten Choling Inc., Sheafe 1858, M. Freeman 1867, Dr. J.L. Banks 1876, Mrs. J. Lenox Banks

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93	6058-02-880786-0000		299	Sheafe Rd	1850	n/a	1927	Colonial Revival	1 x 3, center ent. w/ porch, attached garage added 1976	wood frame	gable	vinyl clap	stone fdn from earlier building	J. Turner 1858, 1867 & 1876, W.C. Turner 1891
94	6058-02-847830-0000		311	Sheafe Rd	1850	Gothic			1.5 x 5, front porch, additions	wood frame	gable	?	dom. Barn converted to dwelling? now on adjoining property	J. Turner 1858, 1867 & 1876, W.C. Turner 1891
95	6159-03-015064-0000		423	Sheafe Rd	1850	Italianate	1990	Colonial Revival	1.5 x 5 + 2nd story	wood frame	gable	vinyl clap	domestic barn	T. Dearin 1851 & 1858, J. Dearin Est. 1867, Townsend & A. Smith 1876, Mrs. Smith 1891
96	6161-03-020050-0000		2711	South Rd	1850	Gothic			1.5 x 2	wood frame	front gable	wood board & batten		gatehouse, B. Hinckley 1851, R. Hinckley 1867 & 1876, W. Denslow "Edgehill" 1891
97	6061-04-901110-0000	S	2745	South Rd	1850	none			n/a	n/a	n/a	n/a	gate house & dom barn	Southwood #334, W. Goodrich 1851, 1867 & 1876, Mrs W. Goodrich 1891. Now part of Morse-Young HS
98	6161-03-100278-0000	NR	2810	South Rd	1850	Gothic	1891	Colonial Revival	2 x 3 w/1.5 side wings	brick masonry	front gable	brick		Maple Grove, NR listed 2001
99	6061-04-811103-0000		2745A	South Rd	1850	none			n/a	n/a	n/a	n/a	vacant land	part of Southwood (W. Goodrich 1851, 1867 & 1876, Mrs W. Goodrich 1891) & Edgehill (B. Hinckley 1851, R. Hinckley 1867 & 1876, W. Denslow "Edgehill" 1891) Now part of Morse-Young HS
100	6160-03-252492-0000	S	53	Spackenkill Rd	1850	Italianate			2 x 3 + 1.5 x 2 side ell	wood frame	gable	vinyl clap	dom barn	W.A. Davies 1851, 1858, 1867 & 1876, Jacob Rupert 1891
101	6161-08-821910-0000		48	Springside Av	1850	Italianate			2 x 3 + 2	wood frame	gable	cem-abs shingle	garage	Mrs. Micha 1867
102	6161-08-838906-0000		52A	Springside Av	1850	Italianate			2 x 3	wood frame	gable	asphalt		L. Lefond? 1958, W. Donnelly 1867, R. Donnelly 1876
103	6261-03-215178-0000		6	Sunrise Ln	1850	Greek Revival	1950	Colonial Revival	2 x 4, entrance in wing	wood frame	gable	vinyl clap	garage	H.W. Morris 1851, G. Van Kleeck 1867 & 1876
104	6161-08-883972-0000		57	Van Wagner Rd	1850	none			1.5 x 3, rear shed	wood frame	gable	vinyl clap		no property data
105	6263-04-853074-0000		650	Van Wagner Rd	1850	Gothic			2 x 5, fg dormer	wood frame	hipped	wood clap		E. Van Wagner "Locust Grove" 1851, 1867 & 1876
106	6161-04-850460-0010		28	Vassar Lake Rd	1850	Italianate			2 x 3, rear ell, piazza	wood frame	gable	wood clap		E. Phillips 1851, College Prop 1867, College Farm House 1876

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107	6260-04-535313-0000		11	Vassar Rd	1850	Greek Revival	1940	Colonial Revival	2 x 5	wood frame	gable	vinyl clap		restaurant, B.Everett 1851 & 1858, A.M. Cornell 1867, J. Roach 1876
108	6260-04-510293-0000		20	Vassar Rd	1850	Gothic			2 x 5, fg dormer	wood frame	gable	cem-abs shingle		L.L. Pells 1851 & 1858, J.B. Roach 1867 & 1876
109	6259-01-334848-0000	S	234	Vassar Rd	1850	Italianate			2 x 3, center ent	wood frame	gable	wood clap	barn, garage	C. Cornell 1851, 1858, 1867 & 1876
110	6061-04-905298-0000		342	South Ave	1853	n/a	1883	n/a	n/a	n/a	n/a	n/a	landscape w/ funerary object & accessory buildings	Poughkeepsie Rural Cemetery
111	6159-04-680168-0000		6	Alex Way	1855	Gothic			2x5, fg dormer	wood frame	gable	wood clap	garage	Myers 1858, T.W.Jaycox, 1867 & 1876 "Aborina"
112	6262-02-737994-0000		613	Van Wagner Rd	1855	Italianate			2 x 4, piazza	wood frame	gable	wood clap	dom barn	E.T. Thorn 1858, C.W. Brinckerhoff "Maple Glen" 1867, G.W. Brinckerhoff 1876

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113	unlocated			New Hamburg Rd	1795	n/a			n/a	n/a	n/a	n/a		Probable location of New Hamburg Presbyterian Church Burying Ground; 322 stones recorded in Old Gravestones of Dutchess County (1924), 299-269
114	6057-07-611911-0000		16	Point St	1820	Federal	1880	Italianate	2 x 4, stone 1st sty, 2 sty brick addition w/ entrance on N end	wood frame, brick masonry	gable	wood clap, brick	none	Sml Orchard, Hotel by J. Jewel 1858, S. Orchard 1867, C.S. Drake 1876
115	6057-06-499867-0000		6	Water St	1830	Federal			1.5 x 5, center ent., ell added	wood frame	gable	vinyl clap	none	W.B. LeRoy 1858, P. Brower 1867, R.P. Lawson 1876
116	6057-07-547950-0000		3	Stone St	1832	Federal	1930	moved?	2 x 3 + 2	wood frame	gable	vinyl clap	garage	M. Smith 1867 (vacant), M. Smith 1876
117	6057-07-501870-0000		11	Main St	1845	Greek Revival	1900	none	1.5 x 3, rear ell added	wood frame	gable	vinyl clap	none	C. Griffin 1858 & 1867, M. Griffin 1876
118	6057-07-560903-0000		13	Main St	1845	Greek Revival			1.5 x 5, rear ell	brick masonry	gable	brick	garage	C. Lawson 1858 & 1867, R. Lawson 1876
119	6057-07-565900-0000		15	Main St	1845	Gothic	2008		2 x 5, 2 story porch, rear ell	brick masonry	gable, fg dormer	brick	none	A. Lawson 1858, C. Lawson 1867, H. Lawson 1878
120	6057-07-571898-0000		23	Main St	1845	Greek Revival	1900	none	1.5 x 3, rear ell added	brick masonry, wood frame	gable	brick, wood clapboard	none	J. Myers 1858, D. Phillips 1867 & 1876
121	6057-07-581895-0000		1	Water St	1845	Greek Revival			2.5 x 3, 2 sty piazza	brick masonry	gable	brick	none	M. Griffen 1858, 1867, Tower 1876
122	6057-07-577875-0000		2	Water St	1845	Greek Revival			1.5 x 3, rear ell, piazza	brick masonry	gable	brick	dom barn	A. Brower 1858, R.P. Lawson 1867 & 1876
123	6057-07-594892-0000		7	Bridge St	1850	Greek Revival	1930	moved back	2 x 3 + 2 x 3 wing added	wood frame	cross gable	vinyl clap	none	J.H. Smith 1858, Wm. LeRoy 1867 & 1876
124	6057-07-605887-0000		9	Bridge St	1850	Greek Revival	1930	moved back	1.5 x 3 + 2 sty rear addition	wood frame	gable	vinyl clap	garage	J. Van Sickler 1858, 1867 & 1876
125	6057-07-600889-0000		15	Bridge St	1850	none			n/a	n/a	n/a	n/a	none	H.R.R.R. tunnel
126	6057-07-601872-0000		9	Conklin St	1850	Gothic			1.5 x 3 + rear shed, side wing added	wood frame	gable	wood shingle	garage	J.M. Brower 1858, W.T.J. Sankey 1867 & 1876
127	6057-06-491926-0000		10	Conklin St	1850	Gothic	2005	Gothic	2 x 5 + 1 x 2 side wing	wood frame	gable, fg dormer	wood clap	historic dom barn & outbldg	J. Millard 1858, 1867 & 1876
128	6057-06-496925-0000		7	Division St	1850	Greek Revival			2 x 3, rear ell	wood frame	gable	vinyl clap	garage	M. Sen 1858, M. Sinsabaugh 1867, H. Sinsabagh 1876
129	6057-07-501923-0000		15	Division St	1850	Greek Revival			2 x 3, rear ell, piazza added	wood frame	gable	vinyl clap	none	Est. J. Price 1858, F. Price Est. 1867, W. Losee 1876

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130	6057-07-510919-0000		19	Division St	1850	Greek Revival	1920	moved?	1.5 x 3, shed rear ell	wood frame	gable	metal clap	none	A. Williams 1876
131	6057-07-524913-0000		1	Main St	1850	Gothic	1900	Shingle Style	2 x 3 + 2 x 1 cross wing	wood frame	cross gable	wood shingle	garage	A. Williams 1858 & 1867, W. Millard 1876
132	6057-06-474880-0000		3	Main St	1850	Italianate			2 x 3	wood frame	gable	wood clap		W. Millard 1858 & 1867, Presby. Pars. 1876
133	6057-06-475860-0000		4	Main St	1850	Italianate			2 x 3, rear ell, piazza	wood frame	gable	wood clap	brick barns (NR listed)	Mrs. Reed 1858, W. Shay 1867 & 1876
134	6057-06-484875-0000		5	Main St	1850	Gothic			2 x 3, rear ell, piazza	wood frame	gable	vinyl novelty	garage	T. Van Sicklen 1858, 1867 & 1876
135	6057-06-491851-0000	NR	14	Main St	1850	Greek Revival	1940	none	2 x 4, portico added to S side	wood frame	gable	wood clap	none	Presbyterian Church 1858, 1867, 1876 & 1891
136	6057-06-493869-0000		39	Main St	1850	Italianate			2 x 3, raised basement, 2 sty porch	wood frame	gable	vinyl clap	shed	P. Myers 1858 & 1867, J. Willinger 1876
137	6057-07-509859-0000	NR	20	Point St	1850	Gothic			2 x 3, bay window, rear ell	wood frame	gable, fg dormer	vinyl clap	none	C. Drake 1858, W. Bennett 1867 & 1876
138	6057-07-511845-0000	NR	21	Point St	1850	Italianate	1920	shingle siding	2 x 3, piazza	wood frame	gable	wood shingle	none	Wid. Jacox 1858, Mrs. Jacox 1867 & 1876
139	6057-07-520854-0000	NR	32	Point St	1850	Gothic			2 x 3, piazza	wood frame	gable, fg dormer	vinyl clap	none	W. Hoster? 1858, J. Albertson 1867 & 1876
140	6057-07-516842-0000	NR	42	Point St	1850	Greek Revival			1.5 x 3, raised basement, side ell added	wood frame	gable	wood clap	none	J. Losee & carp. Shop 1858, 1867 & 1876
141	6057-07-524852-0000	NR	52	Point St	1850	Greek Revival	1930	moved?	1.5 x 3, rear shed & addition	wood frame	gable	vinyl clap	none	
142	6057-07-521833-0000		54	Point St	1850	Greek Revival	1930	moved?	1.5 x 3, rear shed	wood frame	gable	wood clap	none	
143	6057-06-494820-0000		6	River Rd	1850	none			2 sty	wood frame	gable	wood shingle	none	W. Millard 1858, C. Sh. 1867, M. Millard 1876
144	6057-07-567816-0000		5	Stone St	1850	Greek Revival			2 x 3, piazza	brick masonry	gable	brick	none	E. Brower 1858, 1867 & 1876
145	6057-07-561840-0000		11	Stone St	1850	Gothic			2 x 5, center ent., piazza, side ell	wood frame	gable, fg dormer	vinyl siding	none	Mrs. Ellis 1858, S. Ellis 1867 & 1876
146	6057-07-565843-0000		19	Stone St	1850	Greek Revival	1930	moved?	1.5 x 3, piazza	wood frame	gable	wood clap	none	M. Williams 1876?
147	6057-07-566854-0000		10	Wickes Ln	1850	Gothic			2 x 1 + 2 x 1 cross wing	wood frame	cross gable	wood clap	none	A. Conklin 1858, W. Millard 1867 & 1876
148	6057-07-631909-0000		9	Main St	1855	Greek Revival	1870	Italianate	2 x 5, rear ell	wood frame	gable, fg dormer	wood clap	none	C. Lawson 1858, C. LeRoy 1876

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149	6057-07-586857-0000		9	Division St	1856	Gothic			1 sty, ent. Vestibule, bell tower, 3 bays deep	wood frame	front gable	wood clap	none	M.E. Church 1858, 1867 & 1876

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Rochdale Properties Built Before 1860

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150	6362-01-255590-0000		161	Rochdale Rd	1850	Greek Revival	1950	Colonial Revival	1x4	wood frame	gable	wood clap	none	two family? Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
151	6362-01-212552-0000		178	Rochdale Rd	1850	Greek Revival			1.5x3 + porch	wood frame	gable	cem-ab shingle	none	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876

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152	6262-02-562836-0000		133	Bedell Rd	1860	none	1900		1 sty patent truss barn	wood frame	front gambrel	wood nov	outbldgs, dwelling	T.H. Bedell 1867 & 1876; cabinet shop
153	6262-01-130823-0000			Bedell Rd	1860	none			n/a	n/a	n/a	n/a	farm land	J. Haviland 1867 & 1876. P.L. Van Wagenen 1891
154	6262-01-195769-0000			Bedell Rd	1860	none			n/a	n/a	n/a	n/a	farm land	J. Haviland 1867 & 1876. P.L. Van Wagenen 1891
155	6160-02-704718-0000	S NR	141	Cedar Ln	1860	Greek Revival			1.5 x 3, side ell, saltbox	wood frame	gable	wood clap	garage, chicken house	J. Kimlin 1867 & 1876, R. Kimlin 1891
156	6262-02-844986-0000		11	Cotton Way	1860	unknown	1970	Colonial Revival	1.5 x 3 (raised to 2) side wing	wood frame	gable	vinyl clap	none	H. Sutton 1867, M. Deyo 1876
157	6262-04-754298-0000	S	932	Dutchess Tpk	1860	Italianate			2 x 3, front gable dormer, front porch, rear ell (enlarged)	wood frame	gable	cem-abs shingle	barn	J. Conwell, blacksmith 1867 & 1876
158	6162-02-660591-0000		16	Fitchett Way	1860	Italianate			2 x 5, central gable dormer, front porch (encl), brackets, rear extension	wood frame	gable	vinyl clap	none	W. Robinson 1867 & 1876
159	6161-04-740465-0000		334	Hooker Av	1860	Classical Revival	1910	Colonial Revival	2 x 5, end chimneys, front porch, rear additions	wood frame	gable	vinyl clap	none; new housing at rear of property	R. Wooley 1867 & 1879, F. Howell 1891 Vassar College

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160	6262-01-107727-0000		328	N Grand Av	1860	none	1940	none	n/a	n/a	n/a	n/a	farm outbuildings	J. Haviland 1867 & 1876, P.L. Van Wagenen 1891, associated w/ 332-334 N.Grand Ave.
161	6262-01-071740-0000		332-334	N Grand Av	1860	Italianate			2 sty cross-wing, bay window in gable façade, entrance and porch on wing	wood frame	cross gable	wood shingle	barn & other farm buildings	J. Haviland 1867 & 1876. P.L. Van Wagenen 1891
162	6260-01-413788-0000	S	2242	New Hackensack Rd	1860	Gothic			1.5 x 3, central gable dormer, center entrance, front porch, rear ell	wood frame	gable	wood novelty	shop, dom. barn	tenant house DuBois Farm, C.J. Howell 1851 & 1858, M.T. Owens 1867, Wdow Nancy Grey 1876
163	6062-02-917955-0000	S	3491	North Rd	1860	Gothic			1.5 x 3, center entrance, deep eaves w/ brackets	brick masonry	gable	brick	none	Newbold Estate, brick gate house, Thomas Newbold "Woodcliff" 1867, Thomas Newbold Est 1876, J.F. Winslow 1891
164	6062-02-873997-0000	S	3499	North Rd	1860	Gothic			1.5 sty, U-shaped	stone masonry	gable	stone & brick	carport	Newbold Estate stone barn, Thomas Newbold "Woodcliff" 1867, Thomas Newbold Est 1876, J.F. Winslow 1891

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165	6063-04-897027-0000	S	3509	North Rd	1860	Gothic			1.5 x 3 cross-wing, center ent., climmed gables, verge boards, bay window	wood frame	cross-gable	wood clap	water tower?	Newbold Estate, lodge, Thomas Newbold "Woodcliff" 1867, Thomas Newbold Est 1876, J.F. Winslow 1891
166	6162-02-890775-0000		147	Salt Point Tpk	1860	n/a			n/a	n/a	n/a	n/a	cemetery	St. Francis Cemetery 1867, 1876, 1891
168	6162-20-933169-0000		127	Van Wagner Rd	1860	Gothic			1.5 x 3, front porch (encl), side wing	wood frame	front gable	wood shingle	none	D. Baldwin 1867, 1876 & 1891 (tenant house)
169	6163-19-523128-0000		297	Violet Av	1860	Italianate			2 x 3, stone porch & porte cochere	wood frame	gable	ab-cem shingle	none	F. Phillips 1867, E.J. Phillips 1876. Muller 1891
170	6162-20-908115-0000	S	111	Van Wagner Rd	1861	Classical Revival			2 x 5, center entrance, front porch	wood frame	gable	vinyl clap	garage	Z. Velie 1867 & 1876, W.B. Velie 1891
171	6363-03-085160-0000	S	93	Bower Rd	1865	Italianate			2 x 2, side ell	wood frame	gable	wood clap		C. Thomas 1867 & 1876
172	6161-04-631437-0000		3	Case Ct	1865	Gothic			2 sty cross-wing	wood frame	cross-gable	wood clap wood sh	garages (2)	J. Dietz 1867, W. Winkerman 1876, W. Creighton 1891
173	6058-04-945130-0000	S	70	Channingville Rd	1865	Gothic			2 x 3, rear ell, tower, porch, dormers	wood frame	gable	cem-abs shingle	none	C.E. Andrews "Highwood" 1867, G.B. Andrews 1876, Mrs. J. Thompson "Tangle Top" 1891

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174	6161-11-640646-0000		111	College Av	1865	Gothic			1.5 x 2, side wing	wood frame	cross-gable	vinyl clap	garage	J. Fontaraide 1867?
175	6261-01-009725-0000		36	Manchester Rd	1865	Italianate			2 x 3, brackets, front porch, rear ell	wood frame	gable	wood shingle	barn (see 38 Manchester Rd)	A. Adams 1869, not depicted on 1876 & 1891 maps
176	6261-01-015720-0000		38	Manchester Rd	1865	Gothic			1.5 sty, central gable dormer, mow doors on front & side	wood frame	gable	vinyl clap	house (see 36 Manchester Rd)	A. Adams 1869, not depicted on 1876 & 1891 maps, barn and house on separate lots
177	6162-19-722059-0000		75	N Grand Av	1865	Gothic			2 x 3, front porch	wood frame	front gable	cem-abs shingle	garage	S. Warren 1869, R. Braddon 1876, J. Braddon 1891
178	6062-02-884713-0000	NR		North Rd	1865	Gothic			gatehouse, gardener's cottage & barn	stone masonry	gable	stone	n/a	Rosenlund Estate Buildings (3). E. Bartlett, 1851, E. Beck 1867, E. Beck Est. 1876, Mrs. E.Bech "Rosenlund" 1891. Detlef Lineau, architect. Listed NR 1991, now Marist College
179	6260-03-497375-0000		24	Orchard Pk	1865	Italianate	1900	Shingle Style	2 x 3, rear ell, piazza, porte cochere	wood frame	gable	wood shingle		A. Hawkey 1867, J. Roach 1876
180	6261-03-100450-0000	NR	124	Raymond Av	1865									Vassar College, east side Raymond Ave. Main Building & Observatory NR listed
181	6161-04-850460-0000		124	Raymond Av	1865									Vassar College, west side Raymond Ave.

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182	6161-12-795630-0000		124	Raymond Av	1865		1920	Gothic						Vassar College, west side Raymond Ave., Alumni House
183	6160-02-900650-0000		328	Vassar Farm Ln	1865									Vassar Farm (part in City of Poughkeepsie)
184	6162-10-410618-0000		1	Violet Av	1865	Second Empire			2 story, altered fenestration; additions	wood frame	mansard	vinyl clap	picnic pavilion, park	W.P.I. Sage 1867, J. Haggerty 1876 & 1891, VFW lodge
185	6163-03-480035-0000		261	Violet Av	1865	Gothic	1920	Colonial	2 x 3, center ent.	wood frame	front gable	vinyl clap	2 greenhouses, wkshp, store	J. Secor 1867 & 1876, Briel 1891
186	6063-04-880180-0000		1	Clearwater Dr	1868	n/a			n/a	n/a	n/a	n/a	open land and buildings between Hudson River & RR	Hudson River State Hospital, west side of highway
187	6163-03-011149-0000	NR		Hudson View Dr	1868	High Victorian Gothic				brick masonry	cross-gable	brick	associated institutional bldgs from later periods	Main Building, Hudson River State Hospital, Frederick Clarke Withers, architect; National Historic Landmark
188	6163-03-499051-0000		8	Bahret Av	1870	Gothic			2 x 3, rear ell	wood frame	front gable	vinyl clap		A. Muller 1876, Bohret 1891
189	6161-12-861666-0000		17	Collegeview Av	1870	Italianate			2 x 3, front store addition	wood frame	gable	vinyl clap	none	R.B. Carey 1876 & 1891, Vassar College Historic District
190	6162-02-645635-0000		49	Creek Rd	1870	Classical Revival			2 x 3, front porch, rear ell	wood frame	front gable	vinyl clap	none	E. Robinson 1876, Mrs. Morgan 1891

TOWN OF POUGHKEEPSIE

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191	6161-12-895709-0000		40	Davis Av	1870	Italianate			2 x 3, brackets, front porch	brick masonry	gable	brick	none	J. Cullston? 1876, Arlington
192	6161-04-658414-0000		310	Hooker Av	1870	Gothic	1965	Modern	2 x 3, front gable dormer, brackets, paired windows, rear ell, front porch replaced w/ office	wood frame	gable	vinyl clap	none	C. Speck 1876 & 1891 Vassar College
193	6162-19-658078-0000		90	Innis Av	1870	Italianate			2 x 3, center ent w/ porch, brackets, 2 sty rear ell	wood frame	gable	vinyl clap	none	W. Corlies 1876 & 1891, C.H. Malcher 1913
194	6161-12-852705-0000		19	Lagrange Av	1870	Gothic			2 x 3, ent. porch, bay window	wood frame	front gable	vinyl clap	garage	Kelly 1876
195	6261-02-530965-0000	S	11	Overlook Rd	1870	Gothic			2 x 3, center ent. Pavilion, front piazza, verge boards, pinacles	wood frame	gable	wood clap	dom. barn	J. Caldwell 1876
196	6262-01-001806-0000	S	234	Salt Point Tpk	1870	Italianate	1965	Comm.	2 x 2 w/ 2 x 4 wing, front porch, arched windows, brackets, bay window; addns for restaurant	brick masonry	cross-gable	brick	shop (1982), dom. Barn, enlarged for warehouse	not depicted on maps, LePavilion Restaurant

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197	6058-02-788633-0000	S	237	Sheafe Rd	1870	Italianate	2008	renovated	2 x 3, piazza on 3 sides, rear ell	wood frame	gable	wood clap	none	Presbyterian church parsonage, 1876 & 1891
198	6058-04-740353-0000		85-129	Sheafe Rd	1870	n/a			n/a	n/a	n/a	n/a	gates, landscape features of previous estates; camp buildings	Bowdoin Park
199	6161-07-690885-0000		1	Springside Av	1870	Gothic			1.5 x 3, front porch (encl), side wing	wood frame	front gable	vinyl clap	none	P. Murray 1876?
200	6161-07-697885-0000		3	Springside Av	1870	Gothic			2 x 3, front porch, verge boards	wood frame	front gable	cem-abs shingle	garage	B. Ellsworth 1876?
201	6161-07-694868-0000		4	Springside Av	1870	Gothic			2 x 3, verge boards	wood frame	front gable	vinyl clap	none	depicted on 1876 map, no name
202	6161-07-710881-0000		7	Springside Av	1870	Gothic			2 x 3, front porch, verge boards	wood frame	front gable	vinyl clap	garage	I. Boice 1876?
203	6159-04-651113-0000	S	655	Vassar Rd	1872	Italianate			2 x 3, front porch, brackets, rear ell,	wood frame	gable	vinyl clap	barn	C. Van Kleeck 1876 & 1891

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204	6163-04-544277-0000		347-351	Violet Av	1872	Gothic	1985		2 x 3, enclosed porch	wood frame	front gable	ab-cem shingle	large garage w/ 2nd-sty apts; 1 sty comm on street	H. Schroeder, 1876, Schroeder 1891
205	6262-04-552039-0000	S	797	Dutchess Tpk	1875	Gothic			2 x 5, fg dormer	wood frame	gable	vinyl clap	commercial building (1958)	J. Smith 1876
206	6362-01-290830-0000		1225	Dutchess Tpk	1875	Gothic			2 x 2, wraparound porch	wood frame	front gable	cem-abs shingle	garage	E. Badgely 1876
207	6162-16-775335-0000	S	199	Innis Av	1875	Stick			1.5 x 2, ent. w/ porch, side wing w/ porch	wood frame	front gable	wood clap wood battens	barn	A. Caywood 1876, Barnett 1891, Irving Hewlett, 1923
208	6161-07-676872-0000		7	N Grand Av	1875	Gothic			2 x 3, side wing, wrap-around porch	wood frame	front gable	vinyl clap	none	not depicted on 1891 map
209	6161-07-681911-0000		21	N Grand Av	1875	Gothic	1925	Craftsman	2 x 2, side wing, stone porch added	wood frame	cross-gable	vinyl clap	garage	not depicted on 1891 map
210	6162-16-813282-0000		159	N Grand Av	1875	Classical Revival			1.5 x 3, center entrance, high basement, 1 sry wing added on S end	wood frame	gable	cem-abs shingle	dom. Barn	A. or T. Hillery 1876 & 1891

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211	6261-01-127717-0000		1	Overocker Rd	1876	Colonial Revival			2 x 5, center ent. w/ porch (alt.); additions on rear and side	wood frame	gable	vinyl clap	none	town offices, R. Styles 1876, Allen & Flagler 1891
212	6159-03-147070-0000		37	Woodland Dr	1876	Gothic			2 x 3, central tower, gable dormers, rear ell	wood frame	gable	wood clap	garage	Wm. B. Carpenter 1891
213	6159-01-167780-0000		14	Abes Way	1880	barn	1955	none	1.5 x 1	wood frame	gable	wood board & batten	associated w/ house at 21 Abes Way	F.N. Carpenter Farm (Fort House) 1876, C. Miller & Phoenix Horse Shoe Co. 1891
214	6262-01-173905-0000		25	Bedell Rd	1880	Classical Revival	1980		1.5 x 3, 3 x 2 addition	wood frame	gable	wood clap	barn, garage, outbldgs	not on 1876 map
215	6161-07-676945-0000		55	Boulevard Knolls	1880	Classical Revival			1.5 x 2, rear shed	wood frame	front gable	wood nov		
216	6058-04-864158-0000		63	Channingville Rd	1880	08			2 x 3, side wing, dormers	brick masonry	gable	brick, wood shingle	dom. Barn, poultry houses (2), barn ruin	Dr. C. Satterlee "The Knoll" 1891
217	6161-11-733593-0000		148	College Av	1880	Italianate			2 x 3, brackets, porch, side wing	wood frame	gable	vinyl clap	none	J. Cole 1891, College Avenue Historic District
218	6161-11-741592-0000		150	College Av	1880	Italianate			2 x 3, front gable dormer, rear ell	wood frame	gable	wood clap	garage	C. Norris 1891, College Avenue Historic District

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219	6161-12-841671-0000		9	Collegeview Av	1880	Italianate	1970	Modern	2 x 3, verge boards, front store addition	wood frame	gable	vinyl clap	none	A Donaldson 1891, Vassar College Historic District
220	6161-12-873662-0000		23	Collegeview Av	1880	Italianate			2 x 3, front and side store additions	wood frame	gable	vinyl clap	other store bldgs on lot	H. Johnson 1891, Vassar College Historic District
221	6162-02-649538-0000		16	Creek Rd	1880	Classical Revival			1.5 x 2, front porch	wood frame	front gable	vinyl clap	garage	P. Smith 1891
222	6162-02-671681-0000		73	Creek Rd	1880	Classical Revival			2 x 2, front porch, side wing, attached garage	wood frame	front gable	vinyl clap	none	E.L. Robinson, 1891
223	6162-10-271574-0000	S	45	Fairview Av	1880	Second Empire			2 x 2, entrance porch (added), brackets, side wing, rear ell	wood frame	mansard	vinyl clap	garage	L.B. Sackett 1891
224	6262-02-845545-0000		16	Hornbeck Rd	1880	Italianate	1910	Queen Anne	2 x 3, 2 x 1 addition w/ projecting 2nd story	wood frame	gable	cem-abs shingle	garage	probably associated w/ 1027 Dutchess Tpk

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225	6161-08-779814-0000		788	Main St	1880	Second Empire			2 x 3, comm., store front altered, dormers, trace sign on side wall	brick masonry	mansard	brick	none	
226	6161-08-834825-0000		803	Main St	1880	Gothic	1950	Modern	2 x 3, store added to front	wood frame	front gable	vinyl clap, stone veneer	none	
227	6161-08-837825-0000		805	Main St	1880	Gothic	1950	Modern	1.5 x 3, store added to front	wood frame	front gable	vinyl clap	none	
228	6161-08-837799-0000		808-812	Main St	1880	none	1960	Modern	2 x 2 comm., additions to both sides	wood frame	front gable	asphalt sheet	attached buildings	Davies Hardware (vacant), Arlington Cleaners (812)
229	6161-07-689861-0000		8	N Grand Av	1880	Second Empire			2 X 3, brackets, front porch, dormers, rear ell	wood frame	mansard	vinyl clap	garage	not depicted on 1891 map
230	6161-07-690864-0000		10	N Grand Av	1880	Gothic			2 x 3, front porch	wood frame	front gable	vinyl clap	none	not depicted on 1891 map

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231	6161-07-688870-0000		12	N Grand Av	1880	Gothic	1980		2 x 2, two entrances, first floor comm., rear ell	wood frame	front gable	vinyl clap	none	not depicted on 1891 map
232	6161-07-707937-0000		26	N Grand Av	1880	Gothic			2 x 3, side wing, wrap-around porch	wood frame	cross-gable	vinyl clap	none	M. Williams 1891
233	6161-07-683927-0000		27	N Grand Av	1880	Gothic			1.5 x 3, front porch (enclosed)	wood frame	cross-gable	vinyl clap	none	M. Williams? 1891
234	6161-11-654530-0000		35	Park Av	1880	Gothic			1.5x3, center ent., front porch, cross gable bay, gable dormer	wood frame	gable	wood clap	garage	C. Schrader 1891
235	6162-02-672729-0000		62	Pendell Rd	1880	Classical Revival			2 x 3 center ent, front porch, rear ell	wood frame	gable	vinyl clap	none	Mrs. Harrison 1891
236	6161-03-097146-0000		2	Indian Ln	1887	none			2 x 4, altered fenestration	wood frame	gable	vinyl clap	garage attached 1957	Part of suburban seat: J.W. Collins 1867 & 1876, Mrs. Lasher 1891

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237	6262-01-272823-0000		80	Bedell Rd	1890	Colonial Revival			2x2, cross wing, porch on wing	wood frame	cross-gable	wood clap	barn, farm buildings	not depicted on 1876 map
238	6262-01-324839-0000		104	Bedell Rd	1890	Colonial Revival			1.5x5, center ent. & porch, shed dormers, rear ell	wood frame	gable	wood clap	dom barn, outbldg	not depicted on 1876 map
239	6160-02-727764-0000	NR L	150	Cedar Ln	1890	none	1930	none	1.5 sty in 5 sections	wood frame	cross-gable	board & batten	none	Kimlin Cider Mill, NR listed
240	6161-11-650645-0000		115	College Av	1890	Craftsman			2 x 4, cross wing on front, porch	masonry	hipped	stucco	garage	school, 1891
241	6161-11-749590-0000		152	College Av	1890	Shingle			2 x 3, front porch, side dormers	wood frame	front gambrel	wood shingle	garage	W. Dean 1891, College Avenue Historic District
242	6162-15-646353-0000		33	Fallkill Av	1890	Italianate			2 x 3, front porch, brackets	wood frame	gable	metal clap	none	not depicted in 1891
243	6162-15-655371-0000		45	Fallkill Av	1890	Italianate			2 x 3, brackets, side wing w/ porch, rear wing	wood frame	gable	vinyl clap	none	not depicted in 1891
244	6162-15-650408-0000		56	Fallkill Av	1890	Gothic			2 x 3, front porch, windows boarded	wood frame	front gable	vinyl clap	dom barn, outbldg	not depicted in 1891; M. Williams 1912

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245	6162-15-674417-0000		61	Fallkill Av	1890	Italianate			2 x 5, front porch, brackets, 2 sty rear porch	wood frame	gable	wood clap	garage	Not depicted in 1891, C. June in 1912
246	6161-04-805415-0000		358	Hooker Av	1890	Classical Revival			2 x 3, front porch	wood frame	front gable	vinyl clap	none	Vassar College
247	6161-04-800373-0000		364	Hooker Av	1890	Gothic			2 x 3, front porch, verge boards	wood frame	front gable	vinyl clap	shed	Vassar College
248	6161-04-803362-0000		366	Hooker Av	1890	Gothic			2 x 3, front porch, verge boards	wood frame	front gable	vinyl clap	none	Vassar College
249			372	Hooker Av	1890	Gothic			1.5 x 3, front gable dormer,	wood frame	gable	vinyl clap	none	Vassar College
250	6161-04-806347-0000		374	Hooker Av	1890	Gothic			2 x 3, front porch, rear ell	wood frame	front gable	vinyl clap	none	Vassar College
251	6161-03-115150-0000		6	Indian Ln	1890	Gothic			2 x 2, front porch (encl), belt between stories	wood frame	front gable	vinyl clap	garage attached 1950	Part of suburban seat: J.W. Collins 1867 & 1876, Mrs. Lasher 1891
252	6161-12-860682-0000		24	Lagrange Av	1890	Gothic			1.5 x 3, ent w/ porch	wood frame	front gable	vinyl clap	none	unnamed 1891

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253	6161-07-710977-0000		53	N Grand Av	1890	Gothic			2 x 2 , front porch	wood frame	front gable	vinyl clap	garage	not depicted on 1891 map
254	6261-02-523935-0000	S	18	Overlook Rd	1890	Queen Anne			2 x 2, 2 sty bay window, wrap-around porch	wood frame	hipped	vinyl clap	garage	not depicted on 1876 map
255	6159-01-365702-0000		32	Rochambeau Dr	1890	unknown	1920	Colonial Revival	2 x 3 w/ 2 x 1 addition, stone wrap-aound porch & porte cochere, 1 sty addition	wood frame	gable	cem-abs shingle	3 cottages	D.W. Jackson 1891
256	6262-01-013821-0000		238	Salt Point Tpk	1890	Gothic			1.5 x 3, center ent., bracing in gable	wood frame	front gable	cem-abs shingle	garage	schoolhouse, School No. 6 1867 & 1876. school 1891
257	6161-07-719879-0000		9	Springside Av	1890	Gothic			2 x 3, wraparound porch	wood frame	front gable	vinyl clap	garage	not depicted on maps
258	6161-07-727877-0000		13	Springside Av	1890	Gothic			2 x 3, wraparound porch, rear wing	wood frame	front gable	cem-abs shingle	none	not depicted on maps
259	6161-07-731876-0000		15	Springside Av	1890	n/a			n/a	n/a	n/a	n/a	monument works, shop	not depicted on maps

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260	6161-08-843839-0000		11	Van Wagner Rd	1890	Classical Revival			2 x 3 w/ 2 x 2 cross wing	wood frame	cross-gable	cem-abs shingle	garage	P. Ford 1891?
261	6260-03-488149-0000		72	Vassar Rd	1890	Shingle			1 x 3, center ent., shed dormer, side wing	wood frame	gambrel	wood shingle	Vassar Road Baptist Church shares parcel	Palen, 1950 (Pleasant Acres subdivision map #3 - file map # 2620)
262	6161-11-696608-0000		136	College Av	1895	Shingle			2 x 2, front porch, shed dormers	wood frame	front gable	wood clap, wood shingle	none	College Avenue Historic District
263	6161-11-702607-0000		138	College Av	1895	Colonial Revival			2 x 3,oriel side sun porch, Colonial porch	wood frame	front gable	vinyl clap	none	College Avenue Historic District
264	6161-07-738842-0000		763	Main St	1895	Gothic			1 sty church, engaged corner tower, rear cross wing, front addition	wood frame	front gable	stucco	none	Original Holy Trinity church?
265	6162-16-933414-0000		240	N Grand Av	1898	unknown			1.5 sty	wood frame	cross-gable	unseen	none	not on 1891 map
PROPERTIES LATER THAN 1900 BUT PREVIOUSLY SURVEYED														
266	6261-02-535903-0000	S	178	Overocker Rd	1900	Gothic			2 x 3, fg dormer, front porch	wood frame	gable	vinyl clap	garage	not on maps

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267	6162-06-283885-0000	S	73	Woodlawn Av	1910	Colonial Revival			2 x 2, front porch, gable dormers w/ Venetian windows	wood frame	front gable	vinyl clap	attached garage added	Survey form address 124 Fulton St.
268	6260-01-182765-0000	L	27	Hornbeck Ridge	1955	Modern			1 sty	wood frame	flat	wood panels	none	Designed by Marcel Breuer
OTHER CEMETERIES														
269	6362-01-298874-0000		1239	Dutchess Tpk		n/a			n/a	n/a	n/a	n/a		Temple Beth El Cemetery
270	6362-01-265850-0000		1239	Dutchess Tpk		n/a			n/a	n/a	n/a	n/a		Congregation Brethern of Israel Cemetery
271	6161-12-950677-0000		55	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Schmomre Hadath Cemetery
272	6161-12-942658-0000		58	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Vassar Temple Cemetery
273	6161-12-947657-0000		60	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Hebrew Fraternal Benevolent Society Cemetery
274	6261-01-004623-0000		62	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Catholic Calvary Cemetery
275	6161-12-964684-0000		63	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Vassar North Jewish Cemetery
275	6161-12-964672-0000		65	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Hebrew Cemetery
277	6161-12-984664-0000		67	LaGrange Av		n/a			n/a	n/a	n/a	n/a		Children of Israel Cemetery
278	6158-01-369660-0000		2822	Rt 9D (W Main St)		n/a			n/a	n/a	n/a	n/a		Wappingers Falls Cemetery

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New Hamburg Properties Built 1860 - 1899

ID No.	Tax Parcel Number Shaded boxes appear eligible for designation in historic district Status notations in next column: NR=National Register listed L = local landmark S = previously surveyed	Status	Street No.	Street Name	Year Built	Original Style	Year Altered	Altered Style	Scale & Form stories x bays + features	Construction Method	Roof Type	Exterior Material	Outbuildings	Map Notes
279	6057-07-631909-0000		9	Main St	1855	Greek Revival	1870	Italianate	2 x 5, rear ell	wood frame	gable, fg dormer	wood clap	none	C. Lawson 1858, C. LeRoy 1876
280	6057-07-607847-0000		3	Conklin St	1860	Gothic			2 x 3 + added side wing	wood frame	gable, fg dormer	wood shingle	shed	J. Brower 1858, Wm. Drake 1867, J. Drake 1876
281	6057-07-611883-0000		15	Conklin St	1860	Gothic	1890	Queen Anne	2 story cross-wing w/ added bay windows & piazza	wood frame	cross gable	wood clap	garage & garden house	G. Smith 1867 & 1876
282	6057-07-614888-0000		22	Conklin St	1860	Greek Revival			1.5 x 1 + 1.5 x 2 crosswing	wood frame	cross gable	perma-stone	none	1867, J.P. Lawson 1976
283	6057-07-624900-0000		11	Division St	1860	Italianate			2 x 3, rear ell	wood frame	gable	wood clap	garage	G.P.Brower 1867 & 1876
284	6057-06-489789-0000		25	Main St	1860	Greek Revival			2 x 3, rear ell	brick masonry	gable	brick	none	J. LeRoy 1867 & 1876
285	6057-06-480825-0000		43	Main St	1860	Italianate			3 x 2 + 2 x 1 wing	brick masonry	front gable, flat	brick	stone terrace walls	1867, Wid Sincerbaugh 1876
286	6057-06-484835-0000	NR	47	Main St	1860	Greek Revival			3 x 3, 2 sty porch (removed), rear ell added	wood frame	front gable	vinyl clap	stone garage, outbldg	1867, A Conklin 1876
287	6057-07-635917-0000		18-20	Main St	1860	Gothic			2 x 3 + 2, porch, rear ell	wood frame	gable, fg dormer	vinyl clap	none	W. Millard 1867 & 1876
288	6057-06-486839-0000		34	Point St	1860	Greek Revival			2 x 3, piazza	wood frame	gable	vinyl clap	none	Est. of J. Lawson 1867, E. & J. Lawson 1876
289	6057-06-473851-0000		40	Point St	1860	Italianate			2 x 3, Four Square	wood frame	hipped	wood clap	none	W.I. Lawson 1858, Mrs. Lawson 1867 & 1876
290	6057-06-486845-0000		47	Point St	1860	Greek Revival			1.5 x 2, rear & side ells	wood frame	gable	vinyl clap	garage	P.B. Lawson 1867 & 1876
291	6057-06-499875-0000		7	Stone St	1860	Second Empire			2 x 3, piazza	brick masonry	mansard	brick	none	P. LeRoy 1867 & 1876
292	6057-06-485886-0000		19	Main St	1865	Italianate			2 x 2, side ell added	wood frame	front gable	wood novelty	none	hotel? W.B. Jarvis 1867, G. Albertson 1876
293	6057-07-501879-0000		5	Conklin St	1870	Greek Revival			1.5 x 2 + rear sone shed, side garage wing added	wood frame	gable	vinyl clap	none	W.T. Drake 1876
294	6057-06-487892-0000		19	Conklin St	1870	Italianate			2 x 2, bay window	wood frame	gable	wood clap	none	H. Bates 1876
295	6057-07-502884-0000		21	Conklin St	1870	Italianate			2 x 3 cross-wing	wood frame	cross gable	asb-cem shingle	none	Mrs. Cochrane 1876

TOWN OF POUGHKEEPSIE

New Hamburg Properties Built 1860 - 1899

ID No.	Tax Parcel Number Shaded boxes appear eligible for designation in historic district Status notations in next column: NR=National Register listed L = local landmark S = previously surveyed	Status	Street No.	Street Name	Year Built	Original Style	Year Altered	Altered Style	Scale & Form stories x bays + features	Construction Method	Roof Type	Exterior Material	Outbuildings	Map Notes
296	6057-06-488899-0000	NR	10	Main St	1870	none	1900	none	2 x 2, storefront, side ells added	wood frame	front gable, shed on ells	wood clap	none	retail store, J. Myers 1876
297	6057-07-504889-0000		30	Main St	1870	Second Empire			2 x 1, side ell	wood frame	mansard	vinyl clap	none	W. Wicks 1876
298	6057-06-490904-0000		37	Main St	1870	Italianate			2 x 3, raised basement, 3 sty tower	wood frame	front gable	vinyl clap	none	P. Myers 1876
299	6057-07-510894-0000		51	Main St	1870	Italianate			3 x 5, 2 sty porch altered	wood frame	hipped	vinyl clap	none	Workman 1876
300	6057-06-493908-0000		15	Point St	1870	Italianate			2 x 4	brick masonry	flat	brick	none	Lumber Yard Office 1867 & 1876
301	6057-07-506899-0000		18	Point St	1870	Gothic			2 x 4 dbl hse, bay windows,	brick masonry	gable, fg dormer	brick	garage	W. Shay 1876
302	6057-06-491912-0000		39	Point St	1870	Gothic			1.5 x 3, cent ent	wood frame	gable, fg dormer	wood shingle (added)	none	J. McGee 1876
303	6057-07-501935-0000		43	Point St	1870	Gothic			1.5 x 3, center ent., piazza (enclosed)	wood frame	gable, fg dormer	asb-cem shingle	none	M.V. Drake 1876
304	6057-07-501935-0000	S	9	Stone St	1870				1.5 x 3 + 1.5 x 2 crosswing, piazza	wood frame	cross gable	vinyl siding	none	H. Bogadus 1876
305	6057-07-514927-0000		17	Stone St	1870	Gothic	1930	moved?	1.5 x 3 crosswing	wood frame	cross gable	stone, vinyl clap & shingle siding	none	C. Williams 1876
306	6057-07-515931-0000		2	Academy St	1875	Italianate			2 x 3 + side wing	brick masonry	front gable	brick	none	School house No. 4 1876
307	6057-07-506947-0000		12	Main St	1875	Italianate	1900	none	1 x 4, 1 x 1 garage added to W side	wood frame	shed	flush wood board, wood clap	none	retail store/post office, J. Myers 1876
308	6057-07-560903-0000		1	Conklin St	1880	Gothic			2 x 2, rear ell	wood frame	gable	vinyl clap	none	
309	6057-07-556963-0000		21	Main St	1880	none			2 x 3	wood frame	front gable	wood novelty	garage	W.B. Jarvis 1867, G. Albertson 1876
310	6057-07-581946-0000		22	Point St	1880	Gothic			2 x 4, piazza	wood frame	gable, fg dormer	asb-cem shingle & asphalt shingle	none	
311	6057-07-591945-0000		38	Point St	1880	Greek Revival	1920	Shingle	2 x 4, 2 sty porch (enclosed)	wood frame	gable, dormer	wood clap	none	W.I. Lawson 1858, Mrs. Lawson 1867 & 1876

TOWN OF POUGHKEEPSIE

New Hamburg Properties Built 1860 - 1899

ID No.	Tax Parcel Number Shaded boxes appear eligible for designation in historic district Status notations in next column: NR=National Register listed L = local landmark S = previously surveyed	Status	Street No.	Street Name	Year Built	Original Style	Year Altered	Altered Style	Scale & Form stories x bays + features	Construction Method	Roof Type	Exterior Material	Outbuildings	Map Notes
312	6057-07-501839-0000		41	Point St	1880	Greek Revival			1.5 x 3, side ell added	wood frame	gable	wood clap	none	M.V. Drake 1876
313	6057-06-486823-0000		55	Point St	1880	Gothic	1990	rustic	1.5 sty crosswing	wood frame	cross gable	wood vertical siding	garage	
314	6057-06-494820-0000		7	Reed St	1880	Gothic	1930	moved?	2 x 3	wood frame	front gable	metal clap	none	
315	6057-07-511872-0000		16	Reed St	1880	Gothic	1930	moved?	2 x 3, piazza	wood frame	front gable	wood clap	garage	
316	6057-07-514880-0000	NR	18	Reed St	1880	Greek Revival	1930	moved?	1.5 x ?, piazza (enclosed)	wood frame	gable	wood board & batten	none	
317	6057-07-516884-0000	NR	49	Point St	1890	Gothic			2 x 3, wrap piazza	wood frame	front gable	wood clap	none	P.B. Lawson 1867 & 1876
318	6057-07-517889-0000	NR	3	River Rd	1890	Gothic			2 x 3, porch	wood frame	gable, fg dormer	asb-cem shingle	barn	W. Millard 1867 & 1876 (vacant)
319	6057-07-520897-0000	NR	4	River Rd	1890	none			1.5 x 3, porch (enclosed)	wood frame	front gable	asb-cem shingle	none	S. Orchard 1858 & 1867, W.S. Drake 1876 (vacant)

TOWN OF POUGHKEEPSIE

Rochdale Properties Built 1860 - 1899

ID No.	Tax Parcel Number Shaded boxes appear eligible for designation in a historic district Status notations in next column: NR=National Register listed L = local landmark S = previously surveyed	Status	Street No.	Street Name	Year Built	Original Style	Year Altered	Altered Style	Scale & Form stories x bays + features	Construction Method	Roof Type	Exterior Material	Outbuildings	Map Notes
320	6362-01-287586-0000		147	Rochdale Rd	1860	Greek Revival	1920	Craftsman	1.5x3 + dormer & side porch	wood frame	gable	cem-ab shingle	none	School? Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
321	6362-01-244580-0000		165	Rochdale Rd	1860	Greek Revival			2x6 + porch	wood frame	gable	cem-ab shingle	garage	2-4 family; Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
322	6362-01-243559-0000		166	Rochdale Rd	1860	Greek Revival	1920	Craftsman	1.5x3 + dormer & porch	wood frame	gable	wood clap	none	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
323	6362-01-233558-0000		168	Rochdale Rd	1860	Greek Revival	1920	Craftsman	1.5x3 + porch	wood frame	gable	vinyl clap	garage	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
324	6362-01-228557-0000		170	Rochdale Rd	1860	Greek Revival			1.5x3 + porch	wood frame	gable	vinyl clap	garage	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
325	6362-01-228577-0000		171	Rochdale Rd	1860	Greek Revival	2007	Colonial Revival	2x5	wood frame	gable	vinyl novelty	garage	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
326	6362-01-221554-0000		172	Rochdale Rd	1860	Greek Revival	1920	Craftsman	1.5x3 + dormer & porch	wood frame	gable	cem-ab shingle	garage	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876
327	6362-01-280503-0000		28	Titus Rd	1862	Gothic	1920	Craftsman	1.5x3 + dormers	wood frame	front gable	wood clap	none	Taylor & Forbus 1851 & 1858, R. Titus & Sons 1867 & 1876

Town of Poughkeepsie Historic Resource Survey

LIST OF HISTORIC EDUCATIONAL BUILDINGS
Highlighted entries appear eligible for designation

Parcel Number	Name	St. No.	Street Name	Const. Date	Notes
PUBLIC SCHOOLS					
6159-02-580550-0000	"Oak Grove Schoolhouse"	40	Kerr Rd	1812	historic one-room schoolhouse formerly located on Spring Rd moved here; classes from 1812 to 1939
6262-04-693311-0000	District #8 Schoolhouse	925	Dutchess Tpk	1840	reused as residence
6159-03-306406-0000	District #5 Schoolhouse	53	Old Post Rd	1850	abandoned
6362-01-287586-0000	District #10 Schoolhouse	147	Rochdale Rd	1860	reused as residence
6057-07-611911-0000	District #4 School (New Hamburg)	2	Academy St	1870	reused as residence
6161-11-650645-0000	Arlington Union Free School District #7 School	115	College Av	c. 1890	reused for professional offices
6262-01-013821-0000	District #6 Schoolhouse (Maple Grove)	238	Salt Point Tpk	1890	reused as residence, replaced earlier school No. 6 on 1867 & 1876 maps
6262-04-732301-0000	District #8 School	931	Dutchess Tpk	1900	reused as residence
6262-01-019830-0000	District #6 School (Maple Grove)	240	Salt Point Tpk	1910	reused as residence
6161-12-755735-0000	First Arlington High School	25	Raymond Av	c. 1920	now Arthur S. May Elementary School
6160-03-130475-0000	Spackenkill Union Free School District #2 School	23	Spackenkill Rd	1926, c. 1940	now Martha W. Lawrence School
6261-01-001876-0000	Second Arlington High School	17	Evelyn Av	1934, 1940, 1953	Arlington Middle School since 1961
6162-02-501940-0000	Violet Avenue School	191	Violet Av	c. 1938	Hyde Park Central School District, funded by PWA and designed under supervision of FDR
6159-02-580550-0000	Oak Grove Elementary School	40	Kerr Rd	c. 1955	Wappingers Central School District
6259-01-390965-0000	Vassar Road Elementary School	174	Vassar Rd	c. 1955	Wappingers Central School District
6160-01-140560-0000	Orville A. Todd Middle School	11	Croft Rd	1959	Spackenkill Union School District
6159-01-070900-0000	Nassau Elementary School	7	Nassau Rd	1962	Spackenkill Union School District
6260-03-380010-0000	Kinry Road Elementary School	58	Kinry Rd	c. 1965	Wappingers Central School District
6058-02-854752-0000	Sheafe Road Elementary School	139	Sheafe Rd	c. 1965	Wappingers Central School District
6160-04-542285-0000	Hagan Elementary School	42	Hagan Rd	1966	Spackenkill Union School District
6160-04-520445-0000	Spackenkill High School	112	Spackenkill Rd	1970	Spackenkill Union School District
PRIVATE SCHOOLS					
6058-02-880688-0000	Ellessdie Private School	179	Delavergne Av	1840	reused as residence
6160-03-093343-0000	Oakwood Private School	22	Spackenkill Rd	1920	Main bldg., classroom bldgs, dorms, residences

Town of Poughkeepsie Historic Resource Survey

LIST OF HISTORIC EDUCATIONAL BUILDINGS
Highlighted entries appear eligible for designation

Parcel Number	Name	St. No.	Street Name	Const. Date	Notes
6160-03-160127-0000	Bright Horizons Chldren's Center	15	Golf Club Rd	1944	children's development center, formerly IBM Country Club
6260-03-146453-0000	Poughkeepsie Day School	244	Boardman Rd	1909, 1954	Kenyon House, later IBM research labs
6260-01-105522-0000	Faith Christian Academy	1-3	Faith Rd	1909	Kenyon estate carriage house, stables, etc., later IBM research labs
6161-08-783874-0000	Holy Trinity Church School	775	Main St	1952	Church Holy Trinity (R.C.) & School
6260-01-095706-0000	Our Lady of Lourdes High School	131	Boardman Rd	1954-1956	Our Lady of Lourdes High School, formerly IBM research labs
6260-03-300470-0000	St Martin De Porres Church & School	114-122	Cedar Valley Rd	c. 1970	St Martin De Porres Church & School; original church 1962, now community center, present church 1997, school & rectory
COLLEGES					
6261-03-100450-0000	Vassar College	54-124	Raymond Av	1865	main Vassar campus (Vassar HD)
6161-04-850460-0000	Vassar College	71-89	Raymond Av		historic faculty housing along Raymond Ave, Vassar Lake (Vassar HD)
6161-12-769658-0000	Vassar College	136	Fulton Av		faculty housing (Vassar HD)
6161-12-795630-0000	Vassar College	157-171	College Av		Vassar Alumni House & dormitory (Vassar HD)
6161-12-760620-0000	Vassar College	155	College Av		historic house (Vassar HD)
6161-11-746623-0000	Vassar College	147-153	College Av		historic houses (Vassar HD)
6161-11-705634-0000	Vassar College	137	College Av		historic house (Vassar HD)
6261-03-012275-0000	Vassar College	490-2500	New Hackensack Rd		Old Poughkeepsie Day School Site (Vassar HD)
6161-04-740465-0000	Vassar College	334	Hooker Av		historic house (recorded as domestic property) & student housing on Brewers Lane (Vassar HD)
6161-04-805415-0000	Vassar College	358-360	Hooker Av		historic house (Vassar HD)
6161-04-794375-0000	Vassar College	362	Hooker Av		historic house (Vassar HD)
6161-04-800373-0000	Vassar College	364	Hooker Av		historic house (Vassar HD)
6161-04-803362-0000	Vassar College	366	Hooker Av		historic house (Vassar HD)
6161-04-810388-0000	Vassar College	372	Hooker Av		historic house (Vassar HD)
6161-04-806347-0000	Vassar College	374	Hooker Av		historic house (Vassar HD)
6161-04-858410-000	Vassar College	8	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-863391-000	Vassar College	9	Vassar Lake Dr		faculty housing (Vassar HD)

Town of Poughkeepsie Historic Resource Survey

LIST OF HISTORIC EDUCATIONAL BUILDINGS
Highlighted entries appear eligible for designation

Parcel Number	Name	St. No.	Street Name	Const. Date	Notes
6161-04-386421-000	Vassar College	12	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-832405-000	Vassar College	14	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-838391-000	Vassar College	16	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-851375-000	Vassar College	17	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-821372-000	Vassar College	24	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-847358-000	Vassar College	27	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-815348-000	Vassar College	32	Vassar Lake Dr		faculty housing (Vassar HD)
6161-04-850460-0011	Vassar College	1	Orchard Ln		Vassar faculty housing (Vassar HD)
6160-02-900650-0000	Vassar College	328	Vassar Farm Ln		Vassar Farm (Vassar HD), part within City of Poughkeepsie (6161-84-910090, 20-72 Vassar Farm Ln
6062-02-884713-0000	Marist College	3399	North Rd	1929	Marist campus, center section
6062-02-870603-0000	Marist College	3399	North Rd		Marist campus, south end
6062-02-874650-0000	Marist College	3399	North Rd		Marist campus, classroom buildings
6062-02-888756-0000	Marist College	3399	North Rd		Marist campus, library
6062-02-890825-0000	Marist College	3399	North Rd		Marist campus, north end
6062-02-891913-0000	Marist College	3399	North Rd		Marist student housing
6062-02-920884-0000	Marist College	3399	North Rd		Marist campus, classroom building
6062-02-776732-0000	Marist College	3399	North Rd		Marist service buildings
6062-02-974742-0000	Marist Real Property Svcs Inc	1	Beck Pl		Marist classroom building, reused industrial bldg
6162-09-100731-0000	Marist Real Property Svcs Inc	35	Cedar St		Marist student housing
6162-09-060713-0000	Marist Real Property Services	61	Cedar St		Marist service building
6162-09-004702-0000	Marist Real Property Svcs Inc	77	Cedar St		Marist student housing
6162-05-035776-0000	Marist Real Property Svcs Inc	30	Fulton St		Marist student housing
6162-05-094791-0000	Marist Real Property Svcs Inc	50	Fulton St		Marist student housing
6162-07-690850-0000	Dutchess Community College	57	Pendell Rd	1957	Dutchess Community College, occupies former Bowne Tuberculosis hospital; Dutchess Hall, 1968, Hudson Hall & cafeteria, c. 1975, Perkins & Will, Gindele & Johnson, Gulameria Partnership, arch'ts

Town of Poughkeepsie Historic Resource Survey

LIST OF RELIGIOUS PROPERTIES
Highlighted entries appear eligible for designation

Parcel Number	Name	St. No.	Street Name	Const. Date	notes
6058-04-740353-0000	Ellessdie Chapel	85-129	Sheafe Rd	1840	moved from Sheafe Rd. & Delavergne Ave to New Hackensack R.D. Church in 1901, moved to present site in Bowdoin Park in 1993
6057-06-491851-0000	New Hamburg Presbyterian Church	14	Main St	1850	converted to multiple dwelling c. 1940 (NR listed)
6057-06-488899-0000	Zion Memorial Chapel	37	Point St	1903	Chapel of Wappingers Falls Zion Episcopal Church, Protestant Episcopal Diocese of New York, now St. Nicholas-on-the-Hudson Church (NR listed)
6261-03-100450-0000	Vassar College Chapel	54-124	Raymond Ave	1904	Shepley, Rutan & Coolidge, architect
6163-03-219158-0000	Our Lady of the Rosary Chapel	185	Hudson View	1906	Hudson River Psychiatric Center (HRPC HD)
6161-08-798761-0000	Arlington Reformed Church	22	Raymond Rd	1914	org. 1910, education wing added 1955
6161-08-783874-0000	Holy Trinity R.C. Church	775	Main St	1921	architect? property includes school building
6058-02-990603-0000	Seminary of Franciscan Friars of the Province of the Immaculate Conception	158	Delavergne Av	1950	Now Mt. Alvernia Retreat Center (since 1967)
6062-02-884713-0000	Marist College Our Lady Seat of Wisdom Chapel	3399	North Rd	1953	Designed and built by Brother Nilus & Marist Brothers
6260-03-300470-0000	St. Martin Des Porres R. C. Church	114-122	Cedar Valley Rd	1962	original church 1962, now community center, present church 1997, also school & rectory
6261-03-228048-0000	Poughkeepsie United Methodist Church	2381	New Hackensack Rd	1963	org. 1960 in merger of older churches
6160-04-904390-0000	Church of Jesus Christ of the Latter Day Saints	204	Spackenkill Rd	c.1970	architect?
6260-03-488149-0000	Vassar Road Baptist Church	72	Vassar Rd	c. 1970	non-historic building
6159-04-780355-0000	Church of the Nazarene	546	Vassar Rd	c. 1970	non-historic building
6058-02-755703-0000	Kagyu Thubten Choling Inc	245	Sheafe Rd	1978	Buddhist Monastery & Retreat Center, incorporates historic features of pre-existing river estate
6261-01-054993-0000	Northeastern Conference Corporation of Seventh Day Adventist Churches	39	Friendly	c. 1980	service facility
6260-03-230300-0000	Faith Assembly Of God	254	Spackenkill Rd	c. 1990	non-historic building
6262-04-743048-0000	Christian & Missionary Alliance Church	35	Degarmo Rd	c. 1990	non-historic building
6159-04-932207-0000	Mid-Hudson Korean United Methodist Church	38	Jackson Rd	c. 1990	non-historic building
6261-01-286624-0000	Congregation of Poughkeepsie Church	30	Manchester Rd	c. 2000	non-historic building
6260-04-566185-0000	Chabad Lubavitch of the Mid-Hudson Valley	63	Vassar Rd	c. 2000	occupies non-historic dwelling house

Town of Poughkeepsie Historic Resource Survey

LIST OF RESIDENTIAL SUBDIVISIONS, 1900-1969
(Highlighted entries have significant characteristics)

Map ID	Subdivision Name	Filing Date	Map No.	Surveyor	Location	Neighborhood	House types	Notes	Assessment
1	Lands of Nelson & Doty	1900-07	DC 0258	B.H. Brevoort, CE	Lagrange Av, Collegeview Av	Arlington	2 sty FG, 2x3 G, 4sq, infill, comm on Raymond, Juliette Theater	streets partially on 1876 map	Significant early plat, VC association, Collegeview in VC HD
2	Fairview Park, Sections A & D	1910-06	DC 0840	John Ogden, sur	Fairview Av, Sumit Av, Fulton St, E Cedar St.	Fairview	2 sty FG, 2x3 G, 4sq, DutCol, ACBung, CraftCot, 2 fam, Cape	covers a portion of Bech estate	Significant early plat, mixed house types and periods
3	Fairview Improvement Corp.	1910-10	DC 0713	John Ogden, sur	Beck Pl	Fairview	2 fam, ACBung	covers a portion of Bech estate, 26 lots, "NY Portable Bungalow Co., E side Beck (cor. Delafield)	only 2 houses left, rest parking lots
4	Oakdale Park	1911-09	DC 0780	[Pough. Eng. & Contr. Co.]	Kelsey Rd, Denver Pl, Morton St, RR ROW	Fairview & city	1.5 & 2 sty FG, 4sq, ACBung	James H. Beatty & John K. Sague, platted as Sackett Pl. 5/1899, part of "Lookout" in 1891, sub. seat of Dr. Jas. H. MacCormac	Significant early plat, strong on pre-WWII houses
5	Oak Park	1911-12	DC 0803	Pough. Eng. & Contr. Co.	Wilmar Ter	Fairview	1.5 & 2 sty FG, 4sq, ACBung	amendment; John K. Sague, ,part of "Lookout" in 1891, sub. seat of Dr. Jas. H. MacCormac	Significant early plat, strong on pre-WWII houses
6	Westview Heights	1912-04	DC 0817	Pough. Eng. & Contr. Co.	Innis Av, Emmot Pl, Arnold Rd, Corlies Av	Arlington & city	2 sty G, 4sq, DutCol, Fgamb, ACBung	James E. Sague & John S. Wilson; not extant, mostly in city	Significant early plat, strong on pre-WWII houses
7	Innis Avenue Gardens	1912-05	DC 0879	Pough. Eng. & Contr. Co.	N. Grand Av, Kent Av, Delaval Pl	Arlington	2 sty G & FG, ACBung	amended 1932-09, same map, Edgar W. Foster, prob. James E. Sague	early but incomplete plan
8	Crestline Knolls	1912-09	DC 0846	B.H. Brevoort, CE	Springside Ave	Arlington	none	Luhman Jones & Charles Law, now site of Holy Trinity R.C. Church	eradicated
9	Crestline Knolls	1912-09	DC 0845	B.H. Brevoort, CE	Van Wagner Rd	Arlington	1.5 & 2 sty FG, infill	Charles Law	fragment
10	Boulevard Knolls	1912-09	DC 0848	John Ogden, sur	Boulevard Knolls, Musselman Dr	Arlington & city	2 sty gable, post WWII infill	Albert T. Foster	non-cohesive
11	Homesites at Parkview	1912-10	DC 0849	B.H. Brevoort, CE	McKinley Ln	Arlington	1.5 & 2 sty FG, infill	The Homesites Corp	early but incomplete plan
12	Prop belonging to Streit Estate, amdmt	1913-03	DC 0736	R.J Harding, engr	Main St, Streit Av, Lewis Av, S Grand Av	Arlington & city	2 sty G & FG, ACBung		Significant early plat, strong on pre-WWII houses
13	Farm of Charles Goepfert	1913-06	DC 0907	B.H. Brevoort, CE	Innis Ave, S. Grand Av, city line	Arlington & city	late 20th C apartment complex	not platted	not built
14	Property of A. Seitz	1913-06	DC 0919	John Ogden, sur	Seitz Ter	Arlington	2 fams at S end, Capes to north	14 lots incl 2 w/ bldgs; see also DC0928	built out post WWII
15	Vassar Heights, Section A	1913-10	DC 0930	Frank L. Teal, CE	N Grand Av	Arlington	vacant	127 lots, not realized, for Albert T. Foster	not built
16	Kingwood Park	1914-06	DC 0959.5	John Ogden, sur	Kingwood Av, Coleman Pl, Hoffman Av	Spackenkill	serpentine park plan, large sfd, post WWII & more	property of G.A. Coleman, 22 lots, #2 w/ dwelling	Significant early plat, strong on pre-WWII houses
17	Hudson Valley Realty Co	1915 - 1922	DC 1407	John Ogden, sur	Rochdale Rd, Titus Rd, Harmony Cr	Rochdale	2 sty FG, ACBung, infill	includes ruins of old mill & pre-existing worker housing	intact plat, later infill
18	Fairview Improvement Corp.Sec. F	1915-05	DC 1023	no fecit	E. Cedar St, Woodlawn Av	Fairview	ranch	rev. see DC 1962, mostly unbuilt	incomplete section

LIST OF RESIDENTIAL SUBDIVISIONS, 1900-1969
(Highlighted entries have significant characteristics)

Map ID	Subdivision Name	Filing Date	Map No.	Surveyor	Location	Neighborhood	House types	Notes	Assessment
19	Oakdale Park, amended	1915-06	DC 0780AA	Pough. Eng. & Contr. Co.	Buckingham Av, Oakdale Av	Fairview & city	1.5 & 2 sty FG, 4sq, ACBung, infill at north end Oakdale Ave	John K. Sague, combined Oak Park & Oakdale Park, G. Leslie Ryder, arch't, 42 Market, part of "Lookout" in 1891, sub. seat of Dr. Jas. H. MacCormac	Significant early plat, strong on pre-WWII houses
20	Subdivision, Violet Av & Locust St	1916-06	DC 1080	John Ogden, sur	Violet Av, School St	Fairview & Hyde Park	1.5 FG, infill	mostly in Hyde Park	fragment
21	Fulton Court Realty Co	1917-01	DC 1098	John Ogden, sur	Fulton Ct	Arlington	2 sty Colonials; 1 large non-contributing house	adjacent to Vassar College Alumni House	Significant early plat, strong on pre-WWII houses
22	Fairview Improvement Corp	1919-08	DC 1166	John Ogden, sur	Fulton St, Terminal Rd, W Cedar St	Fairview	new construction, Marist housing	Reliance Analine Co., SE cor at RR,	section of Fairview plat, non-historic
23	Kohlanaris Park Lots	1919-08	DC 1151	John Ogden, sur	Irving Av	Fairview	2 sty G, DutCol,	65 lots, not fully realized; see DC 1350, now mostly industrial (Schatz)	Significant early plat, fragment
24	Cedar Grove, amended & corrected	1921-03	DC 1223	Conger & D'Luhosh, CE	New Hackensack Rd	Red Oaks Mill	post WWII	6 lots subdivided from Greenvale Farms, property of Aug. B. Gray	incomplete
25	Bldg Lots on H.S. Marshall property	1921-12	DC 1529	Geo. M. Briggs, engr	Marshall Rd, Overocker Rd	Arlington	CraftCot, ACBung, Tudor	Henry Marshall, owner, amended 1932-09, same map	Significant early plat, includes N02
26	Willowbrook Heights	1922-07	DC 1241	no fecit	Willowbrook Heights, Vassar Rd	New Hackensack	CraftCot, ACBung, Tudor	31 lots, Willowbrook Heights Association	Early plat in this section, summer colony?
27	Property of Mary A. Smith	1922-08	DC 1249	Conger & D'Luhosh, CE	Dutchess Tpk, Mary Av, Rochdale Rd	Rochdale	ACBung, DutCol, 2sty Col on Dutchess Tpk, post WWII & later infill on interior streets	38 Lots	intact plat, w/ later infill
28	Property of Rosen & Bunnell	1922-10	DC 1257	Conger & D'Luhosh, CE	Fulton St, Spring St, Lakeview Av	Fairview	CraftCot, ACBung, post WWII infill	28 lots, Bk 8 Sect F Fairview Park, see DC 1023	Significant early plat, strong on pre-WWII houses
29	Fairview Improvement Corp.Sec. F	1923-06	DC 1962	John Ogden, sur	Lakeview Av, E Cedar St	Fairview	ACBung, CraftCot, DutCol, 2st Col, post WWII & later infill		Significant early plat, strong on pre-WWII houses
30	Lands of Irving Hewlett	1923-06	DC 1289	John Ogden, sur	N. Grand Av	Arlington	CraftCot, 2 sty G, post WWII infill		partial subdivision of Irving Hewlett farm
31	Lands of Irving Hewlett	1923-08	DC 1292	John Osgood, sur	Innis Av	Arlington	CraftCot, post WWII infill, mod commercial infill		partial subdivision of Irving Hewlett farm, non-historic devel.
32	Lands of vom Lehn & von Szeliski	1923-11	DC 1322	John Ogden, sur	South Rd	Knapps Corners	non-hist. comm. dev. Along South Rd.	240 A conveyed by Richard vom Lehn Jr to Paul von Szeliski, RVL Jr retained 43.6A	open space on east side of Casperkill, south of IBM CC, non-hist. comm. dev. along South Rd.,
33	Thos. S. & Timothy J. MacDonnell sbdvn	1924-04	DC 1316	O.A. D'Luhosch, CE	Woodcliff Av	Arlington	CraftCot, ACBung, 4sq		southern half redeveloped comm.
34	Bldg Lots on Wm. P. Forbes property	1924-07	DC 1324	Reynolds & Chase, CE	Peckham Rd, Williams Rd	Arlington	CraftCot, ACBung, DutCol, 2 sty G		Significant early plat, strong on pre-WWII houses
35	Ridgefarm Heights, Section A	1924-09	DC 1355	O.A. D'Luhosch, CE	Edwin Rd	MacDonnell Heights	ACBung, post WWII infill	Edwin S. Barnes, subdivided from Lawson [Wiltse] farm	fragment

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36	Lands of Dutchess Bldg Products Corp.	1924-12	DC 1596	O.A. D'Luhosch, CE	Marple Rd	Arlington	2 sty G, Tudor, CraftCot, 2 sty Col, ACBung, Cape, some post WWII infill		Significant early plat, strong on pre-WWII houses
37	Lands of Dutchess Bldg Products Corp.	1924-12	DC 1632	O.A. D'Luhosch, CE	Van Wagner Rd	Arlington	2 sty G & FG, ACBung	extension of adjacent plat	Significant early plat, strong on pre-WWII houses
38	Lands formerly of William P. Forbes	1925-00	DC 1860	K.E. Pearce CE	Manchester Rd	Arlington	redev. commercial		non-historic commercial
39	Kohnanaris Subdivision	1925-03	DC 1350	no fecit	Kohlanaris Dr, Treadwell Cr	Fairview	Cape, ACBung, 2fam, DutCol, infill on Treadwell Cir. Where MacCormac house was located	Property of David Harris & Frank C. Furlong, part of "Lookout" in 1891, sub. seat of Dr. Jas. H. MacCormac, house on plat, now gone	Significant early plat, strong on pre-WWII houses
40	Lands of Husted, Corbally & Brown	1926-01	DC 1431	O.A. D'Luhosch, CE	Dutchess Tpk, Overlook Rd	Arlington	Cape, 2 sty Col	4.7 A, 17 lots on hwy, 14 in rear	incomplete, comm. at west end
41	Colonial Heights	1926-04	DC1460	John Ogden, sur	Townsend Bv, Caroline Av, Robert Pl	Colonial Heights	ACBung, CraftCot, Tudor, Cape, post WWII infill	48 lots	Significant early plat, strong on pre-WWII houses
42	Degarmo Heights, Section B	1926-05	DC 1447	Geo. M. Briggs, engr	Rochdale Rd	Rochdale	ACBung, DutCol, 2 sty Col, Cape	lots numbered 58-78	part of larger plat on north side Rochdale Rd
43	Degarmo Heights, Section A, amended	1927-09	DC 1454	Geo. M. Briggs, engr	Rochdale Rd, Dutchess Tpk, Esterich Rd	Rochdale	ACBung, Cape, post WWII infill	original plan 1926-05	incomplete development
44	Beechwood Park	1927-12	DC 1486	Keene Richads, CE	Beechwood Park, South Rd	Poughkeepsie	some 2 sty Col, Cape, mostly post WWII infill and later	53 lots w/ existing dwelling on South Rd, property of Moseley & Harcourt	
45	Prop of Henry Marshall	1930-10	DC1578	Geo. M. Briggs, engr	Meadow Rd	Arlington	Tudor, ACBung, Cape	expansion of Marshall Rd plat (DC1529)	Significant early plat, strong on pre-WWII houses
46	Inwood Park	1931-04	DC 1575	O.A. D'Luhosch, CE	Lindbergh Pl, N. Grand Av, Innis Av	Arlington	2 sty Col prototype throughout	22 lots, for D.W. Wilbur	Significant early plat of pre-WWII houses
47	Lands of Dutchess Bldg Products Corp.	1932-06	DC 1619	O.A. D'Luhosch, CE	Marple Rd, Lindbergh Pl, Crestwood Bvd	Arlington	2 sty G, Tudor, CraftCot, 2 sty Col, ACBung, Cape, some post WWII infill	same as #36, amendment to DC1596 (1924)	Significant early plat, strong on pre-WWII houses
48	Lands of Allen & Terwilliger	n.d. (c. 1932)	DC 1628	O.A. D'Luhosch, CE	Davis Av	Arlington	DutchCol, 4sq, Tudor on north side, Cape on south side	16 lots at east end of Davis	fragment of Collegeview-LaGrange-Davis area
49	Lands of William P. Forbes	1933-06	DC 1677	O.A. D'Luhosch, CE	Vassar View Rd, Locust Rd, Wing Rd	Arlington	ACBung, 2 sty G, Cape & post WWII infill	amendment, sectioned out of Vassar College	Mixed periods of development
50	Westside Development, Section 1	1933-06	DC 1662A	O.A. D'Luhosch, CE	James St, Caroline Av	Colonial Heights	Cape	49 lots, Thos. S. MacDonnell	Significant early plat, strong on pre-WWII houses
51	Lands of Thomas S. MacDonnell	1933-10	DC 1668	O.A. D'Luhosch, CE	Eastern Pky, Eileen Bvd, Parkview Ter	Colonial Heights	CraftCot, post WWII infill	113 lots, Thos. S. MacDonnell	Mixed periods of development
52	Westside Development, Section 2	1934-10	DC 1683	O.A. D'Luhosch, CE	Thomas Av	Colonial Heights	Cape	32 lots, Thos. S. MacDonnell	Significant early plat, strong on pre-WWII houses
53	Orchard Park	1938-08	DC 1845	Harold R. Dean, CE & LS	Orchard Park, Spackenkill Rd, New Hack Rd	Red Oaks Mill	Cape	22 lots, property of Wm D & Mary A Howell	Small plat laid down on older suburban property, house extant
54	Zeigler & Schuele	1940-12	DC 1901	Kenneth E Pearce, CE	Zeigler Av	Arlington		28 lots at south end of street	Significant WWII-era plat, distinctive post-WWII houses

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55	Portion of Ruppert Park&Farms Inc	1941-01	DC 1911	Kenneth E Pearce, CE	Wilbur Bvd, Valley View Rd, Scott Ter	Spackenkill	cape, ranch, large, stone & brick faced	48 lots, also #1908, 5/1941	Significant WWII-era plat, distinctive post-WWII houses
56	Property of Wm D & Wm H Howell	1942-02	DC 1953	Robert A. Monell, L.S.	Spackenkill Rd, Pine Tree Dr	Spackenkill	Cape, 2 sty Col (Garrison)	33 lots, also DC 1991	Significant WWII-era plat, distinctive post-WWII houses
57	Case Development	1942-08	DC 2008	Frank S. Hopkins, C.E.	Case Ct	Arlington	Cape, unique 2 sty G w/attached garage	7 lots, part of Zeigler Ter dev. #1901	Significant WWII-era plat, distinctive post-WWII houses
58	Property of Cavo & Chlanda	1946-07	DC 2058	Robert A. Monell, L.S.	Pine Tree Dr	Red Oaks Mill	Cape	10 lots, expanded south	Significant early post WWII-era plat, distinctive post-WWII houses
59	Croft Corners, Section C	1946-07	DC 2032	Robert A. Monell, L.S.	Schoolhouse Ln, Spackenkill Rd	Spackenkill	Cape	38 lots, Wm H Howell	Significant early post WWII-era plat, distinctive post-WWII houses
60	Mary A. Smith property, Section A	1946-08	DC 2033	C.J. Maneri, LS	Stanley St	Rochdale	Cape, splitlevel	8 lots added to #1249	Post WWII-era extension w/ post-WWII houses , Cape (many brick), ranch, splitlevel added to earlier (1922) plat
61	Extension of Ziegler Ave	1946-12	DC 2112	Robert A. Monell, L.S.	Zeigler Av	Arlington	Cape, unique 2 sty G w/attached garage, infill	21 lots, for Ziegler & Schuele, extension of #1901	Significant early post WWII-era plat, distinctive post-WWII houses
62	Manchester Heights	1947-01	DC 2115	Edgar M. Petrovits, L.S.	Henmond Bvd	Manchester	Cape	21 lots for M. Raymond Adler & Henry W. Siegel Jr.	Significant early post WWII-era plat, distinctive post-WWII houses, expanded by Siegel development (DC 2196)
63	Flower Hill	1947-05	DC 2153	Robert A. Monell, L.S.	Flower Hill Rd, Spackenkill Rd	Spackenkill	2 sty Col, ranch (large)	13 lots, #8: H.W. Saltford, #9: W.A. Saltford, #13: horticulture; Herbert W. & Beatrice A Saltford	Significant early post WWII-era plat, distinctive post-WWII houses
64	Spackenkill Heights	1948-02	DC 2161	Robert A. Monell, L.S.	Hasbrouck Dr, Kinderhook Dr, Van Duzer Dr	Spackenkill	cape (small), cross-gable, split-level, brick cape	155 lots, for Charles T Wills, Inc.	Significant early post WWII-era plat, distinctive post-WWII houses
65	Cottam Hill Road Development, Map 2	1948-07	DC 2172	Robert A. Monell, L.S.	Cottam Hill Rd, Woodland Dr, Edge Hill Rd	Knapps Corners	cape, ranch (large), 2 sty Col, infill	boundary mapped 1941, 69 lots, Estate of N. Harold Cottam, Herbert G. Cottam, exr.	Post-WWII subdivision, mixed house types and periods
66	Siegel Development	1948-11	DC 2196	Edgar M. Petrovits, L.S.	Henmond Bvd	Manchester	Cape	23 lots for Henry W. Siegel Jr, expansion of #2115	Significant early post WWII-era plat, distinctive post-WWII houses, extension of Manchester Heights (DC 2115)
67	Coby Manor	1949-04	DC 2212	Charles F. DiMarzio, L.S.	Coby Tr, Violet Av, Hyde Park line	Fairview	Cape	outside boundary surveyed 9/1947	mostly in Hyde Park
68	Westervelt Hills, Inc., Sect. B	1949-04	DC 2257	O.A. D'Luhosch, CE	South Rd, W side N of Spackenkill (now IBM)	Spackenkill	Cape, Ranch	100 lots, St. Peter's Church planned	not built except for about 10 houses on Van Siclen Rd. Replaced w/ IBM pland & comm. dev. On South Rd
69	South Park Estates	1949-07	DC 2275	Wm. F. Close, Jr., L.S.	E. Dogwood Dr, W. Dogwood Dr, Magnolia Ln	Barnegat	Ranch, infill	47 lots; also DC 2331, Block 6 added 3/1951	Post-WWII subdivision, IBM associated, mixed house types and periods
70	Beechwood Heights	1950-01	DC 2269	Milton Chazen, P.E. & L.S.	Sharon Dr, Priscilla Dr, Cathy Dr	Poughkeepsie	Cape, splitlevel, infill	90 lots, Henry W. Siegel Jr	Post-WWII subdivision, mixed house types and periods

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71	C. Pehl Development	1950-05	DC 2276	Charles J. Maneri, L.S.	Pehl Rd, Salt Pt. Tpk.	Arlington	Cape	18 lots	Post-WWII street subdivision, adjacent to Hewlett Farm subdivision
72	Property of Cavo & Chlanda	1950-05	DC 2286	Robert A. Monell, L.S.	Winnie Ln, Memory Ln, Jane St	Red Oaks Mill	Cape	61 lots, Carol Chlanda, w/ DC 2058 & DC 2428	Significant post WWII-era plat, distinctive post-WWII houses
73	Lands of Howard T. Barnes	1950-06	DC 2346	Gault Appelgarth, L.S	Dutchess Tpk, Ridge Rd		Splitlevel, Ranch w/ infill	27 lots, rev. 1/1951	Post-WWII subdivision, mixed house types and periods
74	Butts Development	1950-06	DC 2282	Central Hudson	Ridgeview Rd	Red Oaks Mill	Cape, Ranch (Modern), large-scale	17 lots (large)	Wooded setting, distinctive large custom-built houses, many Modern in style
75	Beck Heights, Map 1	1950-07	DC 2309	Robert A. Monell, L.S.	Spy Hill, MacIntosh Dr	Manchester	Ranch	25 lots	Post-WWII subdivision, mixed house types and periods
76	Treetops Development	1950-07	DC 2272	P. Angevine, LS	Tree Top Ln, Cedar Valley Rd	Red Oaks Mill	Ranch (large)	23 lots, Lands of Howard Zimmer	Distinctive large custom-built houses, including a log building
77	Swenson Estates, Section A	1950-08	DC 2454	Milton Chazen, P.E. & L.S.	Swenson Dr.	Knapps Corners	Ranch	37 lots, L.H. Swenson Co.	Significant post WWII-era plat, distinctive post-WWII houses
78	Elmendorf Development	1950-11	DC 2299	Charles J. Maneri, L.S.	Elmendorf Dr, Alice Ct	Arlington		18 lots	Mixed types & periods of development
79	Hogan Development	1951-04	DC 2350	Robert A. Monell, L.S.	Hogan Dr	Red Oaks Mill	Ranch	12 lots, Chester A. Hogan	Large ranches w/ brick & stone fronts
80	Rochdale Heights	1951-07	DC 2342	Charles F. DiMarzio, L.S.	Dutchess Tpk, Rochdale Rd, Pleasant View Rd	Rochdale	Cape	24 lots, for Basil Romano & Geo. Luderici	Large capes along Dutchess Tpk, mixed on Pleasant View Rd.
81	Pye Lane Development	1951-08	DC 2336	Robert A. Monell, L.S.	Pye Ln	Spackenkill	Ranch	7 lots, inserted in Croft Rd subdivision 3/1949, Wm H Howell	part of larger plat along Croft Rd.
82	Property Cavo & Chlanda, Sect. E	1951-10	DC 2428	Robert A. Monell, L.S.	Alda Dr	Red Oaks Mill	Cape	28 lots, see DC 2286, 2453, 2464	Significant early post WWII-era plat, distinctive post-WWII houses
83	Scofield Heights, Section 1	1951-10	DC 2355	Charles F. DiMarzio, L.S.	Hillis Terrace	New Hackensack	Cape, Splitlevel	20 lots, w/ DC 2481, DC 2738, DC 2856 & DC 2967	IBM-era subdivision mixed types & periods of development
84	Dutchess Village Homes, Sect. 1	1952-01	DC 2378	Robert A. Monell, L.S.	Antoinette Av, Anthony Dr	Barnegat	Cape	39 lots, Anthony Marino, w/ DC 2496	Significant IBM-era subdivision, distinctive brick capes
85	Riverview Village, Section 1	1952-01	DC 2375	Robert A. Monell, L.S.	Hickory Ln	New Hamburg	Ranch	34 lots, w/ DC 2448 & DC 2470	Significant IBM-era plat, uniform house design houses
86	Vassar Acres, Section 1	1952-04	DC 2245	Charles F. DiMarzio, L.S.	Lorraine Blvd	New Hackensack	Cape, Ranch	17 lots, w/ DC 2514	Mixed types & periods of development
87	Riverview Village, Section 2	1952-04	DC 2448	Robert A. Monell, L.S.	Phyllis Rd, Donnie Dr, Iris Ct	New Hamburg	Ranch	55 lots, W.W. Reese, w/ DC 2375 & DC 2470	Significant IBM-era plat, uniform house design houses
88	Property of Cavo & Chlandra, Sect. F	1952-06	DC 2453	Robert A. Monell, L.S.	Alda Dr	Red Oaks Mill	Cape	28 lots, see DC 2286, 2428, 2464	Significant IBM-era plat, uniform house design houses
89	Swenson Estates, Section B	1952-06	DC 2455	Milton Chazen, P.E. & L.S.	Meadow Dr, Glen Dr	Knapps Corners	Ranch	50 lots	Significant IBM-era plat, uniform house design houses
90	Scofield Heights, Section 2	1952-06	DC 2481	Charles F. DiMarzio, L.S.	Scofield Heights	New Hackensack	Cape, SplitLevel	14 lots, w/ DC 2355 DC 2738 , DC 2856 & DC 2967	IBM-era subdivision mixed types & periods of development
91	Property of Cavo & Chlandra, Sect. G	1952-07	DC 2464	Robert A. Monell, L.S.	Carmen Dr	Red Oaks Mill	Cape	33 lots, see DC 2286, 2428, 2453	Significant IBM-era plat, uniform house design houses

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92	Map of Laffin Lane	1952-07	DC 2456	Robert A. Monell, L.S.	Laffin Ln	Spackenkill	Cape	46 lots	Mixed types & periods of development, mostly capes, some w/
93	Dutchess Village Homes, Sect. 2	1952-09	DC 2496	Robert A. Monell, L.S.	Briarwood Dr, Marino Rd	Barnegat	Cape	54 lots, W/ DC 2378	Significant IBM-era subdivision, distinctive brick capes
94	Riverview Village, Section 3	1952-10	DC 2470	Robert A. Monell, L.S.	Twin Rd, Honey Ln, DelBalso Blvd	New Hamburg	Ranch	73 lots, w/ DC 2375 & DC 2448	Significant IBM-era plat, uniform house design houses
95	Patrick Property	1952-10	DC 2482	Charles F. DiMarzio, L.S.	Gale Dr, Vassar Rd	New Hackensack	Cape, Ranch	14 lots	Mixed types & periods of development
96	Pleasant Acres, amended	1953-02	DC 2511	Robert A. Monell, L.S.	Kinry Rd	Red Oaks Mill	Cape	32 lots, M&H Construction Co., Inc, also DC 2569	IBM-era subdivision, small post-WWII houses of uniform design, part of larger mixed development
97	Vassar Acres, Section 2	1953-03	DC 2514	Charles F. DiMarzio, L.S.	Lorraine Blvd	New Hackensack	Ranch, SplitLevel, Cape	20 lots, Louis DePaolo, w/ DC 2245	IBM-era subdivision mixed types & periods of development
98	Property of Edna S. Turkel	1953-03	DC 2508	Milton Chazen, P.E. & L.S.	Wendover Dr	Knapps Corners	Cape, Ranch	12 lots. Part of Wendover Farm w/ DC 2559	IBM-era subdivision mixed types & periods of development, part of larger mixed development
99	Inwood Park II	1953-04	DC 3199	Appelgarth & D'Luhosch	Bahret Av, Mahar Dr	Fairview	Ranch, RaisedRanch	23 lots, enlarged 5 lots 6/1964 (DC 3218)	Mixed types & periods of development
100	Colonial Knolls, Sect. 1, 2 &3	1953-05	DC 2510	Appelgarth & D'Luhosch	Lafko Dr, Skyview Dr, Haines Rd, West Bank Rd	Colonial Heights	Ranch	for Alice Lefko, Sect 1 - 17 lots; Sect 2 (DC 2618. 5/1955) - 23 lots; Sect. 3 (DC 2709, 6/1956) - 19 lots	Mixed types & periods of development
101	Miller Heights	1953-05	DC 2512	Robert A. Monell, L.S.	Toomey Dr	Red Oaks Mill	Cape, Ranch SplitLevel	16 lots, John W. Miller & John T. Toomey	IBM-era subdivision mixed types & periods of development
102	Twin Hills	1953-06	DC 2515	Robert A. Monell, L.S.	Casper Creek Rd	Spackenkill	Cape, Ranch	13 lots, Maurice M. Burke & Henry M. Burke Jr, w/ DC 2584, DC 2719, DC 2973	IBM-era subdivision mixed types & periods of development
103	Beck Heights, Map 2	1953-08	DC 2934	Robert A. Monell, L.S.	MacIntosh Dr	Manchester	Ranch	12 lots, added to DC 2309	Extension of post-WWII subdivision, mixed house types and periods
104	Scofield Heights, Section 3	1953-08	DC 2738	John W. Drumgould, PE & LS	Hillis Terrace	New Hackensack	Ranch (large)	34 lots, w/ DC 2355 DC 2481, DC 2856 & 2967	IBM-era subdivision mixed types & periods of development
105	Beck Development	1953-11	DC 2554	Wm. F. Close, Jr., L.S.	Edgewood Dr		Ranch (large), infill	33 lots, for Charles & Elizabeth Beck	IBM-era subdivision, mixed house design
106	Property of Jean & Elizabeth Patrick	1953-11	DC 2532	Milton Chazen, P.E. & L.S.	Wasson Dr	New Hackensack	Cape, Ranch, SplitLevel	24 lots	IBM-era subdivision, mixed house design
107	Springdale Park	n.d. (c. 1953)	DC 2521	Schuerman & Frost	Rowley Rd	New Hackensack	Ranch	19 lots, Springdale Park Inc.	IBM-era subdivision, mixed house design
108	Hagen Farms, Section A	1954-01	DC 2598	Milton Chazen, P.E. & L.S.	Old Farms Rd	Spackenkill	Ranch	56 lots, Mary Hagen, rev 12/1955 (DC 2665)	
109	Alexander Knolls, Section 1	1954-01	DC 2544	Robert A. Monell, L.S.	Alexander Blvd, Wildwood Dr	New Hackensack	Ranch (large)	51 lots, MacGhee & Alexander, w/ 2804	IBM-era subdivision, large lots, mixed house design
110	Wendover Park, Section 2	1954-02	DC 2559	Milton Chazen, P.E. & L.S.	Stephanie Ln	Knapps Corners	Ranch, SplitLevel	42 lots, Edna S. Turkel	IBM-era subdivision, mixed house design

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111	Property of Hillis Park, Sects A & B	1954-05	DC 2560	Milton Chazen, P.E. & L.S.	Hampton Rd, Benton Rd, Merrimac Rd	Spackenkill	SplitLevel	Sect. A: 47 lots; Sect B: 38 lots (DC 2602)	IBM-era subdivision, uniform house design
112	Pleasant Acres, Map 2	1954-06	DC 2569	Robert A. Monell, L.S.	Alfred Dr	Red Oaks Mill	Cape	29 lots, extension of DC 2511	IBM-era subdivision, small post-WWII houses of uniform design, part
113	Property of Wm H. & Jane B. Howell	1954-06	DC 2571	Robert A. Monell, L.S.	Needle Ln	Red Oaks Mill	Ranch	4 lots	Small mixed subdivision
114	Ireland Estates	1954-07	DC 2574	Milton Chazen, P.E. & L.S.	Ireland Dr, Shamrock Cr	Arlington	Ranch, SplitLevel	for Wm H. Cochran, D.C. Cochran, B.J. Pritchard, F. Eberhard, Sect 1 - 59 lots; Sect 2 (DC 2590, 7/1954) - 21 lots; Sect. 3 (DC 2640, 6/1955) - 21 lots	IBM-era subdivision, post-WWII houses of uniform design
115	Starpoli Hill	1954-07	DC 2846	Charles J. Maneri, L.S.	Ansara Rd, Strawberry Hill Rd	Knapps Corners	Ranch, RaisedRanch	32 lots	Small mixed subdivision
116	Property of Chas. & Wm. Patrick, Sect. B	1954-08	DC 2588	Milton Chazen, P.E. & L.S.	Sherwood Dr	New Hackensack	Ranch, SplitLevel	31 lots, w/ DC 2735	IBM-era subdivision, post-WWII houses of uniform design
117	Twin Hills, Map 2	1954-10	DC 2584	Robert A. Monell, L.S.	Twin Hills Rd	Spackenkill	Ranch (large, stone front)	45 lots, Maurice M. Burke & Henry M. Burke Jr, w/ DC 2515, DC 2719, DC 2973	IBM-era subdivision, post-WWII houses of uniform design
118	Subdivision of Mrs Helen Wazewski	1954-10	DC 2581	Gault Appelgarth & O,A, D'luhosch	Redondo Dr	Red Oaks Mill	Ranch, SplitLevel	9 lots	Small mixed subdivision
119	Bradley Village Inc.	1954-11	DC 2589	Milton Chazen, P.E. & L.S.	Violet Av, Van Wyck Dr, Stuyvesant Dr	Arlington	Cape	Block 7 (Stuyvesant Dr.) surveyed 6/1953, J.F. Close, Jr.	IBM-era subdivision, post-WWII houses of uniform design
120	Sunny Slopes	1954-11	DC 2585	Earl Dickerson, CE	South Rd, Old Post Rd	Knapps Corners	n/a	Wm. & Walter Kroll	IBM-era subdivision, now gone
121	Elmendorf Development II	1954-12	DC 2626	Wm. F. Close, Jr., L.S.	Pine Echo Dr, Corrine Dr	Fairview	Cape, Ranch, RaisedRanch, infill	for Alice Elmendorf, Sect. 1 - 20 lots; Sect 2 (DC 2880, 9/1959) - 22 lots. John W. Drumgould, L.S.	IBM-era subdivision mixed types & periods of development
122	Sunny Crest Ridge, Section A	1955-02	DC 2600	Ernst Martin, sur.	Channingville Rd, West Ct	New Hamburg	Ranch, RaisedRanch, infill	10 lots, portion of DiCambio property	IBM-era subdivision mixed types & periods of development
123	Twin Hills, Map 3	1955-03	DC 2719	Robert A. Monell, L.S.	Woodward Rd	Spackenkill	Ranch (large, stone front)	45 lots, Maurice M. Burke & Henry M. Burke Jr, w/ DC 2515, DC 2584, DC 2973	IBM-era subdivision, post-WWII houses of uniform design
124	Woodmere Park	1955-03	DC 2637	Milton Chazen, P.E. & L.S.	Marwood Dr, Sheraton Dr	Barnegat	Cape	84 lots, Jos. Glickman, w. DC 2682	IBM-era subdivision, post-WWII houses of uniform design
125	Vassar Park, Map 1	1955-04	DC 2612	Robert A. Monell, L.S.	North Jackson Rd, Vassar Rd	New Hackensack	SplitLevel	15 lots, w/ DC 2628	IBM-era subdivision, post-WWII houses of uniform design
126	Pleasant Acres, Map 3	1955-05	DC 2620	Robert A. Monell, L.S.	Winnie Ln	Red Oaks Mill	Cape, Ranch, SplitLevel	17 lots, M & H Construction Co., Inc., Mariano Mainetti; poss. expansion of Cavo & Chlanda?	IBM-era subdivision, mixed house design
127	Greenvale Farms, Inc., Section 1	1955-05	DC 2627	Robert A. Monell, L.S.	Homer Pl	Red Oaks Mill	SplitLevel, Ranch	40 lots, w/ DC 2664, DC 2670	IBM-era subdivision, post-WWII houses of uniform design
128	Alexander Knolls, Section 2	1955-05	DC 2804	Harry C. Carpenter, PE	Wildwood Dr, Eldorado Dr	New Hackensack	Ranch (large)	15 lots, w/ DC 2544	IBM-era subdivision, large lots, mixed house design
129	Vassar Park, Map 2	1955-06	DC 2628	Robert A. Monell, L.S.	Ridgewood Ter, Briarcliff Av	New Hackensack	SplitLevel, RaisedRanch	43 lots, w/ DC 2612	IBM-era subdivision mixed types & periods of development

LIST OF RESIDENTIAL SUBDIVISIONS, 1900-1969
(Highlighted entries have significant characteristics)

Map ID	Subdivision Name	Filing Date	Map No.	Surveyor	Location	Neighborhood	House types	Notes	Assessment
130	Sharon Heights	1955-08	DC 2663	Milton Chazen, P.E. & L.S.	Sheafe Rd, Brian Rd, Dakin Rd, Lawton Rd	Knapps Corners	SplitLevel	77 lots, Hillis Park Corp.	IBM-era subdivision, post-WWII houses of uniform design
131	Scofield Heights, Section 4	1955-09	DC 2856	John W. Drumgould, PE & LS	Oak Bend Rd	New Hackensack	SplitLevel (large)	10 lots, w/ DC 2355, DC 2481, DC 2738 & DC 2967	IBM-era subdivision mixed types & periods of development
132	Property of Chas. & Wm. Patrick, Sect. C	1955-10	DC 2735	Milton Chazen, P.E. & L.S.	Broadview Rd	New Hackensack	Ranch, SplitLevel	12 lots, w/ 2588	IBM-era subdivision, post-WWII houses of uniform design
133	South Gates Estates, Section 1	1955-10	DC 2694	Milton Chazen, P.E. & L.S.	South Gate Dr, Oriole Dr	Barnegat	SplitLevel	61 lots (Krackower Farm), w/ DC 2765	IBM-era subdivision, post-WWII houses of uniform design
134	Greenvale Farms, Inc., Section 2	1955-12	DC 2664	Milton Chazen, P.E. & L.S.	Greenvale Farms Rd	Red Oaks Mill	SplitLevel, Ranch	23 lots Eberhard Builders, Inc, w/ DC 2627, DC 2670	IBM-era subdivision, post-WWII houses of uniform design
135	Woodmere Park, Section II	1956-02	DC 2682	Milton Chazen, P.E. & L.S.	Essex Rd, McAlpine Rd	Barnegat	Cape	50 lots, Sage Park Realty, w DC 2637	IBM-era subdivision, post-WWII houses of uniform design
136	Wiltse Estates, Section A	1956-04	DC 2696	Edgar M. Petrovits, L.S.	Short Hill Rd, Ridge Rd	Arlington	Ranch, SplitLevel	for Wiltse Bros., 339 Dut. Tpk., 24 lots	IBM-era subdivision mixed types & periods of development
137	Selage Subdivision	1956-05	DC 2693	Milton Chazen, P.E. & L.S.	Wendy Dr	Knapps Corners	Ranch, SplitLevel	28 lots, Peter Selage	IBM-era subdivision mixed types & periods of development
138	Twin Hills, Map 5	1956-07	DC 2719	Robert A. Monell, L.S.	Round Hill Rd	Spackenkill	Ranch (large, stone front)	45 lots, Maurice M. Burke & Henry M. Burke Jr, w/ DC 2515, DC 2584, DC 2973	IBM-era subdivision, post-WWII houses of uniform design
139	South Gates Estates, Section 2	1956-07	DC 2765	Milton Chazen, P.E. & L.S.	Cardinal Dr, Peacock Ln, Flamingo Rd	Barnegat	SplitLevel, Ranch, RaisedRanch, infill	98 lots (Krackower Farm), w/ DC 2694	IBM-era subdivision mixed types & periods of development
140	Kingwood Park Expansion	1956-11	DC 2748	Milton Chazen, P.E. & L.S.	Kingwood Dr	Spackenkill	Ranch (large), infill	12 lots	IBM-era subdivision mixed types & periods of development
141	Poughkeepsie Shopping Center	1957-02	DC 2743	Lathrop Douglass, arch't. 518 5th Av, NYC	South Rd	Poughkeepsie	connected 1 sty commercial	tenant agreement w/ W.T. Grant 11/1956	altered
142	Greenvale Farms, Inc., Section 3	1957-03	DC 2760	Milton Chazen, P.E. & L.S.	Homer Pl	Red Oaks Mill	SplitLevel, Ranch	22 lots, w/ DC 2627, DC 2664	IBM-era subdivision, post-WWII houses of uniform design
143	Property of Joseph Zanger	1957-04	DC 2826	Milton Chazen, P.E. & L.S.	Sheraton Dr	Barnegat	Ranch	8 lots	Small subdivision w/ uniform design, altered
144	Barnes Development	1957-11	DC 2790	Edgar M. Petrovits, L.S.	Barnes Dr	Arlington	Cape, Ranch	for Wiltse Bros., 7 lots	Small subdivision w/ uniform design, altered
145	Colburn Estates	1958-01	DC 2800	Milton Chazen, P.E. & L.S.	Colburn Dr	Red Oaks Mill	Ranch, SplitLevel, infill	37 lots. Eberhard Builders, Inc., Emkay Dev. Corp.	IBM-era subdivision mixed types & periods of development
146	Jackson Estates	1959-03	DC 2849	Milton Chazen, P.E. & L.S.	N Jackson Dr, S Jackson Dr	New Hackensack	SplitLevel, Ranch	49 lots	IBM-era subdivision, post-WWII houses of uniform design
147	MacGhee Heights, Map 1	1959-03	DC 2865	Robert A. Monell, L.S.	Briarcliff Av	New Hackensack	SplitLevel, Ranch	14 lots, Kenneth MacGhee & David Alexander, w/ DC 2913, DC 3134	IBM-era subdivision, post-WWII houses of uniform design
148	Walnut Hill	1959-10	DC 2892	Andrew W. Barone, PE & LS (New Paltz)	Walnut Hill Rd	Poughkeepsie	Ranch (large)	6 lots, H. John Idema; also DC 3011, 3/1961, part of larger subdivision mostly in city of Poughkeepsie	IBM-era subdivision mixed types & periods of development, large lots
149	Holly Estates	1959-10	DC 2923	Milton Chazen, P.E. & L.S.	Sandi Rd	Knapps Corners	Ranch, SplitLevel	31 lots, Eberhard Builders Inc	IBM-era subdivision mixed types & periods of development, large lots

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150	Paramount Estates	1959-11	DC 2934	Milton Chazen, P.E. & L.S.	Lincoln Dr, Cleveland Dr, Monroe Dr	Knapps Corners	SplitLevel, Ranch	109 lots, Hillis Park Corp	IBM-era subdivision, post-WWII houses of uniform design
151	MacGhee Heights, Map 2	1960-02	DC 2913	Robert A. Monell, L.S.	Lori Ln	New Hackensack	SplitLevel, Ranch	17 lots, Kenneth MacGhee & David Alexander. w/ DC 2865, DC 3134	IBM-era subdivision, post-WWII houses of uniform design
152	Golden Orchard Estates, Sect. 1	1960-04	DC 2963	Robert A. Monell, L.S.	Salt Pt. Tpk., Bedell Rd.		Ranch	Golden & Golden Bldg Co. Inc., 11 lots	IBM-era subdivision mixed types & periods of development, large lots
153	Pine Acres	1960-06	DC 2951	John W. Drumgould, PE & LS	Victor Ln, Spring Rd	Knapps Corners	Ranch, RaisedRanch	38 lots, M&H Construction Co., Inc., St. Remy	IBM-era subdivision mixed types & periods of development, large lots
154	Twin Hills, Map 5	1960-08	DC 2973	Robert A. Monell, L.S.	Mill Bank Rd, Round Hill Rd	Spackenkill	Ranch (large, stone front)	45 lots, Maurice M. Burke & Henry M. Burke Jr, w/ DC 2515, DC 2584, DC 2515	IBM-era subdivision, post-WWII houses of uniform design
155	Oakwood Heights	1960-12	DC 3034	Eustance & Horowitz, CE, Circleville NY	Oakwood Dr	Knapps Corners	RaisedRanch, Ranch	30 lots, Ritter Construction Co., Cora Lawson, also DC 3065	IBM-era subdivision mixed types & periods of development
156	Scofield Heights, Section 4A	n.d. (c.1960)	DC 2962	John Drungould, PE & LS	Deer Run Rd	New Hackensack	Ranch (large)	17 lots, A Panessa & A Colucci, Salt Pt., w/DC 2355, DC 2481, DC 2738	IBM-era subdivision mixed types & periods of development
157	Crown Heights, Section I	1961-02	DC 2968	Milton Chazen, P.E. & L.S.	Robin Rd, Ricky Rd, Darlene Dr	Barnegat	RaisedRanch	104 lots, Poughkeepsie Park Homes, Inc, W/ DC 2984	IBM-era subdivision, houses of uniform design
158	Hagen Farms, Map 2	1961-04	DC 2979	Milton Chazen, P.E. & L.S.	Hagen Dr, Miron Dr, Pasture Ln, Fair Way	Spackenkill	Ranch, RaisedRanch	Hagen Town Estates Corp, w/ DC 2598 & DC 2980	IBM-era subdivision, mixed house design
159	Hagen Farms, Map 3	1961-04	DC 2980	Milton Chazen, P.E. & L.S.	King George Rd, Slate Hill Dr, Saddle Rock Rd	Spackenkill	Ranch, RaisedRanch	Hagen Town Estates Corp, w/ DC 2598 & DC 2979	IBM-era subdivision, mixed house design
160	Crown Heights, Section II	1961-05	DC 2984	Milton Chazen, P.E. & L.S.	South Gate Dr, Nassau Rd	Barnegat	RaisedRanch	180 lots, Crown Heights Dev. Corp, w/ Dc 2968	IBM-era subdivision, houses of uniform design
161	Carlen Homes, Inc.	1962-06	DC 3195	Barger & Russ	DeLavergne Av	Knapps Corners	RaisedRanch	5 lots, Carlson	Small subdivision w/ uniform design
162	Pleasant Knolls	1962-12	DC 3154	Barger & Russ	Susan Ln	Knapps Corners	RaisedRanch, infill	17 lots	IBM-era subdivision mixed types & periods of development
163	Property Ritter Construction Corp.	1963-03	DC 3135	Milton Chazen, P.E. & L.S.	Chestnut St	Fairview	RaisedRanch	7 lots	Small subdivision w/ uniform design
164	Country Club Estates, Section 1	1963-04	DC 3145	Barger & Russ	Ronnie Ln, Debbie Ct	Knapps Corners	RaisedRanch	20 lots	Small subdivision mixed types & periods of development
165	MacGhee Heights, Map 3	1963-05	DC 3134	Robert A. Monell, L.S.	Salem Ct	New Hackensack	SplitLevel, Ranch	8 lots, Kenneth MacGhee & David Alexander, w/ DC 2913, DC 2865	IBM-era subdivision, post-WWII houses of uniform design
166	Pleasant Ridge Estates	1963-10	DC 3226	John Drumgould, PE & LS	Pleasant Ridge Dr, Brentwood Dr, Panessa Dr	Red Oaks Mill	SplitLevel, RaisedRanch	135 lots, Panessa & Collucci, rev. DC 3271	IBM-era subdivision mixed types & periods of development
167	Country Club Estates, Sects 2 & 3	1963-12	DC 3292	Richard G. Barger, P.E. & L.S.	Brooklands Farm Rd, Collette Dr, Wayne Dr	Knapps Corners	Ranch, SplitLevel, RaisedRanch	120 lots, V. Germano	IBM-era subdivision mixed types & periods of development
168	Property of Smithfield Inc.	1964-03	DC 3252	Robert A. Monell, L.S.	Earlwood Dr	Red Oaks Mill	Cape, Ranch, 2styCol (large)	32 lots, Eastwood Acres Inc.	Subdivision w/ large lots and distinctive large houses
169	Property of George R. Fitchett	1964-04	DC 3234	Milton Chazen, P.E. & L.S.	Hornbeck Rd		Ranch, RaisedRanch, 2styCol	10 lots	Small subdivision mixed types & periods of development
170	Brentwood	1964-04	DC 3227	Barger & Russ	Pleasant Ridge Dr, Brentwood Dr	Red Oaks Mill	SplitLevel, RaisedRanch	64 lots, Stephen Carnelli, Flower Hill, Pough.	IBM-era subdivision mixed types & periods of development

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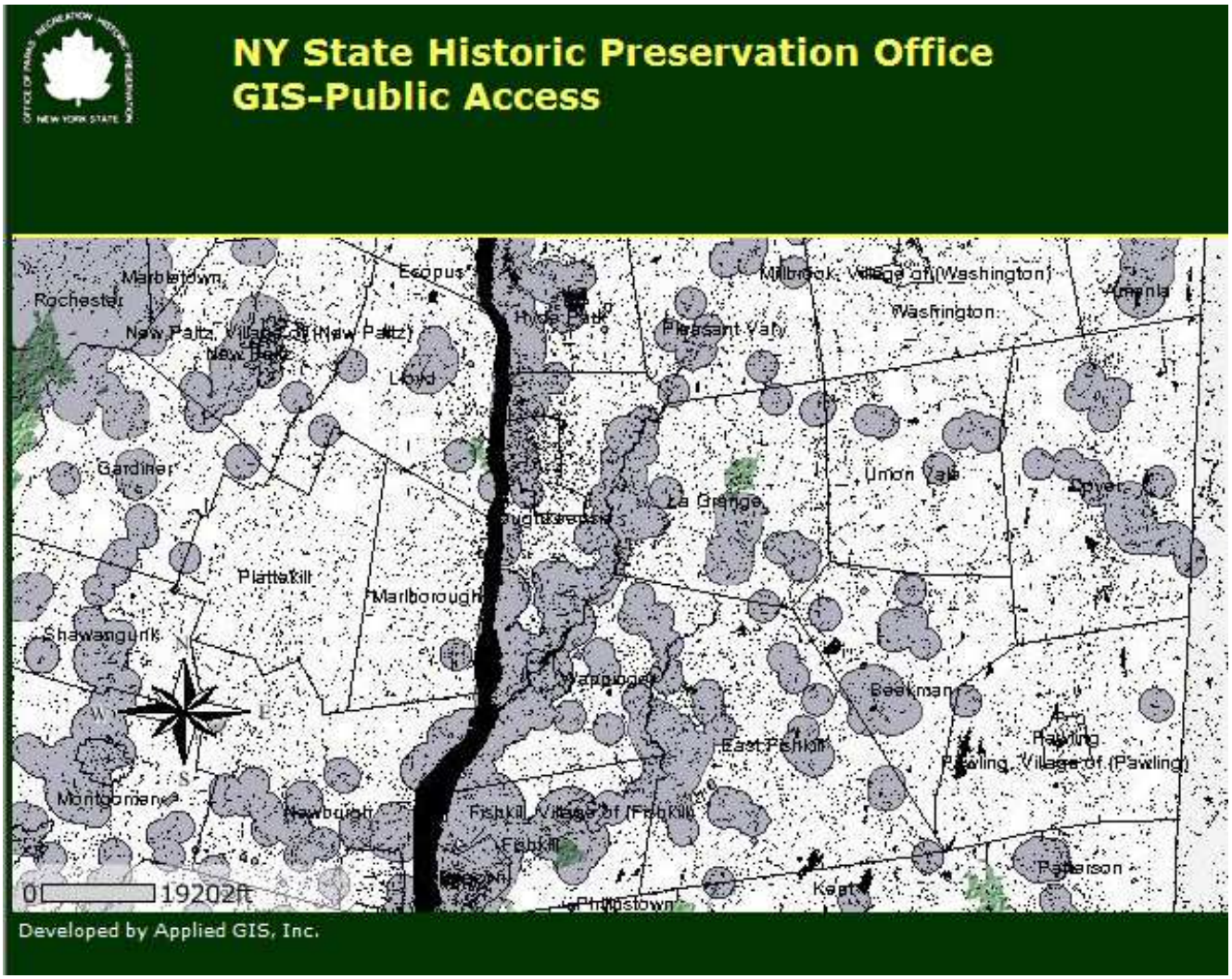
171	Sutton Park, Section 1	1964-11	DC 3487	John Drumgould, PE & LS	Sutton Park Rd, Gerry Rd	New Hackensack	RaisedRanch	124 lots	IBM-era subdivision, houses of uniform design
172	Sutton Park, Section 2	1964-11	DC 3487	John Drumgould, PE & LS	Sutton Park Rd, Raker Rd	New Hackensack	RaisedRanch	127 lots	IBM-era subdivision, houses of uniform design
173	Dutchess Center	1965-04	DC 3347	Milton Chazen, P.E. & L.S.	Dutchess Tpk	Arlington	attached 1 sty commercial	Julie Miron, landlord to W.T. Grant, tenant	altered
174	Eastwood	1965-04	DC 3346	Milton Chazen, P.E. & L.S.	Stuart Dr	Poughkeepsie	RaisedRanch	32 lots, Eastwood Acres Inc.	IBM-era subdivision, houses of uniform design
175	Tamarack Hill	1965-05	DC 3366	Richard G. Barger, P.E. & L.S.	Tamarack Hill Dr		RaisedRanch	Valley Acres, Inc., Thos. Foley, Hopewell Jct., 57 lots	IBM-era subdivision, houses of uniform design
176	Cedar Valley Acres	1965-06	DC 3325	Richard G. Barger, P.E. & L.S.	Arden Ln, Lynn Rd	Red Oaks Mill	RaisedRanch	25 lots, Donald & Leonard Keller, Wapp Falls	IBM-era subdivision, houses of uniform design
177	Merrywood, Section 1	1966-01	DC 3389	John W. Drumgould, PE & LS	Merrywood Rd, Tanglewood Dr. Redwood Ln	Knapps Corners	Ranch, SplitLevel, RaisedRanch, 2 styCol, infill	31 lots. H. John Idema, dev	IBM-era subdivision mixed types & periods of development
178	Krakower Farms, Section I	1966-01	DC 3421	Milton Chazen, P.E. & L.S.	Nassau Rd, Robin Rd	Barnegat	RaisedRanch	9 lots	Small subdivision, houses of uniform design
179	Carriage Hill	1966-05	DC 3527	Milton Chazen, P.E. & L.S.	Carriage Hill Ln	Arlington	RaisedRanch	65 lots, Stephen Puzio, Carriage Hill, Inc.	IBM-era subdivision, houses of uniform design
180	Merrywood, Section 2	1967-06	DC 3529	John W. Drumgould, PE & LS	Merrywood Rd, Smoke Rise Ln, Sherrywood Rd	Knapps Corners	Ranch, SplitLevel, RaisedRanch, 2 styCol, infill	36 lots. H. John Idema, dev	IBM-era subdivision mixed types & periods of development
181	Beechwood Acres, Section 2	1968-04	DC 3722	John Drumgould, PE & LS	Cathy Rd, Santa Anna Dr	Poughkeepsie	Ranch, SplitLevel, RaisedRanch, 2styCol	14 lots, mostly in city of Poughkeepsie	IBM-era subdivision mixed types & periods of development
182	Merrywood, Section 3	1969-01	DC 3619	John W. Drumgould, PE & LS	Old English Way, Tanglewood Dr	Knapps Corners	Ranch, SplitLevel, RaisedRanch, 2 styCol, infill	47 lots. H. John Idema, dev	IBM-era subdivision mixed types & periods of development

TOWN OF POUGHKEEPSIE

RECONNAISSANCE-LEVEL
HISTORIC RESOURCE SURVEY UPDATE

VI. Appendix

VI-9 Map of the Town of Poughkeepsie showing archeologically sensitive areas



Gray shaded areas indicate archeological sensitivity based on findings within circled areas.
Source: http://www.oprhp.state.ny.us/nr/main.asp