

**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers
Thursday, January 9, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF 12/12/24 MEETING MINUTES

III. PUBLIC HEARING FOR DESIGNATION NOMINATION

1. **VASSAR WARNER HOME**
52 South Hamilton Street
Owner: Vassar-Warner Home
Nomination Form Prepared By: Save Vassar-Warner
2. **10 SOUTH CLINTON STREET**
Owner: Judith Green
Nomination Form Prepared by: Judith Green

IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

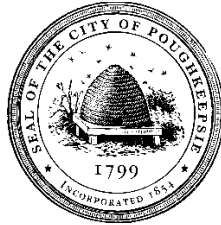
1. **30 GARFIELD PLACE**
Applicant: SFG/Construction/ Michael Williams
Project: Basement Window Replacement
2. **69 MONTGOMERY STREET**
Applicant: Connor Nace & Andie Mitchell
Project: Mini-Splits

V. COMMISSION BUSINESS

VI. ADJOURNMENT

1. Meeting Adjourned to Thursday February 13, 2025

Approved
Motion:
Second:
Carried:



**CITY OF POUGHKEEPSIE
HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION
MEETING MINUTES
THURSDAY, DECEMBER 12, 2024 6:00 PM
DRAFT**

CALL TO ORDER

PRESENT	EXCUSED	STAFF
Tim McQueen	Brian Hooper	Richard Distel, City Planner
Elisa Li	John Bartelstone	Lori Garcia, Board Administrative Asst.
Thomas Parise	Kyle Neiswender	
Anthony LaRocca		

APPROVE MINUTES

Approve November 14, 2024 Minutes

Motion: Anthony LaRocca

Second: Elisa Li

Carried: 4:0:0

PUBLIC HEARING FOR DESIGNATION NOMINATION

VASSAR WARNER HOME

52 South Hamilton Street

Owner: Vassar-Warner Home

Nomination Form Prepared By: Save Vassar-Warner

Motion to open public hearing

Motion: Anthony LaRocca

Second: Thomas Parise

Carried: 4:0:0

Speakers: Laurie Sandow
Marta Knapp
Barbar Lynch

Motion to adjourn public hearing

Motion: Thomas Parise

Second: Elisa Li

Carried: 4:0:0

APPLICATION FOR CERTIFICATE OF DESIGNATION NOMINATION

10 SOUTH CLINTON STREET

Owner: Judith Green

Nomination Form Prepared by: Judith Green

Presenting: Judith Green, Owner/Applicant

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

113 ACADEMY STREET

Applicant: Aneek Sindhir

Project: Install Solar Panels

Presenting: Blake Goulder

Motion made to approve

Motion: Thomas Parise

Second: Elisa Li

Carried: 4:0:0

30 GARFIELD PLACE

Applicant: SFG/Construction/ Michael Williams

Project: Basement Window Replacement

Presenting: in audible

4 BALDING AVENUE

Applicant: Terreciena Brown

Project: Back deck extension

Presenting: Terreciena Brown, Owner/Applicant
Ken Stickle, contractor

Motion made to approve

Motion: Anthony LaRocca

Second: Thomas Parise

Failed: 3:1:0

Discussion and clarifications made

Motion made to approve

Motion: Anthony LaRocca

Second: Thomas Parise

Carried: 4:0:0

COMMISSION BUSINESS

APPROVE 2025 MEETING DATES

Motion made to approve

Motion: Anthony LaRocca

Second: Thomas Parise

Carried: 4:0:0

Motion made to adjourn the meeting to January 9, 2025

Motion: Anthony LaRocca

Second: Thomas Parise

Carried: 4:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



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: 52 S. Hamilton Street

NAME OF PROPERTY

Historic Name (if any): Old Ladies Home

Other Names (if any): Vassar-Warner Home

CLASSIFICATION

Ownership of Property	Category of Property
☒ Private	☒ Building(s)
Owner: <u>Vassar-Warner Home</u>	☐ District
Address: <u>same</u>	☐ Site
City: _____	☐ Structure
State/Zip: _____	☐ Object
☐ Public	
Owner: _____	
Address: _____	
City: _____	
State/Zip: _____	

FUNCTION OR USE

Historic Functions or Uses:

Independent and Assisted Living Facility for Women Seniors

Current Functions or Uses:

Independent and Assisted Living Facility for Seniors

NAME OF ARCHITECT (if known): 1898 Rear Addition by Corydon Wheeler

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: Applicant: Save Vassar-Warner

Organization: Richard J. Schuster, Chairman

Street: (Researched by: Holly Wahlberg, Historian)

City/State/Zip: _____

Telephone: 203-885-9285 richardjschuster@gmail.com

Date: October 1, 2024

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:

Vassar-Warner Home: 52 South Hamilton – Local Register Nomination (2024)

Copyright © 2024 [Holly Wahlberg]. All Rights Reserved.

Description:

Monumental Greek Revival-style structure; three stories plus raised basement; brick; classical pediment, entablature, and full-height Ionic columns; porches at each story; sandstone belt course; 6/6, 4/4 windows; double, glazed doors; similar turn of the century wing at rear by Corydon Wheeler. (description taken from the National Register of Historic Places listing for “South Hamilton Street Row,” 1982)

Significance Statement:

- Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state, or nation
- Represents an established and familiar visual feature of the neighborhood
- Is identified with historic personages
- Embodies the distinguishing characteristics of an architectural style

Once a Boys Boarding School:

Vassar-Warner was built in 1835 as the second site of Dutchess County Academy, a prestigious private school for boys founded in 1791. By 1834, the school had outgrown its simple four room schoolhouse on the corner of Cannon and Academy Streets. A hilltop parcel on the village outskirts along S. Hamilton Street was purchased as the site for a new Greek Revival style school building whose stately presence and towering columns became the embodiment of the school’s well-respected classical curriculum.

But by the close of the Civil War, several of Dutchess County Academy’s key faculty members had died, and competition from public schools was steadily increasing. In 1869, the Academy closed its doors and sold its grand school building at auction for \$14,000. The Academy’s Board of Trustees then donated the entire \$14,000 to the construction of a new public high school and city library on Washington Street.

The “Old Ladies Home”:

The building’s new owner was Jonathan Rowland Warner, an elderly gentleman with a substantial fur trading fortune. With little more than a year to live, Warner decided to bestow some of his fortune on his childhood hometown by converting the old Dutchess County Academy into an “Old Ladies Home.” His generosity included \$25,000 for remodeling the old school building and an additional \$10,000 for the establishment of an endowment fund.

Despite ill-health, or perhaps because of it, Warner threw himself into the project. He died three months before the Home opened in 1871, but his efforts were remembered by a speaker at the Home’s opening ceremony who described Warner as “feeble in health, and with disease flooding his heart strings, sick, weary, fainting, unable to sit or walk; yet with an energy disease could not subdue, he seemed to recuperate by the mere force of will, and gave his personal supervision to all details...”

But Warner was by no means working alone. A small band of 20 local women had already been planning to establish what they referred to as an “Old Ladies Retreat.” Their leader was 57 year old quaker, Miss Alice M. Fowler of 137 Academy Street. By 1870, the women had achieved state approval for their new

non-profit venture and had even accepted the donation of a plot of land. But despite this success, Fowler's band of women could not raise enough capital to construct a building or establish an endowment without the help of a male philanthropist. Unable to continue moving forward, Alice Fowler turned to Jonathan Rowland Warner, someone she probably had met when her family had lived in Utica where Rowland had spent much of his life as a well-known hatter, fur trader and banker before returning in poor health to his native Poughkeepsie.

Perhaps Alice Fowler met with Warner at her home at 137 Academy Street or went to visit him at Poughkeepsie's Northern Hotel where Warner was a boarder – as was Fowler's cousin, Joseph Smart. But wherever they met, Fowler's entreaties for Warner's help had phenomenal impact. Warner agreed to purchase the grand but defunct Dutchess Academy building on S. Hamilton Street and pay for its transformation from a school into an "Old Ladies Retreat."

His generosity was conditional, however, on three things: only *protestant* indigent women were to be admitted, the facility would be overseen by an all male board of trustees and the community would have to raise enough money to match Warner's endowment fund. Over the following year, Fowler led a successful community fund drive, and the "Old Ladies Home" opened in 1871 with Fowler as the first president of the Home's "Board of Lady Managers." While the all male Board of Trustees saw to investing the endowment and maintaining the Home's exterior, the Lady Managers raised funds, furnished rooms and saw to the needs of residents.

Philanthropy and Expansion:

By 1897, the "Old Ladies Home" was fully occupied but with such a long waiting list that local philanthropist and cough drop manufacturer W. W. Smith approached the Board of Trustees with an offer to fund a rear addition of 27 new rooms. The addition, designed by Poughkeepsie architect Corydon Wheeler, was completed one year later in 1898, giving the building its present T-shaped configuration.

At a standing room only dedication ceremony for the new rear wing, Smith moved with simple modesty among those gathered – one reporter noting that a stranger observing the crowd would not even be able to recognize Smith as "the man of the hour." Residents of the Home shook his hand and simply said, "God bless you." By the time Smith died in 1913, he had contributed \$140,000 in cash and building improvements to the Home he referred to as the "Vestibule of Heaven."

A Special Sense of Place:

In 1974, the "Old Ladies Home" merged with another of Poughkeepsie's finest Victorian institutions, the "Home for Aged Men" founded by the Vassar family in 1881; and in 1986, these male seniors began sharing 52 S. Hamilton with female residents. With both sexes now under one institutional umbrella, a new name was needed for the facility. To recognize the original financial benefactors of both the men's home and the women's home (but unfortunately, not recognizing Alice Fowler), the building at 52 S. Hamilton was renamed, "Vassar-Warner Home."

Over the years, Poughkeepsie churches as well as individual donors provided furnishings for Vassar-Warner's parlors, bedrooms, dining room and infirmary. Residents themselves added to the facility's strong sense of character by bringing with them some of their own furnishings and unique treasures. This produced a distinctly non-institutional atmosphere, unusually rich in history and charm. In service

to the community for almost 8 generations, Vassar-Warner offered seniors the opposite of a cold “cookie cutter” medical/senior care environment. A warm, historic atmosphere of vintage charm became the Home’s signature feature along with an exterior of striking Greek-Revival style.

Summary:

The origins of Vassar-Warner illustrate the way in which 19th century women, with few opportunities outside marriage and child rearing, began building leadership skills through philanthropy – banding together to take care of each other, even when men controlled the financial resources necessary to build charitable institutions designed for the needs of women and children. When New York State women finally won the right to vote in 1917, jubilant suffragists made their way to the “Old Ladies Home” where they stood on the sidewalk and shouted, “In the Name of Our Grandmothers!” to the “old ladies” cheering and waving from the balcony above.

Vassar-Warner is also a distinguished Greek Revival architectural survivor from a period in the city’s history where little has survived. As a former private boarding school, this building also links us to the era when Poughkeepsie was renowned as the “city of schools” filled with educational institutions (almost all now demolished) that attracted numerous families and teachers throughout much of the 19th century. The building is associated with one of Poughkeepsie’s most important citizens, W. W. Smith who took a particularly keen interest in helping the “Old Ladies Home” expand and thrive. Once limited to helping protestant women only, Vassar-Warner’s evolution into a community anchor welcoming seniors of both sexes, all races and any religion or income level reflects 20th century progress toward social, racial and religious equality.

Bibliography:

“Death of Jonathan R. Warner” Syracuse Standard August 9, 1871; Poughkeepsie Telegraph August 12, 1871.

“Jonathan R. Warner’s Will” Daily Press August 19, 1871.

“Death of a Female Philanthropist” Evening Enterprise January 17, 1893; Eagle-News January 18, 1893.

“Alice M. Fowler, Prominent Friend” Eagle-News July 13, 1895.

Obituary: Alice M. Fowler Daily Eagle January 18, 1893.

“Miss Fowler Forms Association” Daily Eagle January 10, 1870.

“Old Ladies Home Opens” Telegraph November 8 and 11, 1871.

“Old Ladies Home Celebrates 65 Years” Star-Enterprise November 7, 1936.

“Comfortable Home Where Aged Ones Find Rest” News-Telegraph September 24, 1898.

“Breaking Ground – Addition to Old Ladies Home” Daily Eagle September 24, 1897.

“Silver Anniversary of Old Ladies Home” News-Telegraph November 7, 1896.

“Old Ladies Home” Courier July 22, 1894.

“Old Dutchess County Academy” Courier April 24, 1892; December 24, 1876, January 7, 1877; January 14, 1877, January 21, 1877,

“Old Ladies Home” Dutchess Farmer December 27, 1870.

“Old Ladies Home” Eagle January 12, 1870.

“Dutchess Academy Sold at Auction” Telegraph March 19, 1870.

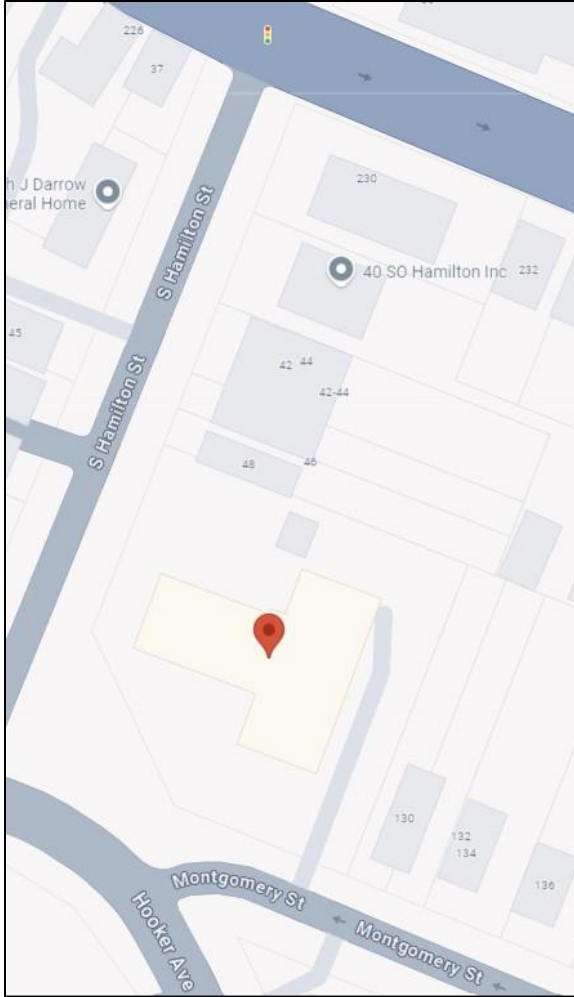
“Old Ladies Home Dedicated” Telegraph November 11, 1871.

“Old Ladies Home Anniversary” Daily Eagle October 29, 1879, October 30, 1879.

“Cemetery Plot Purchased” Daily Eagle November 2, 1883.

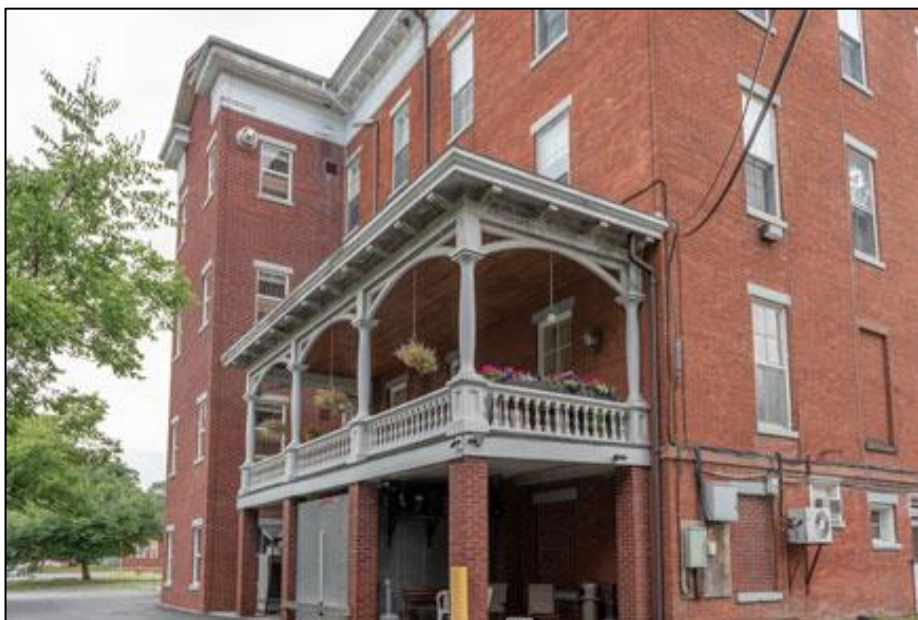
“Annual Report, Old Ladies Home” Daily Eagle December 31, 1884; Daily Eagle January 25, 1893.

"Facts about the Old Ladies Home" Daily Eagle January 16, 1886.
 "Flag Walk Installed and Fence Removed" Daily Eagle April 26, 1889; November 10, 1896.
 "To Be Enlarged" Daily Eagle April 1, 1892; April 7, 1892.
 "A Magnificent Gift from W. W. Smith" Daily Eagle May 22, 1894; June 18, 1897; July 3, 1897; March 30, 1898; September 14, 1898; September 21, 1898; November 17, 1898; December 7, 1898; November 26, 1898; Courier September 25, 1898; News- Telegraph March 19, 1898; News-Press September 21, 1898; Daily Eagle September 21, 1898; February 4, 1903 Daily Eagle; Evening Enterprise February 6 and 10, 1906; Courier August 13, 1911; Daily Eagle August 9, 1911.
 "Rooms Furnished" News-Telegraph October 1, 1898; November 12, 1898; Daily Eagle February 5, 1903.
 "Old Ladies Home Does Not Want Fountain in Trinity Square" New-Telegraph November 11, 1899; Daily Eagle November 22 and 29, 1899.
 "26th Anniversary of Old Ladies Home: Daily Eagle November 11, 1897.
 "Old Ladies Fair and Anniversary" Daily Eagle November 16, 1899; November 22, 1900; News -Telegraph November 16, 1901; Daily Eagle November 9 and 14, 1901; Daily Eagle November 13, 1902; Daily Eagle November 12, 1903; October 30, 1907 Evening Enterprise; Daily Eagle November 15, 1917.
 "Heat for the Old Ladies Home" Daily Eagle December 17 and 23, 1897.
 "A Pleasant Occasion: Entertaining the Old Ladies" Daily Eagle February 16, 1898.
 "Old Ladies Home Sidewalk" News-Telegraph February 26, 1898.
 "Old Ladies Home Infirmary" Daily Eagle October 18, 1898.
 "Lawn Party and Sail for Old Ladies" News-Telegraph June 9, 1900.
 "Funds Needed for Old Ladies Home" Courier February 3, 1901.
 "Smith Has Dinner at Old Ladies Home" Daily Eagle June 13, 1902.
 "Old Ladies Home an Attractive Spot" Daily Eagle September 6, 1904.
 "Treasurer's Report for Old Ladies Home" News-Press November 6, 1908.
 "Annual Report of Old Ladies Home" Daily Eagle November 8, 1913; November 11, 1916.
 "Suffrage Parade Stops at Old Ladies Home" News-Telegraph July 12, 1913.
 "Many Gifts for Old Ladies Home" Eagle-News November 16, 1920.
 "Hanging of Portrait of Vassar" Courier May 10, 1931.
 "Poughkeepsie Old Ladies Home" Courier December 7, 1941.
 "Old Ladies Home Brightened through Remodeling Projects" Poughkeepsie Journal August 21, 1960.
 "Old Ladies Home Keeps Name" Poughkeepsie Journal January 23, 1966.
 "The Old Ladies Home: 100 Years of Service" Poughkeepsie Journal October 10, 1971.
 "Renovations Show Commitment to City" Poughkeepsie Journal May 3, 1995.
 "Closure Announced" Poughkeepsie Journal September 6, 7, 8, 11, 20, 28, 2001; October 12, 13, 17, 2001.
 "Seniors' Facility to Stay Open" Poughkeepsie Journal October 18 and 20, 2001.



Map: 52 S. Hamilton, Vassar Warner Home

Front West Facade



Rear East Facade

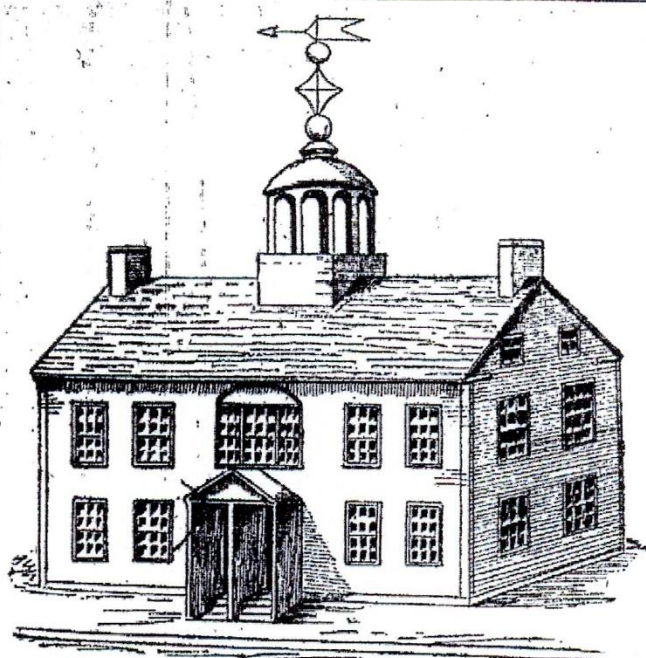


North Façade

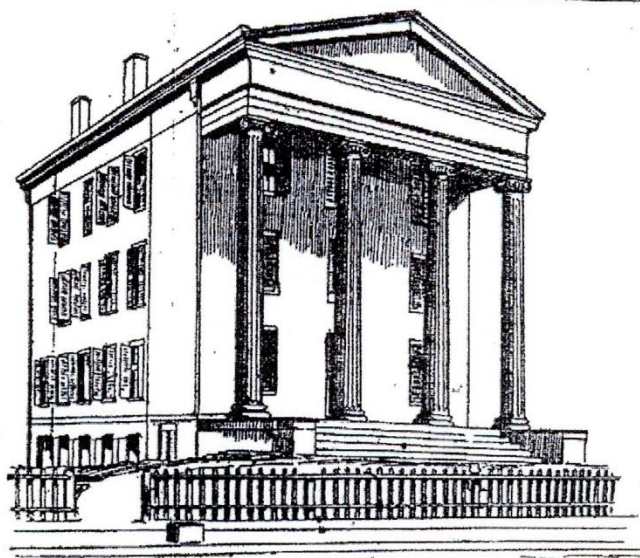


South Façade

1791 and 1835 views of Dutchess County Academy



**THE OLD ACADEMY, ERECTED ON THE CORNER OF
ACADEMY AND CANNON STREETS**



**THE NEW ACADEMY, (NOW OLD LADIES' HOME),
CORNER MONTCOMERY AND SOUTH
HAMILTON STREETS.**



Vassar-Warner Home by Nestor Madalengoitia 2003

DEC 23 2024



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: 10 SOUTH CLINTON STREET - ORIGINALLY # 8

NAME OF PROPERTY ORIGINALLY 8 SOUTH CLINTON STREET

Historic Name (if any): _____

Other Names (if any): _____

CLASSIFICATION

Ownership of Property

☐ Private

Owner: JUDITH A. GREEN

Address: 10 S. CLINTON ST.

City: POUGHKEEPSIE

State/Zip: NY 12601

☐ Public

Owner: _____

Address: _____

City: _____

State/Zip: _____

Category of Property

☐ Building(s)

☐ District

☐ Site

☒ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Built in 1862 10 S. Clinton St. is one of the last remaining brick row structures in the city built by the distinguished master builder Elias Spross

Current Functions or Uses:

Private Residence

NAME OF ARCHITECT (if known): Elias Spross ? Builder

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. *currently pursuing the possibility*

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: JUDITH GREEN

Organization: City of Poughkeepsie

Street: 10 S. Clinton Street

City/State/Zip: Poughkeepsie NY 12601

Telephone: 845 454 3859

Date: November 12, 2024

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

The 1862 brick structure at 10 South Clinton Street (formerly #8) has a peaked slate roof (35' L x 20' W) covering the four floors on the Eastside and a flat roof (10' L x 20' W) that covers the Westside back sections of the first three floors.

The interior space of the four floors measures 3,200 sq. feet.

There is a (10' L x 4' W) wood overhang extension on the Northside of the third floor

There are two, three chamber chimneys, one located in the middle of the slate roof and the other aligned with the first at the back of the flat roof.

There are thirty-four windows throughout the four floors, all original, the majority double sash with four panes of glass.

Two ariel windows with three double sash casings and four panes each are located on the first and second floors.

Two main entrances on the second floor have a glass panel above the door and a beveled plate glass window on the upper half of the door.

The two entrances on the first floor have multiple glass panes on the upper portions of the doors.

The main entrance is accessed by a (25' L x 6' W) L shaped porch with a two-room shed beneath the Southside section of the porch.

Narrative Description (2)

Vestiges of the historic conditions of the property include cemented areas on the exterior brick on the fourth floor that indicate the removal of support structures that suggest the former

existence of a small balcony accessed by a ten-windowpane door, currently a wood banister with balusters as a barrier.

There are cemented areas on each side of a stone mantel over the Northside first floor entrance indicating a roof structure once existed. A (21' L x 9' W) concrete slab at the Westside entrance suggests an enclosed area on back porch existed.

The first floor has a northside main entrance into a small landing at the bottom of a two-tier stairwell that leads to second and third floor hallways.

A second entrance at the westside back is an entrance into a room with an air tank and furnace. The house is heated by a cast iron radiator system.

The first floor has three rooms and a full bath, two closets and a storage area under the front porch northeast section.

The west room has a large brick opening at the base of the chimney that contains a wood burning stove.

There is a stone slate manel with an ornate metal grate in the middle room.

An ariel window on the south wall and a wide board pine floor.

Narrative Description (3)

The third room has two windows on the northside, a door on the east wall that enters the storage area under the porch and a wide board pine floor.

The second-floor entrance opens into a hallway with an inlaid maple and oak floor with a curved staircase at the midpoint that leads to the third floor and a northside doorway at the end of the hall that enters the back stair well.

The southside hallway wall has an entrance into both the front and middle room, an adjoining third room is the only equipped and functional kitchen currently. A full bath is located to the northeast adjacent to the kitchen. There are two windows, a closet and a narrow board pine floor.

There is a marble mantle with an ornate grate on the west wall.

There are two additional marble mantels on either side of the center chimney in the middle and front rooms.

The floors in these two rooms are wide board pine.

The middle room has an oriel window and a pocket door, with two sliding panels with etched glass on the upper portion of the doors, between the kitchen and the middle room.

Narrative Description (4)

The front room has two windows.

Elaborate plaster ogee moldings encase the upper portion of the walls and ceiling edges with ornate medallions encircling the ceiling light fixtures in all three rooms.

Detailed carpentry with multi layered baseboard woodwork and window casings exist throughout the house.

The third-floor hall has a west window and three doors a southside entrance into four rooms, a door entering a full bath and another into a pantry. The bath and pantry have tin ceilings.

The west room has two windows and a narrow board pine floor.

The middle room entered through a large archway has a tin ceiling.

A short hall on the northside of the room has a door that opens to a curved staircase leading to the fourth floor.

The front room has a carved wood mantel, on the west wall, that encases a large mirror.

A large archway enters into a smaller room on the northeast side of the connecting rooms. The west wall has a walk-in closet.

There are four windows on the eastside pf these two rooms. All three rooms have wide board pine floors.

Narrative description (5)

The fourth floor has two rooms and a half bath, sloped ceilings, three dormer windows, wide board pine floors, a westside window with easy access to the back flat roof, two small closets, a round window on the northside stairwell and the multi-pane glass paneled door on the eastside.

Current conditions are structural and sound with some carpentry work needed on the front porch. Extensive plaster work due to roof leaks that have recently been repaired. The pending plaster repairs necessitate the clearing out of three floors that have been used for storage of work-related supplies for a painting business, furniture and an accumulation of artworks for the past forty years. The clearing out of these areas is proceeding and the plaster work should begin soon.

There is also exterior and interior paining and landscaping to be scheduled this fall and in the spring.

Statement of Significance

The brick row structure at 10 South Clinton Street is the work of one of Poughkeepsie's most important 19th century builders Elias Spross.

Elias Spross and his colleagues' carpenters Andrew Sperback and Griffen Whipple built the five brick row structures on South Clinton Street for their families (1913 map attached).

Andrew Sperbeck lived at 10 South Clinton Street (formally #8) one of the few remaining examples of Spross's exceptional constructions built during the 19th century in the city of Poughkeepsie.

Due to the high incidence of cholera and dysentery during the late 1800's, Elias Spross and his partner Andrew Sperback were among the first in the city to build a private sewer line between Reservoir Square and Main Street (1901 Poughkeepsie Eagle news article attached).

Elias Spross was a master builder who excelled at his craft. The artistic attention to detail and fine workmanship is evident throughout the 10 South Clinton Street structure.

Bibliography

D.C Department of records

Adriance Library Archive

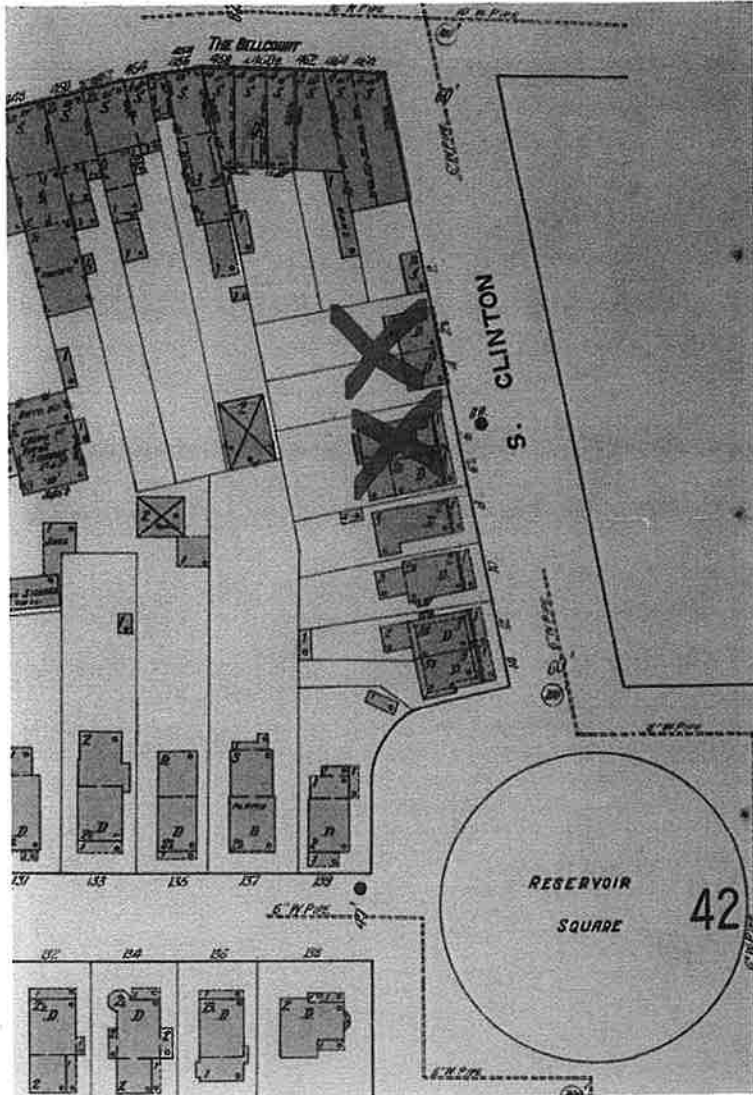
Adriance Library District Historian Shannon Beetler

Local Historian Holly Walhberg

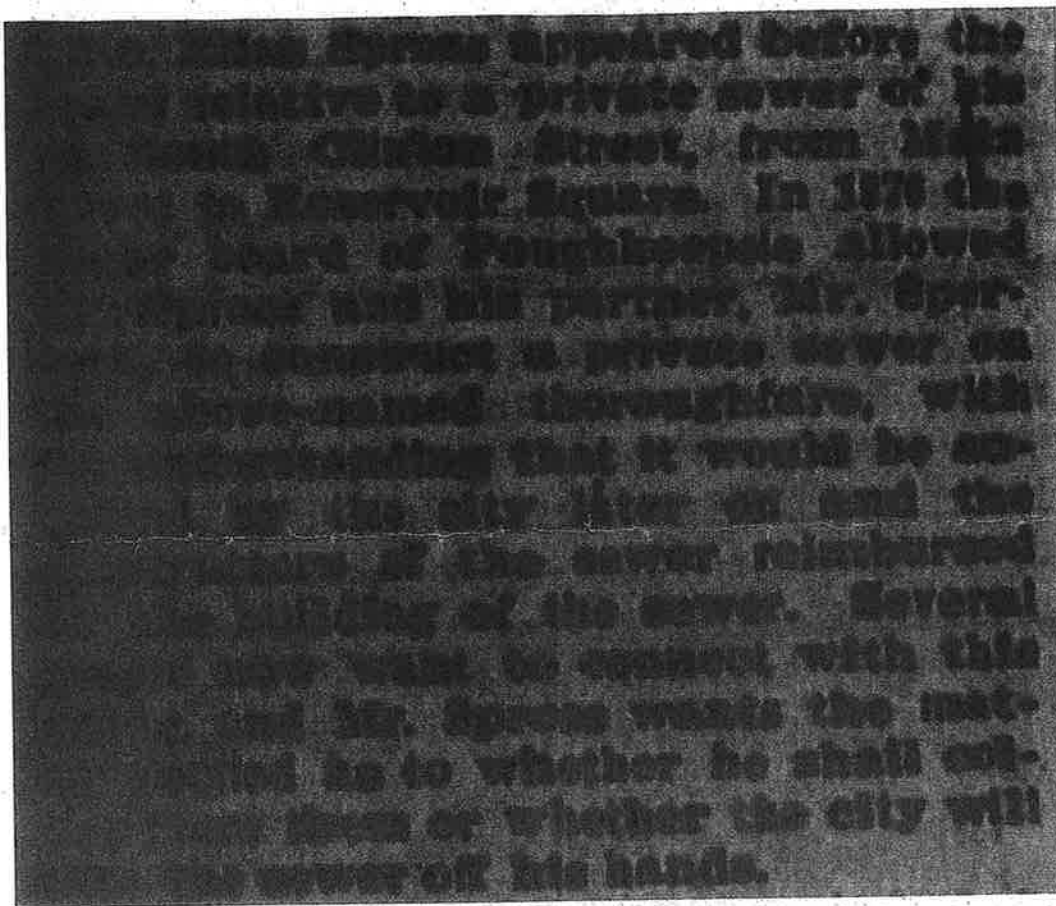
D.C Historian William Tatum Ph.D.

Jospeh Chenier Engineer DPW City of Poughkeepsie

Poughkeepsie Journal Archives



1913 Sanborn Fire Insurance Map. Green X's shows demolition of brick residential structures.



September 4, 1901 Poughkeepsie Eagle News (Spross appearing before the Board of Public Works (DPW))

DEC 23 2021

Statement of Significance: 10 S. Clinton Street: Sperbeck House

In 2013, 148 Cannon Street was locally landmarked because of its history as the original Clinton School, predating today's Clinton School on Montgomery Street. 148 Cannon was originally two stories, built in 1877 by local machinist and carpenter, Andrew Sperbeck who died before he could occupy his new workshop at 148 Cannon Street. The City School District quickly purchased the building, adding a 3rd floor to gain more space but otherwise finding the building's quality brick construction and central location well-suited for school purposes.

Little has been known about 148 Cannon's original builder, Andrew Sperbeck until recent research on Sperbeck's home at 10 S. Clinton Street uncovered the existence of a closely connected group of agricultural implement inventors and manufacturers who developed and populated this small area around Reservoir Square in the 1860s and 1870s in close proximity to their foundries and workshops nearby.

10 S. Clinton Street's builder and first occupant, Andrew Sperbeck (1836-1878) was a native of Duanesburg and a 2nd generation carpenter. In 1862 at age 26, Sperbeck moved to Poughkeepsie to join his brother-in-law, Griffin Whipple (1815-1886). Both men were carpenters by trade and brothers-in-law married to the sisters, Urania and Cynthia Carpenter, also of Duanesburg. By 1870, the Sperbeck and Whipple families were living side by side at 10 and 12 S. Clinton Street where Sperbeck and master mason Elias Spross (1826-1907) had partnered to develop a row of brick homes on land split off from the holdings of another of their machinist colleagues, Alanson Gale of 139 Cannon Street.

Gale was perhaps the most accomplished member of this group of inventors having attained patents on reaper and mower designs in 1854 and 1857. His designs were manufactured at the Main Street foundry of John Adriance, Sr., scion of the great Adriance agricultural implement manufacturing family. In an 1853 ad for Gale's patented mowers and reapers, John Adriance Sr. noted that Alanson Gale was "well known to the public as one of the best machinists in the country."

With carpentry skills that seemed readily transferable to building with metal, the two brothers-in-law, Sperbeck and Whipple, became reaper and mower entrepreneurs in the 1850s and 1860s. Their involvement with master mason Elias Spross, one of Poughkeepsie's up and coming builders, may have been through their work as carpenters; but Spross and his brother Thomas were also masons for one of the city's largest iron foundries and were likely familiar with many of Poughkeepsie's machinists and foundry workers.

Like his machinist associates, first generation German immigrant Elias Spross (1826-1907) was not afraid to get his hands dirty – whether it was laying brick or building sewers. In 1876, Spross and Sperbeck built a private sewer line for the homes along S. Clinton Street from Main to Reservoir Square after the city's mounting debt for the completion of comprehensive sewer and water installations halted further investments in 1874. As a City Water Commissioner himself (with a brother who built the City's sand filtration public water plant in 1872), Spross understood public infrastructure's importance and demonstrated the ability to build it on his own when necessary.

The involvement of Spross in helping his carpentry and foundry colleagues build this row of homes in the 1860s is significant since much else of what Spross built (portions of the Hudson River State Hospital, St. Paul's School, Church of the Nativity School and Parsonage, Poughkeepsie Post Office on Market Street, buildings in the 400 block of Main Street) have now been demolished – leaving Spross's own home at 8 Garfield Place and its neighbor at 63 Montgomery St. among Spross's few known surviving works. As

both a devout Catholic and a first generation German immigrant, Spröss overcame significant economic, religious and class barriers to build and occupy a home on Garfield Place.

Along S. Clinton and Cannon Streets, in what was then an outlying but busy pocket of the city, the Sperbeck and Whipple families experienced a work and home life that took place largely in the two to three block radius along Main Street's industrial 400 block and streets near Reservoir Square. Along with demonstrating this neighborhood development pattern, Sperbeck and his colleagues also provide a window into the period from 1850 to 1870 when the mechanization of American farming produced a flurry of inventions and inventors who dreamed of replicating the success of men like John Deere and Cyrus McCormick. During this exciting era of farming's rapid mechanization, Poughkeepsie's Adriance family became one of the world's largest makers of horse drawn mowers and reapers – eventually building a sprawling 17-acre riverfront factory employing over 1,000.

But Andrew Sperbeck's 'carpenter's cottage' at 10 S. Clinton St. and its brick neighbors exemplify the homes and deeply interconnected lives of the "little guy" entrepreneurs who were also trying to succeed in this field and whose web of family connections and business partnerships continued to operate into the 1870s - albeit in the shadow of the Adriance family's rapidly growing industrial might.

Architecturally, 10 S. Clinton is a masonry version of a Gothic style workman's cottage which is a type more commonly constructed in Poughkeepsie of wood, rather than brick. Built in 1862 toward the end of the Gothic period, the house also has some transitional elements of the later Italianate style. Most striking is the Gothic front gable's decorated vergeboard trim with applied trefoils and acanthus leaves. There is a full width one story front porch with a balustrade pattern of repeating arches along with supporting columns decorated with scroll sawn brackets. A tall Italianate full arched window extends high into the front gable. Segmental arched window openings with lintels and two over two sashes are crowned by three arched bands of brick that create a simple masonry version of decorative window hoods. Gable dormers, a flat roofed rear addition, first floor side bay, and a cantilevered 2nd floor wood frame addition all function to help increase light and interior living space in a narrow lot urban setting.

Obit: Elizabeth Gale; Eagle News May 2 and 3, 1880.

Obit: Alanson Gale: Poughkeepsie Journal February 18 1877.

Obit: Elias Spröss: Evening Enterprise August 21, 1907.

"Referee's Sale: Alanson Gale's House: Eagle May 18, 1876.

Partnership Notice: Gale, Spencer and Nelson; Eagle November 27 1867.

"Dickinson and Whipple: Self Raker to Reaping Machine." Eagle October 8, 1859.

"Gale and Dickinson and Whipple Exhibit at State Fair" Eagle October 8, 1859.

"Gale Patent Improved Mower" Eagle June 16, 1860.

"Dissolution: Disbrow and Whipple" Eagle March 23, 1864.

"Gale Foundry to be Used as Store" Poughkeepsie Journal March 11 1877.

"Agricultural Establishment of J. Adriance" Eagle July 30, 1853.

"Brick Dwelling to Let, 8 S. Clinton" Eagle April 22, 1878.

"At Public Auction; Estate of Andrew Sperbeck" Eagle April 24, 1878.

"Building Note: New Building of Mr. A. Sperbeck" Eagle December 28, 1877.

"Sperbeck Advocates for Extension of Cannon to Cherry" Eagle May 10, 1871.

"Water Commissioner's Report: Poughkeepsie, 1876; Spröss and Sperbeck Connect Sewer"

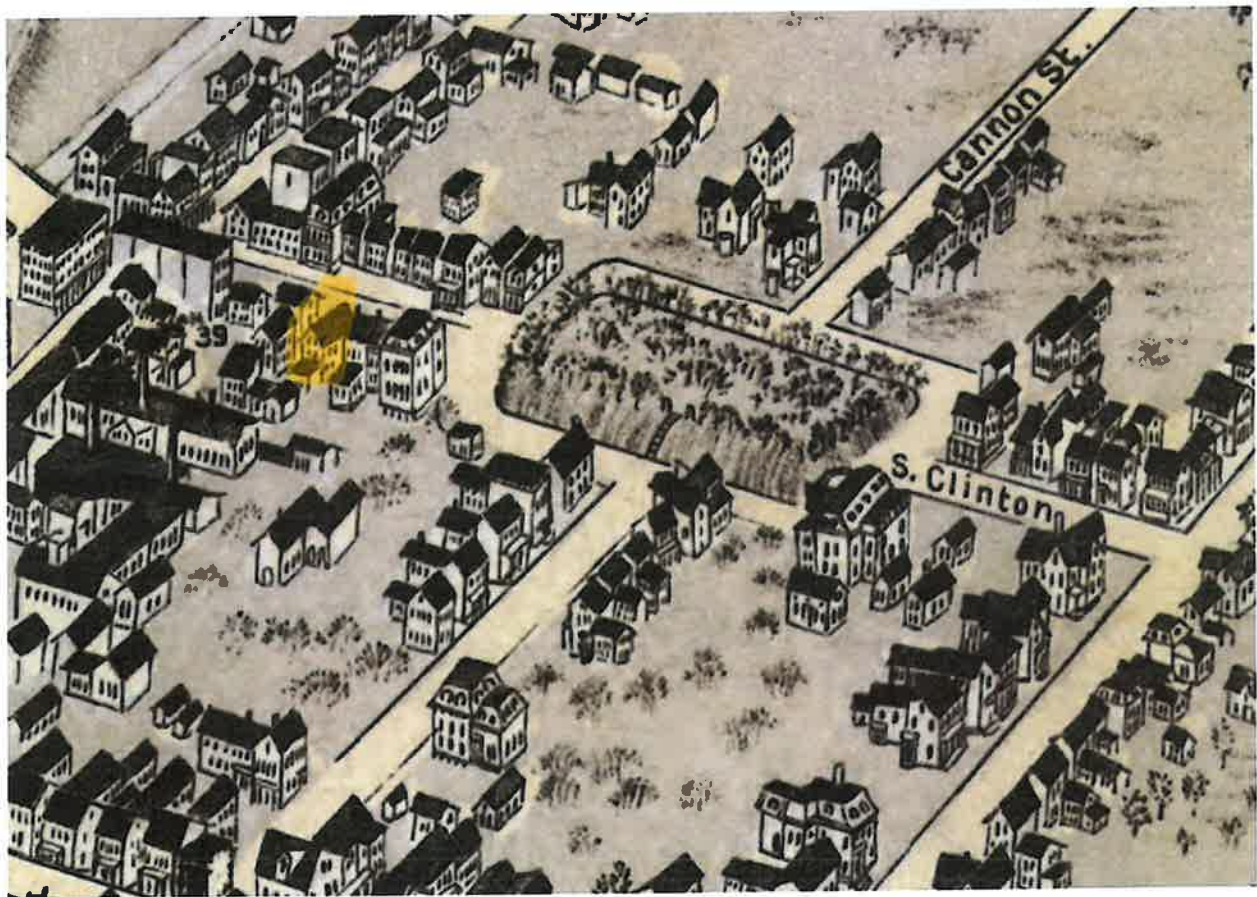
Poughkeepsie: Eagle Printing House, 1877; www.Hathitrust.com.

"Sewer Through S. Clinton St." Eagle April 15, 1874.

"Spröss Appears About Private Sewer" Evening Enterprise September 4, 1901.

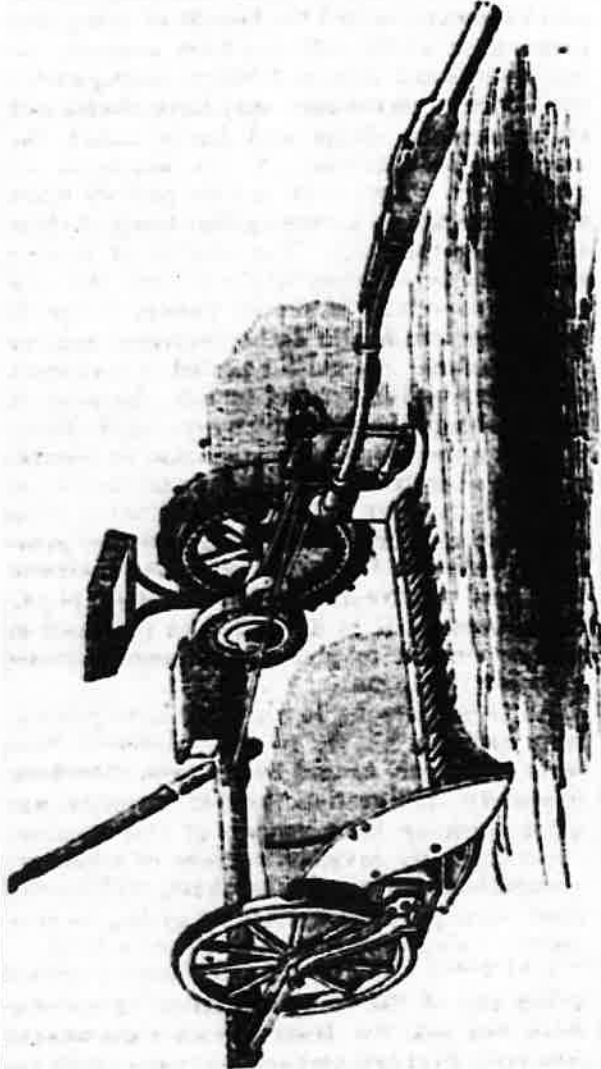
"Sewer of Sperbeck and Spröss" Eagle September 5, 1906.

"Church of the Nativity's New Parochial School" Poughkeepsie Journal September 8 1895.
 "Thomas Spross" Poughkeepsie Journal February 13 and 17, 1895.
 "Elias Spross" Commemorative Biographical Record. New York: J. H. Beers and Co. 1897, 588.
 "Federal Govt. Building Contract to Clark and Spross" Poughkeepsie Journal May 24, 1885.
 "Eli Spross, Contractor Erecting new Post Office" New Telegraph April 11, 1885.
 "School at Rear of St. Paul's" Poughkeepsie Journal August 18 and 20, 1882.
 "Contract for New Parsonage for German Catholic Church" Poughkeepsie Journal September 1, 1878.
 "Filtering Works Contracts" Eagle February 6, 1872.
 "Sewering S. Clinton Street" Eagle April 15, 1874.
 "Contract for Center Building at Asylum" Poughkeepsie Journal September 17, 1876; April 24, 1877.
 "Building Notes 425-427 Main" Eagle June 30 1874.
 Deed: Alanson Gale to Urania Sperbeck. Liber 126, p. 96.



1874 Map

**GALE'S PATENT
IMPROVED MOWER,
And the Best Machine in the World!**
Patented August 11th, 1867.
Manufactured by A. GALE, at Pe'keepsie, Dutchess Co. N. Y.



GALE'S MOWING MACHINE will be offered to the public with confidence that it is **THE MOST PERFECT MACHINE IN USE**, being durable, and nothing about it that any farmer with prudent use can get out of order. It has many advantages over all others in use.

Alanson Gale Mower Ad, 1860



8 Garfield Place, one of the few Spross buildings surviving



148 Cannon, Andrew Sperbeck's 1877 workshop – original 2 floor design still visible with 3rd floor added by City School District



**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY
12602 Phone: (845) 451-4263 Fax: (845) 451-4006

Window Only
Office Use Only
Application # ID#
PD2024-118

**HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

Project Address: 30 Oakfield Place, Poughkeepsie, NY
Applicant Name: SFG Construction / Michael Williams
Applicant's Address: 590 W. Kennedy Blvd
City: Lakewood State: NY Zip: 08701
Phone Number(s): 732-534-4518 x107 Email: tova@liontreemanagement.com
Property Owner (if not the applicant): Michael Williams
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION: Describe in detail all proposed work and indicate all materials to be used. Attach additional sheets as necessary.

1) ~~Scrape and paint exterior surfaces and window frames - 2,000 SF~~
SP Not part of this App

2) replace basement window (viny) with wood historic window - 33" x 35"

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION:

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.

M. Wynn

Signature of Owner

In. Cer

Signature of Agent/Applicant

Date: 11/5/24

Date: 11/5/24

OFFICE USE ONLY

- ☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-4.5(5)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-4.5(13)(a)
- ☒ Work will require issuance of a building permit, pursuant to the provisions of Section 19-7.2 (*Window work only*)
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-7.2

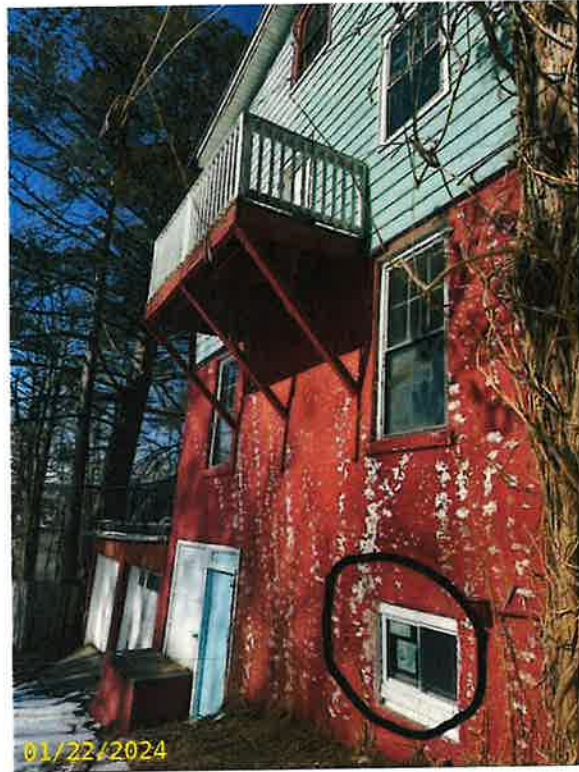
Eric Philipp

Building Inspector/Zoning Administrator

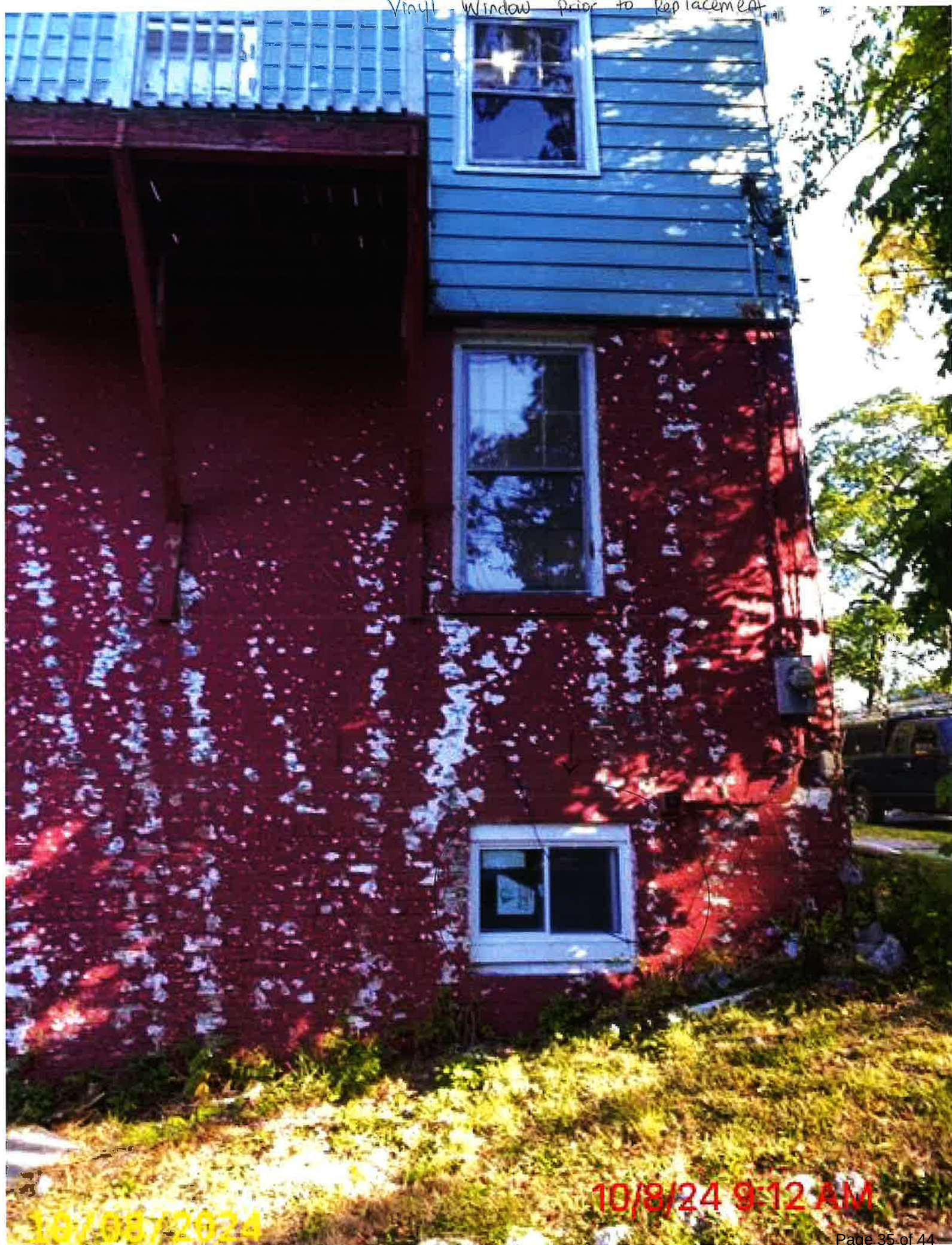
11-8-24
Date

** 11/21 Email confirmed NOT painting siding*

30 GARFIELD PLACE

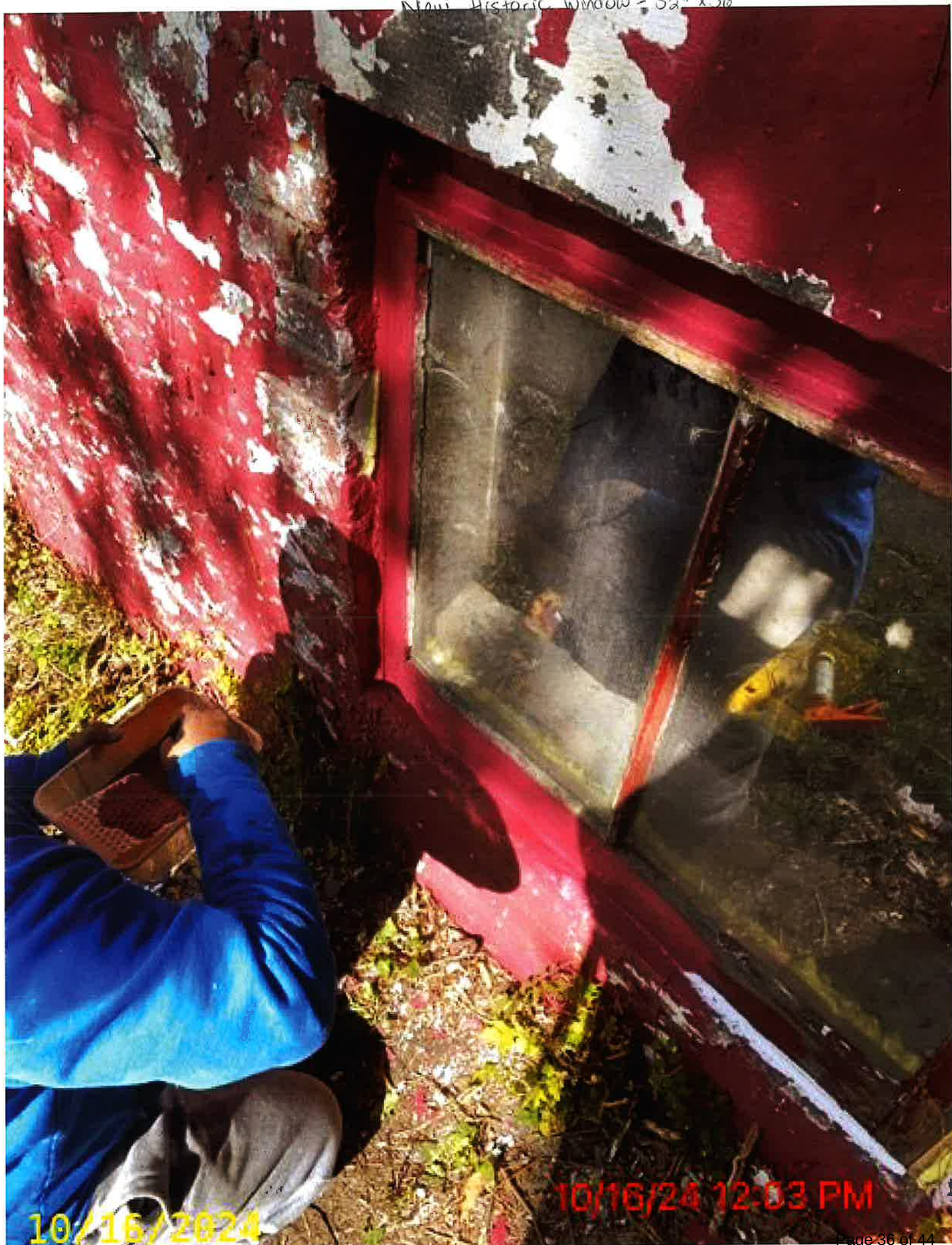


Vinyl - Window Prior to Replacement



10/8/2024

10/8/24 9:12 AM



10/16/2024

10/16/24 12:53 PM



10/16/2024

10/16/24 12:13 PM



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY
12602 Phone: (845) 451-4263 Fax: (845) 451-4006

Office Use Only
Application # ID#

HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

Project Address: 69 Montgomery St. Poughkeepsie NY 12601

Applicant Name: Connor Nace & Andie Mitchell

Applicant's Address: 69 Montgomery St.

City: Poughkeepsie State: NY Zip: 12601

Phone Number(s): 717-357-5116 Email: connorandiemn@gmail.com

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

DEC 30 2024

RECEIVED

Installation of ductless mini split. Condenser will be set outside, in the rear of the home. Refrigerant lines to the interior units will be installed in (paintable) white colored line covers - intended to mimic existing gutters

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Submit "hard" copies of the following attachments. Each page must be labeled and dated):

- ✓ **Recent Color Photos:** Include photos of each side of the building and site when landscaping changes are proposed.
- ✓ **Color chips, charts or color samples:** Describe both existing color(s) and proposed color(s). Include details regarding color placement and paint chips with the manufacturer's name and color number.
- ✓ **Material Samples/Manufacturer's Brochures:** Material samples (when practical) and/or manufacturer's brochures, product literature or catalog pages.
- ✓ **Plot Plan:** A plot plan (drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing and major landscaping projects and any proposed changes.
- ✓ **Elevation drawings for new constructions/additions:** Drawings at a scale necessary to show building detail. Elevations should be accurately labeled with cardinal directions and showing the relationship between new and old structures.

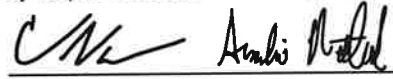
A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION:

I hereby certify this application will not be reviewed until all required information has been submitted. I understand that this application may require a site visit and/or public hearing by the Historic District and Landmarks Preservation Commission, and that the HDLPC may request additional information.


Signature of Owner

Date: 12/24/24


Signature of Agent/Applicant

Date: 12/24/24

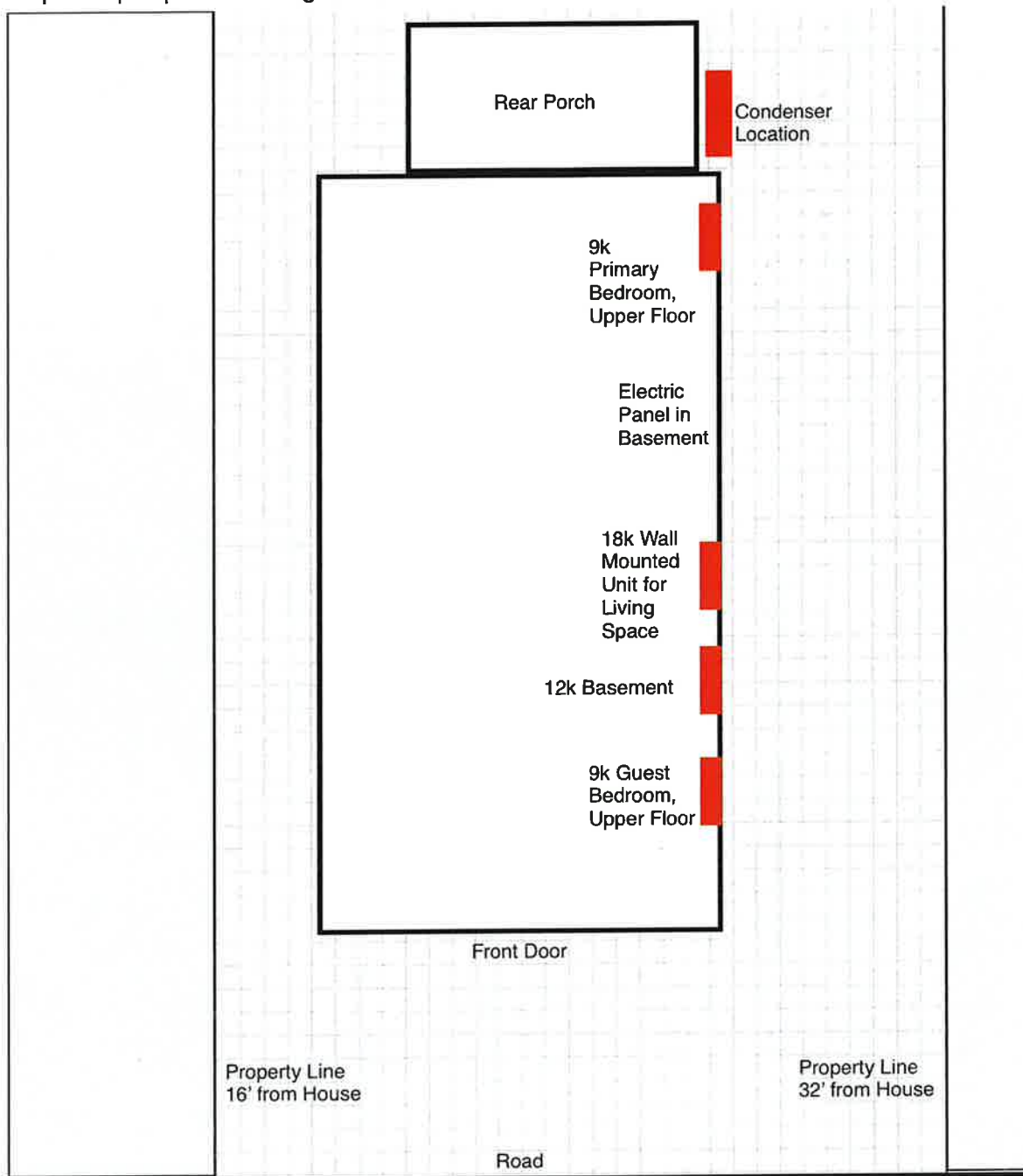
OFFICE USE ONLY

- ☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-4.5(5)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-4.5(13)(a)
- ☒ Work will require issuance of a building permit, pursuant to the provisions of Section 19-7.2
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-7.2


Eric Philipp
Building Inspector/Zoning Administrator

1-6-25
Date

Proposed plot plan including setback measurements



Elevation
Variance:
148 - 190' Above
Sea Level

69 Montgomery Street
Poughkeepsie NY 12601

69 Montgomery minisplit proposal 12/24/24

Southeast corner. Proposed spot for the condenser is to the left of the patio, currently occupied by a recycling bin.



69 Montgomery minisplit proposal 12/24/24

East wall, proposed spot for condenser is behind the bush. Chosen to limit the visibility from the street.



69 Montgomery minisplit proposal 12/24/24

East wall, where proposed paintable line sets will be installed. Color options are bronze to match the gutters, white to match the woodwork, and blue to match the siding. We prefer blue, which we believe will be the most discreet.



Mitsubishi Line-Hide - Size 100 - Split Line Tube Line Set Cover

Model: CD-100



★★★★☆ (20)



Features



The CD-100 split line tube is a part of Mitsubishi's attractive, durable line set cover system, Line-Hide. Split line tubes are used to cover long, straight line set runs. Size 100 Line-Hide systems feature 4" tubes for concealing refrigerant lines, drain tubes, and cables.

Environmental Protection

- Line-Hide components are constructed from weather-resistant PVC that has been treated with UV inhibitors, offering you protection in nearly any condition.

Application Flexibility

- Line-Hide isn't just for the exterior of your home—it may also be installed indoors and is UL classified for such applications. Line-Hide can be safely painted, making it easy to protect your lines without disrupting your home's color scheme.