



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

Common Council Chambers
Thursday, August 13, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. July 9, 2026 Draft Minutes

III. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

1. 113 ACADEMY STREET - BARN: APPLICATION FOR REPLACEMENT OF DOORS AND WINDOWS, RECONSTRUCTION OF REAR OVERHANG, INSTALLATION OF CONCRETE SLAB UNDER REAR OVERHANG AND INSTALLATION OF A CONCRETE SIDEWALK ALONG WEST SIDE OF STRUCTURE. OWNER/APPLICANT: EMMETT WOODS; CONSULTANT: JEFFREY ECONOM; ZONING DISTRICT: RNC; GRID #6161-21-062877; FILE #2026-038
2. 104 ACADEMY STREET: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE REPAIR OF YANKEE GUTTERS AND INSTALLATION OF MODERN GUTTERS. OWNER: MITCHELL LEE AND ERIC WU; CONSULTANT: MICHAEL CORBIN; GRID #6161-21-046908; ZONING DISTRICT: RNA; FILE 32026-041

IV. APPLICATIONS FOR DESIGNATION

1.
 1. 37 CARROLL STREET: APPLICATION FOR DESIGNATION OF CARRIAGE HOUSE ACCESSORY TO 85 SOUTH HAMILTON STREET, WHICH WAS LISTED AS A LANDMARK IN 2016. APPLICANT: EVAN MENIST; OWNER: GARY MAIER; GRID

V. COMMISSION BUSINESS

VI. ADJOURNMENT

1. Adjourn meeting to September 10, 2026



City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda
Common Council Chambers
Thursday, July 9, 2026
6:00 PM

I. ROLL CALL

1. Roll call of members and staff

Members present: Tim McQueen, John Bartlestone, Kyle Neiswinder,
Thomas Parise, Ashira King-Wilson
Staff present: Corporation Counsel Rebecca Valk, Deputy Zoning
Administrator Judith Knauss

II. APPROVAL OF MEETING MINUTES

1. Approval of June 11, 2026 Minutes

On a motion by Kyle Neiswinder, seconded by Thomas Parise, the minutes
were approved unanimously.

III. COMMISSION BUSINESS

1. Vice-Chair Selection

This was adjourned to the next meeting by consensus.

2. Other Business

Kyle Neiswinder informed the HDLPC and staff members present that this
would be his last meeting, as he has accepted a job offer in France and so
will be relocating. Those present thanked him for his service, indicating
they would miss his contributions, having appreciated his passion about
preservation and the fact that he has been a good neighbor. Everyone

wished him well on this exciting new adventure.

IV. APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

- 1. 104 ACADEMY STREET:** Application for Certificate of Appropriateness for the placement of solar panels on the roof of the single family dwelling. Owner: Haeng Soo Lee; Applicant/Consultant: Trinity Solar - Sarah Yarbrough; Zoning District: RNA; Grid #6161-21-046908; PD2026-034

The applicant and the consultant were not present for the presentation of the application, but the materials submitted were complete and adequate for review. Kyle Neiswinder went through the criteria set forth by SHPO for solar arrays on historic homes and found that the application satisfied those standards. John Bartlestone made a motion that the Certificate of Appropriateness be granted, seconded by Thomas Parise. The motion passed unanimously.

V. ADJOURNMENT

- 1. Adjourn to August 13, 2026**

On a motion Kyle Neiswinder, seconded by Ashira King-Wilson, the meeting was adjourned at 6:20pm.



**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA
POUGHKEEPSIE, NY
Phone: (845) 451-4263**

Office Use Only	
Application #	P02026-038
ID#	002050
NOTE: The City of Poughkeepsie never request payment for an application to the Historic & Landmarks Preservation Commission	

**HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**
(Type or print neatly. Illegible applications will not be accepted.)

Project Address: 113 ACADEMY STREET

Applicant Name: FIONA + EMMETT WOODS

Applicant's Contact Information:

- Address: 113 ACADEMY STREET
City: POUGHKEEPSIE
State: NEW YORK Zip Code: 12601
- Phone Number: (914) 804-8466
- Email: emmett.woods@outlook.com

Property Owner:

(If applicant is not the owner, a letter of authorization from the owner MUST accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply):

- ☒ Exterior alterations (any change in the appearance of building or property, including but not limited to windows, doors, roof, chimneys, paint colors, railings, balconies, cornices, porches, major landscaping, driveways, sidewalks, fencing, retaining walls, patios, etc, or any other character defining feature)
- ☒ Repair or replacement in kind
- ☒ Restoration/Reconstruction
- ☐ Demolition
- ☐ New Construction (primary structure, addition, garage or other accessory use, shed, swimming pool, etc)
- ☐ Other: _____

WORK DESCRIPTION: Describe all proposed work in detail. Attach additional sheets as necessary.

• REPLACEMENT OF 3 DOORS AND 3 WINDOWS (EXISTING STORM SCREENS TO REMAIN.)

• RECONSTRUCTION OF REAR OVERHANG. ORIGINALLY TO REPLACE ROOF BUT structure too deteriorated. INSTALL CONCRETE SIDEWALK ALONG BUILDING. FOR ACCESS AND SAFETY (cars backing out of parking spaces)
• CONCRETE SLAB UNDER OVERHANG TO drain runoff from building to lawn area.

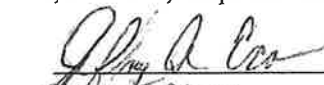
**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATION OF APPROPRIATENESS**

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION

- ☒ Recent color photographs of the property (all sides). Photos should be labeled and dated. Include photos of each side of the building, and of the site itself when changes are proposed (including all sidewalks, pathways for piping and services).
- ☒ Plot Plan: A plot plan, dated and drawn to scale, indicating property lines, existing structures and/or landscaping) must be included for new construction, additions, demolition, fencing, driveways, major landscaping projects and any related changes.
- ☐ Elevation drawings for new constructions/addition at a scale necessary to show building detail, accurately labeled with cardinal directions, showing the relationship between new and old structures.
- ☐ Elevation drawings of proposed changes, if available. Photoshopped pictures may be utilized if accurately representative of changes. Products must be detailed, and dimensions provided.
- ☐ Perspective drawings, including relationship to adjacent properties. Photos showing the property in context with its surroundings may be considered as a substitute.
- ☐ Samples of proposed colors/materials: color chips, manufacturer's name and color number, details regarding color placement; material samples or manufacturer's brochures and specific product literature for windows, roofing, fences, pavers, etc. Specifications must also be provided for all solar and mechanical installations.
- ☐ Applications for signs require adherence to the sign permit regulations.
- ☐ PLEASE NOTE THAT A DIGITAL COPY OF THE ENTIRE SUBMISSION IS REQUIRED.

OWNER/APPLICANT CERTIFICATION: I do certify this application is complete and accurately represents the proposed work. I understand that additional information, a site visit, and public hearing may be required.

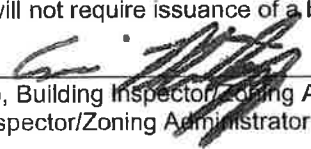
Signature of Owner
Date: _____



Signature of Agent
Date: 07/03/26

OFFICE USE ONLY

- ☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- ☒ Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2



Eric Philipp, Building Inspector/Zoning Administrator
Building Inspector/Zoning Administrator

7/6/26
Date

Revised 1/26. Previous editions obsolete.

Licenses:

NY PE #070939

NJ PE #39363

CT PE #19247

JEFFREY A. ECONOM, P.E.
Consulting Engineer
Certified Code Enforcement Officer

Certifications:

CPESC #2327

CPSWQ #21

CMS4S #15

CESSWI #9810

CPCA

Environmental · Civil · Subdivision/Site Work · Building Codes

July 3, 2026

Hand Delivered

Mr. Tim McQueen, Chair
Members of the Historic District & Landmark Preservation Commission
City of Poughkeepsie
62 Civic Center Plaza
City Hall
Poughkeepsie, NY 10601

Re: Restoration of Existing Carriage House for Woods Residence
Located at 113 Academy Street, City of Poughkeepsie
Parcel # 131300-6161-21-062877-0000

Dear Mr. McQueen and Members of the HDLPC:

First of all, thank you for meeting with us in such a timely fashion. We are back in front of you again for the above-mentioned project due to a misinterpretation of the "approval" my client received at the February 12, 2026 HDLPC meeting. As it turns out, my client went over and above what was officially approved. I had submitted a restoration plan as part of the original submission package and the restoration notes included the following:

1. Owner shall re-shingle the roof on the existing 2-story garage.
2. Owner shall replace existing deteriorated overhang on rear of garage
3. Owner shall restore gravel areas to lawn
4. Owner shall replace any rotted pieces of siding
5. Owner to replace existing windows and doors

My client had two (2) Building Permits issued, (1) for the work approved at the meeting and the other to pour footings, replace rotted sill plates and interior concrete floor. Part of the confusion was that Z3 Consultants was originally handling the project and then Mr. Woods asked me to complete the project. I submitted new paperwork (application, photographs and building permits) for the project. The permit submitted by Z3 only included 3 of the above-mentioned items and my permit application included all the items.

So, I am going to review each of the items above and describe the status of each:

Item #1 was completed and the Building Inspector reviewed at Site Inspection 07 02 26.

Item #2 was completed but with the following comments:

- (i) Deteriorated roof was removed and the structure was rotted. The owner replaced the existing rotted 4"x4" posts with new 6"x6" posts (pressure treated), new roof rafters, new plywood, weather shield, roofing paper and matching shingles. The structure was rebuilt

to the same dimensions. The question has arisen that pressure treated columns were used which the Zoning Administrator stated that the HDLPC didn't want pressure treated lumber (I thought when that was mentioned during the meeting, the HDLPC was referring to the siding replacement). Building Code requires that pressure treated lumber shall be used for grade contact. Only one of the three columns is visible from the road. My suggestion is that the columns be painted white to match the rest of the trim on the building. The other modification is that the owner poured a concrete slab under the overhang for 2 reasons: (1) to direct water away from the building to prevent decay and (2) for storing items under the overhang, they would be on a solid surface rather than sitting on dirt and rotting. The concrete slab is not visible from the street and is level with the surrounding ground.

Item #3 the front gravel area was restored with topsoil and seed. As discussed with the Zoning Administrator and Deputy Building Inspector, that area is being used for the contractor vehicles, material storage at this point.

Item #4 all rotted pieces of siding have been replaced and the building painted.

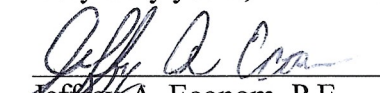
Item #5 all doors and windows have been replaced with the following comments:

- (ii) Apparently, this is where part of the misinterpretation came into play. The (3) doors were replaced with energy efficient ones. The one door can be "hidden" behind the old sliding door which was not a secure door. The existing sliding door is still hanging on the existing hardware.
- (iii) The (3) windows were replaced on the interior. The existing exterior storm windows/frames are still on the building.

The other change that the owner made was to install a sidewalk along the front of the building. There was a walkway that went to the front door of the garage/carriage house. The owner wanted to provide a walking surface along the building that allowed for runoff to drain away from the building to prevent any further decay and more importantly the sidewalk provides a safety barrier when tenants are pulling out of their parking spots (they would hit the sidewalk and not the building).

Should you have any questions or need additional services, please do not hesitate to call me at (845) 554-8442 or email: jaeconom@optonline.net.

Very truly yours,


Jeffrey A. Econom, P.E.
Consulting Engineer

Attachments

JAE:me

C:\JOBS\25-12\Woods HDLPC Restoration Letter - 113 Academy Street 07 03 26



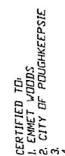
CITY OF Poughkeepsie
EMMETT WOODS
DUTCHESS CO., N.Y.
JULY 3, 2025
SCALE: 1" = 20'

SCALE: 1" = 20'
REVISED OCTOBER 8, 2025

ROBERT V. OSWALD

LAND SURVEYING

1515 ROAD, LAGRANGEVILLE, NEW YORK 11558
845-226-6478 FAX (845) 226-1315

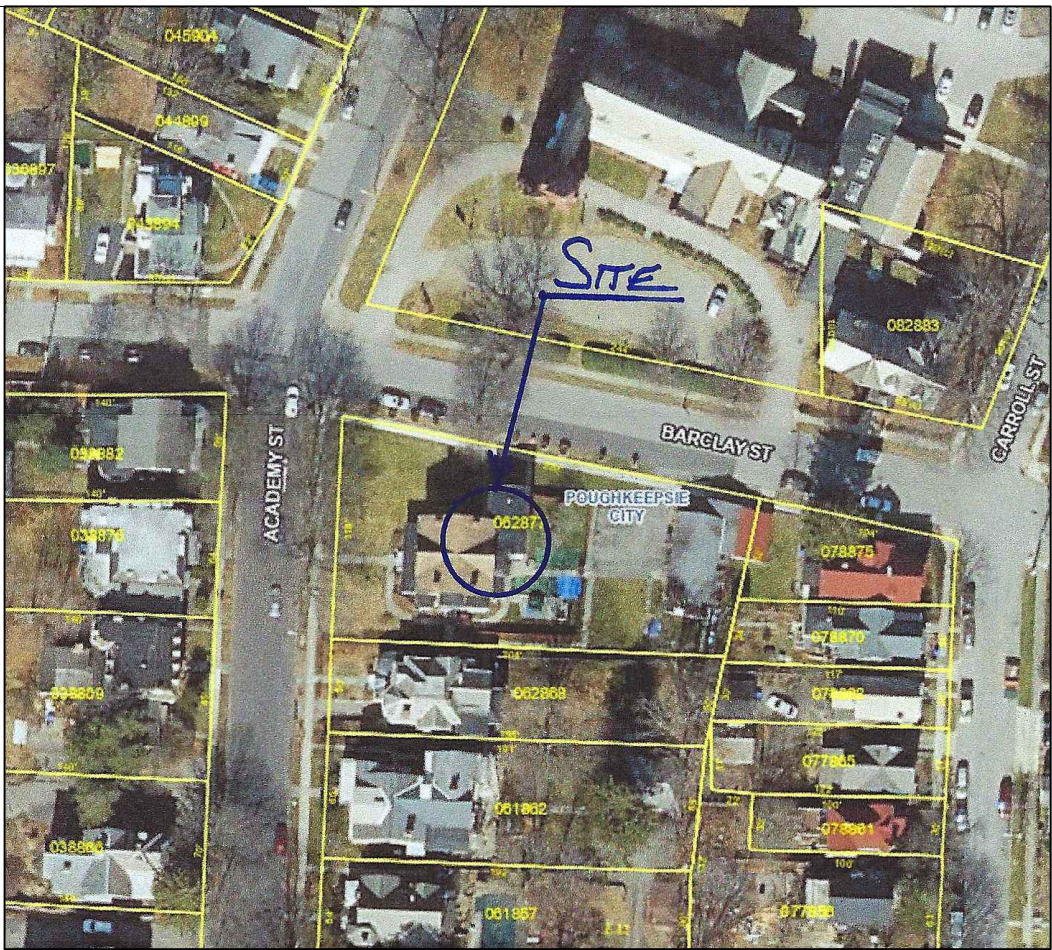
 $\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$ 

THE ABOVE MENTIONED CONCLUSIONS WERE REACHED AFTER A CAREFUL STUDY OF THE RECORDS OF THE BUREAU OF LAND MANAGEMENT AND THE BUREAU OF REVENUE AND TAXATION. THE RECORDS OF THE BUREAU OF LAND MANAGEMENT WERE REVIEWED IN ORDER TO DETERMINE THE STATUS OF THE LANDS IN THE AREA OF THE PROJECT. THE RECORDS OF THE BUREAU OF REVENUE AND TAXATION WERE REVIEWED IN ORDER TO DETERMINE THE STATUS OF THE LANDS IN THE AREA OF THE PROJECT. THE RESULTS OF THE STUDY WERE AS FOLLOWS:

FILE NO. 2025152



ZONING ANALYSIS TABLE		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE	
ZONING DISTRICT: RNC - RESIDENTIAL NEIGHBORHOOD C			
REQUIRED PERMIT	ALLOWED REQUIRED	LOT AREA: 049 AC (21,344.4 S.F.) EXISTING	LOT AREA: 049 AC (21,344.4 S.F.) PROPOSED
ZONE CRITERIA			
LOT AREA AND COVERAGE:			
LOT AREA (MIN):	6,000 S.F.	21,344.4 S.F.	21,344.4 S.F.
LOT WIDTH (MIN):	25 FT	118.70 FT	118.70 FT
LOT COVERAGE (MAX):	70%	35.3%	35.3%
PARKING LOCATION & ACCESS:			
PRIMARY STREET YARD (MIN):	10 FT	17.5 FT	17.5 FT
SECONDARY STREET YARD (MIN):	10 FT	10.0 FT	10.0 FT
SIDE YARD SETBACK (MIN):	5 FT	30.6 FT	30.6 FT
REAR YARD SETBACK (MIN):	15 FT	12.7 FT	12.7 FT
PRIMARY STRUCTURE SETBACKS:			
PRIMARY STREET SETBACK (MIN):	20 FT	48.9 FT	48.9 FT
SECONDARY STREET SETBACK (MIN):	10 FT	17.5 FT	17.5 FT
SIDE SETBACK (MIN):	5 FT	25.5 FT	25.5 FT
REAR SETBACK (MIN):	15 FT	108.2 FT	108.2 FT
ACCESSORY STRUCTURE SETBACKS:			
PRIMARY STREET YARD:	NOT PERMITTED	10.7 FT (E)	10.7 FT (E)
SECONDARY STREET YARD:	NOT PERMITTED	0 FT (S)/32.6 FT (R) (E)	0 FT (S)/32.6 FT (R) (E)
WITHIN SIDE/REAR YARD (MIN):	5 FT		
HEIGHT:			
BUILDING HEIGHT (MAX. STORIES/FT):	2 1/2 / 35 FT	2 STORY	2 STORY
ACCESSORY BUILDING/STRUCTURE (MAX):	25 FT	18'-6"	18'-6"
ENTRANCE:			
PRIMARY STREET FACING ENTRANCE:	REQUIRED	YES	YES
PORCH OR PARTIAL:	REQUIRED	YES	YES
SIDEWALK FROM ENTRANCE TO PUBLIC SIDEWALK:	REQUIRED	YES	YES
DENSITY:			
DWELLING UNITS PER LOT (MAX):	4	4	4
ON-SITE PARKING:			
		4	4



LOCATION MAP
N.T.S.

General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(2) OF NYS EDUCATION LAW.

NOTES:

SURVEY and TOPOGRAPHY INFORMATION PROVIDED by:
ROBERT V. OSWALD LAND SURVEYORS
175 WALSH ROAD
LAGRANGEVILLE, NY 12540
PH: (845) 226-6436

- NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2020-52387 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
 2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
 3. BEING LOT NO. AS SHOWN ON FILED MAP NO. _____
 4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
 8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
 9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

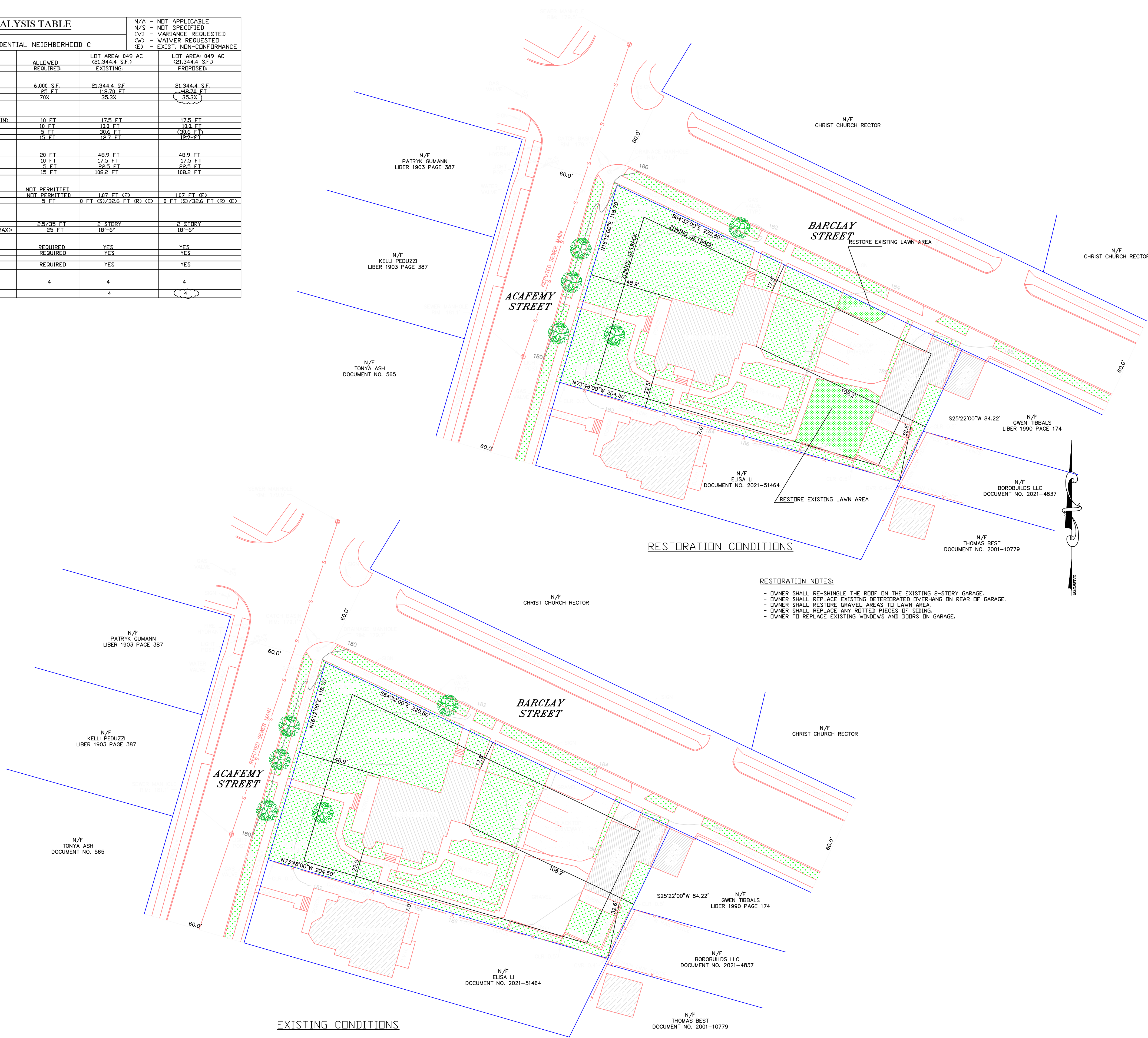
PARCEL INFORMATION:
ID #: 131300-6161-21-062877-0000
113 ACADEMY STREET
0.49 ACRES (21,344.4 S.F.)
ZONE:
RNC: RESIDENTIAL NEIGHBORHOOD C

2		
1	Deputy Zoning Administrator Comments	12/18/25
No.	Revision/Issue	Date

JEFFREY A. ECONOM, P.E.
CONSULTING ENGINEER
48 LOGANBERRY COURT
HOPEWELL JUNCTION, N.Y. 12533
PHONE: (845) 554-8442
EMAIL: jaeconom@optonline.net

RESTORATION SITE PLAN
for
WOODS RESIDENCE
113 ACADEMY STREET
POUGHKEEPSIE, NY 12601
CITY OF POUGHKEEPSIE, DUTCHESS COUNTY

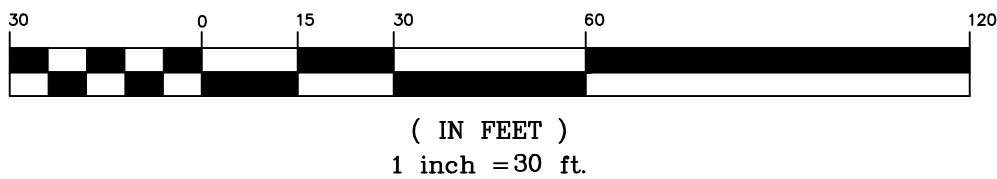
Project c:\jobs\25-12\WOODS GARAGE RENOVATION.dwg	
Date 06/17/25	Sheet RP-1
Scale AS NOTED	



RESTORATION NOTES:

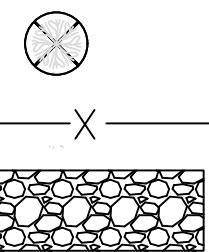
- OWNER SHALL RE-SHINGLE THE ROOF ON THE EXISTING 2-STORY GARAGE.
- OWNER SHALL REPLACE EXISTING DETERIORATED OVERHANG ON REAR OF GARAGE.
- OWNER SHALL RESTORE GRAVEL AREAS TO LAWN AREA.
- OWNER SHALL REPLACE ANY ROTTED PIECES OF SIDING.
- OWNER TO REPLACE EXISTING WINDOWS AND DOORS IN GARAGE.

GRAPHIC SCALE



LEGEND:

- TREES TO BE REMOVED
- SILT FENCE/LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE



104 Academy St

Yankee Gutter conversion to soffit/ modern
gutter

The Design Intent

To preserve historic character of the home and visually unify the appearance with the now restored front porch/bay roofs of the home.

Currently the Back Roof Yankee gutter soffit has no decorative details creating a stark contrast to the decorative front porch roof/bay roof. By adding in a modern gutter with the limited vertical space at hand we can achieve a more finished/cohesive look.



EAST SIDE EXISTING



EAST SIDE PROPOSED AFTER



THIS IS A FLAT ROOF



THIS IS A YANKEE
GUTTER/SOFFIT



EAST SIDE

104 Academy St

EAST SIDE ELEVATION

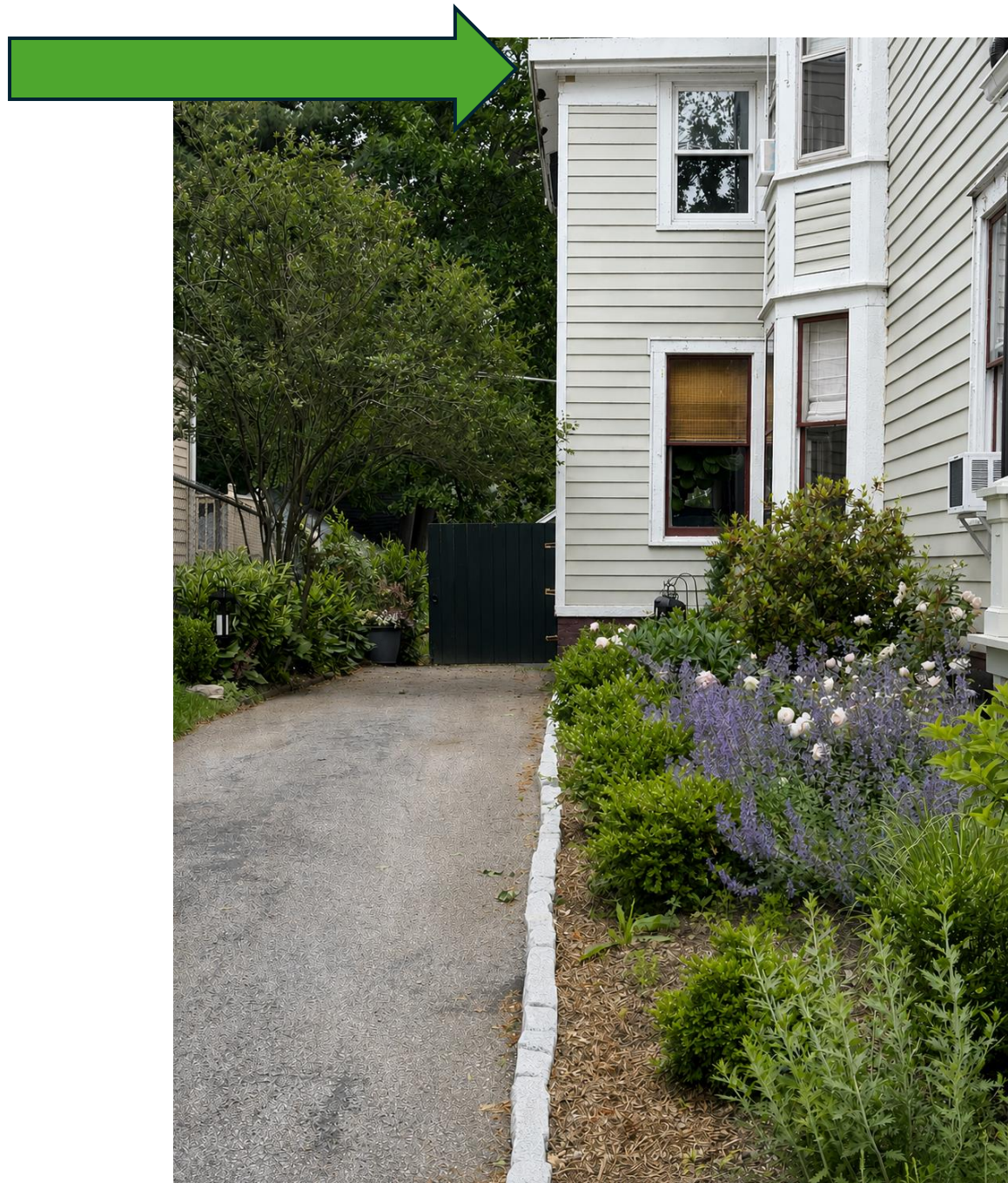


SOUTH EAST ELEVATION



EAST SIDE (BACK ROOF)
PROPOSED BACK ROOF/SOFFIT GUTTER DETAIL NEXT TO FRONT

1. Rebuild Yankee Gutter Soffit and install new Metal Gutters.



Color of the yankee gutter soffit will follow below approved trim color, applied to all other trims on the house. The color of modern gutter will be white, same color as the gutter installed on front porch.

Trim

BM 2141-60 Titanium



Gutter





Inspiration



Down Spout.



Gutter



**THE CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT**

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12601

Phone: (845)451-4263

Office Use Only
Application # ID#

**HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION
APPLICATION**

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

PB#
2026-
041

Project Address: 104 Academy Street

Applicant Name: Michael Corbin, Eric Wu & Mitchell Lee

Applicant's Address: 104 Academy Street

City: Poughkeepsie State: NY Zip: 12601

Phone Number(s): 610 390 9110 & 631 332 0404 Email: wuu.eric@gmail.com & mitch.hs.lee@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: _____

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

Reconstruct Yankee Gutter Soffit and convert yankee
Gutter to Modern Gutter.

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



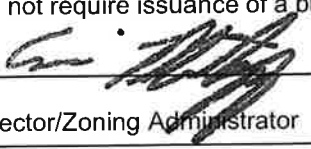
Signature of Agent/Applicant

Date: 07 23 26

Date: 07/23/26

OFFICE USE ONLY

- ☒ Application requires approval by the HDLPC, pursuant to the provisions of Section 19-5.21(4)
- ☐ Application does not require approval by the HDLPC, pursuant to the provisions of Section 19-5.21(12)(a)
- ☒ Work will require issuance of a building permit, pursuant to the provisions of Section 19-9.2
- ☐ Work will not require issuance of a building permit, pursuant to the provisions of Section 19-9.2


Eric Philipp
Building Inspector/Zoning Administrator

8-4-26

Date



**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:

85 S. Hamilton Street and 37 Carroll Street

NAME OF PROPERTY

2026

Historic Name (if any):

Corlies-Brinckerhoff-Rutherford Mansion and Carriage Barn

Other Names (if any): _____

CLASSIFICATION

Ownership of Property

☒ Private

Owner: Gary Maier

83 S. Hamilton

Poughkeepsie

NY 12601

☐ Public

Category of Property

☒ Building(s)

*(House and
Carriage Barn)*

☐ District

☐ Site

☐ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Private Home and School of Dance

Current Functions or Uses: **Vacant**

NAME OF ARCHITECT (if known): Arnout Cannon (for 1893 remodel)

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: Evan Menist, Councilmember Ward 2

Organization: City Council _____

Street: _____

City/State/Zip: _____

Telephone: _____

Date: **July 17, 2026** _____

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:

Statement of Significance: Corlies-Brinckerhoff-Rutherford Property

In 2016, the Corlies-Brinckerhoff-Rutherford mansion and carriage barn were nominated to the Local Register of Historic Places by owner Barbara Rutherford Kutschbach. The Significance Statement for the property was prepared by Design Historian, Holly Wahlberg. The Poughkeepsie Common Council unanimously designated the property on July 5, 2016.

At the time of the designation, the Rutherford family had owned this mansion and carriage barn for 3 generations (grandmother Agnes Swords, mother Marion Swords Rutherford and finally, daughter Barbara Rutherford Kutschbach who died in 2025).

From 1862 to 2025, only three families have owned this property whose land extends from S. Hamilton Street west to Carroll Street. The carriage barn is located behind the mansion. The mansion faces S. Hamilton Street.

The highlighted areas in the attached 2016 significance statement show:

1. Maps of the property with boundary lines that include both the mansion and its carriage barn.
2. Photos documenting both the mansion and the carriage barn.
3. Text describing the carriage barn and its importance as well as the importance of the mansion.
4. Application cover sheets indicating that both the mansion and carriage barn are being nominated.

The property was listed on the National Register in 1980 as including both the mansion and carriage barn. The National Register listing for this property uses the same boundary lines as the 2016 Local Register nomination. The National Register nomination refers to the property as “85 S. Hamilton Street” as did the 2016 Local Register nomination. The National Register nomination also calls out the significance of the property’s “large period barn” at the rear of “85 S. Hamilton Street.”

Historic properties are sometimes composed of more than one mailing address or tax lot number assigned for governmental administrative purposes. This application is submitted to memorialize the following:

- that the portion of the landmark containing the carriage barn bears the street address of 37 Carroll Street.
- that the portion of the landmark containing the mansion bears the street address of 85 S. Hamilton Street.

Parcels bearing the addresses of 37 Carroll Street and 85 S. Hamilton Street contain historic resources of significance for protection under the Local Landmark Ordinance. Please see attached 2016 Significance Statement for an explanation of the significance of the property.

Local Register Nomination

85 S. Hamilton Street, Poughkeepsie (**House and Carriage Barn**)

Prepared by: Holly Wahlberg © 2016

STATEMENT OF SIGNIFICANCE:

Property is associated with lives of people significant in our past; is associated with events that have made a significant contribution to broad patterns of our history; embodies distinctive characteristics of a type and represents the work of a master

85 S. Hamilton Street represents one of Poughkeepsie's earliest examples of suburban architecture in the Civil War era and the subsequent shift in architectural taste toward the new Queen Anne style in the 1880s and 1890s. The alterations of 1893 are the work of one of Poughkeepsie's leading architects, Arnout Cannon. The house is also associated with three families who have had a major impact on Poughkeepsie's physical and cultural development: the Corlies family who created Poughkeepsie's first southside neighborhoods and later developed much of Poughkeepsie's east side; the Brinckerhoff family who dominated Poughkeepsie's ferry and shipping industries from the late 19th century well into the 20th century; and the Rutherford family whose commitment to ballet, dance and music in Poughkeepsie has continued uninterrupted since 1898. **This property also contains a large intact carriage barn with gambrel roof and cupola that is one of only a handful of similar barns to survive in Poughkeepsie.**

85 S. Hamilton Street, long regarded as one of the finest mansions in Poughkeepsie, was built circa 1862 as the home of real estate developer George Corlies (1804-1892). Corlies was born in New York City to a prosperous Quaker family whose fortune originated in dry goods, auctioneering and banking.¹ At age 30, Corlies retired from business - wealthy, but in fragile health. Looking for a country retreat and possibly fondly remembering his childhood days at a Dutchess County Quaker boarding school, Corlies selected Poughkeepsie as his new home in 1834.²

But the life of a retired country squire did not seem to suit George Corlies as he quickly began a real estate venture to subdivide and develop the Bronson French farm on the southern outskirts of the village. Although these plans were stymied by the economic Panic of 1837, Corlies did not forget Poughkeepsie and returned 13 years later in 1850 to resume his plans for a new residential development on Poughkeepsie's southern boundary.³

Corlies began this new neighborhood on the west side of Garfield Place, building the first home there (his own home at #28) in 1851 and selling additional building

lots to his Quaker friends. Other members of the Corlies family soon followed George Corlies to Poughkeepsie, purchasing land to develop the country estates of Maple Grove, Cedarcliff and Edgehill along Poughkeepsie's South Road (today's Route 9).



S. Hamilton Street Row (87, 85, 83, 81 S. Hamilton Street)

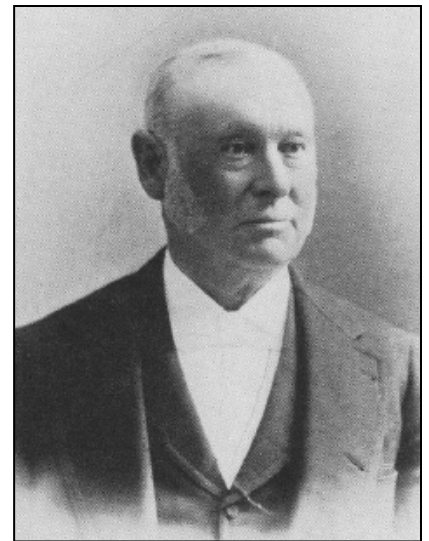
In the early 1860s, Corlies moved beyond Garfield Place – continuing to develop homes on land to the east along a rocky promontory known informally as “cherry hill” for the wild cherry trees growing there. The com-

munity watched with what was described as a “feeling next to wonder” at the way Corlies transformed this rock ledge into a “mansion row” of gracious Italianate villas and Second Empire style homes.⁴ Just as he had on Garfield Place, Corlies personally led the way to this new neighborhood by moving himself and his family into homes on S. Hamilton Street. Of the four houses built in a row along the west side of the street, Corlies selected #85 (built in 1861-62) as his own residence.

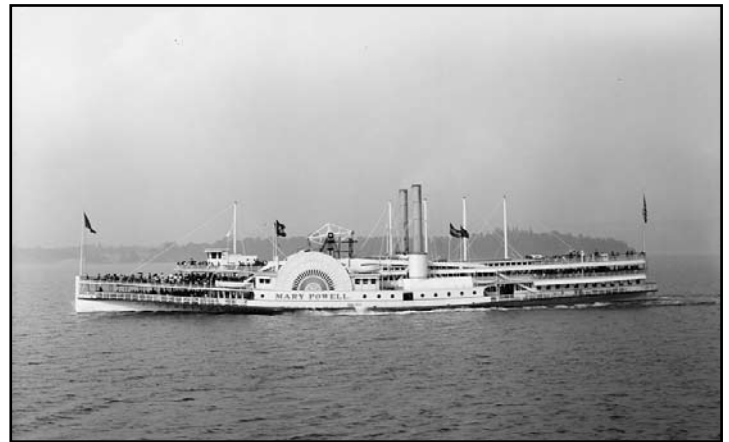
In addition to neighborhood planning, Corlies was also noted for his avid interest in landscape design - planting hundreds of shade trees as part of his projects.⁵ He also played a significant part in the design of the new Poughkeepsie Rural Cemetery, especially the layout of the carriage road leading to the magnificent “Lookout” at the top of Mine Point. (Corlies later told the story of Matthew Vassar’s desire to erect a monument to Henry Hudson somewhere along the Hudson River. Corlies suggested to Vassar that the cemetery’s Lookout on the top of Mine Point would be a fine location for the monument. After visiting the spot, Vassar published an article in the Poughkeepsie papers describing this idea. When Corlies met up with Vassar a week later, Vassar told him, “Not one person in the City of Poughkeepsie has referred to my monument. I have decided to build a College for Women, where they can learn what is useful, practical and sensible.”)⁶

In 1883, George Corlies sold 85 S. Hamilton to prominent steamship entrepreneur John H. Brinckerhoff (1827-1901). When Brinckerhoff purchased this home for himself and his 89-year-old mother, he was a wealthy widower well into late middle age and at the height of his career as the dominant force in Poughkeepsie’s transportation industry. At the time of his death in 1901, Brinckerhoff owned considerable wharf frontage on both sides of the river along with the Poughkeepsie-Highland ferry service, the celebrated passenger steamer, the *Mary Powell* and several other steamships carrying both passengers and freight between New York, Newburgh, Poughkeepsie, and Kingston.⁷

Perhaps it was Brinckerhoff’s close connection with beautiful 19th century steamships that inspired local architect Arnout Cannon’s 1893 renovation of 85 S. Hamilton with details that seem to echo the spindles of a steamship’s paddle wheel, the multiple tiers and rail-



John H. Brinckerhoff



(Above) Brinckerhoff’s steamship, the *Mary Powell*;
(Below) 85 S. Hamilton Street



ings of a ship's promenade decks, and a tower that suggested a pilothouse or captain's bridge. These features have earned 85 S. Hamilton the local nickname "ferryboat house." In 1893, the *Poughkeepsie Daily Eagle* called Cannon's richly embellished wraparound porch design "the very finest veranda in town."⁸

Brinckerhoff reportedly enjoyed boasting that his house was on the highest point in Poughkeepsie except for College Hill and joked that he was glad College Hill was higher, "otherwise he wouldn't have any water."⁹ His hilltop home with its commanding five story tower (reduced to three stories by a later owner) gave Captain Brinckerhoff views of the Hudson River and the ability to keep a watchful



Carriage Barn at 85 S. Hamilton, Carroll St. (west) facade; this barn replaced an older stable on the same site

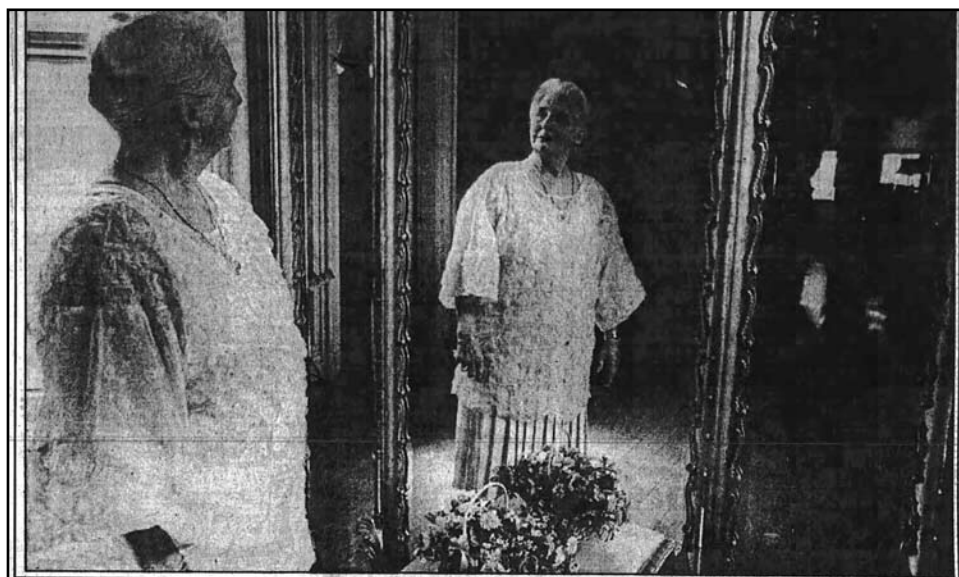
eye on his shipping interests.

Brinckerhoff's personal life was as flamboyant as his distinctive home. His fondness for fast ladies and fast horses kept Poughkeepsie entertained and sometimes scandalized, particularly during the racy court proceedings of his bitter divorce in 1886 after only ten months of marriage to a woman 40 years his junior.¹⁰

As an avid horseman, Brinckerhoff built a new carriage barn on the grounds of 85 S. Hamilton in 1895.¹¹ The porte cochere on the house's north side retains the special steps designed to assist passengers alighting from their carriages.



(Above) The Crum home at 47 Carroll St. as it looks today;
(Below) Marion Rutherford in 1988 celebrating her 83rd birthday



Friends, students offer graceful bow to Poughkeepsie's first lady of dance

In 1901, Brinckerhoff died following a carriage accident while trying out his newest horse on the Hyde Park Road (today's Route 9 North). At his side was his beloved young ward and housekeeper, Miss Ida Crum who survived the accident. Brinckerhoff left 85 S. Hamilton to Ida Crum who lived there until her death in 1933.¹³ Miss Crum's family was related to Brinckerhoff's deceased first wife, Angeline Terpening. (Ida Crum called Brinckerhoff "Uncle" and was the sister of the husband of Brinckerhoff's niece, Grace Terpening Crum). The men of the Crum family assisted Brinckerhoff in

his business operations.¹⁴ The Crum residence nearby at 47 Carroll Street, next door to Brinckerhoff's carriage barn, completed the closely knit connection between these two families. The Crums continued to operate the Poughkeepsie-Highland ferry service until 1941, when they were finally driven out of business by the dominance of the Mid-Hudson bridge.¹⁵

As Brinckerhoff's ward was living out her final years alone in the Brinckerhoff mansion, a pair of young newlyweds named George and Marion Rutherford drove by one day in 1926, and promised themselves that one day, they would own the magnificent 85 S. Hamilton Street. That year, the 21-year-old ballerina and Broadway understudy, Marion Swords of St. Louis had married musician George Rutherford II of Poughkeepsie – and together they would continue the Rutherford family's School of Dance, then already in its 28th year of providing dance and music instruction to city residents.¹⁶

Fourteen years into their marriage, the couple's newlywed dream actually did come true. In 1940, George and Marion Rutherford purchased 85 S. Hamilton Street as their family home. Their studio of dance would be conducted in the mansion's drawing room and south parlor from that point on.



1873 and 1880 maps showing 85 S. Hamilton



c. 1905 photo of 85 S. Hamilton showing earlier tower design and rooftop balustrade

Marion Rutherford once explained to a local reporter the importance dance studios traditionally held in community life: "Years ago when a family moved to a new city, one of the first things they did was find a dance studio. They recognized the importance of preparing the younger generation to enter society. My husband knew how to train young ladies. He taught them manners, poise and how to sit down."¹⁷

where two generations of the Rutherfords have raised their families and brought the joy of dance to hundreds each year.

The Rutherfords have proudly retained the original exterior appearance of 85 S. Hamilton St., along with

The year 2015 marks the Rutherford family's 75th year at 85 S. Hamilton

many of the opulent interior fittings installed by the Corlies and Brinckerhoff families - including chandeliers, sconces, embossed wall paper, gilded floor to ceiling mirrors, portieres, elaborate plaster ornament, and marble mantles.

Maps from 1873 and 1880 show that 85 S. Hamilton had a larger and more cube-like footprint than the other Corlies houses next door (#'s 83 and 87) which were designed in the Second Empire style. 85 S. Hamilton seems to have been conceived as a larger and grander Italianate style home with a mansard roofed tower, a deep and elaborate bracketed cornice and a 3rd floor window frieze (instead of a third floor mansard roofed attic). The 1880 map shows a porch running along only part of the front facade south of the front door.

In 1893, newspaper reporters announced that Brinckerhoff's architect, Arnout Cannon of Poughkeepsie was conducting "extensive improvements" on the house at a cost of \$10,000.¹⁸ We know for certain from press accounts that the porch was redesigned, although it seems possible that Cannon may have also heightened the central tower for better river views and added the elegant porte cochere for this client who was so closely connected with both the Hudson and carriage driving.



Poughkeepsie Architect Arnout Cannon (inset); and his home at 144 Franklin Street as it looks today



Wilderstein; redesigned in the Queen Anne style in 1888 by Poughkeepsie architect Arnout Cannon

We do know that at some point prior to 1940, the roof balustrade, one element of porch trim and part of the tower were removed (see photo published in 1905 showing these features still in place).¹⁹ The tower was dropped from five to four stories sometime before the 1913 Sanborn Fire Insurance Map was drawn. When the Rutherfords purchased the house in 1940, the Crum family told them the tower had been lowered because it "rocked" in the wind. Some or all of the original roof balustrade is currently stored in the carriage barn.

Earlier newspaper references prior to 1893 reveal that Brinckerhoff also had extensive work done to the house when he purchased it in 1883 for what was considered the bargain price of

\$16,000.²⁰ Whether this work was done on the interior, the exterior or both is unknown. For the 1893 remodeling, Brinckerhoff may have selected Poughkeepsie architect Arnout Cannon (1839-1898) because of Cannon's

extensive work for one of Brinckerhoff's colleagues, the Newburgh steamship baron, Homer Ramsdell. In 1890, Cannon had produced designs for Ramsdell's country house in the suburbs of Newburgh and for a Ramsdell owned hotel near the Beacon wharf.²¹

Five years before undertaking work on 85 S. Hamilton, Cannon's large scale 1888 remodeling of Wilderstein in Rhinebeck (where he transformed the Suckley family's restrained Italianate villa into a fashionable Queen Anne mansion with elaborate porte cochere) was a project that had already proved Cannon's ability to update the Italianate style with new and fashionable architectural changes befitting a man such as Brinckerhoff who was at the peak of his wealth and status.²²

Cannon may have also known Brinckerhoff as a friend and neighbor, since up until 1888, the Cannon family's personal residence was at 144 Franklin Street, less than two blocks from 85 S. Hamilton Street.²³



IMPORTANT AUCTION

Of high class furniture, oil paintings, piano, etc.. Having sold the property 85 South Hamilton St., Poughkeepsie, N. Y., will sell on the premises

THURSDAY, AUGUST 15, AT 9:30 A. M.

For the estate of Ida M. Crum, the entire contents of the 12-room house: Oil paints by Hilliard, Charles Hoquet and G. la Roique. Dresden and Staffordshire pieces; several gold cabinets, onyx, bronze and marble figures; statuary. Upholstered couches, ottomans, easy chairs; plaques. Handsome Chickering piano; electric victrola; engravings, teakwood stand. Mahogany table, mahogany dining room suite, several gold parlor chairs. Imported drapes and lace curtains; mahogany bedroom suites, white enamel bedroom suite; oak bedroom suite; black walnut bedroom suite. Clocks, clock set, scatter rugs, water colors, toilet sets. Bedroom chairs; bisque figures; rare and irreplaceable imported French and English bricabac. Figurines; nipon card receiver, group statuary horses and warrior. Divan, roundabout settee, large carved hall rack, mahogany chairs, enamel bed, spring and mattress; love seat, porch furniture, table and chairs. Wicker flower stands, kitchen chairs and table; stepladder, kitchen utensils, dishes, etc. Everything in fine condition. Terms: Cash. Inspection Wednesday, August 14th, from 2 P. M. to 5 P. M. Sale under the management of James R. Smith, 882 Main Street.

By order of the Trustees of the estate of Ida M. Crum, deceased

On August 15, 1940, the contents of the Brinckerhoff mansion were sold at public auction on the lawn of 85 S. Hamilton, seven years after the death of Brinckerhoff's heir, Miss Ida Crum. George and Marion Rutherford were able to purchase Brinckerhoff's massive mahogany Renaissance Revival dining room suite which is still used daily by George and Marion Rutherford's daughter, Barbara, the current owner of 85 S. Hamilton.

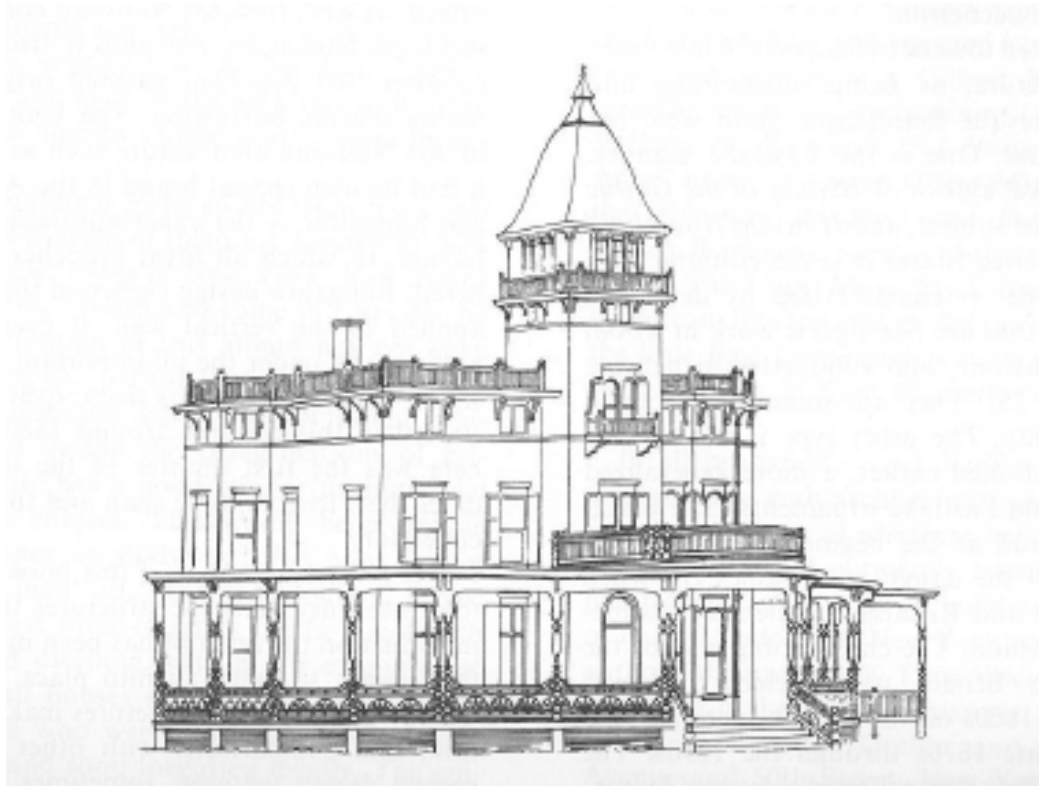
Notes:

- ¹ Scoville, Joseph Alfred. *The Old Merchants of New York City* (1864) 115.
- ² Platt, Edmund. *History of Poughkeepsie* (1905) 275.
- ³ Ibid., George Corlies Obituary: May 28, 1892 *Poughkeepsie Daily Eagle*
- ⁴ “George Corlies” December 20, 1891 *Poughkeepsie Sunday Courier*
- ⁵ “George Corlies Dead” June 4, 1892 *Poughkeepsie News-Telegraph*
- ⁶ Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901. 155.
- ⁷ *Commemorative Biographical Record of Dutchess County*. Chicago: J.H. Beers, 1897, 848.
- ⁸ July 29, 1893 *Poughkeepsie Daily Eagle*
- ⁹ “85 S. Hamilton Street” August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ¹⁰ *Poughkeepsie Sunday Courier*: June 27, 1886; August 8, 1886; October 3, 1886; December 12, 1886; January 23, 1887; April 24, 1887.
- ¹¹ “Handsome New Barn” November 21, 1895 *Poughkeepsie Daily Eagle*
- ¹² “Captain Brinckerhoff Injured” December 1, 1901 *Poughkeepsie Daily Eagle*
- ¹³ “Ida Crum Dies” November 20, 1933 *Poughkeepsie Daily Eagle*; “Obituary Samuel A. Crum April 19, 1936 *Poughkeepsie Sunday Courier*; “Brinckerhoff Trial” August 1, 1886, March 14, 1886, May 29, 1887 *Daily Eagle*
- ¹⁴ Ibid.
- ¹⁵ December 18, 1941 *Poughkeepsie New Yorker*
- ¹⁶ “Many Happy Returns, Mrs. R.” June 12, 1988 *Poughkeepsie Journal*
- ¹⁷ Hughes, Larry. “Mrs. R. Was Matriarch of Dance” September 16, 2003 *Poughkeepsie Journal*
- ¹⁸ March 19, 1893 *Poughkeepsie Sunday Courier*; March 20, 1893 *Poughkeepsie Daily Eagle*
- ¹⁹ “85 S. Hamilton St.” August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ²⁰ “Fitting Up” October 10, 1883 *Poughkeepsie Daily Eagle*; Deeds Liber 214, 498: Jacob Corlies to John H. Brinckerhoff
- ²¹ February 15, 1890 *Poughkeepsie News-Telegraph*; April 20, 1890 *Poughkeepsie News-Press*
- ²² Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001. 21-24
- ²³ “Cannon to Sell House on Franklin” January 28, 1888 *Poughkeepsie News-Telegraph*

Sources:

Map of the City of Poughkeepsie. E.B. Hyde and Company, New York (1880).
Map of Poughkeepsie, NY, (1873) Drawn by H.H. Bailey. Albany, NY. Library of Congress Collection.
“Will of John H. Brinckerhoff” December 8, 1901 *Poughkeepsie Sunday Courier*.
“Captain Brinckerhoff Injured” December 1, 1901 *Courier*; November 28, 1901 *Daily Eagle*; December 2, 1901 *Daily Eagle*.
“Obituary Ida M. Crum” November 20, 1933 *Poughkeepsie Daily Eagle*.
“Captain Brinckerhoff Dies” December 7, 1901 *Poughkeepsie News-Telegraph*; December 3, 1901 *Poughkeepsie Daily Eagle*.
“Not Yet Divorced” July 29, 1886 *Poughkeepsie News-Press*.
“Obituary George E. Rutherford II” December 1, 1981 *Poughkeepsie Journal*.
“Captain Brinckerhoff’s Will” July 28, 1902 *Daily Eagle*; December 21, 1901 *News-Telegraph*; December 2, 1901 *Daily Eagle*.
Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001.
Platt, Edmund. *History of Poughkeepsie*, 1905. (George Corlies: 275-276, John Brinckerhoff: 272-275, 231.
Gillon, Edmund V. Jr. and Clay Lancaster. *Victorian Houses: A Treasury of Lesser Known Examples*. New York: Dover Press, 1973, viii, plate 48.
“Obituary Marion S. Rutherford” August 26, 2003 *Poughkeepsie Journal*.
Hughes, Larry. “Mrs. R. Was Matriarch of Dance” September 16, 2003 *Poughkeepsie Journal*.

"George Corlies Dead" June 14, 1892 *Poughkeepsie News-Telegraph*; May 28, 1892 *Daily Eagle*.
 "George Corlies" December 20, 1891 *Poughkeepsie Sunday Courier*.
 "George Corlies" May 27, 1892 *Poughkeepsie Evening Enterprise*.
 Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901.
 Scoville, Joseph A. *The Old Merchants of New York City*. Carleton, 1864.
 "New Hotel to be Erected at Fishkill Landing" February 15, 1890 *News-Telegraph*; February 17, 1890 *Daily Eagle*.
 "Cannon Prepares Plans for Ramsdell" April 20, 1890 *News-Press*.
 "Cannon to Sell House on Franklin St." January 28, 1888 *News-Telegraph*.
 "Obituary Samuel A. Crum" April 19, 1936 *Poughkeepsie New Yorker*.
 "Handsome New Barn" November 21, 1895 *Daily Eagle*.
 "Plans for Extensive Improvements" March 20, 1893 *Daily Eagle*.
 "Crum Closing Ferry" December 18, 1941 *Poughkeepsie New Yorker*.
 "Fitting Up" October 10, 1883 *Daily Eagle*.
 "John H. Brinckerhoff" *Commemorative Biographical Record of Dutchess County*, 1897.
 "Repairs Finished" July 29, 1893 *Daily Eagle*.
 "Captain Brinckerhoff has Spent \$10,000" June 8, 1893 *Daily Eagle*.
 "85 S. Hamilton - Old House Series" August 10, 1947 *Poughkeepsie New Yorker*.
 "Many Happy Returns, Mrs. Rutherford" June 12, 1988 *Poughkeepsie Journal*.
 "Brinckerhoff Divorce" June 27, 1886 *Courier*; August 8, 1886 *Courier*; August 1, 1886 *Courier*; October 2, 1886 *Courier*; December 12, 1886 *Courier*; January 23, 1887 *Courier*; April 24, 1887 *Courier*.
 Sanborn Fire Insurance Maps - 1895 and 1913.
 "Important Auction" August 13, 1940 *Poughkeepsie New Yorker*.



Drawing from: *Victorian Houses: A Treasury of Lesser Known Examples*, 1973 by Edmund Gillon and Clay Lancaster



South and East Facades



East (front) facade



East and North facades



Porte Cochere on the north facade and carriage barn beyond



Front porch steps, arched double front doors, spindlework porch trim, full length parlor windows



Second and third floor balustrades, cornice brackets, 3rd floor window frieze - on front (east) facade

HANDSOME NEW BARN.

—One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J. H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

November 21, 1895 *Daily Eagle*
"Handsome New Barn"

One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J.H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

Dance Classes

Children

Expert Instruction — Pleasant Surroundings

Classical Ballet

Beginners — Advanced — Professional

New Classes Forming

Pre-School—Kinderdance—Pre-Ballet

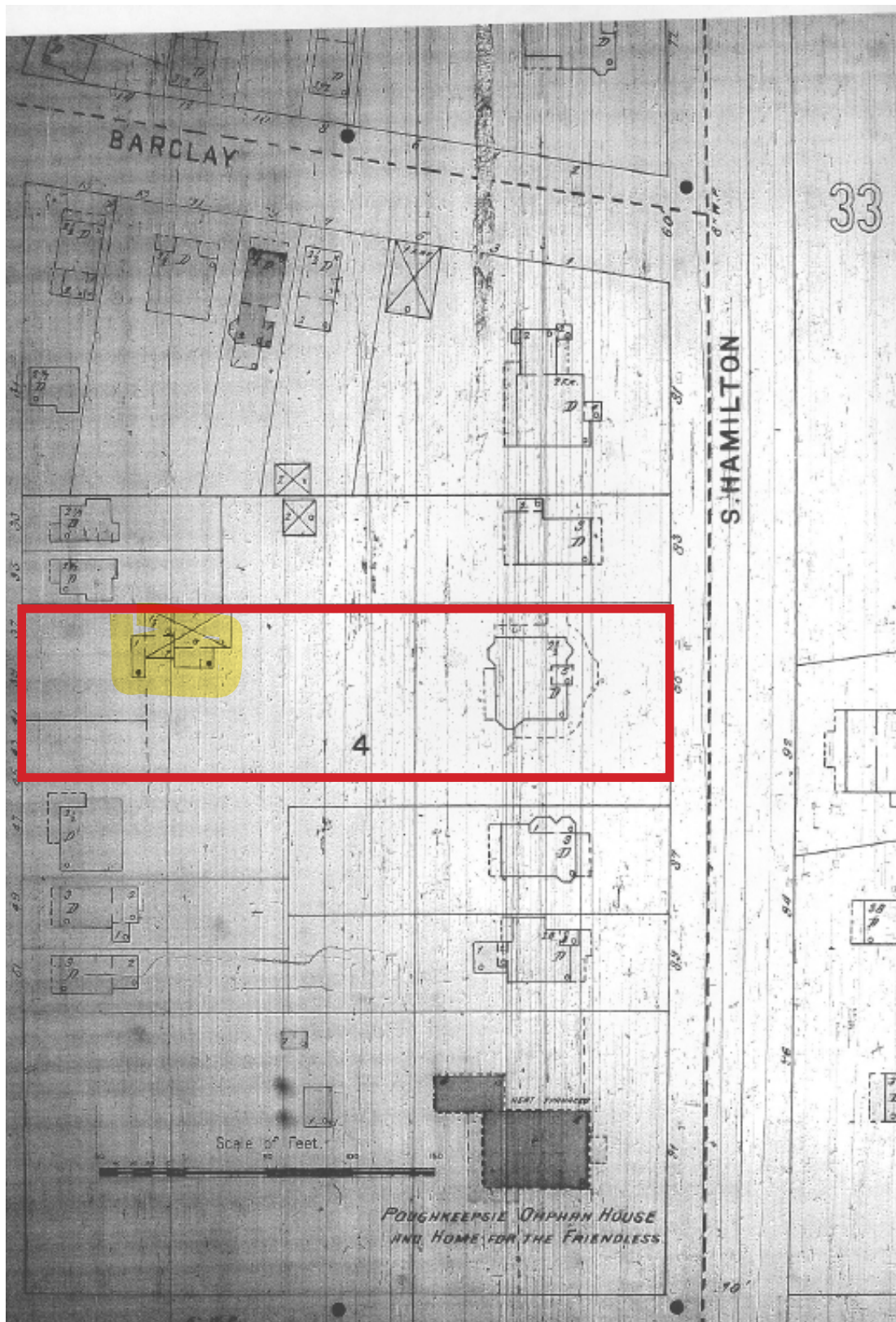
*Enroll Now

All classes open week of Sept. 9

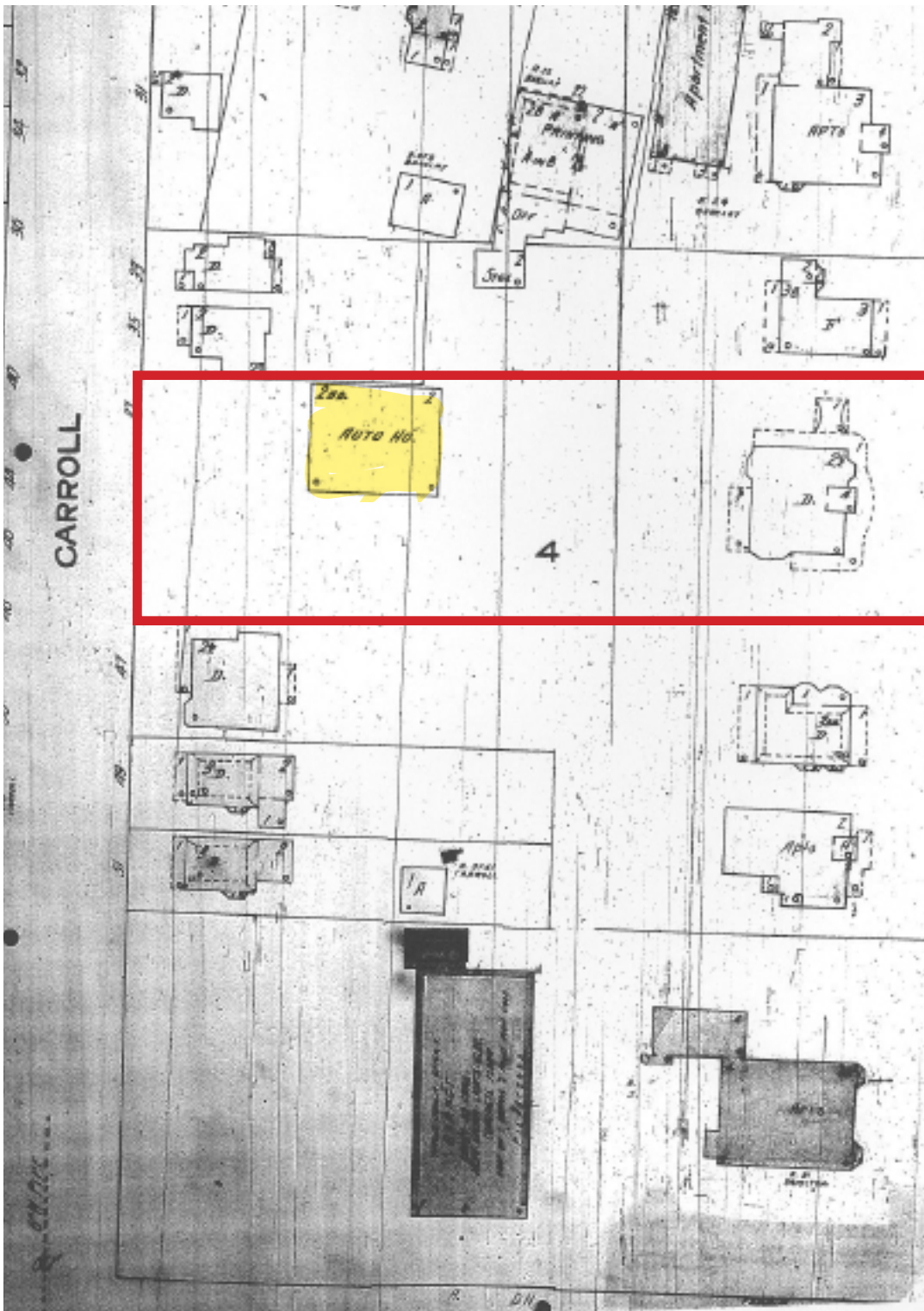
Rutherford School

85 So. Hamilton Street
Phone 471-2390

1968 ad for the Rutherford School of Dance



Sanborn Fire Insurance Map, 1895



Sanborn Fire Insurance Map, 1913 (showing tower dropped from five stories to four stories and the replacement of previous stable with new carriage barn - the barn is referred to by 1913 as an “auto house”)

HISTORIC AND NATURAL DISTRICTS INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 027-40-0061 D11
QUAD. _____
SERIES _____
NEG. NO. _____

YOUR NAME: Townley McElhiney Sharp DATE: August 10, 1980

YOUR ADDRESS: Box 274, Hurley, N.Y. TELEPHONE: 914-331-8944

ORGANIZATION (if any): Historic Architecture & Decorative Arts
Consultants

1. NAME OF DISTRICT: South Hamilton Street Row

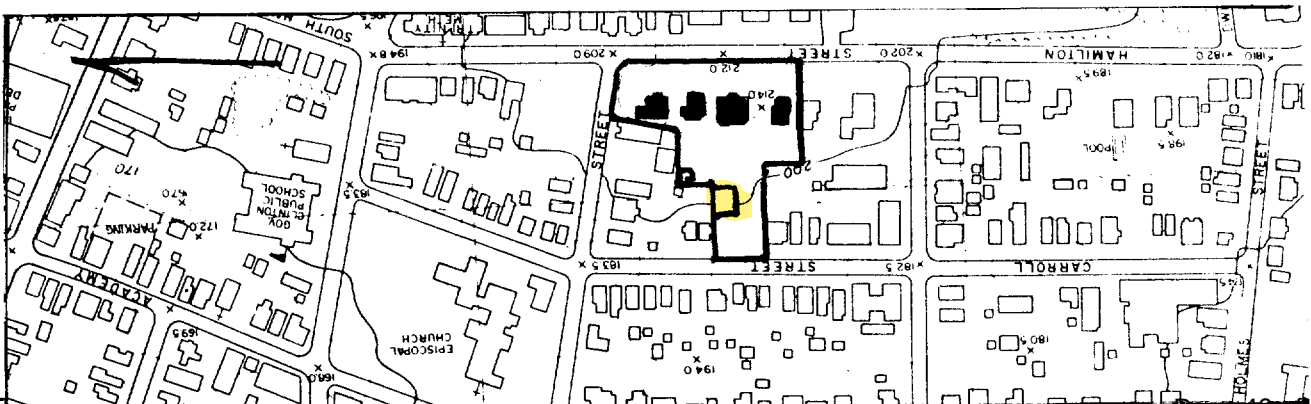
2. COUNTY: Dutchess TOWN CITY Poughkeepsie VILLAGE: _____

3. DESCRIPTION: The four houses in this row are all clapboarded and date from 1871 or 1872. Varying from two-story Second Empire residences to three-and-a-half-story Italian Villa- and Victorian Residential-style dwellings, each is sited on a large grassy lot, with many trees. Distinctive architectural features include slate mansard roofs, bracketed and Eastlake-style porches, towers, an arcaded loggia, balconies, a porte cochère, and a large period barn (at the rear of No. 85.) These houses clearly represent the upper-middle class suburbs of the 1870s.

Starting at the southwest corner of South Hamilton and Barclay Streets, the row's boundary runs west along Barclay (cont.)

4. SIGNIFICANCE: South Hamilton Street, named for Alexander Hamilton, is characterized by residential buildings for almost its entire length, starting at Cannon Street south to Livingston Street. The South Hamilton Street Row is the first block, moving away from the Central Business District, with set-back structures, large suburban lawns, and many trees. From a perusal of city directories, it appears that George Corlies developed this row as private speculation. It has been suggested that Nos. 83, 85, 87, and 89 (latter now completely altered) were originally similar Second Empire residences. The houses at 83 and 87 retain their initial appearance, while 85 was transformed in the 1880s into an elaborate Victorian Residential-style dwelling (cont.)

5. MAP:



6. SOURCES: Platt, History of Poughkeepsie, 1905; City Directories: 1871-1872 to 1872-1873; Maps: 1867, 1874, 1876, c. 1880, 1887, 1895; Opdycke, Guide, 1977.

7. THREATS TO AREA:

BY ZONING ☐

BY ROADS ☐

BY DEVELOPERS ☐

BY DETERIORATION ☐

OTHER None

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA: Although local residents are proud and protective of their block, they fear encroachments from marginal neighborhoods nearby. At the same time, this row is within a two-block proximity of the National Register-eligible Academy and Dwight-Hooker Avenue Historic Districts, which should bolster the residents' efforts to maintain their properties appeal and integrity.

- 9 PHOTOS: See photographs numbered SH-1 and SH-2 in the accompanying envelope.

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

DISTRICT/ROW # VIII., continued South Hamilton Street

3. DESCRIPTION, CONTINUED
to the western property line of No. 81. It then follows the rear lot lines of Nos. 81, 83, 85, and 87, in an irregular way to the southern line of No. 87, runs east to South Hamilton Street, and along the western curb of the street to the place of beginning. (See #5: MAP for detailed boundary lines.)
UTM: 18/589350/4616450. Approximate acreage is three.

4. SIGNIFICANCE, CONTINUED
by Captain John H. Brinckerhoff, owner of the Poughkeepsie Transportation Company and the famous steamer "Mary Powell." With its distinctive architectural details, No. 85 is unique in the City of Poughkeepsie and with the best example of the Italian Villa Style, No. 79 South Hamilton Street, makes an important statement about elevated taste and wealth in Poughkeepsie during the late-19th century. The two intact and distinguished Second Empire houses provide an interesting contrast and indicate different preferences for residential styles in Poughkeepsie in the 1870s.

SOUTH HAMILTON STREET ROW, POUGHKEEPSIE, N.Y.

<u>BIDG. #</u>	<u>STREET & NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL & HISTORICAL DATA</u>	<u>OWNER & ADDRESS</u>
	<u>S. Hamilton St.</u>			
194.	81	c.1872	Italianate Villa-style house; clapboarded; two to three stories plus mansard roof; projecting tower at center front with two story arch embracing large second story window and paneled, double entry doors; 4/4 windows are single or paired; at right is wing with arcaded logia and small tower.	Abstel Realty 155 Franklin
195.	83	c.1871	Clapboarded, Second Empire-style residence; two stories plus mansard roof; dormers with arched pediments; paneled & bracketed cornice; 2/2 windows with molded lintels; bracketed porch; wing at back.	Robert W. Jaegen same
196.	85	c.1871	Two and a half to three story, clapboarded house; deeply projecting cornice with brackets; wide frieze with windows; second and third story central tower with balcony; arched 1/1 windows; ornate wrap-around porch with porte cochere in the Eastlake Style; arched entryway with large, double doors.	Marion S. Rutherford same
197.	87	c.1871	Clapboarded, Second Empire-style house; two stories and a mansard roof; dormers with arched pediments; paneled & bracketed cornice; 2/2 windows with molded lintels; bracketed porch; wing at rear; 3 sided bay; double door entry.	Everett K. Weed Jr. same

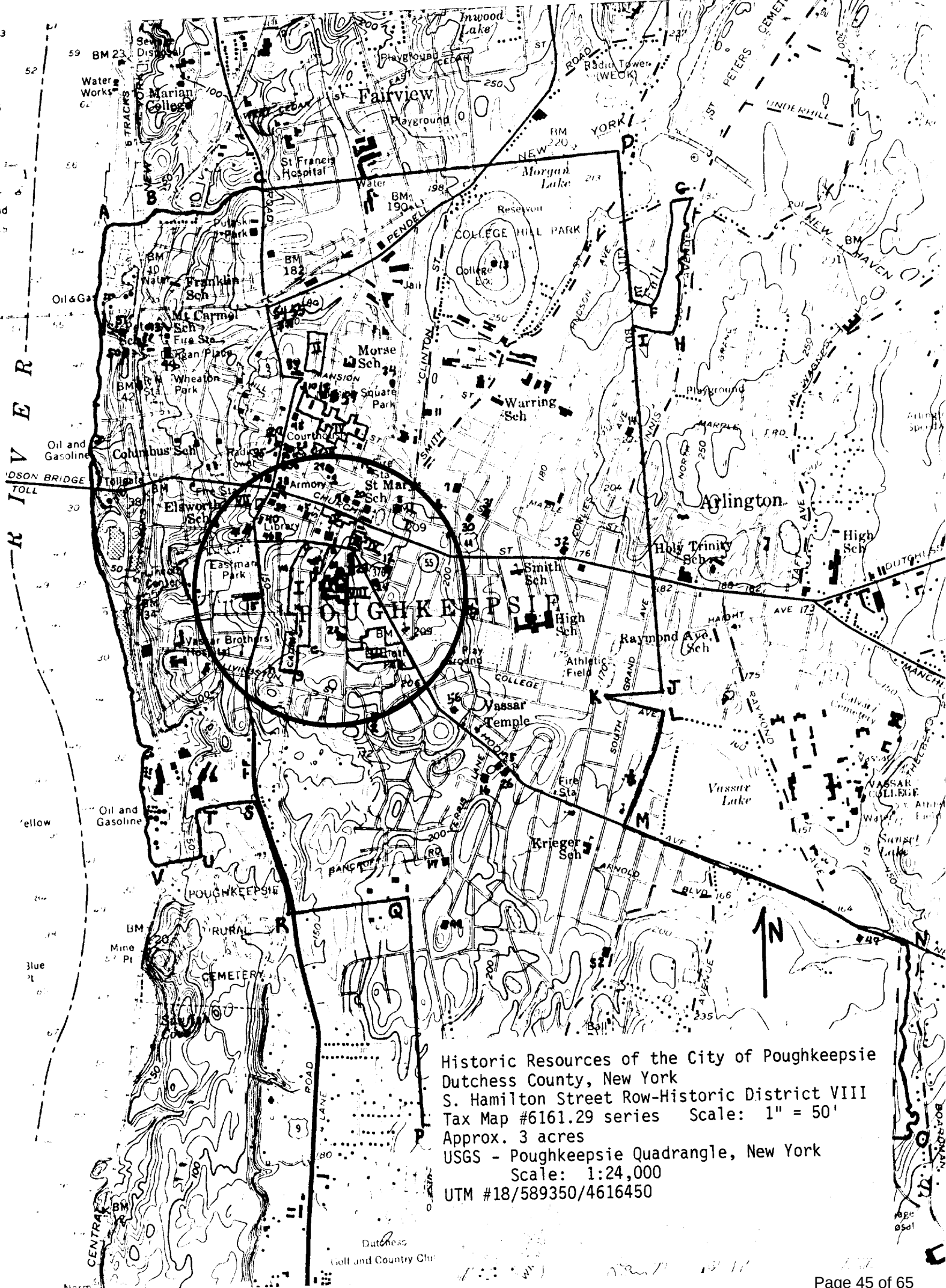
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HAMILTON

Page 44 of 65



Historic Resources of the City of Poughkeepsie
Dutchess County, New York
S. Hamilton Street Row-Historic District VIII
Tax Map #6161.29 series Scale: 1" = 50'
Approx. 3 acres
USGS - Poughkeepsie Quadrangle, New York
Scale: 1:24,000
UTM #18/589350/4616450



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
STAFF REVIEW OF NOMINATION FOR DESIGNATION
AUGUST 13, 2026**

Project Description: **37 CARROLL STREET:** Nomination for Designation as a Local Landmark
Applicant: Evan Menist; Owner: Gary Maeir; Grid #6161-29-096846;
Zoning District: RNC; File #2026-045

Staff: Judith Knauss, Deputy Zoning Administrator

Review Date(s): August 6, 2026

DESIGNATION OF LANDMARKS OR HISTORIC DISTRICTS

Section 19-5.21(3) of the Zoning Code provides the criteria for designation of historic districts or landmarks and outlines the process for designation. Applications for designation are first received by the Building Department and forwarded for consideration by the HDLPC. Upon receipt of such an application, the HDLPC notice shall be sent to the property owner, and a public hearing shall be scheduled.

The HDLPC may recommend a building, object, structure, or site be designated as a landmark if it:

1. 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; or
2. Is identified with historic personages; or
3. Embodies the distinguishing characteristics of an architectural style; or
4. Is the work of a designer whose work has significantly influenced an age; or
5. Because of unique location/singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

The HDLPC may recommend a group of properties be designated as an historic district if it:

1. Contains properties which meet one or more of the criteria for designation of a landmark; and
2. By reason of possessing such qualities, it constitutes a distinct section of the City.

The HDLPC shall notify the owner of the property proposed for designation, and set the public hearing. At which the applicant, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural, or cultural importance of the proposed landmark or historic district. The record may also contain staff reports, public comments, or other evidence offered outside of the hearing. The Commission shall approve, approve with modifications or deny the application within 45 days of the public hearing, except that the Commission may agree with the applicant, in writing, to extend the time period within which a designation will be made. An application recommended for approval shall be forwarded to the Common Council for their consideration. The Common Council shall hold a public hearing prior to the designation of any landmark or historic district. Such public hearing shall occur within 60 days from receipt of the approved application from the Commission. Notice of the hearing shall be sent by regular mail to the owner of the property proposed for designation. The same criteria for designation shall be used by the Common Council and the Commission. The Common Council shall approve or disapprove the designation within 75 days from receipt of the approved application from the Commission. No building permits shall be issued by the Building Inspector during this process.

CONSIDERATION FOR DESIGNATION
37 CARROLL STREET
TAX MAP PARCEL #6161-29-096846

Application PD2026-045 is intended on the part of the applicant to address an unintentional oversight.

The original application for designation as a local landmark, filed in 2016, provided only a single address, 85 South Hamilton Street, although the application actually stated “house + carriage barn,” and the narrative submitted with the application, including maps, contained references to and was clearly intended to incorporate the barn/carriage house at 37 Carroll Street.

The 2016 application, filed at the request of then-owner Barbara Rutherford, was recommended to the Common Council for designation following a public hearing. The Common Council held a public hearing and vote to designate the property. It has been so listed since that time, and the listing was mistakenly assumed to include the carriage house. It has only recently come to the attention of HDLPC members, City Staff and others that the address at 37 Carroll Street was not specifically mentioned in any of the materials, even though the intention was very clearly to include it.

While the carriage house may be located on a separate tax parcel than the residential structure at 85 South Hamilton Street, this separation is neither obvious, functional or practical. The carriage house was constructed in conjunction with the residential structure at 85 South Hamilton Street and has historically been utilized as an accessory thereto for well over 100 years.

The instant application is intended to remove any doubt that the carriage house was meant to be included in the designation.

Recommendations:

It is recommended that the HDLPC set a public hearing date and authorize staff to carry out the notification requirements set forth in Section 19-5.21 in the Zoning Code (prepare and distribute the public hearing documents, send notification to the property owner and to the Building Department, etc). The earliest possible date for such hearing is September 10, 2026.



**CITY OF POUGHKEEPSIE DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
NOMINATION FOR DESIGNATION
RECORD OF ACTION
37 CARROLL STREET**

Nomination for Designation as a Local Landmark

Applicant: Evan Menist; Owner: Gary Maeir

Grid #6161-29-096846; Zoning District: RNC; File #2026-045

MEETING OF AUGUST 13, 2026

In accordance with the provisions of Section 19-5.21(3)(d) of the HDLPC finds that the application ☐ does ☐ does not warrant consideration for designation as a local historic district, landmark or landmark site, and therefore sets a public hearing for the next available meeting of the HDLPC (September 10, 2026), and directs staff to:

- 1) Prepare the public hearing materials;
- 2) Send notice of the application to the owner of the property by regular mail, describing the property and/or proposed landmark under consideration for designation and announcing a public hearing by the HDLPC to consider the designation.
- 3) Inform the Building Inspector that no building permits shall be issued until the HLDPC has made its decision.

Motion:

Second:

Votes:

Ayes

Nays

Abstentions

MEETING OF SEPTEMBER 10, 2026

The HDLPC finds 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 19-5.21(3)(g) of the Zoning Ordinance.

Motion:

Second:

Votes:

Ayes

Nays

Abstentions



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

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

LOCATION

Address: 85 S Hamilton Street

APPLICANT

Name: Holly Wahlberg, Design Historian / Barbara Rutherford

OWNER

Address: 85 S. Hamilton Street

Refer nomination to the Common Council

Motion: _____
Second: _____
Votes: _____
Ayes Nays Abstentions

Signature of Chairman

Date:

Set for Public Hearing Yes [☒] No [☐] May 12, 2016

Motion: Gary Pryratsky
Second: Robert Morfel
Votes: 4 0 0
Ayes Nays Abstentions

Signature of Chairman

Date: 4/20/16



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK**

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POUGHKEEPSIE, NY 12601

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HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

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

Address: 85 S. Hamilton St.

Grid # _____

NAME OF PROPERTY

Historic Name (if any): _____

Other Names (if any): _____

CLASSIFICATION

Ownership of Property

☒ Private ☐ Public

Owner: Barbara Rutherford

Address: 85 S. Hamilton St.

City: Poughkeepsie, NY

State/Zip: 12601

Category of Property

☒ Building(s) House + Carriage Barn

☐ District

☐ Site

☐ Structure

☐ Object

FUNCTION OR USE

Historic Functions or Uses:

Private Home and School of Dance

Current Functions or Uses:

Same

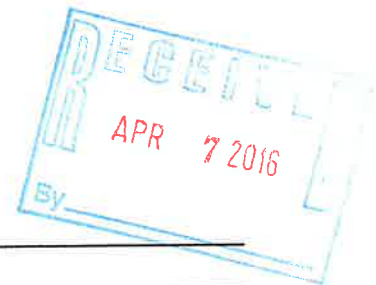
NAME OF ORIGINAL ARCHITECT (if known): Arnout Cannon (for 1893 remodel)

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.



Statement of Significance: Mark "X" in the applicable box(es) below for the criteria qualifying the individual property for local register listing.

- ☒ The property 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; or
- ☒ The property is identified with historic personages; or
- ☒ The property embodies the distinguishing characteristics of an architectural style; or
- ☒ The property is the work of a designer whose work has significantly influenced an age; or
- ☐ Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.

Statement of Significance: Mark "X" in the box(es) below acknowledging the existence of the two criteria qualifying a group of properties as a historic district.

- ☐ The group contains properties which meet one or more of the criteria for designation of a landmark; and
- ☐ By reason of possessing such qualities, it constitutes a distinct section of the City.

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

Form Prepared by:

Name/Title: Holly Wahlberg, Design Historian / on behalf of Barbara Rutherford

Organization: _____

Street: 35 Garfield Place

City/State/Zip: Poughkeepsie, NY 12601

Telephone: 845-454-5456

Date: 4/6/2016

HDLPC CERTIFICATION

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

Motion: Gary Privatky
Second: Noel Knille
Votes: 4 0 0

Signature of Chairman

Local Register Nomination

85 S. Hamilton Street, Poughkeepsie (House and Carriage Barn)

Prepared by: Holly Wahlberg © 2016

STATEMENT OF SIGNIFICANCE:

Property is associated with lives of people significant in our past; is associated with events that have made a significant contribution to broad patterns of our history; embodies distinctive characteristics of a type and represents the work of a master

85 S. Hamilton Street represents one of Poughkeepsie's earliest examples of suburban architecture in the Civil War era and the subsequent shift in architectural taste toward the new Queen Anne style in the 1880s and 1890s. The alterations of 1893 are the work of one of Poughkeepsie's leading architects, Arnout Cannon. The house is also associated with three families who have had a major impact on Poughkeepsie's physical and cultural development: the Corlies family who created Poughkeepsie's first southside neighborhoods and later developed much of Poughkeepsie's east side; the Brinckerhoff family who dominated Poughkeepsie's ferry and shipping industries from the late 19th century well into the 20th century; and the Rutherford family whose commitment to ballet, dance and music in Poughkeepsie has continued uninterrupted since 1898. This property also contains a large intact carriage barn with gambrel roof and cupola that is one of only a handful of similar barns to survive in Poughkeepsie.

85 S. Hamilton Street, long regarded as one of the finest mansions in Poughkeepsie, was built circa 1862 as the home of real estate developer George Corlies (1804-1892). Corlies was born in New York City to a prosperous Quaker family whose fortune originated in dry goods, auctioneering and banking.¹ At age 30, Corlies retired from business - wealthy, but in fragile health. Looking for a country retreat and possibly fondly remembering his childhood days at a Dutchess County Quaker boarding school, Corlies selected Poughkeepsie as his new home in 1834.²

But the life of a retired country squire did not seem to suit George Corlies as he quickly began a real estate venture to subdivide and develop the Bronson French farm on the southern outskirts of the village. Although these plans were stymied by the economic Panic of 1837, Corlies did not forget Poughkeepsie and returned 13 years later in 1850 to resume his plans for a new residential development on Poughkeepsie's southern boundary.³

Corlies began this new neighborhood on the west side of Garfield Place, building the first home there (his own home at #28) in 1851 and selling additional building

lots to his Quaker friends. Other members of the Corlies family soon followed George Corlies to Poughkeepsie, purchasing land to develop the country estates of Maple Grove, Cedarcliff and Edgehill along Poughkeepsie's South Road (today's Route 9).



S. Hamilton Street Row (87, 85, 83, 81 S. Hamilton Street)

In the early 1860s, Corlies moved beyond Garfield Place – continuing to develop homes on land to the east along a rocky promontory known informally as “cherry hill” for the wild cherry trees growing there. The com-

munity watched with what was described as a “feeling next to wonder” at the way Corlies transformed this rock ledge into a “mansion row” of gracious Italianate villas and Second Empire style homes.⁴ Just as he had on Garfield Place, Corlies personally led the way to this new neighborhood by moving himself and his family into homes on S. Hamilton Street. Of the four houses built in a row along the west side of the street, Corlies selected #85 (built in 1861-62) as his own residence.

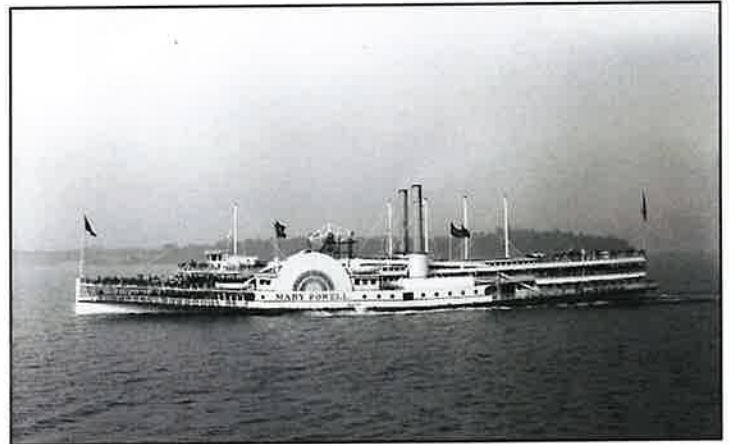
In addition to neighborhood planning, Corlies was also noted for his avid interest in landscape design - planting hundreds of shade trees as part of his projects.⁵ He also played a significant part in the design of the new Poughkeepsie Rural Cemetery, especially the layout of the carriage road leading to the magnificent “Lookout” at the top of Mine Point. (Corlies later told the story of Matthew Vassar’s desire to erect a monument to Henry Hudson somewhere along the Hudson River. Corlies suggested to Vassar that the cemetery’s Lookout on the top of Mine Point would be a fine location for the monument. After visiting the spot, Vassar published an article in the Poughkeepsie papers describing this idea. When Corlies met up with Vassar a week later, Vassar told him, “Not one person in the City of Poughkeepsie has referred to my monument. I have decided to build a College for Women, where they can learn what is useful, practical and sensible.”)⁶

In 1883, George Corlies sold 85 S. Hamilton to prominent steamship entrepreneur John H. Brinckerhoff (1827-1901). When Brinckerhoff purchased this home for himself and his 89-year-old mother, he was a wealthy widower well into late middle age and at the height of his career as the dominant force in Poughkeepsie’s transportation industry. At the time of his death in 1901, Brinckerhoff owned considerable wharf frontage on both sides of the river along with the Poughkeepsie-Highland ferry service, the celebrated passenger steamer, the *Mary Powell* and several other steamships carrying both passengers and freight between New York, Newburgh, Poughkeepsie, and Kingston.⁷

Perhaps it was Brinckerhoff’s close connection with beautiful 19th century steamships that inspired local architect Arnout Cannon’s 1893 renovation of 85 S. Hamilton with details that seem to echo the spindles of a steamship’s paddle wheel, the multiple tiers and rail-



John H. Brinckerhoff



(Above) Brinckerhoff’s steamship, the *Mary Powell*;
(Below) 85 S. Hamilton Street



ings of a ship's promenade decks, and a tower that suggested a pilothouse or captain's bridge. These features have earned 85 S. Hamilton the local nickname "ferryboat house." In 1893, the *Poughkeepsie Daily Eagle* called Cannon's richly embellished wraparound porch design "the very finest veranda in town."⁸

Brinckerhoff reportedly enjoyed boasting that his house was on the highest point in Poughkeepsie except for College Hill and joked that he was glad College Hill was higher, "otherwise he wouldn't have any water."⁹ His hilltop home with its commanding five story tower (reduced to three stories by a later owner) gave Captain Brinckerhoff views of the Hudson River and the ability to keep a watchful



Carriage Barn at 85 S. Hamilton, Carroll St. (west) facade; this barn replaced an older stable on the same site

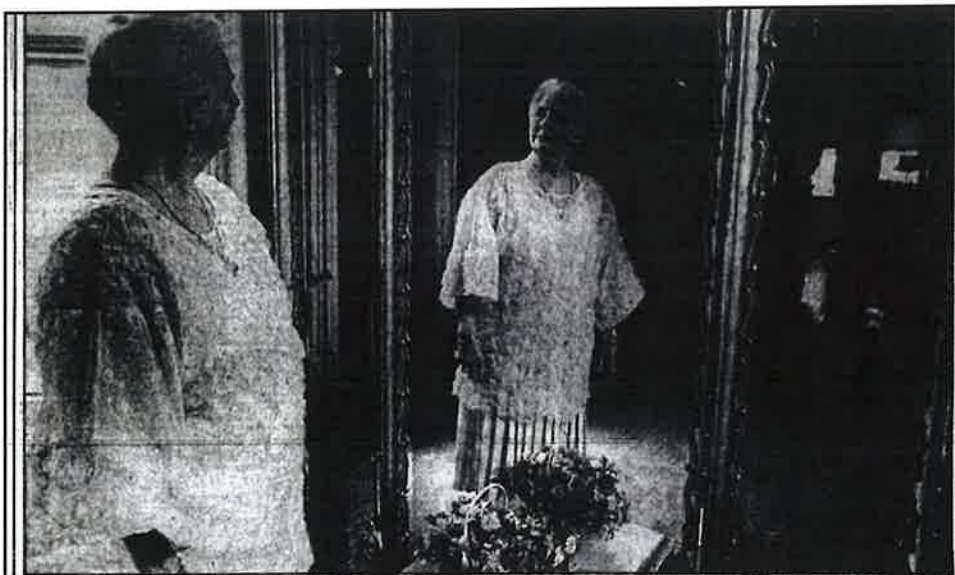
eye on his shipping interests.

Brinckerhoff's personal life was as flamboyant as his distinctive home. His fondness for fast ladies and fast horses kept Poughkeepsie entertained and sometimes scandalized, particularly during the racy court proceedings of his bitter divorce in 1886 after only ten months of marriage to a woman 40 years his junior.¹⁰

As an avid horseman, Brinckerhoff built a new carriage barn on the grounds of 85 S. Hamilton in 1895.¹¹ The porte cochere on the house's north side retains the special steps designed to assist passengers alighting from their carriages.



(Above) The Crum home at 47 Carroll St. as it looks today;
(Below) Marion Rutherford in 1988 celebrating her 83rd birthday



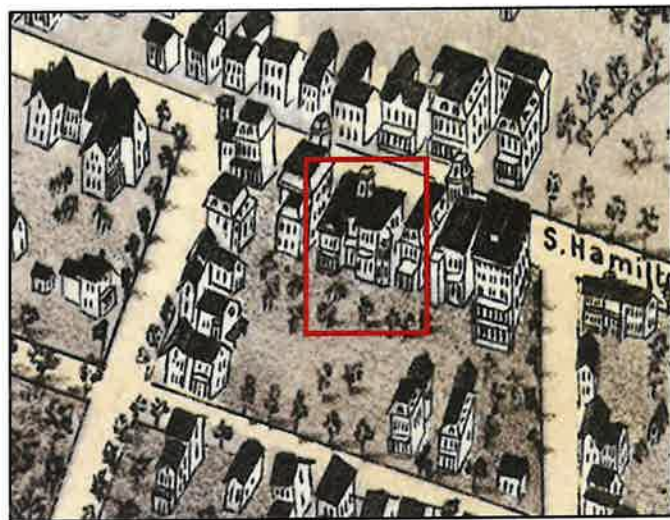
In 1901, Brinckerhoff died following a carriage accident while trying out his newest horse on the Hyde Park Road (today's Route 9 North). At his side was his beloved young ward and housekeeper, Miss Ida Crum who survived the accident. Brinckerhoff left 85 S. Hamilton to Ida Crum who lived there until her death in 1933.¹³ Miss Crum's family was related to Brinckerhoff's deceased first wife, Angeline Terpening. (Ida Crum called Brinckerhoff "Uncle" and was the sister of the husband of Brinckerhoff's niece, Grace Terpening Crum). The men of the Crum family assisted Brinckerhoff in

Friends, students offer graceful bow to Poughkeepsie's first lady of dance

his business operations.¹⁴ The Crum residence nearby at 47 Carroll Street, next door to Brinckerhoff's carriage barn, completed the closely knit connection between these two families. The Crums continued to operate the Poughkeepsie-Highland ferry service until 1941, when they were finally driven out of business by the dominance of the Mid-Hudson bridge.¹⁵

As Brinckerhoff's ward was living out her final years alone in the Brinckerhoff mansion, a pair of young newlyweds named George and Marion Rutherford drove by one day in 1926, and promised themselves that one day, they would own the magnificent 85 S. Hamilton Street. That year, the 21-year-old ballerina and Broadway understudy, Marion Swords of St. Louis had married musician George Rutherford II of Poughkeepsie – and together they would continue the Rutherford family's School of Dance, then already in its 28th year of providing dance and music instruction to city residents.¹⁶

Fourteen years into their marriage, the couple's newlywed dream actually did come true. In 1940, George and Marion Rutherford purchased 85 S. Hamilton Street as their family home. Their studio of dance would be conducted in the mansion's drawing room and south parlor from that point on.



1873 and 1880 maps showing 85 S. Hamilton



c. 1905 photo of 85 S. Hamilton showing earlier tower design and rooftop balustrade

Marion Rutherford once explained to a local reporter the importance dance studios traditionally held in community life: "Years ago when a family moved to a new city, one of the first things they did was find a dance studio. They recognized the importance of preparing the younger generation to enter society. My husband knew how to train young ladies. He taught them manners, poise and how to sit down."¹⁷

The year 2015 marks the Rutherford family's 75th year at 85 S. Hamilton

where two generations of the Rutherfords have raised their families and brought the joy of dance to hundreds each year.

The Rutherfords have proudly retained the original exterior appearance of 85 S. Hamilton St., along with

many of the opulent interior fittings installed by the Corlies and Brinckerhoff families - including chandeliers, sconces, embossed wall paper, gilded floor to ceiling mirrors, portieres, elaborate plaster ornament, and marble mantles.

Maps from 1873 and 1880 show that 85 S. Hamilton had a larger and more cube-like footprint than the other Corlies houses next door (#'s 83 and 87) which were designed in the Second Empire style. 85 S. Hamilton seems to have been conceived as a larger and grander Italianate style home with a mansard roofed tower, a deep and elaborate bracketed cornice and a 3rd floor window frieze (instead of a third floor mansard roofed attic). The 1880 map shows a porch running along only part of the front facade south of the front door.

In 1893, newspaper reporters announced that Brinckerhoff's architect, Arnout Cannon of Poughkeepsie was conducting "extensive improvements" on the house at a cost of \$10,000.¹⁸ We know for certain from press ac-



Wilderstein; redesigned in the Queen Anne style in 1888 by Poughkeepsie architect Arnout Cannon

counts that the porch was redesigned, although it seems possible that Cannon may have also heightened the central tower for better river views and added the elegant porte cochere for this client who was so closely connected with both the Hudson and carriage driving.

We do know that at some point prior to 1940, the roof balustrade, one element of porch trim and part of the tower were removed (see photo published in 1905 showing these features still in place).¹⁹ The tower was dropped from five to four stories sometime before the 1913 Sanborn Fire Insurance Map was drawn. When the Rutherford family purchased the house in 1940, the Crum family told them the tower had been lowered because it "rocked" in the wind. Some or all of the original roof balustrade is currently stored in the carriage barn.



Poughkeepsie Architect Arnout Cannon (inset); and his home at 144 Franklin Street as it looks today

Earlier newspaper references prior to 1893 reveal that Brinckerhoff also had extensive work done to the house when he purchased it in 1883 for what was considered the bargain price of

\$16,000.²⁰ Whether this work was done on the interior, the exterior or both is unknown. For the 1893 remodeling, Brinckerhoff may have selected Poughkeepsie architect Arnout Cannon (1839-1898) because of Cannon's

extensive work for one of Brinckerhoff's colleagues, the Newburgh steamship baron, Homer Ramsdell. In 1890, Cannon had produced designs for Ramsdell's country house in the suburbs of Newburgh and for a Ramsdell owned hotel near the Beacon wharf.²¹

Five years before undertaking work on 85 S. Hamilton, Cannon's large scale 1888 remodeling of Wilderstein in Rhinebeck (where he transformed the Suckley family's restrained Italianate villa into a fashionable Queen Anne mansion with elaborate porte cochere) was a project that had already proved Cannon's ability to update the Italianate style with new and fashionable architectural changes befitting a man such as Brinckerhoff who was at the peak of his wealth and status.²²

Cannon may have also known Brinckerhoff as a friend and neighbor, since up until 1888, the Cannon family's personal residence was at 144 Franklin Street, less than two blocks from 85 S. Hamilton Street.²³


IMPORTANT AUCTION
Of high class furniture, oil paintings, piano, etc.. Having sold the property 85 South Hamilton St., Poughkeepsie, N. Y., will sell on the premises
THURSDAY, AUGUST 15, AT 9:30 A. M.
For the estate of Ida M. Crum, the entire contents of the 12-room house: Oil paints by Hilliard, Charles Hoquet and G. la Roique. Dresden and Staffordshire pieces; several gold cabinets, onyx, bronze and marble figures; statuary. Upholstered couches, ottomans, easy chairs; plaques. Handsome Chickering piano; electric victrola; engravings, teakwood stand. Mahogany table, mahogany dining room suite, several gold parlor chairs. Imported drapes and lace curtains; mahogany bedroom suites, white enamel bedroom suite; oak bedroom suite; black walnut bedroom suite. Clocks, clock set, scatter rugs, water colors, toilet sets. Bedroom chairs; bisque figures; rare and irreplaceable imported French and English bricabac. Figurines; nipon card receiver, group statuary horses and warrior. Divan, roundabout settee, large carved hall rack, mahogany chairs, enamel bed, spring and mattress; love seat, porch furniture, table and chairs. Wicker flower stands, kitchen chairs and table; stepladder, kitchen utensils, dishes, etc. Everything in fine condition. Terms: Cash. Inspection Wednesday, August 14th, from 2 P. M. to 5 P. M. Sale under the management of James R. Smith, 882 Main Street.
By order of the Trustees of the estate of Ida M. Crum, deceased

On August 15, 1940, the contents of the Brinckerhoff mansion were sold at public auction on the lawn of 85 S. Hamilton, seven years after the death of Brinckerhoff's heir, Miss Ida Crum. George and Marion Rutherford were able to purchase Brinckerhoff's massive mahogany Renaissance Revival dining room suite which is still used daily by George and Marion Rutherford's daughter, Barbara, the current owner of 85 S. Hamilton.

Notes:

- ¹ Scoville, Joseph Alfred. *The Old Merchants of New York City* (1864) 115.
- ² Platt, Edmund. *History of Poughkeepsie* (1905) 275.
- ³ Ibid., George Corlies Obituary: May 28, 1892 *Poughkeepsie Daily Eagle*
- ⁴ "George Corlies" December 20, 1891 *Poughkeepsie Sunday Courier*
- ⁵ "George Corlies Dead" June 4, 1892 *Poughkeepsie News-Telegraph*
- ⁶ Bruce, Wallace. *The Hudson*. New York: Bryant Literary Union, 1901. 155.
- ⁷ *Commemorative Biographical Record of Dutchess County*. Chicago: J.H. Beers, 1897, 848.
- ⁸ July 29, 1893 *Poughkeepsie Daily Eagle*
- ⁹ "85 S. Hamilton Street" August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ¹⁰ *Poughkeepsie Sunday Courier*: June 27, 1886; August 8, 1886; October 3, 1886; December 12, 1886; January 23, 1887; April 24, 1887.
- ¹¹ "Handsome New Barn" November 21, 1895 *Poughkeepsie Daily Eagle*
- ¹² "Captain Brinckerhoff Injured" December 1, 1901 *Poughkeepsie Daily Eagle*
- ¹³ "Ida Crum Dies" November 20, 1933 *Poughkeepsie Daily Eagle*; "Obituary Samuel A. Crum April 19, 1936 *Poughkeepsie Sunday Courier*"; "Brinckerhoff Trial" August 1, 1886, March 14, 1886, May 29, 1887 *Daily Eagle*
- ¹⁴ Ibid.
- ¹⁵ December 18, 1941 *Poughkeepsie New Yorker*
- ¹⁶ "Many Happy Returns, Mrs. R." June 12, 1988 *Poughkeepsie Journal*
- ¹⁷ Hughes, Larry. "Mrs. R. Was Matriarch of Dance" September 16, 2003 *Poughkeepsie Journal*
- ¹⁸ March 19, 1893 *Poughkeepsie Sunday Courier*; March 20, 1893 *Poughkeepsie Daily Eagle*
- ¹⁹ "85 S. Hamilton St." August 10, 1947 *Poughkeepsie Sunday New Yorker*
- ²⁰ "Fitting Up" October 10, 1883 *Poughkeepsie Daily Eagle*; Deeds Liber 214, 498: Jacob Corlies to John H. Brinckerhoff
- ²¹ February 15, 1890 *Poughkeepsie News-Telegraph*; April 20, 1890 *Poughkeepsie News-Press*
- ²² Philip, Cynthia Owen. *Wilderstein and the Suckleys*. Rhinebeck: Wilderstein Preservation, 2001. 21-24
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Drawing from: *Victorian Houses: A Treasury of Lesser Known Examples*, 1973 by Edmund Gillon and Clay Lancaster



South and East Facades



East (front) facade



East and North facades



Porte Cochere on the north facade and carriage barn beyond



Front porch steps, arched double front doors, spindlework porch trim, full length parlor windows



Second and third floor balustrades, cornice brackets, 3rd floor window frieze - on front (east) facade

HANDSOME NEW BARN.

—One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J. H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

November 21, 1895 *Daily Eagle*
 "Handsome New Barn"

One of the handsomest new barns ever built in this vicinity has just been completed by Capt. J.H. Brinckerhoff, in connection with his elegant residence on South Hamilton Street. It is forty by fifty feet, and every part of it is finished off in a manner that would do credit to a great many houses. Two large box stalls, with a number of single ones, form part of the general floor. They are ornamented by a very handsome railing, which shows off nicely. The wood work and ceiling is of Georgia pine, oiled. There is a room for harness, with glass front, and also numerous other rooms, all provided with the latest improvements. The captain always does things up in a creditable manner.

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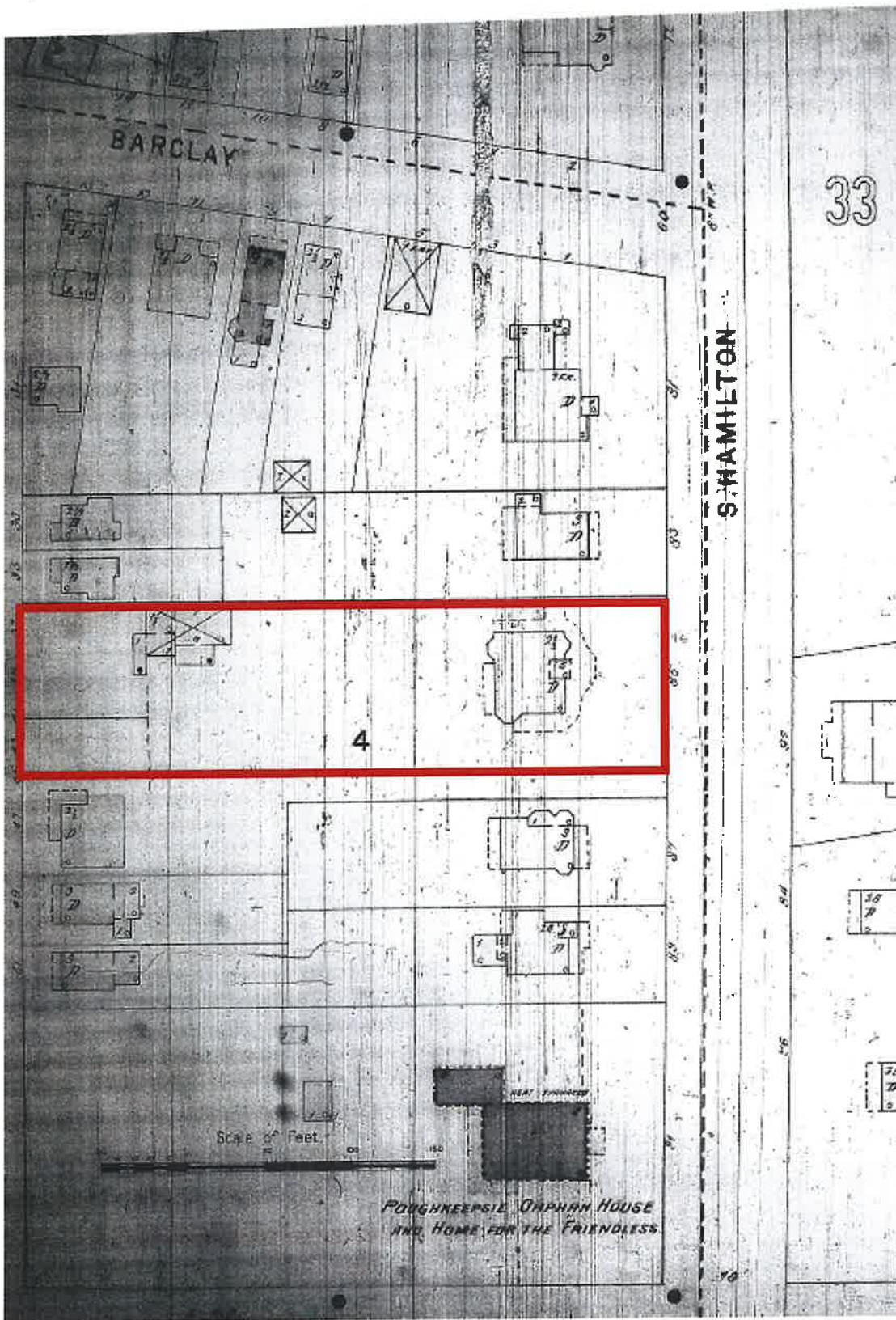
All classes open week of Sept. 9

Rutherford School

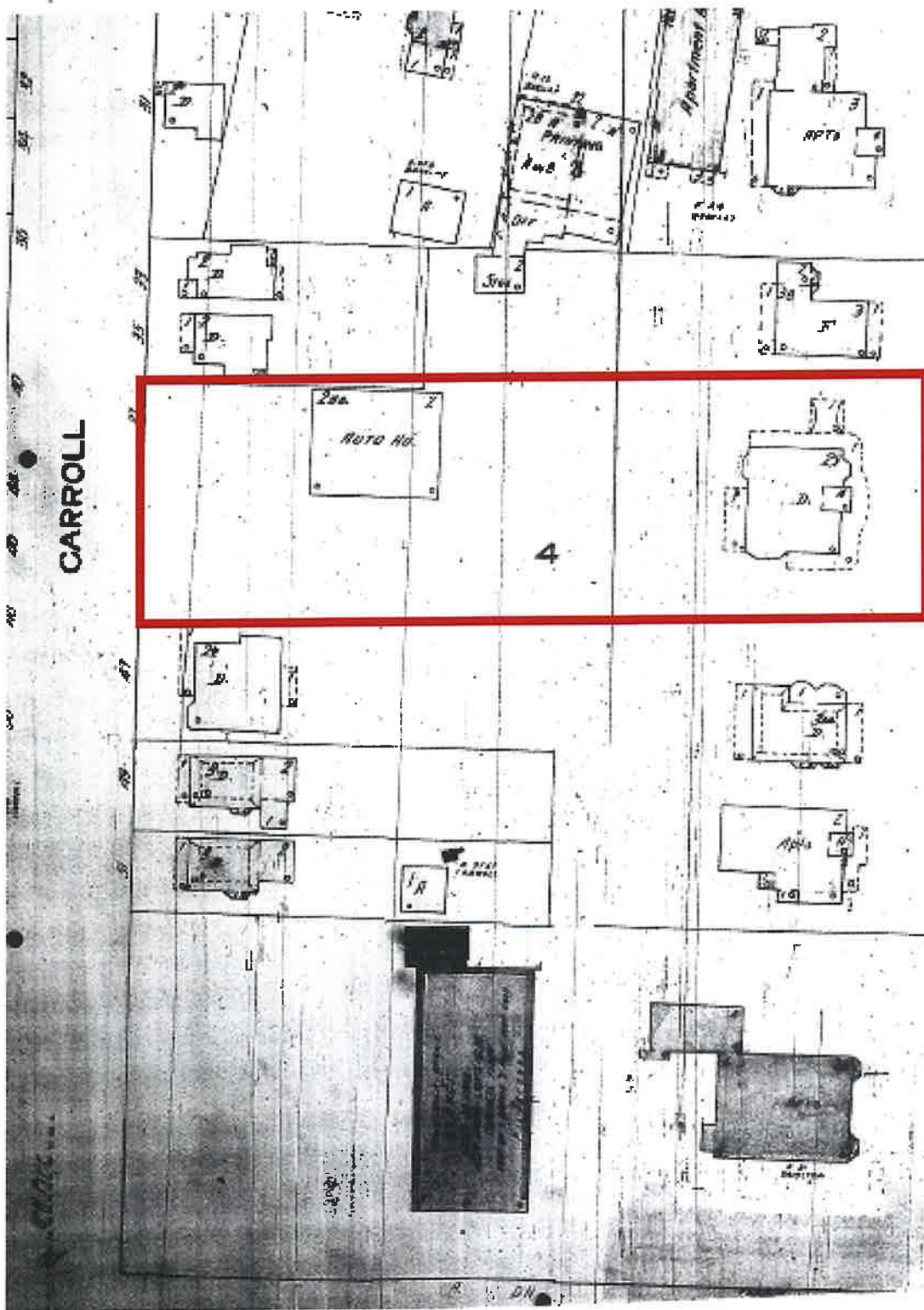
85 So. Hamilton Street

Phone 471-2390

1968 ad for the Rutherford School of Dance



Sanborn Fire Insurance Map, 1895



Sanborn Fire Insurance Map, 1913 (showing tower dropped from five stories to four stories and the replacement of previous stable with new carriage barn - the barn is referred to by 1913 as an “auto house”)