

55646



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name DuBois Farmhouse

other names/site number Greenvale Farm

2. Location

street & number 6 Greenvale Farms Road

<input type="checkbox"/>
<input type="checkbox"/>

not for publication

city or town Poughkeepsie vicinity

state NY code NY county Dutchess code 027 zip code 12603

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Michael P. Lynch Deputy SHPO 16 Dec 2016
Signature of certifying official Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:)

Alycia [Signature]
Signature of the Keeper

2-14-17
Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling

DOMESTIC / Single Dwelling

DOMESTIC / Secondary Structure

DOMESTIC / Secondary Structure

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

EARLY REPUBLIC / Federal

foundation: Stone, Concrete

LATE VICTORIAN / Second Empire

walls: Brick, Stone, Wood

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS / Colonial Revival

roof: Asphalt

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The DuBois Farmhouse is located at 6 Greenvale Farms Road in the Town of Poughkeepsie in Dutchess County. The property is approximately three miles southeast of the City of Poughkeepsie, just north of New Hackensack Road (New York 376), which historically connected the city with Fishkill. Greenvale Farms Road runs north from New Hackensack Road and connects with Homer Place to form a loop; the DuBois farmhouse sits at the entrance of the community where the two residential roads meet. Both roads are lined by modest ranch and minimal traditional homes reflecting the mid-twentieth century residential development of the agricultural land historically associated with Greenvale Farm. A band of wooded land runs along the east side of the residential community, including the DuBois Farmhouse parcel, and abuts the open space of Greenvale Park; Wappinger Creek runs along the east side of the park. The DuBois Farmhouse sits on a 2.38-acre parcel; the house is situated on the western third of the lot and is surrounded by a flat, grassy lawn with mature trees. A U-shaped gravel drive is located in front of the house, and a paved driveway leads to the attached garage at the rear of the house. A one-story former icehouse sits just to the north of the house; it is the only remaining outbuilding of the many once associated with the property. A stone wall runs along the southern boundary of the lot. The remainder of the lot is primarily wooded.

Narrative Description

The DuBois Farmhouse is made up of three primary masses: the original stone house, a mansard-roofed ell, and a side-gabled garage. These masses reflect the three major periods of construction and modification which occurred at the house. Built ca. 1770, the DuBois Farmhouse is a two-and-a-half story, five-bay by two-bay house with a fieldstone foundation and gambrel roof. The façade and side elevations are Flemish bond brick and the rear elevation is fieldstone. The one-and-a-half story, five-bay by two-bay, ca. 1820 mansard-roofed brick ell extends from the northwest corner of the rear elevation; it rests on a stone foundation. A one-story, three-bay by four-bay side-gabled frame garage was added to the north of the ell in 1956; the garage is covered in clapboard siding and rests on a concrete slab.

The five-bay façade (south elevation) features a central entrance with sidelights and a mock jack arch. A contemporary brick stoop leads up to the front door, which is flanked by ca. 1956 Colonial Revival light fixtures. Four six-over-six windows with stone jack arches and lintels and operable, solid wood shutters light the first floor. A set of paired four-over-four windows with brackets and a heavy crown are located in the central bay on the second floor; it is flanked by six-over-six windows identical to those on the first floor. A plain cornice band runs underneath the gambrel roofline, which projects outward from the house. A central, front-gabled dormer with two arched two-over-two windows extends from the roofline; it is flanked by smaller front-gabled dormers with a single window. Two brick chimneys are visible over the roofline.

On the west elevation, all three masses are visible and are described from south to north (oldest to most recent). Two window openings are visible at the basement level of the house, and the first and second floors are each lit by two sets of six-over-six windows with stone lintels and sills. Two arched two-over-two windows are flush with the gambrel end. Historic photographs suggest that these are dormers from the ca. 1890 mansard roof that were retained when the gambrel roof was installed over it in 1956. Two window openings are

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visible in the stone, basement level of the ell. The first floor has a central entrance flanked by four six-over-six windows. A one-story, shallow hipped roof porch covers the entrance and the bay to its north. It is supported by simple square columns and has a simple balustrade. A plain cornice band runs under the roofline. Two front-gabled dormers with arched, two-over-two windows project from the roofline. A brick exterior chimney extends from the north end of the wing. The side-gabled garage extends from the ell. It has a double width garage bay and a fixed six-pane window.

The east elevation of the main house has a single six-over-six window on the first floor and two arched two-over-two windows in the gambrel end. On the north elevation, it has a single six-over-six window on each of the first and second floors, a narrow, rectangular window in the central bay halfway up the elevation, and a front-gabled dormer projecting from the roofline. A one-bay-wide, ca. 1910 shed-roofed addition extends from the ell; the shed roof extends from just under the mansard roofline. The addition has an entrance door in the southernmost bay and is lit by three six-over-six windows. Two front-gabled dormers with arched two-over-two windows project from the roofline. An entrance door and six-over-six window are located on the east elevation of the garage.

On the interior, the house is divided into a basement, first, second, and third (attic) floors. The first floor is divided into a central hall, formal dining room, parlor, family room, and eat-in kitchen. The central hallway was reconfigured as part the 1956 renovation of the house. It features a hardwood floor, trim and a staircase dating from that period; a half-bath is located under the staircase. The formal dining room features late-19th century trim and mid-20th century trim, flooring, and electrical panels. A paneled wall with a central fireplace extends out from the west wall of the room; the fireplace is surrounded by reproduction blue and white delft tiles. A built-in cabinet and shelving is located in the northeast corner of the room; one of the cabinets includes a specially designed shelf for lightbulb storage. The parlor features a wide, arched fireplace decorated by elongated bricks and a stepped brick mantelpiece. It also includes historic trim, built-in cabinets, and midcentury floors. The family room is located within the shed addition on the rear wing; it features built-in cabinets and bookshelves dating from the 1956 renovation running along an entire wall. The eat-in, open kitchen features a top-of-the-line mid-twentieth century kitchen and a small seating area. The kitchen is primarily located along the east wall of the building; while some of the original, built-in appliances have been replaced, the kitchen retains its original configuration, range, stove, hardware, counters, and shelving. The seating area retains historic flooring, wainscoting, and a large brick hearth reflective of the building's use as a kitchen. A secondary staircase runs from this room to the second floor of the ell.

The second floor is divided into four bedrooms and two bathrooms. The primary staircase in the original house runs to a second story hallway running east-west; the hallway features vertical paneling and built-in drawers and closets with Colonial Revival hardware. The two bedrooms in this section of the house feature its best remaining early finishes. The west bedroom retains simple, Georgian paneling with a built-in closet and a fireplace with a heavy, molded surround and simple mantelpiece on its west wall. The east bedroom has simple horizontal board paneling underneath a highly decorative design on the east wall. The center of the wall features a fireplace with a simple surround; pilasters extend from the top of the surround. Each of the pilasters feature fluting that culminates in an arched pattern underneath the capital. A simple mantel shelf is located across the pilasters; a picture molding extends upward from the mantel. The pilasters end at the heavy, molded cornice with dentil molding that caps the design. This fireplace is flanked by two identical sections. Each features a central, paneled cabinet with a central arch flanked by two pilasters which run from the floor to the ceiling. These pilasters feature a base with a simple arched panel but are otherwise identical in design to

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the central pilasters. The paneled cabinets feature rectangular panels on the base and within the arch and rectangular panels in the remained of the door. Both bedrooms also retain historic window surrounds, baseboards, floors, and doors. Two bedrooms and one bathroom are located on the second floor of the ell. These bedrooms were substantially updated during the 1956 renovation, and feature simple midcentury trim. All of the bathrooms on the upper floors of the house retain colored tilework dating from the renovation; each is done in a different, stock color and features larger tiles on the walls and smaller tiles in decorative patterns on the floors. The third floor, the half story of the primary house, is divided into 3 bedrooms and 1 bathroom. The finishes on this floor, which are generally simple, reflect the late-19th century construction of the mansard roof; historic doors, hardware, and trim have been retained.

Ice house, ca. 1890

One-story, front-gabled, frame building covered in vertical beadboard siding. Entrance door on south elevation made of vertical beadboard; two, fixed four-pane windows on north elevation. Narrow metal chimney.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C 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.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Ca. 1770 - 1956

Significant Dates

1773, ca. 1890, 1956

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance spans from the construction of the house ca. 1770 through its major, and highly publicized, Colonial Revival renovation in 1956.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The DuBois Farmhouse, built ca. 1770 and modified ca. 1890 and 1956, is significant under Criterion C as an early local example of Georgian residential architecture in the Town of Poughkeepsie. The DuBois Farmhouse first appears on a 1771 plat map, but it is unclear who built the house. Its construction is traditionally attributed to Lewis DuBois, the great-grandson of Matthew DuBois, who formally took title to the property from New York merchants and investors George and Thomas Duncan in 1773. Later, in the nineteenth and twentieth centuries, the house continued to be used as the seat of prominent agricultural enterprises. The house was updated to meet current fashions during the late nineteenth century; during the twentieth century, it was the seat of a gentleman dairy farm and then used for the Greenvale Horse Farm and Riding School.

The house is additionally significant for its substantial and prominent 1956 Colonial Revival renovation. In 1955, the Greenvale Development Corp purchased the farm and began redeveloping it as a neighborhood of single-family homes. Rather than demolishing the farmhouse, they completed a three-month Colonial Revival renovation of the property as a promotional stunt, transforming it into a model home and an example of how an old home could be improved for modern living. The developers removed the Victorian porches and built a new gambrel roof over the mansard that represented their idea of what a "Colonial" house should look like. On the interior, they refigured the plan, added a top-of-the-line kitchen, and incorporated innovations for "all-electric living." During the first two months the house was opened to the public, over 10,000 people walked through it.

Early History of the Town of Poughkeepsie and DuBois Property

Granted by New York Governor Thomas Dongan to Francis Rombout and Gulian Verplanck in 1685, the Rombout Patent included 85,000 acres in western Dutchess County. In 1730, Matthew DuBois, of New Paltz, purchased 2,067 acres of land in two separate transactions from Andrew Teller and Alexander Griggs, both descendants of partners in the Rombout Patent. A subsequent purchase in 1732 of 120 acres from Christopher Wambone completed his estate.¹ Matthew DuBois was a descendant of Christian DuBois, a French Huguenot who came to America during the seventeenth century. Matthew was, with his family, one of the original patentees of the Ulster patent.

The Poughkeepsie land that Matthew DuBois acquired was considered suitable for fishing and trapping. Over the next several years, Matthew DuBois built two homes and began cultivating the land. He was a close friend of Madame Brett, and his daughter, Catrina DuBois, married Robert Brett, the only surviving son of Madame Brett.² Matthew DuBois died in 1748, and his estate was divided between creditors and his heirs.

Lewis DuBois and the Construction of the DuBois Farmhouse

Matthew's eldest son was named Lewis and was born in 1697. He married Jannetien Van Vliet in 1718. Their only son, Elias, was born four years later. Elias married Susanna Vandenburg in 1743. Lewis, the eldest of six children, was born the following year. After Matthew DuBois died, Elias and Susanna received a portion of his

¹ Frank Hasbrouck, *History of Dutchess County* (Poughkeepsie, N.Y.: S.A. Mathieu, 1909), 34; Dutchess County Deeds, copies in the collection of Mary and Dan McCarthy.

² Helen Wilkinson Reynolds, *Dutch Houses in the Hudson Valley before 1776* (New York: Dover Publications, 1965), 340.

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lands; George and Thomas Duncan, New York merchants, obtained the lot which would later hold the DuBois house. Elias served in the French and Indian War and made a will shortly before leaving on an expedition in 1756. This proved wise, as he was killed in action that year, at the age of 34, during a battle near Albany.³

Widowed and caring for six children, the oldest of which (Lewis) was only 12, Susanna was forced to sell the land Elias had inherited from his father. Announcements for the May 30, 1757 auction stated that the 50-acre farm in Poughkeepsie Precinct had “a good dwelling-house, barn, and a fine grist-mill, standing on the Wappingers-Creek, in good order and well accustomed, and never wants water”; the family’s livestock and furniture were to be sold the same day.⁴ After the sale, Susanna and the children apparently moved to Poughkeepsie.

By the time he joined Isaac Ter Bush’s company of Dutchess County provincial militia in 1762, Lewis had been trained as a carpenter. On New Year’s Eve 1764, Lewis married Alida (Aaltje in the Dutch) Van Kleeck. The couple had seven children, several of whom may not have survived infancy. Around the same time, Lewis began operating a tavern in Poughkeepsie. Lewis was successful; in 1772, he was assessed £5 in taxes on the property. Despite this, he had maintained an interest in regaining his family’s rural lands. In 1772, he sold his tavern to Thomas Poole for £685.⁵

In early 1773, Lewis DuBois purchased 330 acres of Matthew Dubois’s original land from George and Thomas Duncan; he was listed in the deed as Lewis DuBois, Innkeeper. The land was assembled from about 10 different parcels from the 1st, 2nd, and 3rd divisions of the lands of Matthew Du Bois. A second, smaller purchase of approximately 87 acres of land from Barent Dutcher, on May 2, 1774, completed the estate, bringing the total to approximately 417 acres.⁶ Lewis was not able to buy this land outright. Elias Desbrosses held a mortgage on the property in the amount of 1200 pounds, which Lewis arranged with him on June 13 and July 1, 1774. Lewis DuBois was considered a significant land owner even prior to this purchase, owning several parcels of land in the city of Poughkeepsie; he provided land to the Christ Church for the construction of a schoolhouse. In addition to his farm, he maintained his house in Poughkeepsie until 1790.⁷

It has been commonly believed that Lewis built the home now standing. However, the mortgage he took on the property was significant and seems to be out of proportion to mostly raw land, albeit with two small stone houses on the site. A map drawn in 1771 by Zephaniah Platt and Peter DuBois of the divisions of the lands of Matthew DuBois shows the lines of the farm owned by Lewis, as well as a manor house on the site of the present dwelling. If this map is accurate, it implies that the house is somewhat older than 1774 and helps to explain the considerable mortgage Lewis took on when he acquired the property. On this map, the land is listed as belonging to James Desbrosses. A note at the bottom of the map explains, “Mother, I have listed the lands as Desbrosses as he now holds title to them.” This apparently is a reference by DuBois to his mother,

³ Pat Wardell, ed., “Early Bergen County Families: DuBois,” available at < <http://njgsbc.org/files/BCFamilies/BCFam-DuBois.pdf>>.

⁴ *New York Gazette*, May 2, 1757, 3.

⁵ Jonathan Clark, “Taxation and Suffrage in Revolutionary New York,” in *Key to the Northern Country: The Hudson River Valley in the American Revolution*, ed. James M. Johnson, Christopher Pryslopski, and Andrew Villani (Albany, NY: State University of New York Press, 2013), 138; “Colonel Lewis Dubois, 5th New York Regiment,” New York State Society of the Cincinnati <<http://www.nycincinnati.org/Biographies.htm>>.

⁶ Dutchess County Deeds, copies in the collection of Mary and Dan McCarthy.

⁷ “Dutchess County Sales,” *Poughkeepsie Journal*, December 25, 1790.

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who would have had a significant interest in their ancestral holdings. This still leaves unanswered the question of who built the house and at what time. George and Thomas Duncan were New York merchants, who may have had the means and interest in building a stately home, but this remains speculation.

The original house, a two-story, center-hall building, reflects both Dutch and English building traditions. The front and sides are of brick, while the back is of stone. The brickwork is Flemish bond and is two courses thick; this more expensive brick bond was intended to reflect the elite status of the owner. Evidence exists that the house may have had a coat of stucco applied at one point, and at certain locations of the house a thin coat of cement still remains under the paint. The rear wall is 30 inches thick, composed of fieldstone. The 1771 map indicates that the house originally had a side-gabled roof.

The house was notable for a number of items at that time. It was only the sixth house in Dutchess County to be constructed of brick, and appears to have been one of the earliest houses in the county to incorporate an open staircase.⁸ At that time, an open staircase would have been a significant departure from common practice, in that the enclosed stairwell helped to conserve heat in the cold winters. It is indicative of a desire for greater elegance on the part of the designers. The paneling in the house was of late Georgian design and was impressively detailed. Only the two upstairs bedrooms retain historic paneling. The master bedroom has an especially fine dentil molding with matching arched closets of a Connecticut Valley school design; the other bedroom has a fine, but more simple raised panel wall. Due to its fine detail, it is plausible that this paneling was move to the second story during the nineteenth century renovations of the house.

In terms of its architectural refinement and plan, the DuBois house has been compared to other substantial 18th century plantation houses, including Crailo, the Van Rensselaer manor house (ca. 1760), the Ten Broeck Bouwerie in Clermont (1762), and Cadwallader Colden Jr.'s house in Montgomery (ca. 1760). Each of these contemporaries were the seats of large landholdings made up of small, tenant farmsteads; there is no clear evidence that the DuBois family participated in this system.⁹

Lewis was clearly an ambitious man; he was a captain in the army, and served with Montgomery at the Battle of Quebec, rising to the rank of colonel by the end of the war, and he was the second appointed Dutchess County sheriff, from 1781- 1785.¹⁰ He also served as Poughkeepsie town supervisor in 1785 and 1786, and was a delegate to the state assembly in 1786-1787. He was appointed to the rank of brigadier general of the Dutchess Militia in the year 1787.¹¹

In 1808, General DuBois, in a letter from Albany, gave a reference to a former soldier. The letter gives evidence of a strong dialect.

⁸ Reynolds, *Dutch Houses*, 340.

⁹ Larson Fisher Associates, "Town of Poughkeepsie, Dutchess County, New York: Reconnaissance-level Historic Resource Survey Update," prepared by Larson Fisher Associates, Woodstock, New York, for the Town of Poughkeepsie Historical Commission, Poughkeepsie, New York, September 2011, IV-12-14.

¹⁰ Helen Wilkinson Reynolds, *Dutchess County Doorways and Other Examples of Period Work in Wood 1730-1830*, (New York: William Farquhar Payson, 1931), 96; James H. Smith, *History of Dutchess County* (Syracuse: D. Mason & Co., 1882), 126.

¹¹ Hugh Hastings, ed., *Military minutes of the Council of Appointment of the State of New York 1783-1821* (Albany: State of New York, 1901), 137; "Colonel Lewis Dubois, 5th New York Regiment," New York State Society of the Cincinnati <<http://www.nycincinnati.org/Biographies.htm>>.

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...with John W. Kenster late a major in Col. Merinus Willets Regiment - and as arly as in the yeare of 1776 the beginning of may I saw him in Canaday Duing Duty as a Capt -- and from that time thill I left the Arme I saw him... in the Arme and in the year 1780 he was with me on the Moehok Rever ner fort plane in battel there against Sir John J. Butler when Col. Brown was kile - and I have allways under ftude that he remaint in sarvise thill the clause of the war and that he was a good soldier & an active officer-

Albany March 17-1808

Lewis Dubois
Lt Col 5 N.Y. Regiment¹²

The years following the Revolutionary War were economically and politically unsettled. Many fortunes were lost in the upheaval, DuBois's included. During the period that he owned the property, Lewis DuBois made significant improvements, to the point that the farm was very well known and highly regarded. It is likely that the DuBois family grew wheat as its primary cash crop. The Hudson River and the Albany Post Road facilitated the easy transport of goods to urban markets; by the early decades of the nineteenth century, Dutchess County had become the state's largest producer of flour.¹³ Notwithstanding this, Lewis was unable to retain the farm on his family's land. The house, its contents, and other items were auctioned in 1791 and the land was sold in 1792.¹⁴ After briefly living in Mayfield in Montgomery County, DuBois returned to Poughkeepsie by 1805. He lived in the city until his death in 1824.¹⁵

As evidence of the scale of the property, an advertisement in the *Poughkeepsie Journal* was published in 1792. At that time, the property was described as follows:

The farm was always supposed to be the equal to any in this state, and contained very suitable soil for Plaster of Paris and red clover. 40 tons of hay was cut this season on one meadow, another which would have afforded 20 was pastured. 100 acres of the farm lay on Wappinger's Creek, and may be converted to valuable meadow without any expense whatever. The remainder of the land is very level, and wants nothing but manure to make it equally rich. On this place are two swamp holes that produce good mud sufficient in them to make the whole of the farm as rich as a garden. The main road to Poughkeepsie and Hackensack runs directly in front of the house. The property contains two orchards, a very genteel two story brick house, handsomely furnished with an elegant piazza in front; a fine new barn with a shingle roof; a handsome courtyard; a large garden which took 300 cedar posts and 6000 feet of pine boards to enclose; two good stone farm houses and a large barn; a good well at all the houses; new outside stone fencing, new this season, well laid, exceeding 1000 rods; and a wood of red cedar which will now afford about 1000 posts, and in a few years at least 10,000 more.

Henry Livingston, Ann's Field, four miles from Poughkeepsie town 8/24/1792¹⁶

¹² Letter from Lewis DuBois, March 17, 1808. Records held at Washington's Headquarters, Newburgh, NY.

¹³ William Penn Association of Philadelphia, *Dutchess County* (Philadelphia: William Penn Association, 1937), 15.

¹⁴ *Poughkeepsie Journal*, advertisement, July 3, 1790; *Poughkeepsie Journal*, July 8, 1791; *Albany Gazette*, February 23, 1792.

¹⁵ "Colonel Lewis Dubois, 5th New York Regiment," New York State Society of the Cincinnati.
<<http://www.nycincinnati.org/Biographies.htm>>.

¹⁶ *Poughkeepsie Journal*, advertisement, October 17, 1792.

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The successful bidder at auction was Henry Livingston, who owned the farm for only one year before selling it. In that short time, he named the farm 'Ann's Field,' presumably in honor of his wife, Ann Nutter. Henry Livingston sold the property to James Greenleaf, of New York, who never lived on the property but kept it as a rental. It appears that the property was named "Green Vale" under his ownership; advertisements appearing in the early 1800s refer to the property as Greenvale Farm.

A 1791 map of the 362-acre farm shows the DuBois house, as well as two orchards and four one-story houses or outbuildings on the land. The sketch of the DuBois house, referred to as the "mansion," shows the main house with a rear ell and neat fenced yard. While this evidence hints that it may have been constructed by ca. 1790, none of the advertisements for the sale of the property mention a kitchen wing associated with the main house. Given DuBois's financial troubles, it is unlikely that he built the wing late in his ownership. It is possible that the pictured wing was an earlier, frame building on the same site.

DuBois Farmhouse (Greenvale Farms) during the 19th and early 20th centuries

After James Greenleaf, the record of the ownership of the proper is vague; however, evidence exists that Daniel Ludlow sold the property in 1795 to Edward Duffield, of Philadelphia. Dr. Duffield, a physician, died in approximately 1810, leaving one-fourth of his estate to his daughter Sara Hepburn, also of Philadelphia. She, in turn with the balance of the estate, sold the property to Francis Ingraham, of Philadelphia. Mr. Ingraham apparently let the property to one Duncan Ingraham, a lawyer, who remained here until the end of his life. Newspaper advertisements at the time were run by Duncan Ingraham's widow and imply that he was the owner of the property. However, Francis Ingraham was listed as the seller in the 1813 transfer of the property to Abraham Adriance. Abraham Adriance and his wife, Anne DuBois, bought the property for the substantial sum of \$9,000.00. He apparently defaulted on the loan, because Francis Ingraham won a judgment against Adriance in 1819. The property was auctioned in 1820 to John V.B. Varick for the sum of \$1,500.00.

From 1820 until 1850, the house was owned by the Varick family. The Varicks were a prominent family; John V. B. Varick was the nephew of Colonel Richard Varick, who served on George Washington's staff and was mayor of New York City from 1789-1801. John V.B. Varick moved his family, his wife, Dorothy Remsen, and eight children, from New York City to the farm soon after his purchase. He operated the farm for several years, likely reviving its orchards and re-establishing its fields, before moving back to New York City late in life. One of his sons, Dr. Richard Varick, spent his early days on his father's farm and later became a prominent doctor in Poughkeepsie. John V.B. Varick's son, John, continued to operate the farm after his father left the property.¹⁷

While orchards had been part of the diversified agriculture practiced at many Dutchess County farms during the eighteenth and early nineteenth centuries, wheat had been the primary cash crop. After the completion of the Erie Canal and the influx of cheap wheat and grains from the west Dutchess County farmers began experimenting with new crops. Instead of building the infrastructure required for a dairy farm, John Varick appears to have focused on expanding the property's existing orchard. During the 1820s and 1830s,

¹⁷ J.H. Beers & Co., *Commemorative Biographical Record of the Counties of Dutchess and Putnam, New York* (Chicago: J.H. Beers & Co., 1897), 281-282.

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agricultural reformers heavily promoted the value of grafted apple trees and the economic potential of carefully managed and maintained orchards.¹⁸

It is most likely that the rear wing was constructed by the Varick family. This additional space allowed for an attached kitchen, study, pantry, and several second floor rooms for servants. The wing is constructed of common bond brick and rests on a stone foundation similar to that of the house but at a lower height. On the interior, horizontal beaded-board wainscoting capped by a Greek Revival molding, wide, wooden floorboards, and Greek Revival moldings on the windows remain extant; substantial degree of change in this building obfuscates other potential clues. The family's longer ownership of the property, and the presence of Greek Revival details, suggests a ca. 1820 construction date is plausible.

While John lived at the farm, the property was apparently formally transferred to his brother Abram, who unfortunately died early. In the deed of sale, several young children are listed, and a relation of Abraham's is listed as the executor of his estate. An ad in the *Poughkeepsie Journal* described the house as "a good, substantial double brick house, about 40 rods from the road. A nice lawn, in front filled with choice varieties of fruit and forest trees of all kinds, several hundred of which have been put out in the last 10 years. Outbuildings numerous and commodious. An opportunity seldom offered."¹⁹

In 1871, Hiram Gray bought the property; it would stay in the Gray family for over eighty years, the longest stretch of ownership by a single family. Hiram was born in 1801 in Connecticut and moved to New York City as a young man and worked as a dry goods merchant. He married Nancy Hager, who was 23 years his junior, in 1847; they had three children. His son Augustus was born in 1861, when Hiram was already 60 years old. He was a strong supporter of Lincoln, and was burned out of his offices in the draft riot of 1863 in New York City. Afterward, he purchased a farm in Schuylar County, where he and his family lived through the end of the war. Although the family briefly returned to New York City (1866-1870), Hiram was clearly interested in returning to country life.²⁰

Augustus received his education in New York City, and moved to the farm after his father, Hiram, died in 1884. Two years earlier, he had married Mary Case; the couple had four children in the years after they moved to Greenvale. The youngest was his son Homer, who was born in 1893. Augustus was an effective farmer, and gained a high reputation among dairy farmers in the state for the manner in which he managed Greenvale Farm. He was active in the Dutchess County Agricultural Society, and became a strong advocate for farmers as he developed his political career. A staunch Republican, Augustus had been involved in Poughkeepsie politics for several years before his election as Town of Poughkeepsie supervisor from 1888 to 1890. In 1893, he was elected to serve as one of the Dutchess District's representatives to the New York State Assembly. Augustus' work at Greenvale Farm served as the backbone of his political identity. An 1894 political advertisement for his re-election stated, "Mr. Gray is a farmer; he works his farm, lives from the proceeds, and is interested in all that interests other farmers. He should be sent by them back to Albany, and there is no doubt but that he will look after his own and their interests... Let the farmers make it a special point to vote for

¹⁸ William Kerrigan, *Johnny Appleseed and the American Orchard: A Cultural History* (Baltimore: Johns Hopkins University Press, 2012), 147-149.

¹⁹ *Poughkeepsie Journal*, November 3, 1849.

²⁰ J.H. Beers & Co., *Commemorative*, 204; Federal Census, New York, 1870.

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one of their own.”²¹ He served in the state assembly until 1907, and was active on the Committee of Agriculture, Commerce, and Navigation, the Labor Committee, and the Committee on Banks.²² A picture taken about that time shows a relatively slight man, with a full beard, and hair parted in the middle. Augustus remained active in Republican politics in Dutchess County through the 1910s, and ran as a Progressive Congressional candidate in 1912.²³

During the early years of his ownership, Augustus updated the house to reflect contemporary fashions. He added slate mansard roofs with a bracketed cornice and arched dormer windows to both the main house and the rear ell. Both buildings also gained bracketed Italianate porches. On the interior, decorative paneling was removed from the first floor rooms, possibly to the second floor, and the decorative brickwork was added to the fireplace walls. In the dining room, an ornate marble mantle was added. By the first decades of the early twentieth century, the shed-roofed addition extending from the rear ell was constructed.

During the early decades of the twentieth century, Augustus established a picnic ground on his property along the river which he rented out to local organizations and schools.²⁴ As he grew older, Homer became more involved in the management of the farm and introduced horse breeding and riding to the farm. During the 1920s, he began keeping hunting dogs and offered opportunities for people to engage in riding and hunting on the property. He also opened up the property for various events, including horse trials and a field trial and exhibition for police dogs.²⁵ These new activities helped to support the viability of the farm, which struggled during the Great Depression. Greenvale Farm’s troubles were compounded by the failure of several of Augustus’ real estate deals at the time.

Greenvale Development Corporation

After Augustus died in 1939, his son Homer assumed title to the farm. By this time, the estate was already in decline, and Homer sold off the dairy herd to concentrate on horses. There were four children in the Gray family, several of who continued to live on the estate as adults. Homer was the driving force of the family, managing the work of the farm. In 1929, Homer helped to found the Rombout Riding and Hunt Club. As master of the foxhounds, he established the first of the Hunt club’s kennels; he also served as Master of the Hunt. As part of Greenvale Farm’s transformation into a horse farm, Homer and his siblings established the Greenvale Farms Riding School.

Vassar held its yearly horse show at Greenvale Farm, and many of the women who participated had learned to ride or hunt at the school. A number of the Vassar students also boarded horses at Greenvale Farm and would participate in fox hunts. Probably the most well known of these was Jacqueline Bouvier Kennedy Onassis, who attended Vassar from 1947-1949. It was reported by Mary Grey that she also regularly attended the breakfasts following the fox hunts, which were held in the East Room.²⁶

²¹ “Augustus B. Gray,” *Poughkeepsie Daily Eagle*, October 30, 1894.

²² *New York Red Book*, (New York: Williams Press, 1906), 137; J.H. Beers & Co., *Commemorative*, 204.

²³ “Gray Named by Progressives,” *The New York Press*, August 30, 1912.

²⁴ “Scottish Clan to Meet,” *Poughkeepsie Daily Eagle*, September 5, 1913.

²⁵ *Rhinebeck Gazette*, August 9, 1924; “Kennelworth Wins at Trials,” *The Poughkeepsie Eagle-News*, October 8, 1934.

²⁶ Mary Swanson Grey and Gus Grey, interview with Mary and Daniel McCarthy.

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Greenvale Farms remained at the center of Dutchess County's equestrian community into the 1950s. The Rombout Riding and Hunt Club held events at the property throughout the year; the Professional Horsemen's Association, headquartered in Millbrook, also held shows on the property. After Homer's death in 1953, his family was unable to continue managing the farm at the same level. By the time the 24th annual Rombout House Show was held on the property in May 1955, the family's plans to sell the property to an investor were well known. The Millbrook Round Table recognized that this marked the end of an era: "This will be the last show held at Greenvale Farms, the old home of Homer Gray and the Rombout Hunt Club. Soon it will be bulldozed into homes, and horses galloping around an outside course will become a thing of the past."²⁷

By the mid-1950s, new suburban residential development had begun creeping ever-closer to the formerly rural Greenvale Farm property. In 1955, William Howell purchased the property from Homer Gray's estate; he transferred the property to the Greenvale Development Corporation later that year. Howell worked in real estate and, as a member and former chairman of the Rombout Hunt Club, was very familiar with the property. Whether it was Howell's long personal association with the property, his knowledge of the importance of the DuBois Farmhouse as a community landmark through its association with Greenvale Farms, or his appreciation of its sturdy construction, Howell decided to incorporate the house into his residential development of the property.

As the Greenvale Development Corporation was working on their plans, President Eisenhower established "Operation Home Improvement," a new initiative emphasizing the rehabilitation of existing housing stock rather than new construction. Under the initiative, the Chamber of Commerce of the United States united 40 industries and 27 trade associations in the effort to "encourage more people to improve their homes, and to make it easier for people to buy materials and services." The program also worked with banks to make it easier for homeowners to get small construction loans to do work on their property. With a multifaceted goal of improving housing stock, increasing sales and projects, and combating blight, the program had big ambitions.²⁸

Whether through his connections with the local real estate industry or the chamber of commerce, Howell was able to leverage publicity and possibly funding by connecting the renovation of the DuBois Farmhouse to Operation Home Improvement. The Greenvale Development Corporation brought together a group of 60 local contractors and local and wholesale building and supply companies to renovate the house in March 1956. Over the course of three months, the house was the site of a flurry of activity. The total project cost \$40,000 and relied on stock materials for speed and efficiency.²⁹

In this short period of time, the contractors were able to achieve dramatic results. While the intent of the project was not to achieve a museum restoration of the house, an effort was made to remove later additions and changes that were perceived as incongruous with the Colonial house. While some of renovations were regrettable, others demonstrated sensitivity to the design of the house. At the time, the renovation was

²⁷ "P.H.A. Plans Horse Show," *Millbrook Round Table*, May 26, 1949; "Rombout Horse Show to Meet for 24th Time," *Millbrook Round Table*, May 12, 1955.

²⁸ "Motto for Home Owners: '56 is the Year to Fix," *Herald Statesman* (Yonkers, NY), April 28, 1956; Benjamin Looker, *A Nation of Neighborhoods: Imagining Cities, Communities, and Democracy in Postwar America* (Chicago: University of Chicago Press, 2015), 89-90.

²⁹ Helen Myers, "18th Century Gray Mansion Remodeled as Cooperative Venture by Area Firms," *Poughkeepsie Daily Eagle*, September 9, 1956.

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intended to showcase how an old house could be updated to 'modern' conveniences, so many of the 'improvements' were nothing more than cosmetic. As a result, the final project achieved a curious blend between original Colonial details, Colonial Revival style, and changes made to suit contemporary ideas about efficiency and modern living.

On the exterior, the Italianate porches across the façade and on the rear ell were removed. Rather than removing the slate mansard roof, they chose to build a new gambrel roof over it.³⁰ They completed the façade by adding a new front door, front stoop, and reproduction carriage lamps, and replaced windows to give the house a consistent light pattern. The house's brick and stone exterior was painted gray with white trim. A modern, concrete garage was built onto the end of the brick ell.

The renovation work on the interior was intended to showcase new materials, an efficient floor plan, and the benefits of modern, electric living. The staircase, which ran up to a landing and had two smaller flights going in different directions, was replaced in favor of a simpler and more space-efficient Colonial Revival stair. The ornate Victorian mantle in the dining room was removed, and replica Delft tiles were installed around the fireplace. A new family and entertainment room, complete with a television and hi-fi set was added in the wing of the ell, and bathrooms were added and updated throughout the house.³¹

Much of the funds for the project were spent on new heating and plumbing, wiring, and a top-of-the-line lighting system and kitchen. The contractors employed various techniques to subtly install these new systems, such as building columns to carry heat ducts or window seats to hide mechanicals for the zoned air conditioning system. A master electric panel in the dining room included a dimmer switch and touch plate and featured buttons to control lighting through much of the first floor; similar units were installed throughout the house. Interior and exterior spotlights, a housewide hi-fi system, a built-in TV and "hundreds of other electrical extras" were featured in the house. Perhaps the central feature of the house was its new, top-of-the-line General Electric kitchen, which included a new, robin's egg blue refrigerator, dishwasher, stove and extra oven, washing machine, and dryer. Most of these appliances were built into a single unit along the wall and were complemented by pale pink cupboards and shelving.³²

On June 29, 1956, the house was opened to the public as a model home. While this helped to show off the hard work of local firms and promote Operation Home Improvement, it also attracted attention to Greenvale Development Company's new residential development. In the first two months, more than 10,000 people toured the house. It remained open to the public seven days a week through October 1. Central Hudson advertised the open house in the newspaper: "Imagine a lovely two-century-old home completely renovated to include all the wonders of modern electrical living! Here is a house that will be a byword for beauty and luxury; And it's chock-full of ideas that you'll want to adopt for your home. Be sure and see it." The logos for Operation Home Improvement and Reddy Kilowatt accompany the advertisement's enthusiasm for "ALL ELECTRIC

³⁰ Recent repairs to the roof (c.1997) revealed that the roof set in place in the 1800's still remains, although enclosed under the present roof. This earlier roof is of decorative slate. The dormer arches followed the lines of the windows, and wooden gutters were built into the bottom of the roof. This entire structure was framed intact when the new roof was installed in the 1950's, and could be restored.

³¹ Myers, "18th Century."

³² Central Hudson, "Visit Greenvale Farms," Advertisement, from the collection of Daniel and Mary McCarthy; Myers, "18th Century."

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LIVING!”³³ Central Hudson also featured in the house’s kitchen renovation on the cover of its annual report to stockholders in 1956; they described it as a featured project of Operation Home Improvement and an “outstanding example of the benefits of modern electrical living.”³⁴ While it is unclear, it is plausible that the company helped to fund the project’s impressive electrical system and kitchen.

Around the same time, as the Greenvale development progressed, the former farmland was subdivided. Unlike the new house lots in the neighborhood, which were divided into relatively small parcels, the DuBois House was left with a 2.38-acre lot. In 1958, Greenvale Development sold the house. Since that time, it has been owned and enjoyed by a series of homeowners. The current owners, Daniel and Mary Coleen McCarthy, purchased the property in 1994. During their ownership, they have carefully maintained the house and have restored some of the earlier finishes that were hidden by the 1956 renovation.

³³ Central Hudson, “Visit Greenvale Farms,” Advertisement, from the collection of Daniel and Mary McCarthy.

³⁴ Central Hudson Gas & Electric Corporation, “1956 Annual Report,” Poughkeepsie, NY: Central Hudson, 1956.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 2.38
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 593264 4613739
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

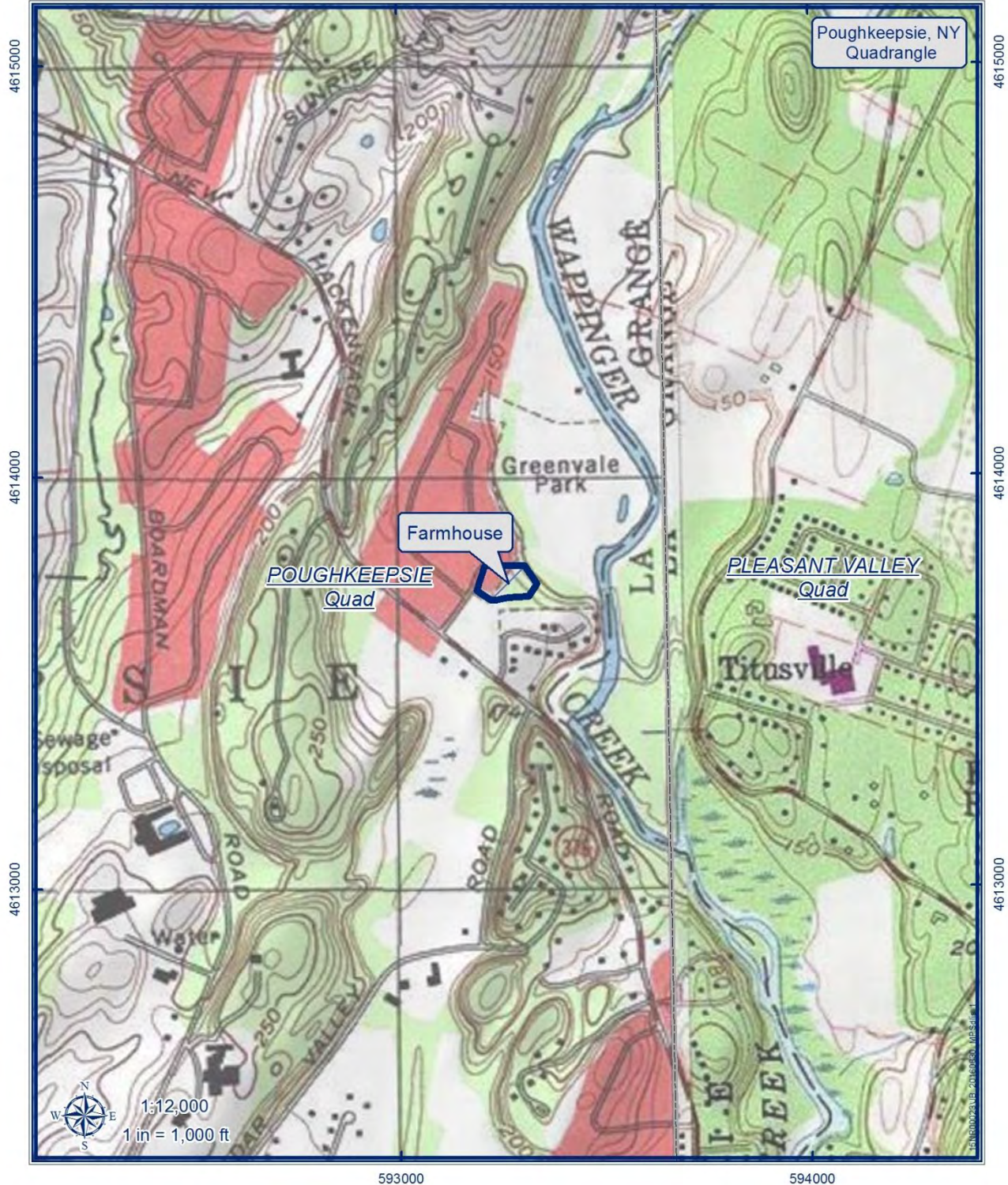
The boundary was drawn to include the parcel associated with the DuBois Farmhouse following the subdivision of the larger, former agricultural parcel during the mid-1950s.

DuBois Farmhouse
Name of Property

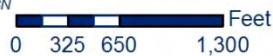
Dutchess County, NY
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DuBois Farmhouse
Poughkeepsie, Dutchess Co., NY

6 Greenvale Farms Road
Poughkeepsie, NY 12603



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Parks, Recreation
and Historic Preservation

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Name of Property

Dutchess County, NY
County and State

DuBois Farmhouse
Poughkeepsie, Dutchess Co., NY

6 Greenvale Farms Road
Poughkeepsie, NY 12603



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 105 210 420 Feet



DuBois Farmhouse
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11. Form Prepared By

name/title Daniel and Coleen McCarthy, edited by Jennifer Betsworth (NY SHPO)
organization _____ date September 2016
street & number 6 Greenvale Farms Road telephone _____
city or town Poughkeepsie state NY zip code 12603
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: DuBois Farmhouse
City or Vicinity: Poughkeepsie
County: Dutchess State: NY
Photographer: Jennifer Betsworth
Date Photographed: April 2015

Description of Photograph(s) and number:

NY_Dutchess Co_DuBois House_0001
Façade and west elevation, facing north

NY_Dutchess Co_DuBois House_0002
West elevation, facing east

NY_Dutchess Co_DuBois House_0003
West elevation and ice house, facing northeast

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NY_DutchessCo_DuBois House_0004
North and west elevations, facing southwest

NY_DutchessCo_DuBois House_0005
Hallway, facing south

NY_DutchessCo_DuBois House_0006
Dining Room, facing northwest

NY_DutchessCo_DuBois House_0007
Parlor, facing northeast

NY_DutchessCo_DuBois House_0008
Kitchen, facing northeast

NY_DutchessCo_DuBois House_0009
Kitchen, facing east

NY_Dutchess Co_DuBois House_0010
Eat-in kitchen area with historic hearth, facing northeast

NY_DutchessCo_DuBois House_0011
Second floor, bedroom, facing southwest

NY_DutchessCo_DuBois House_0012
Second floor, bathroom, facing southwest

NY_DutchessCo_DuBois House_0013
Second floor, bedroom, facing southeast

NY_DutchessCo_DuBois House_0014
Second floor, bedroom, facing east

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Daniel and Coleen McCarthy
street & number 6 Greenvale Farms Road telephone 845.485.1705
city or town Poughkeepsie state NY zip code 12603

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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DuBois House, ca. 1900. Collection of Dan and Coleen McCarthy

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Greenvale Farm, ca. 1950. Collection of Daniel and Coleen McCarthy.

DuBois Farmhouse
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Imagine a lovely two-century-old home completely renovated to include all the wonders of modern electrical living! Here is a house that will be a byword for beauty and luxury; And it's chock-full of ideas that you'll want to adapt for your home. Be sure and see it.

Touch plate lighting * Variable light controls * Electric washer * Dryer * Built-in Range * Dishwasher
Electric water heaters * Zoned air conditioning * House-wide Hi-Fi system * Built-in TV * Twin Electric Ovens * Island Refrigerator and Freezer * Exterior and interior Spotlights *** and hundreds of other electrical extras!



CENTRAL HUDSON

Advertisement for Greenvale Farms renovation, 1956. Collection of Daniel and Coleen McCarthy.

DuBois Farmhouse
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DuBois House Kitchen, Central Hudson Annual Report, 1956.

















Katherine
[illegible text]

Your
Invitation

\$5 off

Class can
reduce

GENERAL ELECTRIC

CAPE COD

BECK'S BEER
PILSENER BEER

BECK'S BEER
PILSENER BEER

10:23











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/30/2016 Date of Pending List: Date of 16th Day: Date of 45th Day: 2/14/2017 Date of Weekly List: 2/23/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 2/14/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

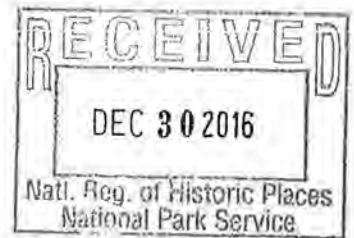
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



16 December 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following six nominations, all on disc, to be considered for listing by the Keeper of the National Register:

DuBois Farmhouse, Dutchess County
Soldiers' Memorial Fountain and Park, Dutchess County
Moss Street Cemetery, Washington County
International Shirt and Collar Company, Rensselaer County
John W. Jones Court, Chemung County
Bridgehampton Presbyterian Church, Suffolk County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
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