

BUILDING-STRUCTURE 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. _____
 QUAD _____
 SERIES _____
 NEG. NO. _____

50

YOUR NAME: Townley McElhiney Sharp DATE: August 11, 1980

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

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

IDENTIFICATION

1. BUILDING NAME(S): Hoffman House (P.M.A.A.)
2. COUNTY: Dutchess TOWN/CITY: Poughkeepsie VILLAGE: _____
3. STREET LOCATION: North Water Street UTM: 18/588260/4617850
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Central Hudson Gas & El. Address: South Avenue
6. USE: Original: residence Present: storage
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Interior accessible: Explain: no

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
 e. cobblestone f. shingles g. stucco other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load bearing walls
 d. metal (explain) _____
 e. other: _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
 c. list major alterations and dates (if known): Early-20th century: some eyebrow windows made larger or round; front porch added; additional windows cut in east side; new rear doors.

12. PHOTO

13. MAP



HP.1



14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: compound of gas and electric plant
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

Facade faces southwest over Fallkill Creek; North Water Street runs to east and Hudson River is to west; industrial properties surround.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Facade: 2-1/2 stories; 5 bays; front is brick laid up in Flemish bond; sides and rear are stone; frieze is wide, flush-boards with 3 round windows; 1st and 2nd story windows are 6/6 with radiating arches of brick; central door has 8-section fanlight; sidelights have 4 panes over rectangular panels; 2 pilasters either side of door surround; 2-tier brick arch around door; door has 2 square over 4 rectangular (cont.)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION c. 1790; c. 1830

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This is one of the few early extant buildings in Poughkeepsie. The facade indicates its Federal beginnings and the frieze with eyebrow windows speaks its Greek Revival stages. This house is situated near the mouth of the Fallkill at which one of Poughkeepsie's earliest landings was located near the site of the city's first mill. "Robert L. Livingston of Clermont came into the possession of the mill...perhaps not until after the Revolution. He is said to have built the substantial stone house, afterwards the home of the Hoffman and Sherman families and recently the home of Mr. Charles N. Arnold." Platt's photograph of 1904 shows the facade and east side, with five rectangular eyebrow windows across the facade and 3 of the same on the east side; the frieze around the windows is

21. SOURCES:

Dutchess County Planning Department, Landmarks of Dutchess County, 1966; Platt, History of Poughkeepsie, 1904; Maps: 1834, c. 1850, 1857, 1867, 1874, 1876, c. 1880, 1887, 1895.

22. THEME:

Late-18th-century residential architecture.

REYNOLDS, Helen W. Dutch Houses in the Hudson Valley Before 1776. New York: Dover Publications, 1965.

HISTORIC RESOURCES OF
THE CITY OF POUGHKEEPSIE

DUTCHESS COUNTY, NEW YORK

Hoffman House (#50)

continued North Water Street

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE, CONTINUED

panels; porch has pitched roof and Ionic columns; west side: wide frieze has flush boarding at top and overlaid clapboarding below; forwardmost eyebrow window has 3 lights and corbelled lower corners; 2 rear windows are 2/2 with same corbelling; 1st and 2nd story windows are 6/6; brick "quoining" ties front to sides; east street side: same "quoining"; frieze similar with 2/2 windows; 1st and 2nd story windows are 6/6 with stone lintels and sills; rear (north side): same frieze with 1st, 2nd, and 5th bays as 2/2 windows and 3rd and 4th bays as 7-light eyebrow windows; 1st and 2nd story windows are 6/6; central doors are 20th century.

Southwest of the Hoffman House is the Reynolds House, a three story brick structure built in the early 19th century. It has been altered and converted to garage use on the first floor however it contributes to the significance of the Hoffman house parcel and is included within the nominated parcel.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE, CONTINUED

flush boarded, while that below is overlaid clapboards (visible today on the west side); a small balustraded section atop the peak of the roof has square posts with turned balusters; a similar 1830-1840's porch stretches across the whole 1st story. Gray and Davis' Atlas of 1876 shows the house as owned by Mrs. C. Sherman. The 1887 Sanborn map shows the house with a 1-1/2 story addition at the west rear. This is an important example of early brick and stone construction, exhibiting Flemish bond. The brick facade made the house more fashionable than if all the sides were stone. (Another contemporary example of this treatment is the Reformed Dutch Church, 1801, in Rhinebeck, where both street sides of the building are brick and the non-street sides are stone. The house not only portrays a representative early method of construction and period details, but is also linked with one of New York State's most famous statesmen, Robert R. Livingston.

Verbal Boundary Description:

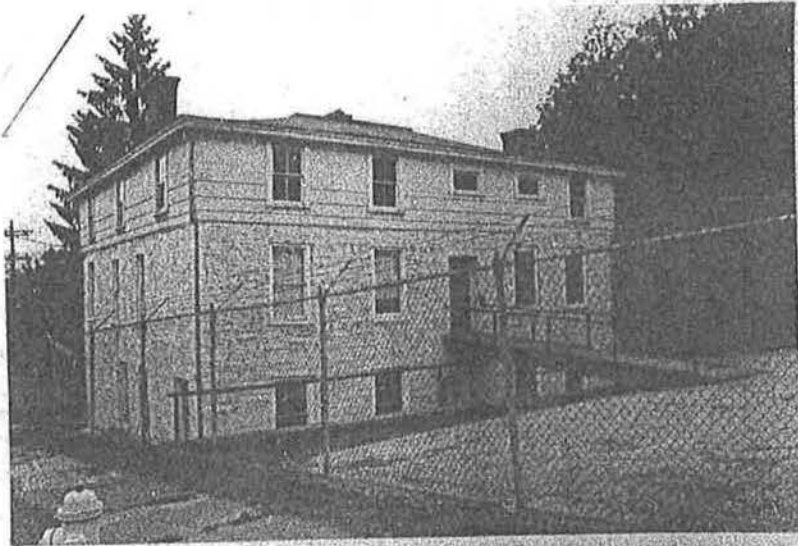
The parcel is bounded on the south by the Fallkill Creek, on the east by Water Street, on the north by a line perpendicular to Water Street and 50 feet north of the Hoffman House, and on the west by a line perpendicular to the Fallkill Creek and 50 feet west of the Reynolds House.

HISTORIC RESOURCES OF
THE CITY OF POUGHKEEPSIE

DUTCHESS COUNTY, NEW YORK

Hoffman House (#50)

continued North Water Street



Reynold's House

CON RAIL CORP

STREET

TRANSIT

ALBANY

Hoffman House

Reynolds House

WATER

METROPOLITAN

N

NORTH

764275

765267

764264

764259

9

Historic Resources of the City of Poughkeepsie
Dutchess County, New York

Hoffman House
N. Water Street

Tax Map #6062.67.753334 Scale 1" = 50'
Less than 1 acre

USGS - Poughkeepsie Quadrangle, New York
Scale 1:24,000

UTM #18/588260/4617850

Boundaries not drawn to scale. See verbal
boundary description

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National Register of Historic Places

Memo to the record

82005073 Hoffman House

Determined eligible due to owner objection in 1982. Owner objection was lifted, thus making the property listed in 2007.

STATEMENT OF OWNER SUPPORT

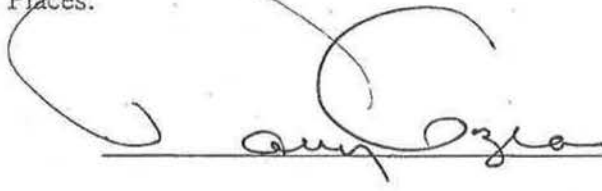
Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

I, Nancy J. Cozean, Mayor, City of Poughkeepsie, am the owner of the property at
(print or type owner name)

Hoffman House, 83 North Water Street, Poughkeepsie, NY 12601

(street number and name, city, village or town, state of nominated property)

I support its ~~consideration~~ and inclusion in the State and National Registers of Historic Places.

 12/06/06
(signature and date)

Office of the Mayor, City of Poughkeepsie, P.O.Box 300

62 Civic Center Plaza, Poughkeepsie, NY 12602

(mailing address)