



The City of Poughkeepsie New York

Common Council Meeting Minutes

Tuesday, March 18, 2025

6:00 PM

Common Council Chambers

I WELCOME:

Welcome to the scheduled Public Hearing of the City of Poughkeepsie Common Council. The date is Tuesday, March 18, 2025 and the time is 6:02pm

This Public Hearing is for the purpose of receiving comments on the Proposed Nomination of 10 South Hamilton St. as a Local Historic Landmark.

II ROLL CALL:

8 Present, 1 Absent (Councilmember Grant)

III PUBLIC PARTICIPATION: Five Minutes Per Person

Five minutes per person on the subject of public hearing

Judy Green - S. Clinton St.

Marta Knapp - S. Clinton St

Laurie Sandow - South Grand Ave *

Daniel Atonna - College Ave

Holly Wahlberg - Garfield Place

***Submitted written comments**

**Laurie Sandow public comments, Common Council Public Hearing,
Nomination of 10 S. Clinton St. as a local historic landmark, March 18, 2025**

I am here today to speak in favor of the nomination of 10 S. Clinton St. as a local historic landmark.

*Historic buildings are more than just old structures—they are vital threads in the fabric of a city’s identity. Preserving them not only honors the past but also shapes the character and future of a community. From economic benefits to environmental sustainability, the case for preserving historic architecture is compelling.

Historic buildings serve as tangible links to the past, offering a sense of place and continuity. They embody a city’s cultural and aesthetic evolution, often commemorating pivotal events or influential eras. Recognizing this, the National Historic Preservation Act of 1966 was enacted to protect these irreplaceable assets, ensuring their legacy endures for future generations. As the act states, preserving historic structures provides “cultural, educational, aesthetic, inspirational, economic, and energy benefits” to communities across the nation.

Preserving older buildings can be a savvy financial decision. Structures built before World War II often feature superior craftsmanship and materials like heart pine, marble, or hand-made bricks. Modern construction rarely replicates such durability or character.

Rehabilitating historic structures can also drive economic growth. Revitalized buildings attract investors, tourists, and new businesses.

Older buildings are often made with unique, valuable materials such as heart pine, marble, or old brick. They may have details and features you can't find anymore, like decorative facades, unusual glasswork, or copper lining. Many people feel that older buildings have their own identity and distinctive character because of these features, making them more interesting than modern buildings. Retaining and maintaining old buildings means old methods of workmanship are also supported.

The importance of recycling has become more and more understood on a household level, but preserving old buildings is recycling on a larger scale. Repairing and reusing existing buildings uses energy and material resources more efficiently and reduces waste. New materials don't need to be created, nor are older demolished materials thrown away. Plus, energy for rebuilding is conserved. Also, tearing down structures may release toxins and pollutants into the environment.

I urge this Council to vote in favor of the nomination of 10 S. Clinton St. as a local historic landmark.

**<https://tomorrow.norwalkct.org/news/importance-preserving-promoting-historic-buildings/>*

A RESOLUTION OF THE CITY OF POUGHKEEPSIE, SETTING A PUBLIC HEARING REGARDING THE PROPOSED NOMINATION OF 10 SOUTH CLINTON STREET AS A LOCAL HISTORIC LANDMARK

(R-25-11)

INTRODUCED BY CHAIRMAN WILSON, COUNCILMEMBER SHOOK, PATTERSON THOMPSON, HENRY, MENIST, BROWN, JAMES AND GRANT

WHEREAS, 10 South Clinton Street, City of Poughkeepsie is owned by JMS 299 Main LLC, who is owned by Judith Green, who has applied for and is desirous of securing a designation of 10 South Clinton Street as a local historic landmark; and

WHEREAS, the City of Poughkeepsie Historic District and Landmarks Preservation Commission (hereinafter “HDLPC”) held a public hearing on January 9, 2025 regarding the nomination of 10 South Clinton Street as a local historic landmark; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on January 9, 2025; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC’s approved application was forwarded to the Common Council for consideration; and

WHEREAS, the Common Council is required to hold a public hearing prior to the designation of any historic landmark; and

NOW THEREFORE,

BE IT RESOLVED, that the City Chamberlain be, and she hereby is authorized and directed to publish a Notice of Public Hearing to be held **Tuesday, March 4, 2025 at 6:00 p.m.** concerning the designation of 10 South Clinton Street as a local historic landmark.

SECONDED BY COUNCILMEMBER _____ .

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 | Category of Property |
| <input type="checkbox"/> Private | <input type="checkbox"/> Building(s) |
| Owner: <u>JUDITH A. GREEN</u> | <input type="checkbox"/> District |
| Address: <u>10 S. CLINTON ST.</u> | <input type="checkbox"/> Site |
| City: <u>POUGHKEEPSIE</u> | <input checked="" type="checkbox"/> Structure |
| State/Zip: <u>NY 12601</u> | <input type="checkbox"/> Object |
| <input type="checkbox"/> Public | |
| Owner: _____ | |
| Address: _____ | |
| City: _____ | |
| State/Zip: _____ | |

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: 105 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: Kyle Deiswender
Second: Anthony LaRocca
Votes: 7 0 0
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 of 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 painting 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

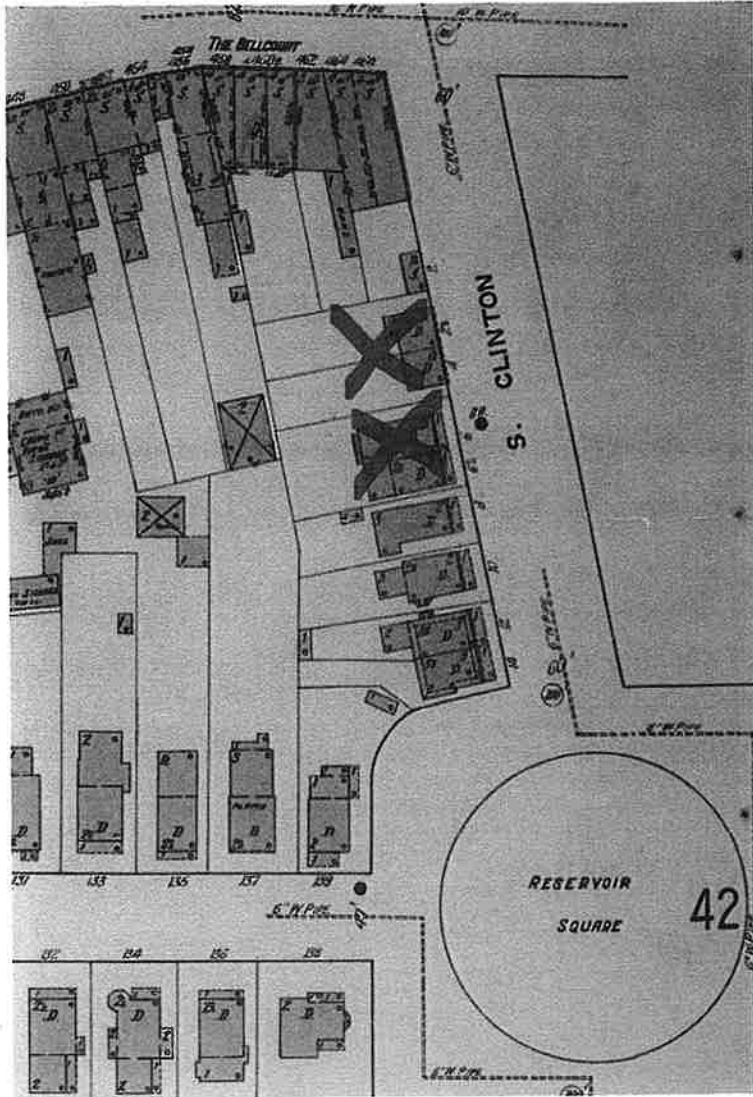
Adriance Library District Historian Shannon Beetler

Local Historian Holly Walhberg

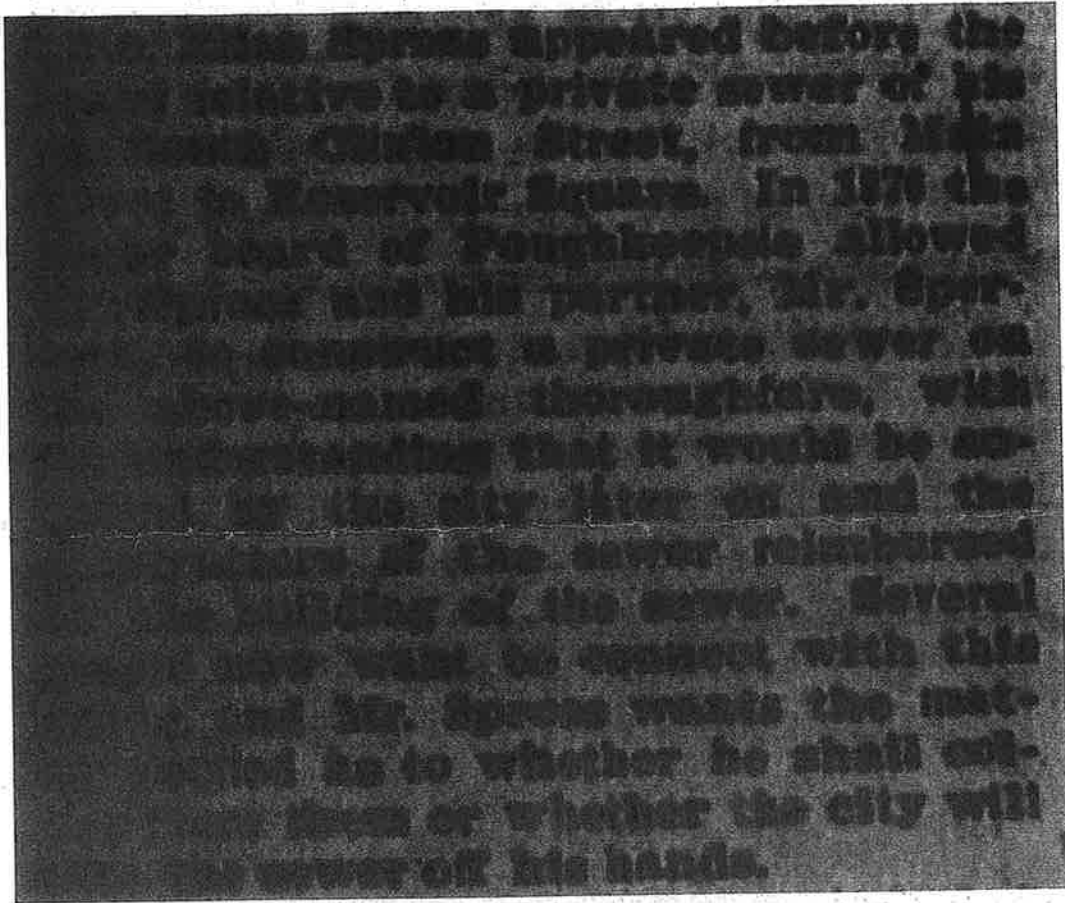
D.C Historian William Tatum Ph.D.

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 2024

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 Spross: 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; Spross and Sperbeck Connect Sewer"

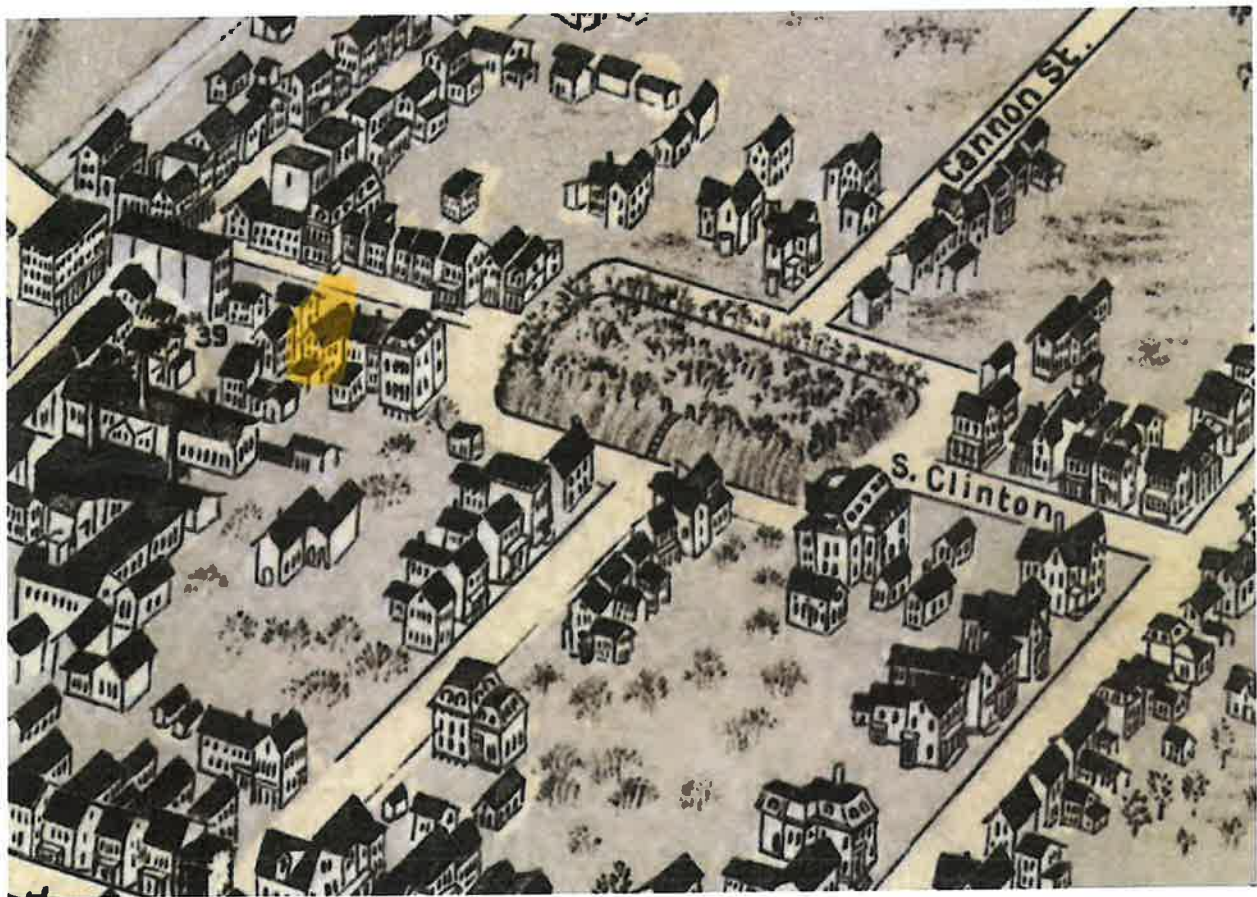
Poughkeepsie: Eagle Printing House, 1877; www.Hathitrust.com.

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

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

"Sewer of Sperbeck and Spross" 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

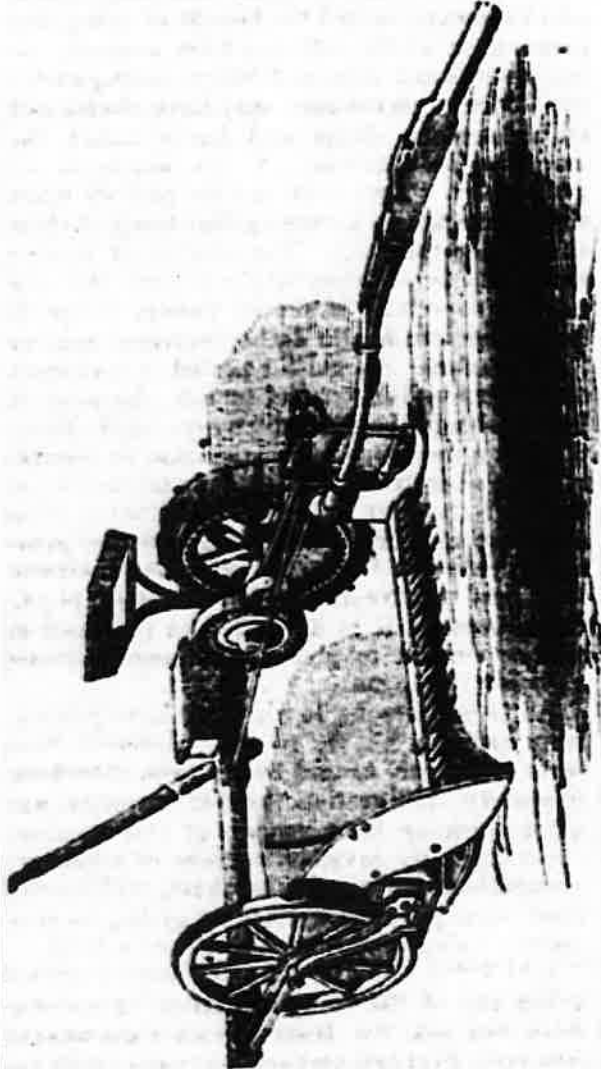


1876 Map

**GALE'S PATENT
IMPROVED MOWER,
And the Best Machine in the World!**

Patented August 11th, 1837.

Manufactured by A. GALE, at Poughkeepsie, 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

IV ADJOURNMENT:

At 6:19 pm a motion to close the public hearing was made by 3rd Ward Council Member Brown and seconded by 7th Ward Council Member Patterson Thompson.

Dated: March 20, 2025

I hereby certify that this is a true and correct copy of the Minutes of the Common Council Public Hearing held on Tuesday, March 18, 2025.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**