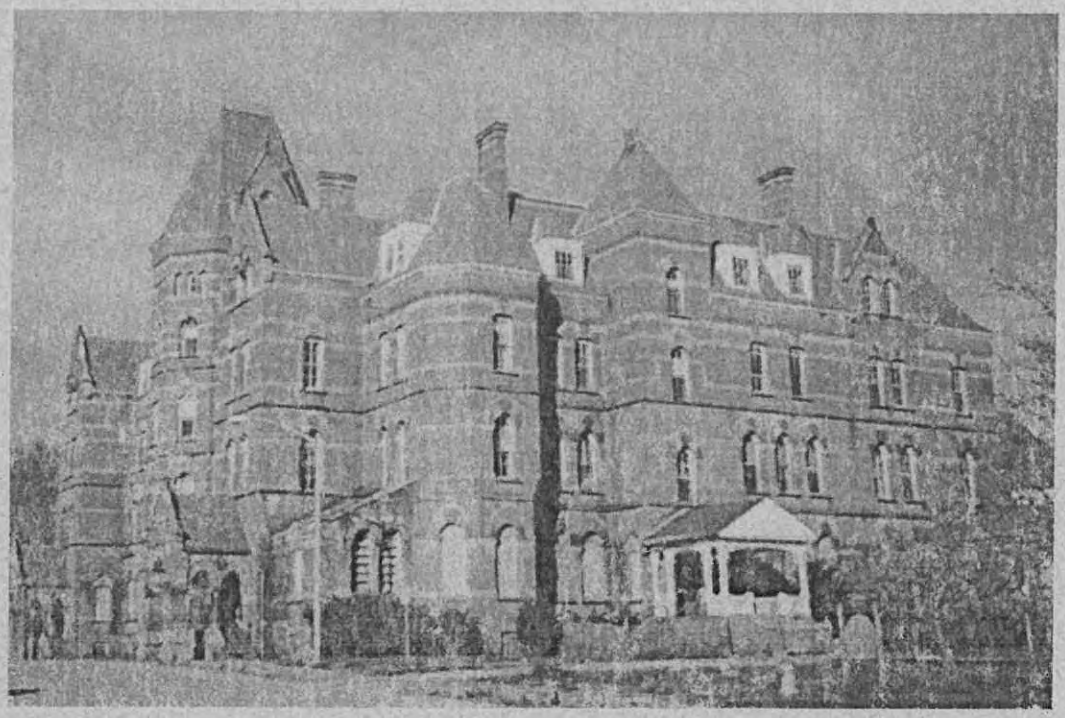
APPENDIX F

Hudson River State Hospital

Poughkeepsie, NY

Phase 1a
Historic Background Report



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A. Introduction

The following is a brief history of the development of the Hudson River State Hospital (HRSH), in Poughkeepsie, New York. This report has been prepared (in conjunction with a Phase 1B archaelogical field report prepared by The Louis Berger Group) for Hudson Heritage LLC, which has acquired the western portion of the HRSH site. Hudson Heritage CPCR Ventures, LLC, is proposing to rezone and adaptively redevelop a portion of the existing Hudson River Psychiatric Center, located along Route 9 in the Town of Poughkeepsie, Dutchess County, New York. The proposed development to be known as, "Hudson Heritage Park," will be a planned mixed-use development composed of residential, commercial, office, and retail uses. This mixed-use community will be located on an approximately 158± acre parcel, Site Location Map), identified as parcel number 134689-6163-03-301169 on the Town of Poughkeepsie Tax Map.

The main building at HRSH (a National Historic Landmark) was designed by Frederick Clarke Withers and constructed between 1868 and 1898, with later alterations. The building is important as the first significant example of the High Victorian Gothic style applied to institutional construction in the United States, and as a late example of psychiatric-hospital planning influenced by Dr. Thomas Kirkbride. In addition, a portion of the surrounding site is listed as a contributing element to the NHL for its possible association with Frederick Law Olmsted. Located in close proximity with the main building are 26 other hospital and support building which contribute to a New York State Register District [see map 1]. Together with the main building, these buildings formed the core of what was, at its peak between 1898 and 1950, a self-sufficient institution. The architectural development of the entire HRSH campus reflects the continuing evolution of psychiatric treatment and asylum architecture in the United States.

HRSH consists of four distinct sectors:

1) the main building (1868-1898, now a National Historic Landmark) and surrounding buildings;
2) the central group or men's facilities (1886 - 1889);
3) the cottages of the East Farm (1892); and
4) the lower hospital complex (c. 1935 - 1970).

The buildings which comprise sectors 1 and 4, the main building and lower complex, are part of the potential development site.

This historical summary is based largely on primary documentation located in the HRSH Annual Reports, historic maps and deeds. The annual reports include some photographs and maps. In addition, architectural plans dating to 1895 and maps dating from 1867 to 1922 were consulted. Contemporary articles on HRSH appeared in *The American Architect*, *Harper's Weekly*, and the

New York Evening Post. Secondary sources consulted include the National Register of Historic Places Registration Form (the NHL nomination, 1989), monographs on Withers, Calvert Vaux and Frederick Law Olmsted, books on Thomas Kirkbride and local history descriptions.

B. Site

The original hospital site consisted of 290 acres of farm land located approximately one and a half miles north of the City of Poughkeepsie in Dutchess County, New York. Over the course of the next 80 or so years, the hospital acquired additional property to the east and south. At its peak, the hospital's property extended more than 3 ½ miles east from the Hudson. The Hudson Heritage site encompasses part of the original 290-acre site, as well as additional land to the south.

In January of 1867, New York State purchased the 206-acre James Roosevelt farm (called Mount Hope); in March of the same year, the State also acquired the 84-acre William Davies farm located immediately to the south of the Roosevelt farm. The Davies and Roosevelt farms were originally part of the Sanders-Harmense Patent, granted to Robert Sanders and Myndert Harmense in October, 1686. Together, these two farms comprised the original site of Hudson River State Hospital.

The western boundary of both farms was at the Hudson River. The farms extended approximately 1 mile eastward from the River, crossing both the Hyde Park road (now Route 9) and the tracks of the New York City and Hudson Railroad. (The portion of these farms which sat west of Route 9 is not part of the Hudson Heritage site.) The Hyde Park/Poughkeepsie town line formed the north border of the Roosevelt farm. In addition to farm land, the Davies property included a stone quarry.

At the time of acquisition, a number of farm structures were located on the Roosevelt farm. A topographical map (now in the NYS Archives) prepared by the Hospital's project engineer Samuel D. Backus and dated 15 May 1867 shows these structures in relation to the original proposed layout of the Withers Main Building (figures 1, 2). The map shows a stable and coach house located to the north of Wing A of the Main Building. (The map, although to scale, includes no surviving landmarks and no absolute reference point; accurate measurements are therefore difficult to determine.) A crib was located immediately adjacent to the stable, to the northwest, and a root cellar was located roughly 50' west of the stable (figure 3). A barn and attached sheds were located roughly 100' north of the stable, with a road meandering between these two structures. The farmer's house was located about 75' northeast of the barn, approximately where Staff House #3 (Building #68) is now located. A piggery was located about 175' northeast of the house, approximately where Building #91 is now located (figure 4).

Both a farmhouse and a barn appear on the site plan included in the 1898 Annual Report, and it is reasonable to assume that these are the same structures which appear on the Backus map.

The 1901 Annual Report refers to the "old barns which have so long been an eyesore" around the north wing. The farm road between farmhouse and the barn appears to be the same road which passes to the north of the Main Building in the 1898 plan.

The Backus map also shows a series of curvilinear roads running northwest from the Main Building site. One of these runs past an ice house which was located about 100' west/northwest of the barn; this road roughly follows the path of the current golf course road.

Another of these roads is almost certainly the existing road to the greenhouses located on the crest of the hill to the west of the Main Building. This road passes a well, located about 175' west of the root cellar, and then splits into three forks. Two of these forks are labeled "To Garden" and "To Hot Houses" on the Backus map, possibly indicating that greenhouses were located in this area of the site for some time. The Backus map also includes the note "Ruin of Mansion" about 60' north of the fork (approximately 50' to 75' west of the Merry-go-round Pavilion).

A marker with the inscription "Jet" and "1872" is located on the golf course, just south of Staff House #20 (Building #58). This marker is not located near any structures shown on the 1867 Backus map. Since the Hospital was occupying the site in 1872, and construction was underway, it is therefore likely that this marker is related to the Hospital rather than previous tenants on the site.

All of the structures shown on the Backus map are located on what was previously the Roosevelt farm. The Roosevelt family homestead and the bulk of the Roosevelt property was located in the town of Hyde Park, immediately to the north. It is possible that the Hospital parcel was a tenant farm.

Neither the Backus map nor any of the other historic maps have identified other farm structures on the Roosevelt or Davies farms. The 86 acres which Davies sold to the State in 1867 were part of a larger farm, so it is possible that there were no structures on this parcel.

The final portion of the current Hudson Heritage site is the Winslow farm site, which was located on Route 9 to the south of the Davies farm site. John Flack Winslow acquired this farm (also historically part of the Sanders-Harmense patent) from Edward Crosby in 1867. After acquiring the farm, Winslow remodeled the house on the property and called the estate "Wood Cliff". A view from before 1912 shows a large Second Empire mansion with a smaller Second Empire house in the background. The house in the background is similar in architectural style to Staff House #3, but does not appear to be the same building. The Winslow farm was leased by the hospital for many years, and finally acquired for the Hospital in about 1914.

C. Site Planning

For many years the site planning at HRSH has been attributed to Frederick Law Olmsted. This is likely due to a statement in the Annual Report of 1868 that "Messrs. Olmsted, Vaux & Co. were directed [by the Board of Managers] to prepare plans for the grounds." However, after further research it appears that this is the only reference to Frederick Law Olmsted and Calvert Vaux, the renowned 19th-century American landscape designers. Based on this lack of documentation, and the lack of any description of landscaping work in the early Annual Reports of the Hospital, a firm attribution is not possible. (The 1867 Backus site plan includes landscaping penciled in to the east of Wing G (figure 5), but this work cannot be attributed to any particular designer.)

A substantial amount of road construction was carried out in the first year of construction, but this seems to have primarily directed at gaining access to the building site at the top of the hill. Road construction was carried out so that "by taking advantage of the broken character of the surface, and prolonging the distances, the new [roads] were laid out so as to surmount the hills without making any ascent greater than six feet in the hundred." Road construction in the first year included a 2,000' section from the highway to the site, and another road over 3,000' long from the building site to the stone quarry at the east end of the property.

Later references to site work include a request for funds in 1894 for "laying out and beautifying the grounds, which are susceptible to great improvement", and references to maintenance work in the late 1890s. There is also a 1900 reference to the removal of the "old barns which have so long been an eye sore" around the north wing (Wing A). This is probably the area just to the north of the laundry buildings, which is now planted with plane trees. In addition, a photograph published in 1899 shows patients picking peas on the western slope of what is now the front lawn.

Based on the site plan published in the 1898 annual report, it is clear that some changes to the road layout have occurred in the past century. At the front of the building, the main drive (Hudson View Drive) once continued north of the main building and then back down the towards Route 9, where there were once three entrances to the hospital (only one remains today. In addition, Hudson View Drive divided to the south of the main building, with a second drive running east past Wing G (through what is now the Avery Home).

The circulation plan of the western portion of the campus has been changed greatly over time. The portion of Hudson View Drive which runs eastward past Wing A and connects to Old Bake Shop Road dates to after 1898, as do most of the other drives to the east of the main building. In the 1898 plan, Hudson View Drive was much further north of Wing A (corresponding to the farm road shown on the 1867 Backus map), and connected to a series of drives which encircled an athletic field located where Brookside is now located. The railroad, which was first brought up to the campus in 1899, was relocated in about 1910, at the time that trolley service was added. Old Bake Shop road was installed some time after 1913. Portions of these drives remain.

D. Main Building

1. Design & Planning

Construction of the Hudson River State Hospital was begun in 1868, following the plans of Frederick Clarke Withers of the architectural firm Withers & Vaux. Frederick Clarke Withers was an English émigré who was active in New York City and the Hudson River Valley between the 1860s and 1880s. Originally a partner in the Newburgh office of Andrew Jackson Downing, Withers moved to New York City after Downing's death. In New York, Withers worked with Calvert Vaux, Jacob Wray Mould and Frederick Law Olmsted. Withers is particularly identified with the Victorian Gothic style, which he used for his Jefferson Market Courthouse. In addition to Withers, the hospital superintendent, J. M. Cleaveland, had a role in the development of the "interior arrangement".

The exterior of the hospital was constructed of brick with sandstone ornament over a coursed-rubble bluestone base, topped by slate mansard roofs with dormers. The polychromatic exterior is achieved through the use of light-colored Ohio sandstone and darker Bigelow bluestone, which are used to in the decorative bands and window heads. The ornament is integral to the facade of the building, rather than applied and projecting. Entrance and corner pavilions are emphasized through varied massing, particularly at the outer wings. The original plan called for two symmetrical wings on either side of a central administration building, with male patients in one wing and female patients in the other.

The Victorian Gothic facade of the main building is certainly the work of Withers. It is unclear, however, whether Withers or Cleaveland was ultimately responsible for the layout of the hospital. In terms of its layout, HRSH was modeled on the principles of asylum design espoused by Dr. Thomas Kirkbride. Kirkbride was a Philadelphia psychiatrist who published a treatise on the design and construction of insane asylums in 1854. The crux of the Kirkbride plan was a series of wings flanking a central administration building, with separate wards on each floor of each wing. This design was intended to allow for the separation of the individual wards, while accommodating the need of the physicians and attendants to move from ward to ward, as well as the need for maximum light and air.

HRSH was one of the last psychiatric hospitals to be influenced by Kirkbrides's ideas. By the 1880s, most new psychiatric hospitals had adopted the cottage plan, in which smaller clusters of buildings were used to house patients. The cottage plan was the model for the central group and East Farm cottages, constructed at HRSH between 1886 and 1892.

The main building at HRSH is, in fact, not a true Kirkbride plan. In a true Kirkbride plan, the north/south wings would connect directly to one another in a shallow staggered formation. In the HRSH variant, the north/south wings connect to cross corridors which deepen the separation between wings.

Still, the separation of the wards from one another is very clear in the HRSH plan. This separation was an important component of the Kirkbride plan (and indeed later cottage plans), in that patient access between wards was restricted, while doctors and attendants were able to move between wards. The wards were therefore discrete elements within the plan, and there was not a single monolithic corridor running from the administration building all the way out to the end of Wing G. Instead, there was a clear termination to each ward, through which only staff was allowed.

Under the Kirkbride plan, the separation of wards was intended to keep different groups of patients from mingling, and thus to keep the acute patients from further disturbing the "chronic" (curable) patients. Wards with single-loaded corridors (such as Wing G) were intended for the most acute cases. The single-loaded corridor was used on these wards because acute patients spent more time in their rooms, and less time in public day rooms.

Within the wards for chronic cases, patients were generally not allowed to remain in their rooms during the day, but instead were encouraged to go outdoors, congregate in the day rooms located on each ward, or sit quietly in the corridors. In addition, patients of the lower classes were put to work during the day in one of the many manufactories or farms which supplied the hospital with food and goods. (As a result of these work programs, the hospital was a largely self-sufficient enterprise.)

Visitors would only enter via the administration building, and would be allowed to meet with patients in the reception areas of wards 1 and ward 17 (the corresponding ward on the north wing). Along with the reception areas within the central administration building, these wards would have been the only publicly-accessible areas of the main building.

The interior finishes of the hospital were historically very simple. Within the hospital and administrative wings, the wall finishes were plaster over a brick substrate, with a pair of wooden chair rails and wooden baseboards and picture moldings. The ceilings were originally finished in flat plaster. The plaster finishes at the window and door jambs and outside wall corners was returned with a curved profile. Iron frames were used for the doors separating the wards. The windows were constructed without casings. Within the patient rooms, the finishes were similar, although even more simple, in that the chair rails were omitted. Floors within the corridors were originally narrow-strip southern pine, while within the patient rooms, narrow-strip oak was used for flooring.

2. Construction History

The main building was constructed in phases, and the original plan was never fully realized, as only one of the four planned wings were constructed on the north. Construction began in 1868, with the east/west wing which now connects wings F and G. This section - originally defined as a separate wing – contained Ward 3 on the first floor and Ward 7 on the second floor, plus an unfinished attic.

(A ward was the basic unit of the hospital, usually defined as one floor of a wing or section. Currently, there are eight wings in the main building: wings A through G, plus the administration wing at the center of the complex. Historically, each of these wings was called a section. The wing designation used today differs slightly from the original section designation. In the following summary of the construction history, the current wing designations are used, with the historical designations cross referenced.)

Wing G (Section 2) was begun in 1869, and contained Wards 4 and 8, with an unfinished attic at the third floor. This wing connected to the east side of Section 1.

Wing F (Section 3) was begun in 1870, and connected to the west end of Section 1. This L-shaped section contained Wards 2 and 6 on the first and second floor, and Ward 10 on the third floor of the tower (south) portion. This latter ward was used as an infirmary for patients with contagious diseases. 1895 plans show rooms in the attic portion of this section, but no use in that area. Wings F and G (sections 1 through 3) opened at the same, first accepting patients in October, 1871.

The next portion of the main building to be constructed was the Fan Room, a one-story structure located to the east of the main building. Erected in 1872, the Fan Room was located at the east end of what is now Wing D, and supplied heat and ventilation to the entire south wing through a basement-level corridor which extended to the west and connected to tunnels in the basement of the main building.

Wing E (Section 4), the final and largest section of the south wing, was begun in 1870, but not opened until 1878. This L-shaped section contained three finished floors, Wards 1, 5 and 9.

The Administration wing (Section 5) was begun in 1872 and opened in 1879. Originally, the administration wing contained offices, reception areas and a dispensary on the first floor, private apartments for the superintendent and an assistant physician on the second floor, and staff housing on the third floor.

Wing D (Section 6) was begun in 1876. Originally, this section was a one-story addition to the western portion of the fan room corridor. This addition contained a patient ward at the western end (Ward 11) and rooms for shops and employees to the east of the north/south connecting corridor (see below). A few years later, the western portion of this section was raised to three stories, with day rooms on each floor of the south portion of the extension and dining rooms on the second and third floor. It is likely that this addition to Wing D was constructed during the period 1896 to 1898, when the north wing was constructed.

Wing D was one of three wings which extended east from the rear of the main building. As originally conceived, these three wings were to have connecting north/south wings at their east and west ends, which would have created two courtyards at the rear of the main building. In

fact, only the westernmost north/south connecting corridor was built (probably between 1876 and 1878), as one-story covered walkway. Currently, this connecting corridor is a two-story structure.

At the same time, Wings B and C, the central and northern east/west wings of the complex, were going up. Wing C contained a kitchen (1876) and amusement hall (1878); Wing B contained the laundry and ironing rooms (1879). An extension to the laundry wing was constructed in 1898.

In 1888 a boiler room and carpentry shop were constructed to the east of the kitchen block. The boiler room portion of the building was set directly behind the kitchen, with the carpentry shop portion to the north, blocking the north courtyard at the rear of the main building. The boiler room was connected to the fan room by a covered walkway, roughly in the same location as the originally-planned east connecting wing.

The final portion of the main building was Wing A (Section 7) which was begun in 1895 and completed in 1898. This wing mirrored Wing E and the three-story portion of Wing D, and contained Wards 14 through 19 (unlike Wing E, Wing A contained two wards per floor). Dining rooms for each floor were contained in an east/west connector to Wing B, which mirrored the three-story addition to Wing D, constructed at the same time.

When first constructed, the south portion of the main building (Wings E, F and G) housed both male and female patients. Brick walls were erected to the east of the south wing to create separate exercise yards for each sex, with small shelters in each yard. With completion of the Central Group in 1889, the main building was given over completely to female patients. The East Farm cottages (completed in 1892) also provided some housing for women. The construction of the north portion of the main building (Wing A) further expanded the capacity for female patients.

3. Alteration History

Patient Wings

The portion of the main building which housed the primary patient wards (Wings A, E, F and G) has remained more or less as it looked at the time of construction. Significant alterations which affected the exterior appearance of these wings include the erection of extensions for day rooms on Wing F (1902) and Wing G (1903). A small extension was also constructed at the very south end of Wing G at an unknown date. Fire escapes were added to various wards as early as 1903, although the large porch/fire escape on the east side of Wing E was not constructed until 1941. Wood porches, presumably at the rear (east) elevation were removed from all of the first-floor wards beginning in 1947. Roof repairs were undertaken between 1943 and 1946; it may have been at this time that many of the original dormers were removed.

The most significant interior alteration within the patient wings of the main building was the conversion of the unfinished attics above wards 6, 7 and 8 (Wings F and G) to dormitory space. The date of this conversion is unknown, but it may have begun as early as the unspecified "extensive changes" in the south wing in 1896. Portions of the attic remained unfinished as late as 1908, when "unfinished" attic spaces were still being used for nurses' housing.

The basement level of the wings had various uses over time. At the time of construction, the portion of the basement below the ombra in Wing E was used as a vegetable cellar. Other portions of the basement in the south wing were used for employee housing. Part of the basement of the north was originally used as a game room for patients and employees.

There are numerous references in the hospital's annual reports to interior alterations at the wards of the main building, including the installation of steel ceilings (1894 to 1906) and linoleum flooring (1907) in the corridors. Wing G held the original hospital library until the construction of the new library building in 1910. The dining rooms in Wings A and D were consolidated into a single cafeteria in 1940, and the unused dining rooms converted to additional patient dormitories.

In addition to these documented changes, it is clear from the descriptions of the building that the use of the wards changed.

In 1975, the north and south wing were vacated, and in 1980, HRSH requested funding form the State of New York to demolish these wings (leaving the central administration building). The wings remained unheated and, with the exception of emergency repairs, unmaintained from 1975 to the present. Funds for demolition were allocated in 1990, but the work was never carried out. In 1988, emergency roof repairs were carried out at an unspecified location, and since 1990 the windows have been boarded up. In 1990, it was estimated that 10% of the total floor area was damaged by water infiltration, and 4% of the floor area had actually collapsed. Today, both figures are much higher. Conservative estimates place the current level of water damage in the wings at upwards of 70% of the floor area. Over 25% of the floors within the south wing are entirely collapsed, and whole sections are presently inaccessible for evaluation.

Administration Wing

Within the administration wing, there were also alterations. Two small full-height extensions were constructed at the rear (east) elevation of the building in 1913 and 1933. In 1904, the second and third floors were converted from housing for the staff and superintendent to patient dormitories. In 1946, the third floor was converted to dentist offices, and patients were no longer housed in the administration wing. A central staircase was removed in 1949 and replaced by an elevator. (The extent of physical changes resulting from above use changes is unclear at this point.)

Support Wings

In addition to the 1898 extension of the Wing B which expanded the laundry and sewing room, mentioned above, there have been two other additions to this wing. In 1908, the wing itself was extended to the east, and a second addition has been constructed to the north, parallel to the 1898 addition. In 1935, the sorting room was extended to the south, establishing the current footprint of Wing B.

Wing C, which housed the original amusement hall and kitchen block, has been heavily altered. Based on historic plans and the existing footprints of these sections, it appears that portions of the original structures do remain in these locations. The Amusement Hall portion of this wing was converted to dormitories for the "helpless and bed-ridden classes" in 1908. A small porch was added to the north side of the vestibule connecting the amusement hall to the north/south corridor between 1908 and 1913, and a second porch was added to the south side after 1913. Additions to the kitchen wing were constructed in 1898, 1935 and 1939.

Wing D has also been heavily altered. The fan room and connecting basement-level corridor have been removed. A one-story addition was constructed on the east end of the wing in 1913, and the entire one-story portion of this wing has been extended approximately 14'-0" to the south at the same time.

E. Other buildings

The following is a brief chronology of the buildings which now comprise the Hudson Heritage site. The history of all of the buildings within this larger district incomplete. Buildings located within the State Register boundary are indicated with an asterisk (*).

***Poucher Home** (Building #11): Completed in 1935 as a residence for 25 married couples.

***Staff House #4** (Building #12): One of four staff houses which appear to have been constructed in the early 1930s. Two five-family staff houses were completed in 1930. Staff House #4 was completed in 1935. There are early references to tenement houses on the Roosevelt farm which were used for staff housing, and many staff members lived in the hospital buildings themselves.

Ryon Hall (Buildings #13, #14 and #15). Completed in 1935 as a continued treatment building and kitchen/dining room (Building #15).

Staff House #11 (Building #23): Located to the north of Snow; construction date unknown.

***Pavilion** (Building #25): Completed in 1934.

***Our Lady of the Rosary** (Building #28): This was the first Catholic chapel, constructed in 1906 (Elliot Lynch and W. H. Orchard, Architects). This building is outside the development area.

***Staff House #13** (Building #29): One of four staff houses which appear to have been constructed in the early 1930s. Two five-family staff houses were completed in 1930. There are early references to tenement houses on the Roosevelt farm which were used for staff housing, and many staff members lived in the hospital buildings themselves.

***Powerhouse** (Building #33): A new lighting plant was constructed in 1894 to consolidate the separate plants located throughout the campus. A new powerhouse was constructed in 1910, and expanded in 1933.

***Avery Chapel** (Building #35): Constructed after 1922. No other information.

***Bus Terminal Building** (Building #36). Small structure located to the east of the Main Building; construction date unknown. (Appears on NHL nomination form, but not on master list of HRSH buildings; probably demolished.)

***Electrical Shop** (Building #37): This building was originally the vegetable cellar and loft, and may have been constructed as early as 1877. It was certainly in place in 1898. (The first vegetable cellar was located below the ombra in Section 3). The top floor of this building was converted to the electrician's shop in 1931.

***Amusement Hall** (Building #38): This building was constructed in 1906, and replaced the original amusement hall which was located in the central wing extension.

***Work Control Center** (Building #40): This building was constructed in 1900 as a store room and cold storage building for deliveries via the railroad. The railroad was extended to the HRSH grounds in 1899.

***Safety Department** (Building #41): Constructed as a bakery in 1905; expanded after 1922.

***Garage** (Building #42): Constructed as the blacksmith shop, ca. 1898 - 1913.

***Carpenter and Plumber Shops** (Building #43): This was originally the carpentry shop and boiler, mentioned above. The building was constructed in 1888. A connecting corridor to the fan room was removed at an unknown date. An addition (details unknown) was constructed in 1920. (Appears on NHL nomination form as part of Main Building (Building #51).)

***Pavilion** (Building #44): Small structure located to the east of the Main Building; construction date unknown. (Appears on NHL nomination form, but not on master list of HRSH buildings; probably demolished.)

***Mortuary & Laboratory** (Building #45): Constructed in 1895. A one-story brick addition to the building was completed in 1921. (The 1921 annual report includes a picture of the interior of the new addition.)

***Pavilion** (Building #46). Small structure located to the east of the Main Building; construction date unknown. (Appears on NHL nomination form, but not on master list of HRSH buildings; probably demolished.)

Staff House #21 (Building #47): Located to the north of the Main Building, in the general location of the farm house shown on the Backus map.

Storehouse (Building #49). Constructed as bakery and storehouse; date unknown.

***Laundry** (Building #50): This is the laundry extension referred to above, constructed in 1898.

***Main Building** (Building #51): See full description, above. The coach house shown on the 1867 Backus map was probably located immediately north of Wing A.

***Merry-go-Round Pavilion** (Building #54): The merry-go-round was installed before 1908, and a frame enclosure constructed around it in 1919. The existing pavilion is probably an alteration to the original frame enclosure. (N.B. This building is listed as a contributing resource on the state register list of properties, but is clearly outside the boundaries of the state register district.) The well shown on the 1867 Backus map was probably located about 100' south of this structure. The mansion ruins referred to in the Backus map was probably located about 50' to 75' west of this structure.

Snow Rehabilitation Center (Building #55): Constructed in 1974.

Bus Garage (Building #56): Date unknown.

Greenhouse (Building #57): One of two greenhouses. Greenhouses have been located in this area since before 1898, possibly even before 1867 (as referred to on the Backus map). Annual reports indicate that the greenhouses were reconstructed many times

Staff House #20 (Building #58): Referred to in annual reports as the "farmer's house near greenhouse". The cottage was renovated in 1935 for use by an officer and his family. May appear on 1898 map included with annual report.

***Director's Residence** (Building #59): Completed in 1904, on the site of an older farmer's cottage. Prior to the construction of this residence, the superintendent (later director) lived on the second floor of the administration building.

***Staff House #10** (Building #61): Possibly 1870s. This Second Empire style house may not have been constructed by the hospital. (An associated garage is a non-contributing building within the State Register district.)

***Brookside** (Building #67): Constructed as an infirmary; completed in 1931.

***Staff House #3** (Building #68): One of four staff houses which appear to have been constructed in the early 1930s. Two five-family staff houses were completed in 1930. Staff House #4 was completed in 1935. There are early references to tenement houses on the Roosevelt farm which were used for staff housing, and many staff members lived in the hospital buildings themselves. Located in the general area of the farm house shown on the 1867 Backus map and the 1898 Hospital map. The shed and barn shown on the 1867 and 1898 maps were located approximately 75' southwest of Staff House #3.

***Avery Home** (Building #69): Completed in 1931 as a residence for nurses.

***Museum** (Building #73): Constructed as the Library in 1910.

***Staff House #19** (Building #86): One of four staff houses which appear to have been constructed in the early 1930s. Two five-family staff houses were completed in 1930. Staff House #4 was completed in 1935. There are early references to tenement houses on the Roosevelt farm which were used for staff housing, and many staff members lived in the hospital buildings themselves.

Garage (Building #87): Garage for the Director's House (Building #59); date unknown. Non-contributing building located within the State Register boundary.

Storage (Building #88): Storage shed located behind Golf Clubhouse (Building #90); date unknown.

Greenhouse (Building #89): One of two greenhouses. Greenhouses have been located in this area since before 1898, possibly even before 1867 (as referred to on the Backus map). Annual reports indicate that the greenhouses were reconstructed many times

Golf Clubhouse (Building #90): A 7-hole golf course was opened in 1937. The construction date of the clubhouse in unknown, but the building may date to the late 1930s.

Garage (Building #91): Garage for Staff House #21 (Building #47). Located in the general area of the piggery shown on the Backus map.

Cheney Memorial Building (Building #98). Constructed begun in 1950 as a medical-surgical building.

Auto Repair Shop (Building #99): Date unknown.

***Storage** (Building #110): Constructed after 1922 (or possibly moved from another location). No other information.

Staff Residence #25 (Building #132): Located to the north of the greenhouses; date unknown.

Staff Residence #5 (Building #147): One of three staff residences located along Route 9 to the south of Staff House #10. Construction date unknown.

Staff Residence #6 (Building #148): One of three staff residences located along Route 9 to the south of Staff House #10. Construction date unknown.

Staff Residence #7 (Building #149): One of three staff residences located along Route 9 to the south of Staff House #10. Construction date unknown.

Garage (Building #153): Adjacent to building #58; date unknown.

Garage (Building #155): Adjacent to building #86; date unknown. . Non-contributing building located within the State Register boundary.

Garage (Building #164): Located to the west of Staff House #3; date unknown. Located in the general area of the piggery shown on the 1867 Backus map.

***Refreshment Stand** (Building #166): Constructed in 1910 as the trolley waiting room. Trolley service from the City of Poughkeepsie was established in 1910. The stable, crib and root cellar shown on the 1867 Backus map were located in this general area.

Garage (Building #169): Adjacent to Staff Residence #3 (Building #29); date unknown. . Non-contributing building located within the State Register boundary.

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Historic Resources

Historic resources located within a radius of approximately 2 miles from Hudson River State Hospital. Includes properties listed on the National Register of Historic Places, the New York State Register of Historic Places and properties determined eligble for listing on either Register.

Source: New York State Office of Parks, Recreation & Historic Preservation.

Name	Address	City	County
Academy Street Historic District	Academy St. between Livingston and Montgomery Sts.	Poughkeepsie	Dutchess
Adriance Memorial Library	93 Market St.	Poughkeepsie	Dutchess
Amrita Club	170 Church St.	Poughkeepsie	Dutchess
Balding Avenue Historic District	Balding Ave. between Mansion and Marshall Sts.	Poughkeepsie	Dutchess
Barrett House	55 Noxon St.	Poughkeepsie	Dutchess
Booth, O. H., Hose Company	532 Main St.	Poughkeepsie	Dutchess
Boughton/Haight House	73-75 S. Hamilton St.	Poughkeepsie	Dutchess
Cedarcliff Gatehouse	66 Ferris Lane	Poughkeepsie	Dutchess
Church Building	1-11 Market Street	Poughkeepsie	Dutchess
Church of the Holy Comforter	13 Davies St.	Poughkeepsie	Dutchess
Church Street Row	Church St. from Academy to Hamilton St.	Poughkeepsie	Dutchess
Clark House	85 Cedar Ave.	Poughkeepsie	Dutchess
CLEARWATER (Sloop)	Main Street, on Hudson River	Poughkeepsie	Dutchess
Clinton House	547 Main St.	Poughkeepsie	Dutchess
Collingwood Opera House and Office Building	31-37 Market St.	Poughkeepsie	Dutchess
Dixon House	49 N. Clinton St.	Poughkeepsie	Dutchess
Dutchess County Court House	10 Market St.	Poughkeepsie	Dutchess

Name	Address	City	County
Dwight-Hooker Avenue Historic District	Dwight St. from Hamilton to Hooker, and 79-85 Hooker Ave.	Poughkeepsie	Dutchess
Eastman Terrace	1-10 Eastman Terr.	Poughkeepsie	Dutchess
Ethol House	171 Hooker Ave.	Poughkeepsie	Dutchess
Farmer's and Manufacturer's Bank	43 Market St.	Poughkeepsie	Dutchess
First Baptist Church	260 Mill Street	Poughkeepsie	Dutchess
First Presbyterian Church	25 S. Hamilton St.	Poughkeepsie	Dutchess
First Presbyterian Church Rectory	98 Cannon St.	Poughkeepsie	Dutchess
Freer House	70 Wilbur Blvd.	Poughkeepsie	Dutchess
Garfield Place Historic District	Both sides of Garfield Pl.	Poughkeepsie	Dutchess
Glebe House	635 Main St.	Poughkeepsie	Dutchess
Gregory House	140 S. Cherry St.	Poughkeepsie	Dutchess
Grey Hook	5 Ferris Lane	Poughkeepsie	Dutchess
Guilford Dudley Memorial	College Hill Park	Poughkeepsie	Dutchess
Harlow Row	100-106 Market St.	Poughkeepsie	Dutchess
Hasbrouck House	75-77 Market St.	Poughkeepsie	Dutchess
Hershkind House	30 Hooker Ave.	Poughkeepsie	Dutchess
Hoffman House	North Water Street	Poughkeepsie	Dutchess
Home of Franklin D. Roosevelt National Historic Site	2 mi. S of Hyde Park on U.S. 9	Hyde Park	Dutchess
Hudson River State Hospital, Main Building	US 9	Poughkeepsie	Dutchess
Innis Dye Works	80 North Water Street	Poughkeepsie	Dutchess
Italian Center	225-227 Mill St.	Poughkeepsie	Dutchess
Kimlin Cider Mill	Cedar Avenue	Poughkeepsie vicinity	Dutchess
Lady Washington Hose Company	20 Academy St.	Poughkeepsie	Dutchess
Luckey, Platt & Company Department Store	332-346 Main Mall	Poughkeepsie	Dutchess

Name	Address	City	County
Mader House	101 Corlies Ave.	Poughkeepsie	Dutchess
Main Building, Vassar College	Vassar College campus	Poughkeepsie	Dutchess
Main Mall Row	315 Main Mall to 11 Garden St.	Poughkeepsie	Dutchess
Mansion Street, Building at 73	73 Mansion Street	Poughkeepsie	Dutchess
Maple Grove	301 South Road (US 9)	Poughkeepsie	Dutchess
Market Street Row	88-94 Market St.	Poughkeepsie	Dutchess
Mill Street-North Clover Street Historic District (Boundary Increase)	101--115 Main and 25, 27, 29, and 32 N. Bridge Sts.	Poughkeepsie	Dutchess
Moore House	37 Adriance Ave.	Poughkeepsie	Dutchess
Morse, Samuel F. B., House (Locust Grove)	370 South Street	Poughkeepsie	Dutchess
Mulrien House	64 Montgomery St.	Poughkeepsie	Dutchess
New York State Armory	61-65 Market St.	Poughkeepsie	Dutchess
Niagara Engine House	8 N. Hamilton St.	Poughkeepsie	Dutchess
Old St. Peter's Roman Catholic Church and Rectory	97 Mill Street	Poughkeepsie	Dutchess
Pelton Mill	110 Mill St.	Poughkeepsie	Dutchess
Phillips House	18 Barclay St.	Poughkeepsie	Dutchess
Post-Williams House	44 S. Clinton St.	Poughkeepsie	Dutchess
Poughkeepsie Almshouse and City Infirmary	20 Maple St.	Poughkeepsie	Dutchess
Poughkeepsie City Hall	228 Main St.	Poughkeepsie	Dutchess
Poughkeepsie Journal Building	Civic Center Plaza	Poughkeepsie	Dutchess
Poughkeepsie Meeting House (Hooker Avenue)	249 Hooker Ave.	Poughkeepsie	Dutchess
Poughkeepsie Meeting House (Montgomery Street)	112 Montgomery St.	Poughkeepsie	Dutchess
Poughkeepsie Railroad Bridge	Spans Hudson River	Poughkeepsie	Dutchess

Name	Address	City	County
Poughkeepsie Railroad Station	Main St.	Poughkeepsie	Dutchess
Poughkeepsie Savings Bank	21 Market Street	Poughkeepsie	Dutchess
Poughkeepsie Trust Company	236 Main St.	Poughkeepsie	Dutchess
Poughkeepsie Underwear Factory	6-1 N. Cherry St.	Poughkeepsie	Dutchess
Reynolds House	107 S. Hamilton St.	Poughkeepsie	Dutchess
Name	**Address**	**City**	**County**
Rombout House	New Hackensack Rd.	Poughkeepsie	Dutchess
Roosevelt Point Cottage and Boathouse	River Point Rd. at the Hudson R.	Hyde Park	Dutchess
Roosevelt, Eleanor, National Historic Site	Violet Ave.	Hyde Park	Dutchess
Roosevelt, Isaac, House	Riverview Cir., E side	Hyde Park	Dutchess
Rosenlund Estate Buildings	North Road	Poughkeepsie	Dutchess
Sague House	167 Hooker Ave.	Poughkeepsie	Dutchess
Second Baptist Church	36 Vassar St.	Poughkeepsie	Dutchess
Smith Metropolitan AME Zion Church	Jct. of Smith and Cottage Sts.	Poughkeepsie	Dutchess
South Hamilton Street Row	81-87 S. Hamilton St.	Poughkeepsie	Dutchess
St. Andrew's Novitiate	US 9	Hyde Park	Dutchess
St. Paul's Episcopal Church	161 Mansion Ave.	Poughkeepsie	Dutchess
Thompson House	100 S. Randolph Ave.	Poughkeepsie	Dutchess
Top Cottage	24 Potters Bend Road	Hyde Park	Dutchess
Travis House	131 Cannon St.	Poughkeepsie	Dutchess
Trinity Methodist Episcopal Church and Rectory	1-3 Hooker Ave.	Poughkeepsie	Dutchess
Union Street Historic District	About 8 blocks in downtown Poughkeepsie centered around Union St.	Poughkeepsie	Dutchess
Upper-Mill Street Historic District	Roughly Mill St. from Center Plaza to Catherine St.	Poughkeepsie	Dutchess

Name	Address	City	County
US Post Office--Poughkeepsie	Mansion St.	Poughkeepsie	Dutchess
Vassar College Observatory	Vassar College Campus	Poughkeepsie	Dutchess
Vassar Home for Aged Men	1 Vassar St.	Poughkeepsie	Dutchess
Vassar Institute	12 Vassar St.	Poughkeepsie	Dutchess
Vassar, Matthew, Estate	Academy and Livingston Sts.	Poughkeepsie	Dutchess
Vassar-Warner Row	S. Hamilton from Montgomery to 40 Hamilton St.	Poughkeepsie	Dutchess
Wilkinson House	66 Garden Street	Poughkeepsie	Dutchess
Yelverton, Anthony, House	39 Maple Ave.	Highland	Ulster
Young Men's Christian Association	58 Market St.	Poughkeepsie	Dutchess

Figures

Photo 1 1867 Backus site plan, title block. Note ruin of mansion.
Photo 2 1867 Backus site plan, overview.
Photo 3 1867 Backus site plan, farm cluster and road.
Photo 4 1867 Backus site plan, farm house and piggery.
Photo 5 1867 Backus site plan, showing Wing G and penciled in landscaping.
Photo 6 1850 Map of Dutchess County, showing border between towns of Hyde Park (pink) and Poughkeepsie (yellow). "W Davis" [sic] farm is the Davies farm, acquired by the State in 1867. The "E. N. Crosby" farm became the Winslow farm.

Map 1 Site plan of Hudson River State Hospital, showing projected development area and existing buildings.

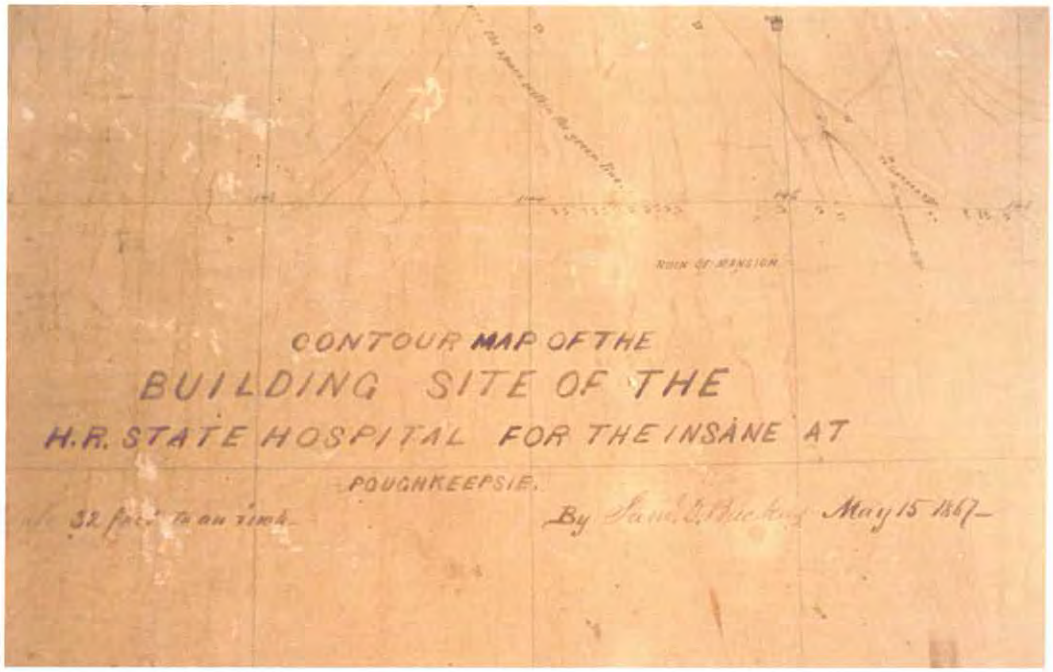


Fig. 1 – 1867 Backus site plan, title block. Note roads and ruin of mansion.

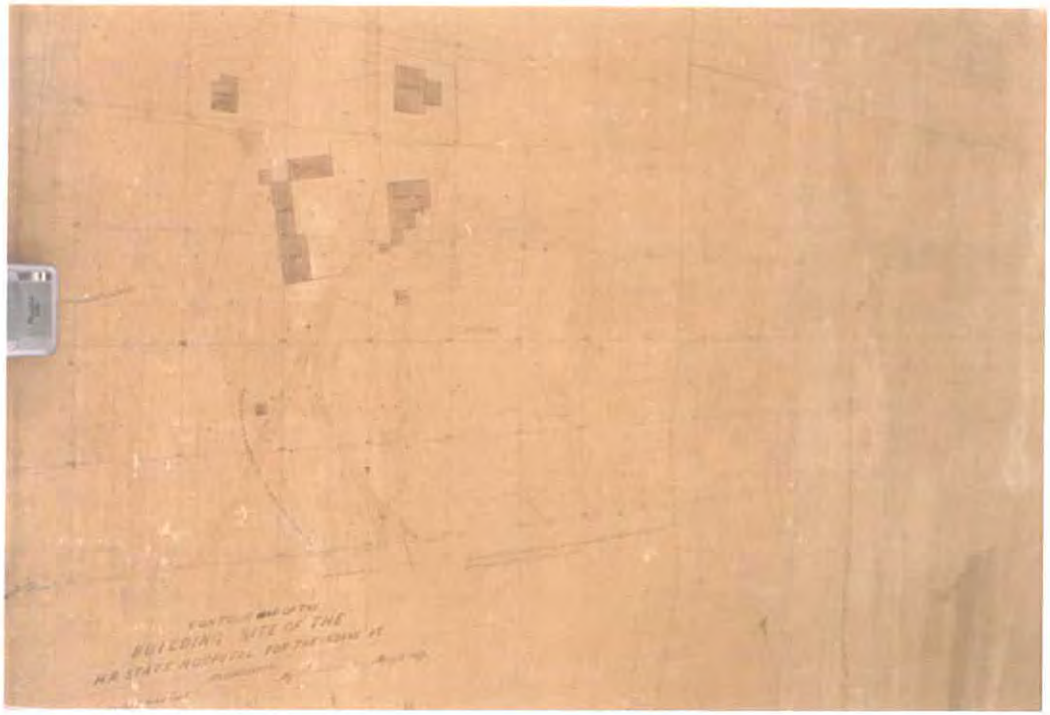


Fig. 2 – 1867 Backus site plan, overview.

Fig 3. – 1867 Backus site plan, farm cluster and road.

Fig. 4 – 1867 Backus site plan, farm house and piggery.

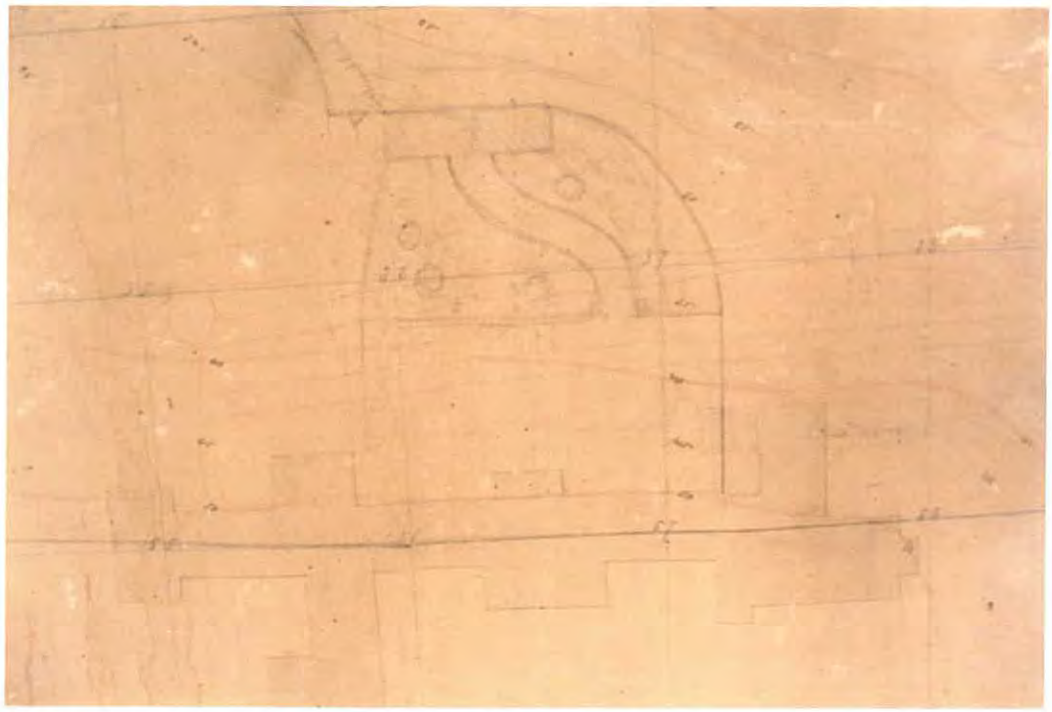
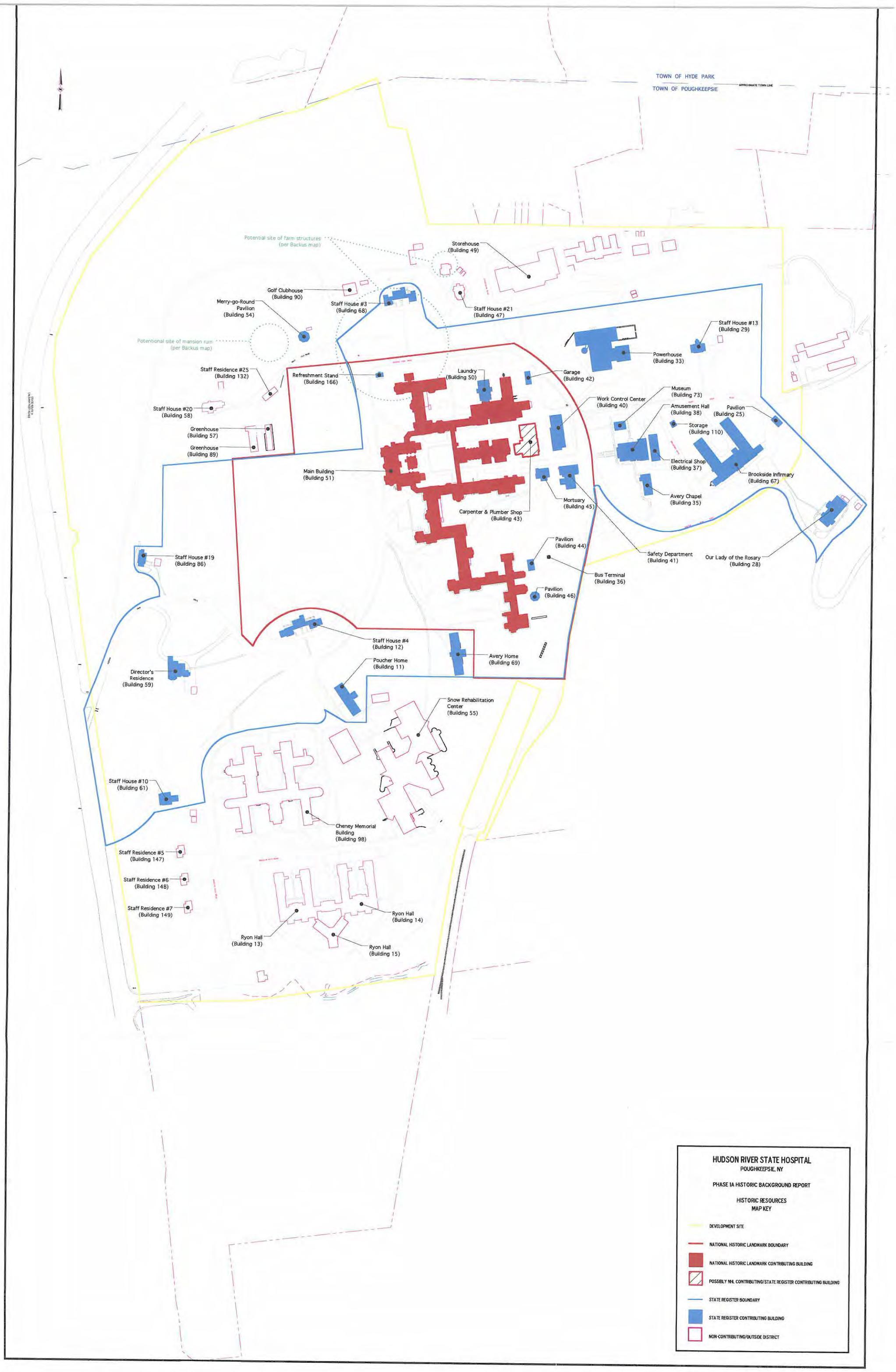


Fig. 5 – 1867 Backus site plan, showing Wing G and penciled in landscaping.

Fig. 6 — 1850 Map of Dutchess County, showing border between Towns of Hyde Park (pink) and Poughkeepsie (yellow). "W. Davis (sic) farm is the Davies farm. The "E.N. Crosby" farm became the Winslow farm.


TOWN OF HYDE PARK
TOWN OF POUGHKEEPSIE
APPROXIMATE TOWN LINE
Potential site of farm structures (per Backus map)
Storehouse (Building 49)
Golf Clubhouse (Building 90)
Merry-go-Round Pavilion (Building 54)
Staff House #3 (Building 68)
Staff House #21 (Building 47)
Staff House #13 (Building 29)
Potentional site of mansion ruin (per Backus map)
Powerhouse (Building 33)
Staff Residence #25 (Building 132)
Refreshment Stand (Building 166)
Laundry (Building 50)
Garage (Building 42)
Museum (Building 73)
Work Control Center (Building 40)
Amusement Hall (Building 38)
Pavilion (Building 25)
Staff House #20 (Building 58)
Storage (Building 110)
Greenhouse (Building 57)
Greenhouse (Building 89)
Electrical Shop (Building 37)
Main Building (Building 51)
Brookside Infirmary (Building 67)
Avery Chapel (Building 35)
Mortuary (Building 45)
Carpenter & Plumber Shop (Building 43)
Pavilion (Building 44)
Safety Department (Building 41)
Our Lady of the Rosary (Building 28)
Staff House #19 (Building 86)
Bus Terminal (Building 36)
Pavilion (Building 46)
Staff House #4 (Building 12)
Avery Home (Building 69)
Poucher Home (Building 11)
Director's Residence (Building 59)
Snow Rehabilitation Center (Building 55)
Staff House #10 (Building 61)
Cheney Memorial Building (Building 98)
Staff Residence #5 (Building 147)
Staff Residence #6 (Building 148)
Staff Residence #7 (Building 149)
Ryon Hall (Building 14)
Ryon Hall (Building 13)
Ryon Hall (Building 15)
HUDSON RIVER STATE HOSPITAL
POUGHKEEPSIE, NY
PHASE 1A HISTORIC BACKGROUND REPORT
HISTORIC RESOURCES
MAP KEY
DEVELOPMENT SITE
NATIONAL HISTORIC LANDMARK BOUNDARY
NATIONAL HISTORIC LANDMARK CONTRIBUTING BUILDING
POSSIBLY NHL CONTRIBUTING/STATE REGISTER CONTRIBUTING BUILDING
STATE REGISTER BOUNDARY
STATE REGISTER CONTRIBUTING BUILDING
NON-CONTRIBUTING/OUTSIDE DISTRICT