



PUBLIC HEARING MEETING AGENDA

Monday, February 6, 2023 6:00pm
Common Council Chambers

City of Poughkeepsie Common Council Public Hearing;

Pursuant to the Charter and Codes of the City of Poughkeepsie, Administrative Code, Section 14.04, a Common Council Public Hearing will be held on Monday, February 6, 2023 at 6pm and will be held in the Common Council Chambers, for the purpose of receiving comments on the Proposed Nomination of 299 Main Street as a Local Historic Landmark.

- I.** Welcome
- II.** Roll Call
- III.** Public Participation:
- IV.** Adjournment:



**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4623 Fax: (845) 451-4006**

**HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
NOMINATION FOR DESIGNATION**

LOCATION

Address: 299 Main Street

APPLICANT

Name: Teryl Mickens

OWNER

Name: JMS 299 Main, LLC

Address: 225 Broadway, Suite 1300, New York, NY 10007

Open the public hearing

Motion: Gary
Second: John
Votes: 4 0 0
Ayes Nays Abstentions

Close the public hearing

Motion: Tim
Second: Brian
Votes: 4 0 0
Ayes Nays Abstentions

Refer nomination to the Common Council

Motion: Gary
Second: John
Votes: 4 0 0
Ayes Nays Abstentions


Signature of Chairman
Date: 11/10/22

AGENDA ITEM TRANSMITTAL FORM

☒ Resolution ☐ Ordinance ☐ Local Law

Common Council Sponsor #1 _____

Common Council Sponsor #2: _____

TITLE

299 Main Street Historic Landmark Nomination

DESCRIPTION:

The City of Poughkeepsie Historic District and landmark Preservation Commission is forwarding a nomination to designate 299 Main Street as a local landmark.

BACKGROUND:

See attached materials

SUBJECT TO FISCAL IMPACT STATEMENT: Yes ___ No ___

CURRENT YEAR COST/SAVINGS/REALLOCATION

Total Expenditure: _____ Source of Funds: _____

Total Revenue: _____ Effected Fund: _____

Total Appropriation: _____ Appropriated From: _____

Current year net cost/savings: _____

Future years' cost/savings: _____

SEQRA DETERMINATION

☒ Type II P. _____

☐ Unlisted, _____

☐ Type I, _____

EAF PART I included: Yes ___ No ☒

Attachments: Application, Nomination Justification, Photos, Designation Resolution from HDLPC

Approved by City Administrator: _____

Marc S. Nelson



CITY OF POUGHKEEPSIE, NEW YORK
BUILDING DEPARTMENT
(845) 451-4007
(845) 451-4006 (FAX)

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Street and Number: 299-301 Main Street, Poughkeepsie New York _____

NAME OF PROPERTY

Historic Name (if any): None known

Other Names (if any): Formerly owned by Josephine Pardee _____

CLASSIFICATION

Ownership of Property

☒ Private

Owner: JMS 299 Main, LLC__

Address: 225 Broadway,

Suite 1300 _____

City: New York _____

State/Zip: 10007 _____

☐ Public

Owner: _____

Address: _____

City: _____

State/Zip: _____

Category of Property

☒ Building(s)

☐ District

☐ Site

☐ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Ground floor retail, upper story residential

Current Functions or Uses:

Ground floor retail, upper stories currently vacant residential

NAME OF ARCHITECT (if known): James S. Post _____

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Nomination Form

Page 2

Statement of Significance: Mark "X" in all of the applicable boxes below for the criteria qualifying the property for local register listing.

- ☒ Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ Property is associated with the lives of person significant in our past.
- ☒ Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ Property has yielded, or is likely to yield, information important in prehistory or history.
- ☒ Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets, and attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Teryl Mickens, Managing Member

Organization: Exceedance, LLC

Street: 138 Franklin St.

City/State/Zip: Kingston, New York 12401

Telephone 845-399-5899

Date: September 14, 2022

HDLPC RECOMMENDATION

The HDLPC hereby certifies that this application ☐ does ☐ does not meet the criteria for designation as a local historic district, landmark or landmark site, and recommends approval of the application to the Common Council in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance.

Motion: _____

Second: _____

Votes: _____

Ayes Nays Abstentions

Signature of Chairman

Date:

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property

The building, 299-301 Main Street, Poughkeepsie fronts on the south side of Main Street, and is the second building sited east of Garden Street. This is a four-story, flat roofed, zero lot line, commercial building built in 1872. The exterior of this 12,284 GSF elongated rectangular structure is composed of red brick with red pigmented mortar along the principal or southern elevation. The building features a modern storefront at the 1st and 2nd floor, with a brick addition at the rear (or north side) of the building. This commercial row building has two structural bays running longitudinally with the building offset from center.

The subject building is one in this row of eight buildings fronting on Main Street that define the Main Mall Historic District (there is one other, 5-9 Garden Street that constitutes the district). As with the other Victorian Renaissance buildings that comprise the historic district, 299 Main Street shares east and west walls and a similar roof line with the two contiguous commercial buildings. Both of the attached buildings were contemporaneously built in 1871 and 1872. The historical use of the building accommodated ground floor retail with a prominent storefront and upper story residential units.

All buildings constituting the historic district are resemblant in size, rhythm, scale and materials. This building's primary or southern elevation features a prominent molded cornice with brackets and center arched pediment that projects above the roof line, below which is a frieze panel design (which likely displayed the year of construction) with an arcaded lower edge with four evenly spaced drops (one of which is presently missing) and scrolled brackets shouldering each end. The 4th and 3rd stories each have five regularly spaced 1/1 sash windows embraced by decorative arched cast-iron window headers. Original smooth stone windowsills with stone finials affixed to both the right and left sides of the exterior window sills project out slightly from the brick surface along the 3rd and 4th stories. The five window headers across the 2nd story have been replaced with fiberglass replications meant to mimic the original surviving cast iron features on the upper stories. A belt course is apparent just above the storefront level visually indicating the start of the upper residential floors. The ground floor, modern glass storefront was altered ca. 1987. In its place a layer of common red brick was installed. Along this level there are three, closely spaced, off-center, 1/1 sash windows topped by fabricated fiberglass arched window headers to compliment the original historic features appearing on the upper floors. A modern deeply recessed, solid wood door was introduced on the south east side of the building and serves as the main entrance.

The building, flanked by its next door neighbors to the east and west, allow only one other facade, the rear or north facing elevation. Here there are five evenly spaced windows across the 2nd, 3rd and 4th floors. Each of the windows (with the exception of the middle window along the 2nd and 3rd stories) feature an arched lintel and smooth stone sills. The windows have been boarded up since 1986 by the

City's Public Works Department (in response to the collapse of the rear roof). The rear (or North wall) is interrupted above the first floor by an asphalt shingled roof, which covers the 16'x30', brick addition (likely constructed at the time of the storefront alteration). The addition accesses a 3,690 sf undeveloped courtyard space that is locked in on all four sides by three buildings (see Tax parcel map).

The building's basement, 1st and 2nd floor interiors were altered ca.1980 to accommodate commercial office use. The unfinished basement, which measures 2,737 sf features a stairway at it's south western end, and the afore referenced addition along the expanse of the north or rear wall. All primary utilities are housed within the basement towards the rear of the building (located just before the addition). Basement walls are composed of concrete block and panels that cover the original brick foundation and walls. Basement floors are poured concrete.

The first-floor interior measures 2,737 and contains seven offices dispersed along the east, west and north walls with a stairwell at the south west wall. Lavatories are midway along the west wall.

The 2nd floor, is similar in configuration to the first floor, having seven smaller offices. The 2nd, 3rd and 4th floors each measure 2,270 sf.

The 3rd and 4th floors have been vacant well over 35 years and stairway access to these two floors were blocked over since 1986. These two floors are accessible only by ladder from the 2nd floor through a ceiling cut-out. The interiors were not properly protected (mothballed) so that moisture penetration and lack of ventilation has resulted in the severe deterioration of any remaining walls, the wood floors, ceilings and any remaining fixtures. The odor of mold is pervasive and water damage is observed on all floors and interior window frames. Exposed brick walls are damaged, and mortar compromised.

The 3rd and 4th floors were historically designed to accommodate residential use. On the 3rd floor there are seven partitioned varying sized rooms; four along the east side of the building and three along the west side. The interior has, for the most part been gutted. Fireplaces are present in three of the east rooms and two fireplaces located in the two west rooms. There are five windows at the south end of the floor and five boarded windows along the rear or north wall.

The fourth floor has likewise been totally gutted and contains one large room on the north end of the building a second, smaller room opposite the stairway and three partitioned spaces to the rear or north end. The window pattern is repeated across both the front and rear interior walls.

The historical use of the building was ground floor retail with upper story residential units. Typical of the era, shops and businesses were often located on the first floor of a building, which doubled as the shop owner's residence. The upper stories most likely housed recent immigrants and local workers. In particular, "German Jewish businessmen tended more often than their Protestant or Catholic counterparts to reside initially above or near their shops in the Central business district on Main Street. Clothiers Mark Schwartz, Phillip Rosenbaum and the Goldstone brothers lived on Main as late as 1880."¹

The earliest known retailers operating out of 299-301 Main Street was the 1879 the Star Clothing House, Rosenbum Bros. Proprietors ² in 1879. Two years later in 1899 the building would be purchased

¹ Year Book of the Dutchess County Historical Society, Vol. 71-74 p.139

² Poughkeepsie Eagle 11/3/1879 advertisement

by Mr. Smith L. DeGarmo³, who is described as having "faith in Poughkeepsie Real Estate. He gave evidence of it... by purchasing the Rosenbaum property, 299 and 301 Main St." The news article highlighted this "Important Real Estate Sale" describing the building as "one of the valuable pieces of Main Street properties. Smith L. DeGarmo it should be noted moved to Poughkeepsie in 1868 from Highland, Ulster County. Initially he was employed as a clerk in a furniture goods store, later working for William Bros where he "became very proficient in the handling and sales of dry goods." By 1870 he was hired by Messrs. Luckey and Platt. Within two years he was made a partner at Luckey Platt Co. By 1894 DeGarmo was living with his wife in the residential hotel Morgan House on the corner of Academy and Catherine Streets. "Mr. DeGarmo continued to demonstrate prowess in business matters as he increased his own portfolio with successful real estate transactions."⁴

By 1904 the building was again sold to Reuben Goldberg, who, having taken over the "large double building" announced he would be "completely altering it in every detail to make it thoroughly modern."⁵

Four years later in 1908, a new firm announced it would purchase the stocks of "Reuben Goldberg at 299-301 Main Street. The new store owners, Wood-Young Company would continue operations as a men and boys clothing retailer ⁶ Later iterations of this storefront building would include other independent retail operators. The building's most current owner occupant was the law offices of Wallace & Moore.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

1. Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places

2. Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction

The Main Mall Row historic district encompasses the two blocks of Main between Market and Academy streets in the City of Poughkeepsie. The district (NRHP ref#82001148; 1982) is comprised of nine, intact commercial buildings, eight on Main Street and one around the corner on Garden Street. The district's listing on the National Register of Historic Places was conferred based on Criterion C, recognizing the group's collective architectural significance.

The subject building 299-301 Main street was approved as a certified historic structure contributing to the significance of the Main Mall Row historic District by the National Park Service

³ Poughkeepsie Eagle News 10/13/1899; advertisement

⁴ Carol Kushner, Editor, The Dutchess County Historical Society Year Book, Copyright 1995 ; p. 41

⁵ Poughkeepsie Journal 8/15/1904; advertisement

⁶ Poughkeepsie Eagle 3/12/1908; article

(NPS) on April 15, 2021. Further, the building received NPS approval of its Part II - Description of Rehabilitation, on June 6, 2022.

The brick buildings that principally constitute the district were built between 1871-1874 following a devastating fire that razed several wood framed shops the day after Christmas, 1870. The fire broke out in the saloon operated by George Cannon at 301 Main Street. Spreading quickly, the fire engaged the next place of business, Morgan Farnum's drug store, followed by the bookstore of Archibald Wilson. The flames ripped through the block so quickly that there was nothing the firemen could do except prevent the fire from crossing Main and Garden streets. The next morning, there was nothing left but a hole in the ground where once stood businesses⁷. That block on the corner of Garden and Main Streets belonged to Mrs. Josephine Pardee widow of Enoch Pardee did not waste any time in finding someone to rebuild on her land. Her husband, Enoch, who died in 1867, specifically wrote in his will that should any of his buildings be destroyed "by fire or other calamity they should be rebuilt."⁸ Mrs. Pardee hired a well-known local architect named James S. Post⁹ to design and construct the group of elaborate three- and four-story brick and/or stone buildings that would pay homage to Poughkeepsie's important commercial heritage.

3. Property is associated with events that have made a significant contribution to the broad patterns of our history.

Main Street has been the City of Poughkeepsie's commercial, civic and social hub for more than two hundred years. Fires and remodeling of storefronts have altered many 19th century facades, but the streetscape largely retains its historic character. Several Individual NR listed buildings as well as those designated as local historic properties are sited on Main Street. Together, they confer a strong sense of place and provide a window into the city's important retail and civic history. Those local and nationally recognized historic buildings along Main Street include: the Grant Building, Welles- Zimmerman Building (demolished in 2009), The French Pastry Shop, Glebe House, Livingston Buildings, The Luckey, Platt & Co. Dept. Store, Lady Washington Hose, The Poughkeepsie Trust Company, the Elting Building and Poughkeepsie City Hall. The Main Street commercial district was directly associated with the business prosperity and development of the City of Poughkeepsie.

Today, the Main Mall Row Historic District consists primarily of commercial buildings with storefronts and residential upper levels which, as a group, exemplify the City's architectural, commercial and cultural development from the 19th through 20th centuries. Main Street had historically been configured as a pedestrian friendly downtown. By the 1960's Main Street featured an array of locally owned shops that sold shoes, stationary, furniture and flowers. There were candy shops (Fanny Farmer and Lofts) and dozens of women's clothing shops. The subject building, 299-301 Main Street is a rare example of this legacy made more important because it survives Poughkeepsie's aggressive Urban Renewal efforts during the 1960's & 70's. The United States federal government in the name of Urban

⁷ Adriance Memorial Library, Poughkeepsie Architecture: <https://poklib.org/poughkeepsie-architecture-the-cast-iron-building/>

⁸ Ibid

⁹ James S. Post would in 1872 be commissioned by Vassar College to complete the Main Building, Kitchen and dining room extension.

Renewal invested billions of dollars in urban infrastructure through a series of planning, demolition, and construction programs. The consequence of which severely transformed the social, economic, and political dimensions of many US cities including the City of Poughkeepsie in general and its Main Street commercial center in particular.

Many of Poughkeepsie's historical and culturally significant buildings along with some 400 homes were demolished to make way for these Urban Renewal projects. Poughkeepsie received more Urban Renewal funds per person than any other city," says Harvey Flad, emeritus professor of geography at Vassar College). One such project undertook the construction of the arterial system. The City of Poughkeepsie, in an effort to ease traffic congestion, converted Route 9, the main north-south thoroughfare at the city's western edge, into an East-West arterial which bypassed Main Street. As a result, Main Street businesses suffered significant disinvestment, business dislocation, and economic decline. Within the span of 13 years, a cohesive urban form that had developed over two hundred years was erased.

City of Poughkeepsie planners thought they could reinvigorate downtown by offering shoppers a mall-like experience and in 1973 the blocks Main between Market and Academy streets were closed to vehicular traffic. The creation of the Main Mall in 1974 was at best aspirational in that it was the intent of city planners to pedestrianize Main Street . The creation of the Main Street Mall was the City's attempt to support the traditional commercial core at a time when shoppers were being lured to the new malls built along the city's periphery. The plan was to preserve the Main Street pedestrian character in the midst of the enormous impact exerted by the newly constructed arterial system that drastically changed the Main Street historic commercial corridor and its surrounding context.

Despite these efforts, the decline of the downtown continued as most shoppers continued to choose the malls. Luckey, Platt & Company Department Store, a commercial mainstay of the city, lost customers to suburban shopping malls and closed in 1980. Main Street was again reopened to vehicular traffic in 2001.

MAPS - Please see attached exhibits

PHOTOGRAPHS - Please see attached exhibits

SURVEYED IN ACCORDANCE WITH DEEDS
OF RECORD. PHYSICAL FEATURES FOUND
AT THE TIME OF FIELD SURVEY ARE AS
IN POSSESSION.

SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS
OR OTHERWISE WHICH MAY AFFECT THE PREMISES
SHOWN HEREON.
SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY
APPARENT ARE NOT SHOWN AND THEIR LOCATION AND
EXTENT ARE NOT CERTIFIED.

SUBJECT TO THE RIGHTS OF THE PUBLIC
IN ANY PORTIONS THEREOF LYING WITHIN
THE BOUNDS OF MAIN STREET.

DEED REFERENCE

DOC. NO. 02 2017 6687

TAX MAP REFERENCE

CITY OF Poughkeepsie 131300-6162-77-084031

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP
IS A VIOLATION OF SECTION 205 PARAGRAPH 2 OF THE NEW YORK
STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S
IMBED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE
A VALID COPY.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN
ONLY TO PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED
AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL
AGENCY AND LENDING INSTITUTIONS LISTED HEREON TO THE
ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.

John J. Papp, Jr.
Licensed Land Surveyor
P.O. Box 857
Shrewsbury, NY 12484
607-766-7338

NOW OR FORMERLY
RIVERSIDE BANK
DOC. NO. 02 2009 2163
TAX PARCEL 131300-6162-77-092099

2 STORY BRICK
BUILDING

NOW OR FORMERLY
2ND LLC
L1988 P.111
TAX PARCEL 131300-6162-77-086075
3 STORY BRICK
BUILDING

AREA
0.085± Acres
3,690± Sq. ft.

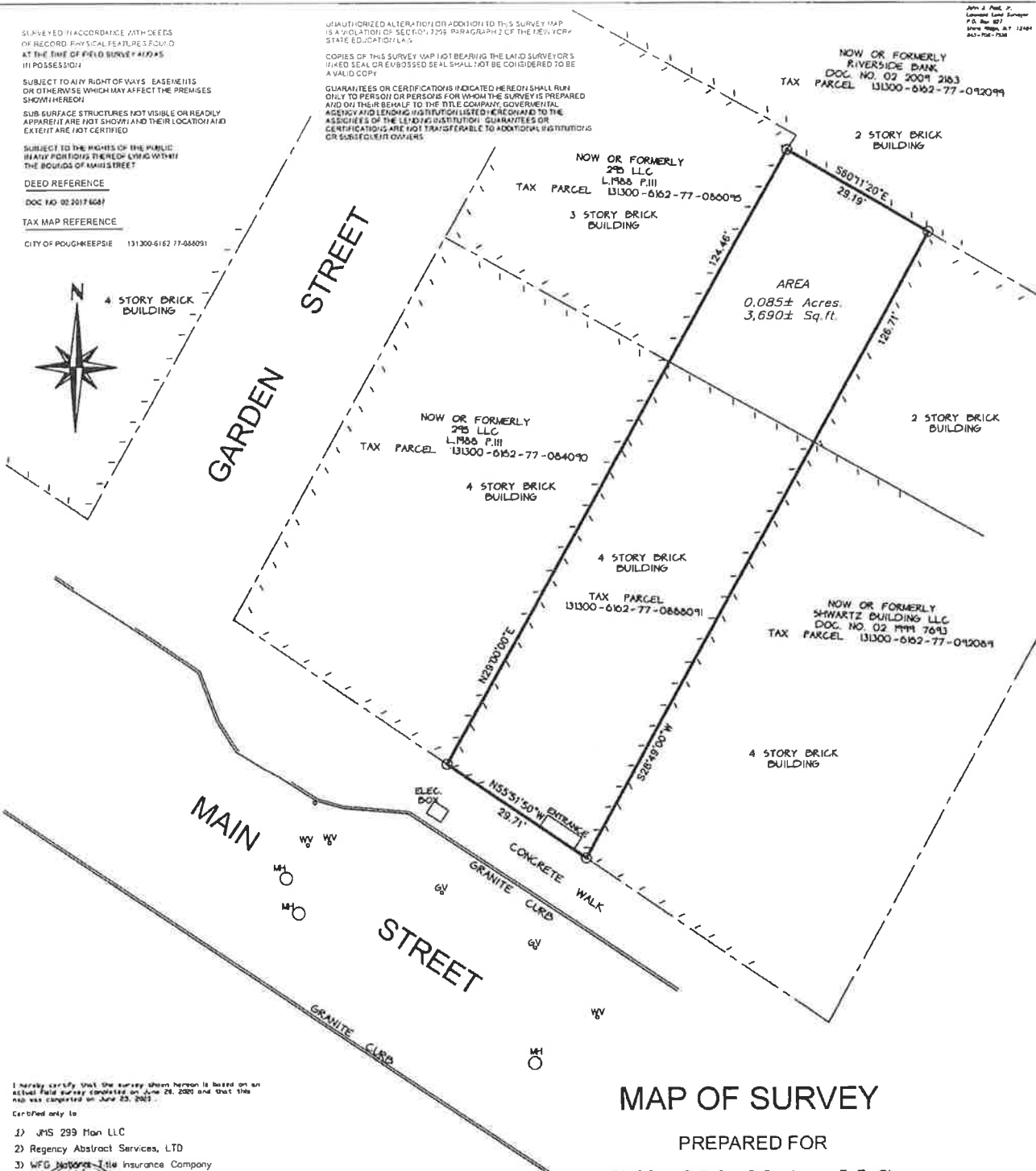
2 STORY BRICK
BUILDING

NOW OR FORMERLY
2ND LLC
L1988 P.111
TAX PARCEL 131300-6162-77-084070
4 STORY BRICK
BUILDING

4 STORY BRICK
BUILDING
TAX PARCEL
131300-6162-77-0888091

NOW OR FORMERLY
SHWARTZ BUILDING LLC
DOC. NO. 02 1999 7613
TAX PARCEL 131300-6162-77-012084

4 STORY BRICK
BUILDING



I hereby certify that the survey shown hereon is based on an
actual field survey completed on June 26, 2020 and that the
map was completed on June 23, 2020.

Certified only to:

- 1) JMS 299 Main LLC
- 2) Regency Abstract Services, LTD
- 3) WFG National Title Insurance Company



MAP OF SURVEY

PREPARED FOR

JMS 299 Main LLC

299 MAIN STREET

CITY OF Poughkeepsie
SCALE 1" = 20'

DUTCHESS COUNTY, N.Y.
JUNE 25, 2020

John J. Papp, Jr., L.S. NYS. No. 38643

FILE NO. 40720

ain St

view with Street View



Map Components

Identify

Measure

Address Lists

Print

Parcel Owner Address

☒ Parcel Text

☐ Address #

☐ Wetlands

☐ Flood Areas

Buffer(ft): 100

LOT NUMBER:

130000 0000 00 000000 0000
SWIS section block lot suffix

This search is within:
Entire Dutchess County



PARCEL IDENTITY

(Internet)
FINAL ROLL

Parcel Number:
131300-6162-77-088091-0000

Parcel Address -
299 Main St

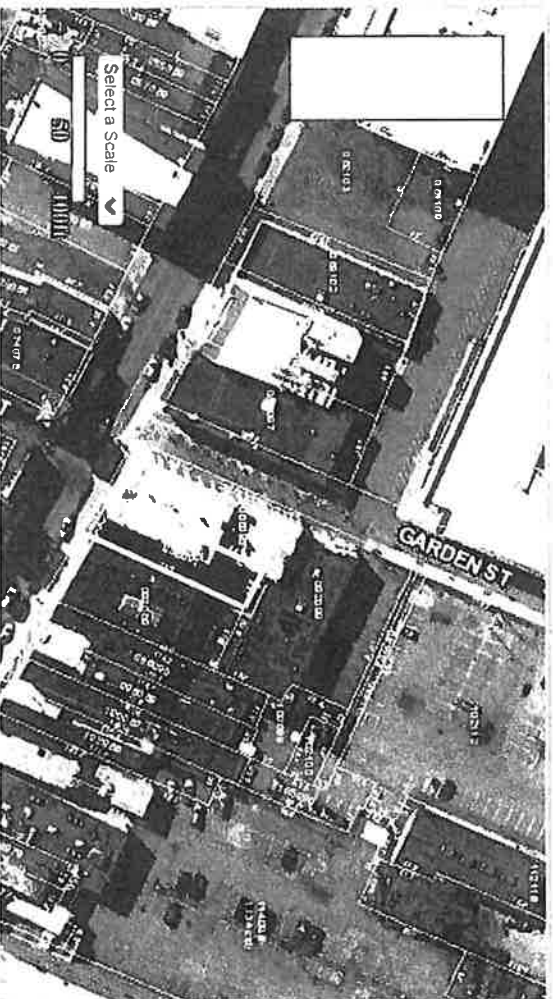
Poughkeepsie 126010000

Owner Name:
299 Main Street Poughkeepsie, (Primary)

Primary (P) Owner Mailing Address
1 Civic Ctr

Poughkeepsie NY 126010000

Lot Size | Land Use (Land Use Code):
.08 Ac | Office bldg. (464)



Select a Scale

50 100ft

National Register Project Details

National Register: 90PR04737

NR Number: 90NR00409

Status: Closed

Project: Main Mail Row

Close

Overview Nomination Data NR Status (3) Submissions (0) USNs (8) Contacts (0) Photos (0) Atts. (2) Agmts. (0) Q & A (0) Corr. (0) MCDs (1)

National Register Project Overview

Project Information:

Project Number: 90PR04737

Project Name: Main Mail Row

Project Completion Date: 09/06/2014

Date Created: 03/24/2002

Project Status: Closed

Created By: Peter Shaver

Closed By: Peter Shaver

Comment:

National Register Application Information:

Nomination Type: Building

Owner Support:

Is MPDF:

Proposed MPDF Name: Poughkeepsie Multiple Resource Area



IPPS

Aerial Photo

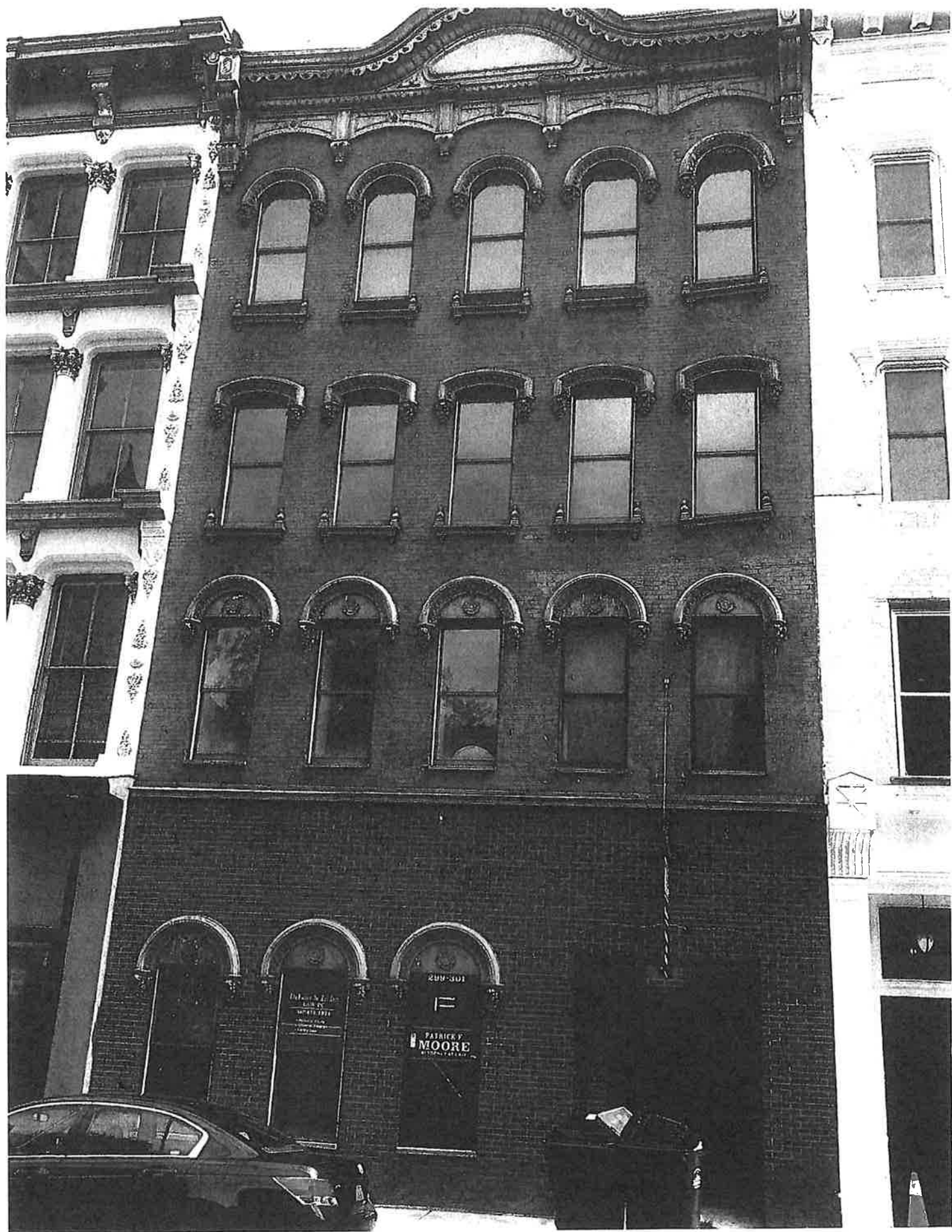
**PAST AS PROLOGUE:
PRESERVATION AS A TOOL
FOR SOCIAL INCLUSION**

POUGHKEEPSIE, NEW YORK

Historic Preservation Studio II

Columbia University
Graduate School of Architecture,
Planning, and Preservation

Spring 2017





299 Main St, PR

Main May 1 ca 1980

THE
People are Amazed
—AND THE—
HIGH-PRICED
CLOTHIERS,
WITH FORTY YEARS OLD AT IMMENSE PROFITS
STAND ACHAST
—AT—
Rosenbaum Bros.'
PRICES.
THE LARGEST DEPARTMENT OF
FALL AND WINTER
CLOTHING,
Men's Furnishings
—AND—
Hats and Caps!
Ever Offered in Poughkeepsie.
ALL FOR SPOT CASH!
NO MIDDLE MAN CAN BE PAID SUCH
STOCKS OF
SUITS and OVERCOATS
For Men, Boys and Children!
Bargains that Astound!
CALL AND BE SATISFIED.
YOU ARE NOT ASKED TO BUY.
Goods almost Given Away
—AT THE—
Star Clothing House
ROSENBAUM BROS.,
PROPRIETORS,
299 Main Street,
Poughkeepsie, N. Y.

IMPORTANT REAL ESTATE SALE

Mr. Smith L. DeGarmo is one of the men who has faith in Poughkeepsie real estate. He gave evidence of this yesterday by purchasing the Rosenblum property, 229 and 301 Main St. It is one of the valuable pieces of Main Street properties, and will be further improved by the new owner. The sale was made through the Edward C. Dayton real estate agency, No. 5 Garden St. Mr. Dayton has some other important deals under way.

TO THE PEOPLE OF POUGHKEEPSIE

After an absence of over twelve years I have again located in Poughkeepsie. I have taken the large double building at 299 and 301 Main Street, completely altering it in every detail to make it thoroughly modern, and shall open it on August 15 as a

**Men's, Boys', Children's Fine Ready-Made
Clothing and Furnishing Store**

Every article in the store will be of the finest make and of absolutely reliable goods and all of

This Season's Manufacture

I shall be glad to renew my former pleasant relations with patrons who kindly favored me in the past.

I shall make a specialty of fine merchant tailoring.

REUBEN GOLDBERG

"The Store that will please you."

299-301 Main Street,

Poughkeepsie, N. Y.

RUEBEN GOLDBERG.

We will soon announce our

Fall and Winter Opening

Our preparations are now in force to show the greatest stock of Men's Boy's and Children's Ready made Clothing, Furnishing Goods, Hats and Caps, even shown in this section.

Careful and critical buyers will benefit by giving consideration. Fine order work will also be done at reasonable prices. :: :: ::

REUBEN GOLDBERG

"The Store that Will Please You."

299-301 Main Street,

Poughkeepsie N. Y.

ISC

3th.
Friday.
a.
11c.

lking

a. Dmce

rk mont.

ly Girls.
Musto

30c.
and 50c.

17H.
T.—
'8
lon

sture,

e

Unpreex-

t of Fifty

horns.

to \$1.50
to \$1.00

11 10

ers

ST VEE
1111

30c.
and 50c.

NG.
minsh 50
for 45
PANY

NEW FIRM GETS GOLDBERG STORE

THE WOOD-YOUNG COMPANY IS
TO REMODEL STORE OF MR.
GOLDBERG AND OPEN THERE
ABOUT APRIL 1ST.

WILL LOCATE HERE

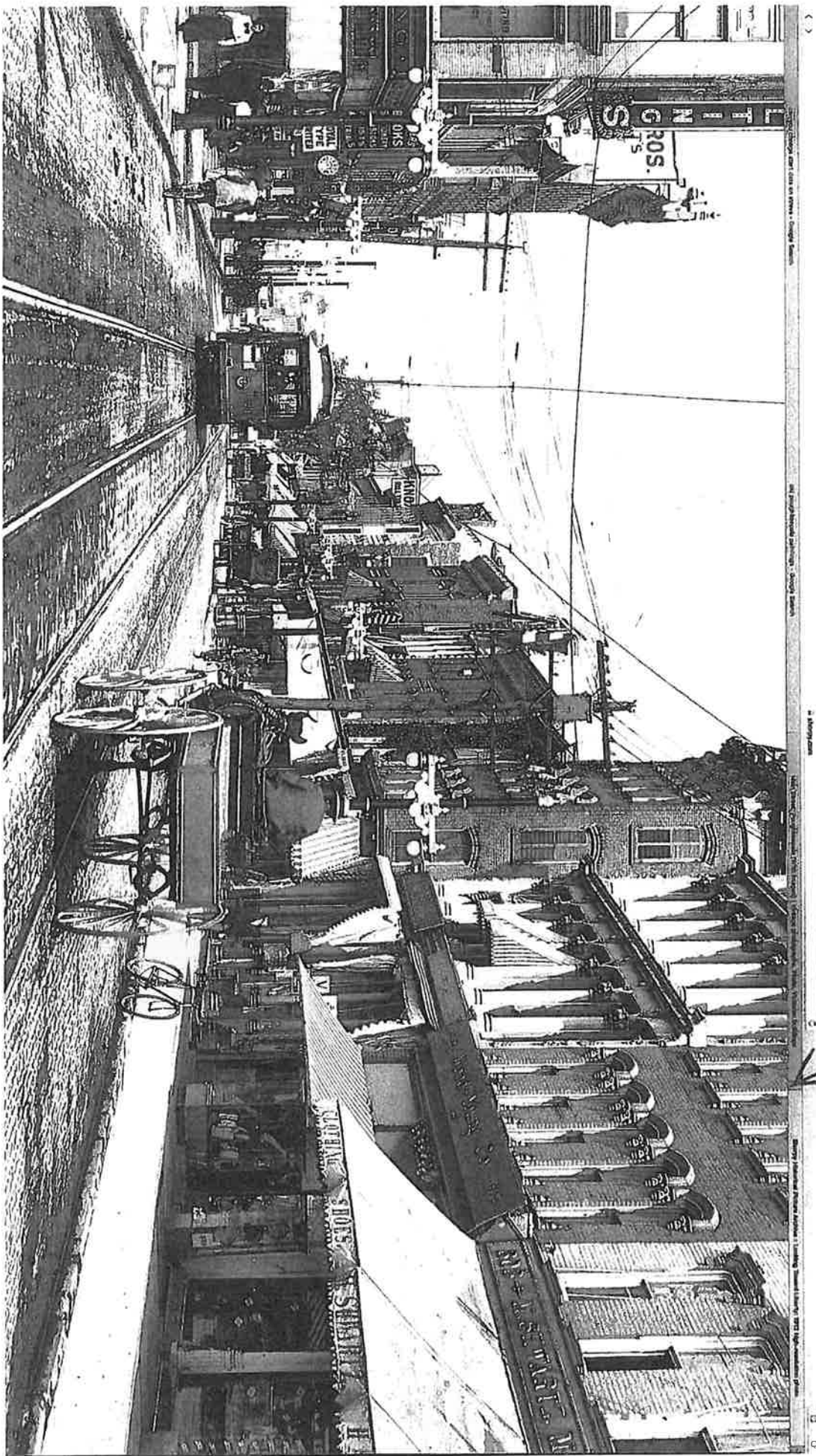
The clothing business formerly con-
ducted by Ruben Goldberg at 225-
241 Math Street has been purchased
by a stock company to be known as
the Wood-Young Company, in which
the principal owners are Charles F.
Wood and Gilbert M. Young, two ex-
perienced and enterprising citizens of
New York, who will conduct it in the
future.

The new firm has purchased the
Goldberg stock and will close out
as soon as possible. In order to do
this a grand clearance sale will be
begun on Saturday morning. When the
stock was purchased at a low price,
it will be sold at a sacrifice. The
new owners are desirous of disposing
of it at once, so as to make room for
new stock. It is the intention of the
firm to open the store with an ex-
tremely new and up-to-date line of goods
about April 1.

Mr. Young has been in the
sale business for the last twenty-five
years and is connected with the fam-
ous W. P. K. Company at 408 Broad-
way, New York. Mr. Wood has had
eleven years experience in the re-
tail business, but for the last three
years has been in the wholesale busi-
ness, thus making him perfectly qual-
ified with both branches of the busi-
ness. While in the retail business Mr.
Wood conducted a store in many of
the best cities including Utica, Wat-
ertown and others. For the last four
years he has been a member of the
wholesale firm of Brandegee, Kiesel &
Wood of Utica.

The new concern will busy Wednes-
day taking an inventory of the stock
at the Goldberg store, and will have
packed up with them preparing for
the sale Saturday.

A representative of the East on
Tuesday Mr. Wood at the New York
House Wednesday evening Mr. Wood
is a new partner to Poughkeepsie. He

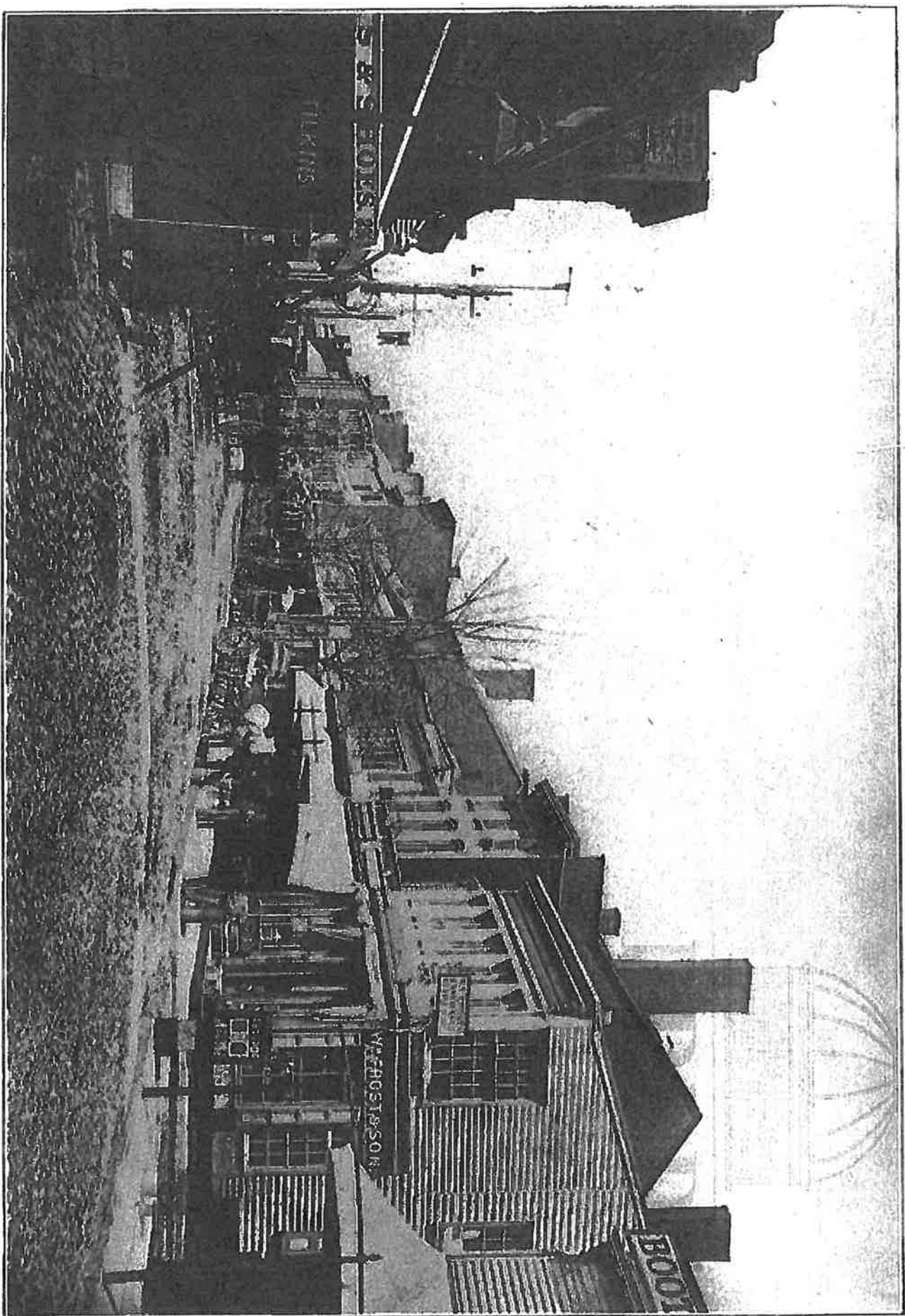


299-301 Madison St
Pbk. NY

299 c. 1908



215 Main St. Fungmasepore NY Circa 1900



Main Street in 1860, looking West from above the corner of Liberty and Garden Streets.