

### PREMIER RESTORATION AND REINTERPRETATION THE 20<sup>TH</sup> ANNUAL COUNTRY SEATS TOUR

On the peak autumn weekend of October 18-19, Hudson River Heritage opens the doors to eleven architecturally important private homes and landscapes in Hyde Park, Staatsburg, and Clinton. From the southern part of the Hudson River National Historic Landmark District, with its world-renown country places of the Roosevelts and the Vanderbilts, these homes range in character from a colonial era tavern to a mid-20<sup>th</sup>-century Art Deco villa.

*Premier Restoration and Reinterpretation* is the theme chosen by our Tour Director, Susan Hinkle, for this year's 20<sup>th</sup> anniversary tour. It showcases homes built over four centuries, from a masterfully restored 18<sup>th</sup>-century stone farmhouse to a 2007 American gothic home that reflects the best of Alexander Jackson Davis in its design and lakeside setting. The Clinton area properties highlight earlier vernacular architecture and a contemporary neo-Gothic Revival home designed by well-known architect Warren Temple Smith. The owner has used eco-friendly



*Hosack Farm*

materials and features, in the spirit of innovation that characterized Davis' era of the mid-19<sup>th</sup>-century.

The Hyde Park area offers a special opportunity to visit notable private homes and agricultural buildings that were once part of the Vanderbilts'

surrounding community at the turn of the century. The Hosack Farm was built initially by Frederick Vanderbilt as the Howard Mansion for his favorite niece and her husband in 1896, shortly before the great house on the bluff. Original architects McKim, Mead, and

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### MAPPING FOR ADVOCACY

All the towns along the central reaches of the Hudson River have large unprotected spaces being eyed by developers. HRH's mapping projects play a key role in preserving these culturally valuable open spaces. To this end, HRH is proceeding with a new phase in its Landmark District map process, which aims to protect the areas from Hyde Park to Germantown and from Saugerties to

Esopus from future out-of-character development.

HRH is working at several projects simultaneously. Currently, our GIS (Geographic Information Systems) specialist, Trevor Johnson, is setting up a computer program able to

***Mapping tools help protect cultural resources***

depict all properties that would have the proposed Kingston Waterfront developments in view. You'll be able

to see the locations from which the proposed buildings—possibly as many as 2,100 units—on these 1.5 miles of shoreline will be visible. This map will strengthen the visual impact analysis that HRH commissioned last year from Terrence J. DeWan & Associates.

Mapping has proven to be an important tool for protecting cultural resources. Previously in Kingston, mapping efforts presented

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## LETTER FROM THE PRESIDENT

For 34 years, HRH has been devoted to public education and preservation advocacy in the Hudson River Valley. This year brings a firm commitment to focus on organizational sustainability through forging new connections between people and historic preservation.

*Highlights of this year's activity include:*

- **Two grants received** from the New York State Council for the Arts to further our preservation advocacy work, reorganize operations, and strengthen our Board governance in terms of strategic planning and funds development
- **Work with four expert consultants** who assist our advocacy efforts, strengthen our communications and operations capabilities, and help with grant proposals
- **Continued work as part of the Friends of Kingston Waterfront** to promote positive changes relative to the visual impact of the proposed developments
- **A memorable Spring Benefit** at Hendricks House, thanks to our hosts, Dr. Gregory and Arlene Chiamonte, everyone who contributed, and all who braved the heat to attend
- **Redesign of our website** (under construction) with volunteer designer, Dave Pratt, and treasurer Louise Kalin
- **Our Board of Directors has mobilized**, with several members heading new committees to advance HRH's development efforts
- **The 20th annual Country Seats Tour** "Premier Restoration and Reinterpretation" is planned to take place in Hyde Park, Staatsburg and Clinton
- **Our new Executive Director** Karen Bullot was warmly welcomed

We are at a crucial time, the outcome of which will depend partly on local membership support. The New York State Council for the Arts is considering whether to provide higher level of support, based in large part on the commitment of our local giving base, You!

**With this newsletter, you are receiving a membership envelope.** All who have contributed \$300 or more within the last year are already on the '08-'09 membership rolls. For those who did not contribute recently, were once members, or are new potential members, please consider renewing or joining. HRH has waited a year to remind members of their annual renewal, which henceforth will be a single call in the summer. Several members have sent in renewals already, and they are on record. Everyone is welcome!

**Why be a member of HRH?** The first benefit is the gratification of knowing you are among the hundreds who support the active pro bono Board of Directors, the legion of volunteers, the part-time staffers and expert consultants who work hard and creatively to protect our local historic resources. Second is your opportunity to gather with this preservation community at free annual members' events, at the Country Seats Tour with reduced ticket prices, and for other occasions. Third is the communications you will receive like this newsletter, bimonthly updates and e-alert messages about important issues and public hearings. Please be sure we have up-to-date addresses for you!

I serve as president of the Board of Directors knowing that the mission of HRH and my life work as an archaeologist and professor are on parallel trails: Preservation through education and advocacy. If you, too, believe in the HRH mission, please consider becoming a supporting member or renewing your membership today. I thank you.

*--Christopher Lindner*

# HRH

HUDSON RIVER  
HERITAGE

## BOARD OF DIRECTORS

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## NEW EXECUTIVE DIRECTOR

As HRH moves forward in 2008 with goals of organization revitalization and sustainability, along with a sharper focus on stewardship in our Landmark District, we are pleased to have hired an extraordinary individual, Karen Bullot, as Executive Director. Since February, Karen has been a consultant to HRH, assisting with advocacy efforts and restructuring operations. She has already accomplished a great deal by improving processes in the areas of budgeting and finances, systems and databases, project management, and public communications. Her 25 years of corporate marketing, communications, and management experience, combined with HRH's clearly defined mission, will bring

***“Our region’s heritage plays an important role in defining the quality of life in and around the Landmark District”***



*Karen Bullot*

our organization to new levels of effectiveness and success.

Born and raised in Old Lyme, Connecticut, Karen received a B.A. in Economics from Bucknell University and then spent 18 years in the field of investment management and retirement planning in New York City. In the early 1990s, she discovered the Hudson Valley, its history and impressive landscapes, and purchased

an 1860s Victorian farmhouse in southern Columbia County. After moving full time to her home in 2000, Karen divided her time between two long-term management consulting positions and teaching classical piano. Today working with HRH, her passion for music education will continue along with her love of gardening, hiking, and enjoying life with her partner, Louis Hahn, an expert restorer of antique vehicles and steel-wheel tractors.

“I am delighted to be part of a local, meaningful preservation organization with a growing, active Board of Directors,” said Karen upon her selection as Executive Director. “Our region’s heritage plays an important role in defining the quality of life in and around the Landmark District. HRH helps us recognize that heritage and helps to protect this special and beautiful place we all enjoy. I’m honored to be part of this effort and will seek to truly make a difference for HRH and the communities it serves.”

## COUNTRY SEATS TOUR

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White designed a two-story house with shingle-style gables. Its current owners have dedicated the past ten years to its full restoration. Using the original plans from the New-York Historical Society, nationally award-winning architect David Yum has combined the very best in restoration and reinterpretation by integrating a substantial addition with the original house. The extensive gardens and forest, with original carriage trails and Vanderbilt stone bridges, are under restoration with assistance from prominent landscape architect Tim Steinhof.

As the grand finale, HRH is thrilled to host a dinner party in Staatsburg to benefit our preservation and advocacy

work. Join us Saturday evening for a special dinner event at The Locusts, Helen Huntington Astor Hull’s remarkable Hudson River estate, never before opened to the public. Restoration of the house has been completed, many specimen trees have been saved, restoration of the barns is underway, and the view of the Hudson is as magical as ever. An evening at The Locusts is a rare opportunity

for HRH members and guests to appreciate and celebrate our host’s dedication to the Hudson Valley.

Reservations for Tour tickets and The Locusts dinner party will be accepted in August by telephone and on our website. The brochure will also be available in advance. If you need lodging accommodations, be sure to book early, as October 18-19 is a prime autumn weekend.



*The Locusts*

## HRH HENDRICK'S HOUSE FUND-RAISER A GREAT SUCCESS!

On June 7, 2008, more than 150 members and friends were welcomed by Greg and Arlene Chiamonte to their gracious 1750s Staatsburg house. Entertained by Richie Gordon and enjoying drinks and fine cuisine catered by Oliver Kita, guests wandered through the finely restored antique interiors and exquisitely landscaped grounds and outbuildings.



*Duane Watson with Mike Gladstone*

During the event, President Christopher Lindner introduced to the HRH community the coordinator of this fund-raiser—our new Executive Director, Karen Bullo. Another highlight of the event was the presentation by Tara Sullivan, Executive Director of the Hudson-Fulton-Champlain Quadri-Centennial Commission of an official *Explore New York* flag to Dr. and Mrs. Chiamonte and HRH. In commemorating the upcoming year-long celebration, she noted that, “2009 marks the 400th anniversary of two historic events that shaped New York State’s future and established its place as the economic and social center of the New World. Henry Hudson and Samuel de Champlain simultaneously explored the southern and northern waterways of New York State, and changed America forever with their discoveries of the Hudson River and Lake Champlain.” Starting in January 2009, many events are planned from New York Harbor to the Canadian border. HRH hopes



*Gregory Chiamonte, Wint Aldrich, Margi and Pompey Delafield*

to receive funds from the commission to introduce Red Hook Central School students, teachers, and HRH members to the important extant 18<sup>th</sup>-century Dutch structures within our Landmark District.

Thanks to the generosity of our honorary committee and the support from members and friends, \$25,000 was raised from individual donations and a silent auction to fund HRH’s community outreach projects.

## CALL FOR STEWARDSHIP BECOME A VOLUNTEER!

Volunteers are so important in helping HRH take care of the Hudson River National Historic Landmark District. Perhaps you have historical or preservation expertise, specialized skills, or you would just like to help out. We have a lot of work and would welcome your assistance.

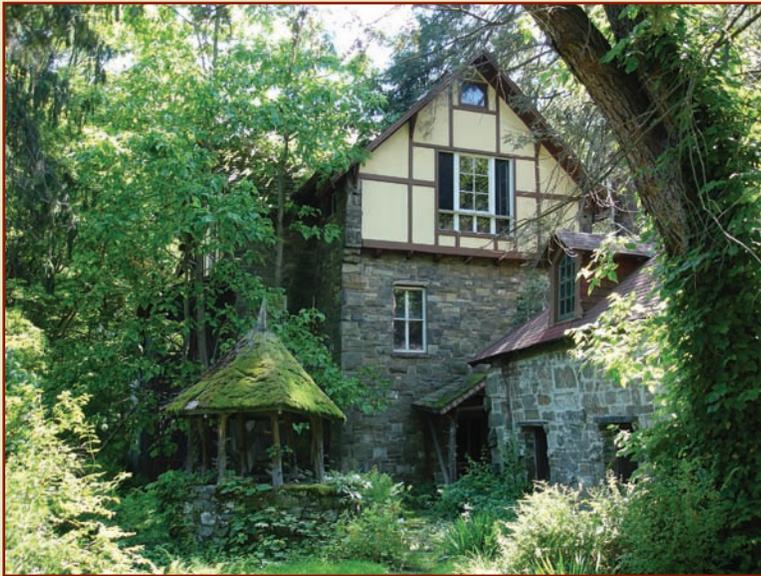
Some of our needs include:

- Committees for events planning and organization
- Membership projects, such as mass mailings and database support
- Research and preservation programs
- Computer-related, technical assistance
- Special events – set up and staffing – Country Seats Tour is in October!

Whether you can help on a one-time project or on a periodic basis, we would like to hear from you!

**PLEASE CONTACT KAREN BULLOT AT 845-876-2474  
OR EMAIL OFFICE@HUDSONRIVERHERITAGE.ORG.**

**FREE MEMBER EVENT  
RIVERBY,  
THE JOHN BURROUGHS HOUSE**



Riverby, the stone cottage designed and built by the great naturalist John Burroughs, will be presented for a partial viewing on August 10, 2008 (rain date is August 17) by its steward, Darcy Joan Grim, in coordination with HRH. Riverby was built in 1873 of hand-picked stone on the small fruit farm that Burroughs purchased as much for the stone as for the inspirational Hudson River setting. Since then, Riverby has been continuously occupied and in the possession of John Burroughs' family and their descendants. Although the current restoration is far from completed, the family invites you to see a living snapshot of that ongoing process along with some never before revealed insight on the family side of the Hudson Valley's own and still very relevant philosopher.

HRH will meet at 4:00 p.m. on the lawn of Riverby in West Park, on Rt. 9W some 10 miles south of Kingston in Ulster County (directions accompany the formal email announcement and will appear on the HRH website). The assembled will have an opportunity to walk the short distance to the Bark Study, now a National Historic Landmark, where Burroughs wrote before his passing in 1921. For those willing and able to take the steep descent via old roads and a trail, the river is near with a beautiful shale beach backed by cliffs and a breathtaking view of Vanderbilt Mansion and Bard Rock.

Please contact HRH at 845-876-2474 or [office@hudsonriverheritage.org](mailto:office@hudsonriverheritage.org) for reservations.  
Parking is limited.

at public hearings by our consultants, archaeologist Dr. Laurie Rush and GIS expert Susan Winchell-Sweeney, were part of HRH's critique of the cultural resource study offered by Kingston Landing's developer. Our experts showed that the developer's report had documented significantly fewer archaeological sites for which consideration was necessary, causing the developer to withdraw the study and commission a more thorough examination.

Numerous other developments are under consideration in neighboring communities. HRH is gearing up to provide cultural resource advisement for all municipal governments and concerned citizens in and around the District. When HRH is asked if a given parcel is within the District, we utilize our map to determine its status, and whether such inclusion affords it and its neighbors any protection. Certain areas proposed for development can receive greater scrutiny by government agencies charged with preservation of cultural resources.

This past year, HRH has actively advised Rhinebeck's Historical Committee by providing guidance on how to map the town's historic properties, as well as undocumented places of potential importance. The Historical Committee is now working with us on provisions to safeguard Rhinebeck's historical and prehistoric resources for future generations.

One of HRH's important goals is to provide Mid-Hudson Valley communities with a visual impact analysis toolbox of maps, photographs, and demographic information. These tools will enable citizens, governments, and potential developers to work on plans that are in character with traditional Hudson Valley built environments. When developments are proposed, we must consider other settlements comparable in size and density; what look do these communities have that makes them fit visually in the landscape; and how can development emulate this appearance so it reinforces, rather than detracts from, the architectural and natural spaces in our area. HRH aims to guide development constructively as a means to historic preservation.

## NEW BOARD MEMBER PROFILES

*Over the past year and a half, HRH has elected three enthusiastic new board members with very different backgrounds who bring new perspectives to HRH's mission and agenda:*



*Lisa Weiss* joined the HRH board in February 2007. She works for the New York State Department of Transportation, managing the Landscape Architecture and Environmental office, which encompasses a seven-county region spanning both sides of the river in the Mid-Hudson Valley. Lisa is a registered Landscape Architect, having received a B.A. from Smith College and a Masters of Landscape Architecture from the University of Massachusetts, Amherst. In addition to her public service work, she has performed private-practice residential, commercial, and institutional landscape design and has taught at the Institute of Ecosystem Studies in Millbrook.

With her family residing in the Hudson Valley for multiple generations, Lisa decided to settle in the valley and enjoy the region's historic architecture and landscapes. With a strong commitment to volunteerism inherited from her family and a personal drive to enhance the environment, she has been active in many community activities. Currently, she serves as President

and a founding member of Cider Mill Friends of Open Space and Historic Preservation, Inc., a non-profit, Poughkeepsie-based organization that recently purchased the Kimlin Cider Mill.

Lisa is married, has two children, and lives in a 1914 historic subdivision in the Town of Poughkeepsie.



*Louise Kalin* joined the HRH Board in mid 2007. A town historian of Clermont, she is a working artist, maintaining a printmaking studio in a late 19<sup>th</sup>-century barn. Her father was a landscape painter and avid antique collector who taught his children to enjoy early architecture during their family life in the Catskills and summering on Cape Cod. Fresh out of the Rhode Island School of Design, she and her first husband bought an 18<sup>th</sup>-century house in Concord, Massachusetts. She was appointed to the Concord Historical Commission, and began registering historic districts and scenic roads to protect the town's resources from rapid suburban growth. Louise helped create lease arrangements to retain historic buildings on town-owned conservation lands by renting the 18<sup>th</sup>-century houses and early barns to tenant farmers, under the shared supervision of the Conservation and Historical Commissions.

After 15 years in New Hampshire, restoring an 1810 center chimney house with painstaking care, and starting a studio complex in former mill buildings, her career in fine arts and graphic design took her to Long Island, where she lived in the horse stable on the Stanford White estate. She spent 5 years as executive director of a regional art gallery in Setauket before she and her second husband moved to Clermont in 1998. For 5 years she was executive director of the Rhinebeck Chamber of Commerce, until she returned full time to her art career in 2004.



*Matthew Carnicelli* joined the HRH board in early 2008. He is president of Carnicelli Literary Management, a literary agency specializing in topical nonfiction, including history, current events, health, and politics. Before starting his literary agency four years ago, he worked as an acquisitions editor at a number of publishing companies, including McGraw-Hill and the Penquin Group, where he mostly pursued topical books he felt would somehow help people and the world in some small way. He brings this same commitment to advocacy and ideals to his work for HRH.

Matthew is a graduate of Washington University, with a B.A. in English Literature and Political Science, and received an M.A. from the University of Toronto in English Literature. He has taught college-level nonfiction writing and attends numerous writers' conferences. He and his partner, Brian Lange, divide their time between New York City and Rhinebeck, where they spend much time renovating their 1860s center hall colonial home, which was probably moved from the village two miles south around 1900.

## ON OUR WATCH: KINGSTON WATERFRONT

HRH continues to maintain its focus on the Kingston Waterfront issue as we work as part of the Friends of Kingston Waterfront coalition (FoKW) to advocate for needed changes to the current development proposal. While the planning process is long, now approaching four years, our review, analysis, and public outreach has made progress and to date, has effected some positive changes.

### BACKGROUND

In 2005, the developer, AVR, introduced plans for a massive development along a mile-and-a-half of Hudson River waterfront, initially proposing more than 2,100 housing units directly opposite the Landmark District. Together with our FoKW partners, HRH has been working toward a solution for the development area that would reduce the enormous size and height of the development to make it more compatible with the character of traditional Hudson Valley riverside communities.

HRH's focus has been on advocating for significantly reduced visual impacts, preservation of historic resources, and development guidelines that are consistent with state and local coastal policies. As the project evolves, and may be built in phases over time, we also want to ensure that any future development will continue to meet consistency requirements, local and state policies, and incorporate a valid process for meaningful public participation from residents and surrounding communities.

To these ends, even while the process is on-going, we have made substantive progress. In 2007, our experts convincingly showed that AVR's cultural resource consultant had documented significantly fewer archaeological sites for which consideration was vital. This prompted AVR's study to be withdrawn and re-examined more thoroughly. At a public meeting last year, the City of Kingston expressed gratitude for HRH's critique which resulted in a new study being performed.

*HRH is advocating for significantly reduced visual impacts and preservation of cultural resources*

Currently, the 2007 revised AVR proposal includes the elimination of buildings from ridgelines, an increase in open space, and a slightly lower number of units — 1,750. While this new proposal shows certain improvements, HRH believes it remains too massive, too visible from our Landmark District, and incompatible with the surrounding area.

HRH is also poised to comment on a second waterfront development proposal, Sailor's Cove, of over 300 units on a parcel adjoining the AVR development. The City had previously rejected the Sailor's Cove application and sent them back to the drawing board. A draft Environmental Impact Statement has recently been submitted to the City's Planning Board, who is about to release it for public review and comment. HRH will be ready to weigh in during that environmental review.

*Our study makes constructive re-design recommendations*

## HRH VISUAL IMPACT STUDY

Late last year, with support from the National Trust for Historic Preservation and the New York State Council for the Arts, HRH engaged Terrence DeWan, a leading national authority on architectural and landscape visual analysis, to produce a detailed visual impact study analyzing AVR's proposals. The conclusions of our Visual Impact Study are meaningful and highlight the proposed project's adverse impacts to our Landmark district. DeWan reports that the current proposal "would be seen as a major discordant feature introduced into the view shed of the Estates District Scenic Areas of Statewide Significance, and thus would not be consistent with the State's Coastal Policies." More important, DeWan makes positive re-design recommendations that address size, density, lack/loss of riparian vegetation, and the incompatible architectural character relative to similar scale traditional riverfront communities.

Our report has been well received by most authorities who have reviewed it. To read our full report, please see our website. Also available as a link on our website is Scenic Hudson's companion report analyzing consistency of the proposal with local ordinances.

### NEXT STEPS

As we shared with you in our February update, the City of Kingston Planning Board, the New York State Department of State, the Department of Environmental Conservation, and the Office of Parks, Recreation and Historic Preservation have received our report as well

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## ON OUR WATCH: KINGSTON

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**The Moul House in Red Hook:** a 1790s story-and-a-half clapboard structure south of St. Paul's Lutheran Church on Rt. 9 in Red Hook. It was recently presented at the Village Planning Board meeting and HRH wrote to urge its preservation.



as other reports from the FoKW coalition. In an effort to strengthen our case for change, we continue to reach out to state and local policy and decision makers.

To date, HRH and our coalition partners have been encouraged by the deliberative process of the City of Kingston Planning Board in their review and the public involvement that has already taken place. We continue to recommend, however, that more is needed to make this project meet community and regional resource protection and development goals. We are hopeful that the developer will produce new photo simulations that will reflect improvements that address our concerns.

We anticipate that the Final Generic Environmental Impact Statement (FGEIS) will be issued by the City of Kingston in the near future. At that time, HRH will take immediate action to analyze the FGEIS and prepare a strong response. Stay tuned for future updates.

## ALSO ON OUR WATCH



**The Rockefeller House in Germantown:** HRH's June letter joined that of the State Historic Preservation Office in persuading National Grid to bury its new power lines rather than stringing them across the front yard of the Rockefeller House in Germantown. We thank this historic structure's owner for sounding an alarm about the threat to this significant structure and landscape.

## HRH HAPPENINGS

FREE MEMBER EVENT  
RIVERBY, WEST PARK

SATURDAY, AUGUST 10, 4 PM  
(RAIN DATE AUGUST 17)

COUNTRY SEATS TOUR

SATURDAY/SUNDAY, OCTOBER 18<sup>TH</sup>/19<sup>TH</sup>

THE LOCUSTS DINNER PARTY

SATURDAY EVENING, OCTOBER 18<sup>TH</sup>

HRH ANNUAL MEETING

TBA – EARLY DECEMBER