

**TOWN of NEW PALTZ HISTORIC PRESERVATION COMMISSION
NOMINATION for LANDMARK DESIGNATION**

(Pursuant to Article XIV 140-122 of the New Paltz Code)

Geraldine Buck Property (Arbuckle Estate)

SBL: 86.3-16

46 Libertyville Road, New Paltz, NY

TOWN OF NEW PALTZ

PO Box 550

1 Veteran Drive

NEW PALTZ, NEW YORK 12561

(845) 594-9432 FAX (845) 255-4084

John Orfitelli, Chair

jaorfi3@yahoo.com

Landmark Designation

TOWN OF NEW PALTZ
PO Box 550
1 Veteran Drive
NEW PALTZ, NEW YORK 12561
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John Orfitelli, Chair
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TOWN of NEW PALTZ HISTORIC PRESERVATION COMMISSION

NOMINATION FORM

DESIGNATION OF LANDMARK OR HISTORIC DISTRICT

(Pursuant to Article XIV 140-122 of the New Paltz Code)
Form Last Updated: 7/7/2009

Please Note

We strongly encourage contacting the Chair and arranging for a pre-submission meeting with the Commission at the earliest stage in the nomination process of your property as a local landmark or as part of a proposed historic district nomination in order to share your interests and concerns.

Research Material on Properties within the Town is Located at:

- 1) Haviland-Heidgerd Historical Collection, Elting Library, 93 Main Street,
Phone: 845-255-5030 havilandheidgerd@yahoo.com
- 2) Reconnaissance Level Survey, 2004, New Paltz Town Hall, 1 Veteran Drive
Contact Helen Christie, Building Department, Phone: 845-255-0102 ext 1
- 3) Historic Inventory of Open Spaces, 2007, New Paltz Town Hall, 1 Veteran Drive
Contact Helen Christie, Building Department, Phone: 845-255-0102 ext 1
- 4) Huguenot Historic Society Contact: Office Staff, Phone: 845-255-1660

Please provide the following information in order to establish property ownership and control, site and building character, and distinguishing features. There should be detailed exploration of the architectural and cultural history of the property. It is likely that this record will be developed further during the course of project review.

I. APPLICANT INFORMATION

Applicant Name: Geraldine Buck

Mailing Address: 46 Libertyville Road, New Paltz New York 12561

Telephone: 845-255-7105

e-mail: gbuck72050@aol.com

If applicant is acting through an authorized agent or legal representative, identify agent's name, address, telephone, and e-mail:

II. BASIC PROPERTY INFORMATION

Property Address: 46 Libertyville Road, New Paltz, New York 12561

Name of Property (if applicable): Formally John Arbuckle Estate

Tax Map ID No.: 86.1-3-16

Zoning Classification: Residential - 1

Parcel Size: 1.47 acres plus 50 ft ROW south of the property line known as 'high water road' connects to Jacobs Lane.

Present Use of Property: Residential

Does applicant own the property? If no, identify owner's name, address, telephone, and e-mail:

Yes

If applicant is different from owner,
does the owner concur in this application?

_____ Yes

_____ No

If applicant is different from owner, is there a relationship between applicant and owner? If yes, explain:

If applicant is different from owner, explain applicant's interest in the property:

Is applicant or owner related to any official or employee of the Town of New Paltz or the Town of New Paltz Historic Preservation Commission? If yes, explain:

No

III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE

Historic Use of Property:

Large 600 acre 'Deyo' farm was inherited by Mrs Smede Deyo and sold to John Arbuckle in 1905 for use as a summer camp for NY city children. Inherited by his daughter Margaret Jamison who died in 1923. Inherited by her attorney, Woodbridge, who left it to Janet Woodbridge Jeanney in 1968, transferred to her son John, Sold to Howard and Geraldine Buck in 1977.

A complete detailed history is attached.

Designation Sought (check one): Landmark Historic District

Year of Construction: 1840

Original architect (if known): Elting Deyo

Original builder (if known): _____

Original and subsequent owners of the property, including dates of ownership (if known). Provide additional attachments if needed.

see above

Describe the architectural style of the property:

Refer to architectural description by William Rhoades supporting this nomination.

Describe primary building materials:

Foundation: Stone

Roof: Cedar Shake

Walls: Plaster

Other: Orginal windows, doors, moldings, wide board floors, exterior clapboard

How does the property in its present condition materially differ from the property as originally constructed? Describe material alterations or additions to the property subsequent to its original construction (include dates if known):

Refer to supporting material

Describe the present condition of the property:

Refer to supporting material

Describe site and surroundings (*e.g.*, outbuildings, landscaping, neighborhood):

Refer to supporting material

Are there any presently known threats to the property? If yes, describe:

No

Is the property associated with any personages of historic significance? If yes, identify and explain:

Refer to supporting material

Describe the historic significance of the property (*i.e.*, why it merits designation as a landmark or historic district). Indicate relevant sources of information. (Attach additional pages as needed to accommodate photographs, maps, and reference material along with screen/analysis from SHPO on-line resources)

Refer to supporting material

IV. NOTIFICATION DATES

Landlord Notification Date: Owner initiated application 8/9/2009

Newspaper Notice Date: Public Notice published 11/23/2011

Abutter Notification Date: Mailings sent on or about 11/9/2011

V.

CERTIFICATION

APPLICANT: I hereby certify that this application is accurate and complete to the best of my knowledge.

Applicant's Signature: _____ Date: _____

OWNER: (if different from applicant, and if owner concurs in application): I have read and familiarized myself with this application and do hereby consent to its submission and processing.

Owner's Signature: *Dorinda Buck* Date: 8-9-09

VI.

OUTCOME

Approved 1/18/2012: Refer to Memorandum of Decision and Notarization Page for details

Date of Recording with Town Clerk and Ulster County Clerk Submitted to Town attorney 12/5/2012

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE TOWN OF NEW PALTZ HISTORIC PRESERVATION COMMISSION, TOWN OF NEW PALTZ, COUNTY OF ULSTER AT THE TOWN COMMUNITY CENTER, ROUTE 32 NORTH ON:

DATE: 12/13/2011

TIME: 7:30 PM or as soon thereafter as the matter can be heard.

FOR THE PURPOSE OF reviewing the Nomination for Landmark Designation submitted by Gerri Buck for her property at 46 Libertyville Road in New Paltz pursuant to Zoning Article XIV 140-122 of the New Paltz Code.

A copy of the completed nomination form and associated materials will be available for inspection at the Town Clerks office beginning 11/28/2011. At 7:30 p.m., or as soon thereafter as the matter can be heard, the public hearing will be opened and the Historic Preservation Commission will accept comments from all interested members of the public. The public hearing may be closed or continued at the Historic Preservation Commission discretion.

The Town of New Paltz will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk. All interested parties are invited to attend.

ALL PARTIES FOR OR AGAINST SAID SUBJECT WILL BE GIVEN AN OPPORTUNITY TO BE HEARD IN RESPECT TO THIS DESIGNATION NOMINATION.

John Orfitelli
Chair, Town of New Paltz Historic Preservation Commission

MEMORANDUM OF DECISION OF THE
TOWN OF NEW PALTZ, NEW YORK
HISTORIC PRESERVATION COMMISSION
(Lands of Geraldine Buck)

The undersigned certifies that by decision issued January 18, 2012 by the Historic Preservation Commission of the Town of New Paltz, Ulster County, New York pursuant to the provisions of Article XIV of Chapter 140 of the Code of the Town of New Paltz, the following resolution was adopted with respect to that plot, piece or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York as same is described in a certain Deed, dated December 23, 1977 from John Roger Jeanneney to Howard J. Buck and Geraldine Buck, which said deed was recorded in the Office of the Clerk of the County of Ulster in Liber 1385 of Deeds at Page 250:

**Decision of the Town of New Paltz Historic Preservation Commission to
Designate as a Historic Local Landmark the Property at 46 Libertyville
Road, also Referred to as the Former 'Arbuckle' Residence**
January 18, 2012

WHEREAS, said Property is located on a +/-1.47 acre parcel located at 46 Libertyville Road in New Paltz, with Tax ID of 86.1-3-16 (SWIS: 513889) as identified on the Ulster County Web Map (*gis.co.ulster.ny.us*) on January 17, 2012; and

WHEREAS, said Property is owned by Geraldine (and Howard) Buck, hereafter referred to as the Owner, and

WHEREAS, as part of the long-range preservation and community planning for the municipality, the Town of New Paltz Historic Preservation (hereafter Commission or NPHPC) has prepared inventories and analysis of historic and potential historic resources in the community, including a Reconnaissance Historic Resource Survey of the Town and Village of New Paltz, 2004, and a more intensive level survey (2007), each developed with technical assistance by Neil Larsen. These inventories and analysis describe characteristics of the aforementioned Property, and help establish a record of historic features and character of the property and the structures on it, and provide a rational basis to guide planning and decision-making of the Commission; and

WHEREAS, the Owner approached the Commission in expressing interest in pursuing a local Landmark designation, and in 2009 submitted an application for Local Landmark Designation; and

WHEREAS, the Owner, Geraldine Buck, on November 2, 2009, met with the Commission to review the aforementioned application. The NPHPC enthusiastically endorsed the notion of considering a request for a local landmark designation and with the consensus of the Commission, individual Commissioners collaborated with the Owner on more fully developing the local Landmark Designation Form and application and supporting documentation. This process aided the compilation of documents describing the characteristics and history of the property, and a former resident and personage, John Arbuckle, and related business, social, civic and philanthropic activities; and

WHEREAS, the site was once part of a larger farm, and a three-page analysis entitled Geraldine Buck Property (Arbuckle Estate), 46 Libertyville Road, New Paltz, NY 12561, Architectural Description for the Town of New Paltz Historic Preservation Commission, By William B. Rhoads, October 11, 2011, describes characteristics of existing building architecture, as well as features of the property history, which now includes the main residential building, along with its glass-enclosed side-porch, front porch, and a back part of the house that is a voluminous structure, labeled the 'playroom', which is joined to the core structure by a roofed walkway, all with architectural changes that appear to coincide with a period of John Arbuckle's ownership, which began in 1905, and which influences a common description of this property as the Arbuckle residence, and which said analysis also provides a rational basis to guide the regulatory planning and decision-making of the Commission; and

WHEREAS, as part of its consideration of whether to designate the property as a local Landmark, on November 17, 2010 after adjourning its meeting, the Commission performed a site visit to the property, and one Commissioner, David Gilmour, AICP, who did not attend said site visit did, on December 12, 2011, personally travel to the public road frontage of said Property and view the Property and surroundings from the perspective available from the Libertyville Road public right of way; and

WHEREAS, the initial application was supplemented by a collection of photographs of the property taken while the residence had a function as a 'fresh-air' camp, which in the early 1900s was operated to receive children from center city urbanized areas as guests of the Arbuckle family. These children received board and accommodations and the opportunity to rest and recreate, and in the process receive exposure to sunlight and clean ambient air. An example of the activity at that time is described in Landmark Application, Attachment #1, which is a report from a young boy, Jeff Jeanneney, whose grandfather, C.K. Woodbridge, received ownership of the property in 1932;

WHEREAS, other descriptive documents were collected to add information to the application, including background on Mr. Arbuckle, his successors, and information on the property, such as undated black and white photographs of the site and vicinity; and

WHEREAS, on October 19, 2011 the Commission determined that the documentation supporting the nomination for local Landmark designation of the Arbuckle Property was complete; and

WHEREAS, after public notice, a public hearing was held by the Commission concerning the proposed Landmark designation on December 13, 2011, and adjourned on that same date; and

NOW THEREFORE, BE IT RESOLVED, that by a vote of four (4) out of four (4) Commissioners attending the NPHPC meeting on December 13, 2011, the New Paltz



Photo #1: View from East

Historic Preservation Commission provides this individual Property with a local Historic Landmark Designation, with the following rationale and findings:

- A. The bases for such Designation, according to the outline in Town of New Paltz Zoning Law, Article XIV, Historic Preservation Commission, §140-122, 'Designation of landmarks', are because, the Property, its history and character are consistent with Subsections A.1-3. Specifically, the Property:
- 1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region state or nation -- John Arbuckle, whose ownership of the property began in 1905, started and offered a 'fresh-air' camp or program on the property intended to supply rest and recreation for needy children and this operation continued for roughly 25 years and these activities appear to influence the existing historic building architecture and site features and layout;
 - 2) Is identified with historic personages -- it is understood John Arbuckle, whose ownership of the property began in 1905, and whose ownership is commonly referenced, was a noteworthy person in business and commerce, as a leading U.S. coffee and sugar importer and developer of an identifiable commercial coffee brand and product, and that Mr. Arbuckle is also defined as a philanthropist, and started a 'fresh-air' program that operated on-site and which provided hospitality, accommodations, support and aid to children from urban centers, including New York City; and
 - 3) Embodies the distinguished characteristics of an architectural style – the core house is a classic greek revival style (see enclosed Photos #1-2, taken by David

Gilmour, AICP, on January 18, 2012, from the public right of way, using an Apple G4 camera with a zoom feature, and with image cropping using Corel Paint Shop Pro X software), with features still evident, and also including historical modifications to porches, portico, a 'playroom', and other site features, that appear to correspond with a period from 1905 through 1930 when the aforementioned camp operated, and aspects of which relate to this historic land use and activity; and

- B. Said Landmark designation made by this Resolution applies to the entire Property (site).




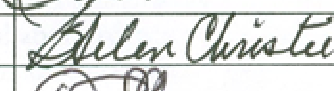


Photo #2: View from Northeast

- C. This document provide a sound basis for this Decision and provides information to aid and guide the Commission in determinations as to whether and/or how to allow alteration of aspects of the designated property.
- D. It is in the public interest for the Owners to achieve Landmark Designation, so that there is continued potential for resource stewardship and adequate maintenance, upkeep, and care so as not to degrade the Landmarked historic resource.
- E. It is encouraged for the owner to provide more research on the detailed history of this Landmark resource, and it is desirable to identify additional historic and contemporary photos of the property and its surrounding, as well as other documentation that helps provide resource interpretation and assist public education on the property and Arbuckle personage.

- F. It should be possible to advance energy efficiency enhancements and maintain the architectural character of buildings without encountering severe financial hardship. Possible sources of technical assistance on this topic could be the New York State Energy Research Development Authority (NYSERDA) and the non-profit Preservation League of New York.

The following conditions and stipulations are also provided:

1. This decision shall be provided to the Town Board, the Town Clerk, the Town Building Department and the Town Assessor.
2. The Commission shall prepare and present to the Ulster County Clerk for recording a notice of the property designated as a Landmark and describing the decision of the Commission with regard to such Property. The form of this notice may be a cover memorandum of decision that specifically references and incorporates the detailed written decision, providing certification that the decision issued was adopted with respect to the specific plot, piece or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York, and including a deed reference and the signature and stamp of a Notary Public.
3. Consistent with Town of New Paltz Zoning Law, Article XIV, Historic Preservation Commission, §140-123, 'Certificate of appropriateness', future exterior changes to buildings and and the material appearance of the property shall not occur without first obtaining a Certificate of Appropriateness from the Commission.
4. A copy of the decision and any notice recorded with the Ulster County Clerk shall be sent by registered mail to the property Owner.

Commission Member	Vote: (Aye or Nay)	
John Orfitelli, Chair	Aye	
Helen Christie, Vice-Chair	Aye	
David Gilmour, AICP	Aye	
Kathleen Interrante	Aye	
Fawn Tantillo		

This memorandum is furnished for recording pursuant to the provisions contained at Subdivision D of Section 140-122, “Designation of Landmarks” of Article XIV of Chapter 140 of the Code of the Town of New Paltz.

Certified as correct this 5th day of December, 2012.

 Print Name: John Orfitelli, Chair
 Town of New Paltz, Historic Preservation Comm.

STATE OF NEW YORK)
) SS.:
 COUNTY OF ULSTER)

On this 5th day of December, in the year 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN ORFITELLI personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument and acknowledge to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

 Notary Public

R & R TO:
 Di Stasi, Moriello & Murphy Law PLLC
 P.O. Box 915
 Highland, NY 12528

Geraldine Buck Property (Arbuckle Estate)

46 Libertyville Road, New Paltz, NY 12561

Architectural Description for the Town of New Paltz Historic Preservation Commission

By William B. Rhoads, October 11, 2011

From Libertyville Road, the house is approached by a driveway with two substantial cobblestone piers (probably from the early 20th century) defining the entry. The house, set back from the road on a gently rising slope, is a one-and-a-half-story, clapboard-sided, Greek Revival building from the middle of the 19th century. Suggested dates for its construction have ranged from about 1835 to 1850. Ira Deyo (1826-1891), who is identified with the property in the 1853 Ulster County map (by Tillson & Brink), was married in 1848, and the house may have been built for him and his bride, Sarah DuBois. (1826-1882) in 1850 when a previous house on the property was destroyed. The designer/builder of the house is unknown: Elting T. Deyo (1830-1907) has been suggested as the designer/builder, but there is no known documentation for this attribution.

The front of the house faces the road and the southeast. Typical of a rural Greek Revival house, the front has a central doorway flanked by narrow sidelights and topped with a transom. Simple Doric piers frame the paneled door itself, and there is a dentil molding below the transom. The doorway ensemble is framed at the top by an eared architrave. (Alternatively, the projections at the top corners of the doorway ensemble can be called crossette moldings.) To both the left and right of the doorway ensemble are two windows, symmetrically placed; each window has two sashes, each sash with six panes of glass. The windows, their frames, and the doorway all appear to be original, with only the addition of later shutters and a storm door. The low second-story front wall of the house is topped with a simple classical entablature having five low windows set into the plain frieze. The five windows are positioned to correspond with the four windows and central doorway of the first story.

A photo of the house taken around 1905 with many children in the front yard shows the front porch with four piers and extending only across the central portion of the façade. The present porch extends across the entire front of the house, and joins with the glass-enclosed porch of the northeast side of the house. The front porch and side porch are from the period of John Arbuckle's ownership which began in 1905. In that year Arbuckle, a philanthropist whose wealth stemmed from his coffee and sugar enterprise in Brooklyn, began to bring working-class children from the city to spend time at the farm. (John Arbuckle and his wife Mary, who was a key supporter of John's philanthropy until her death in 1907, apparently stayed at the Mohonk Mountain House, at least when dozens of children were occupying the house.) The local newspaper (June 23, 1909) reported that "a large porch has been added to the residence," probably referring to the front and side porches. Their simple details are in harmony with the original Greek Revival house.

The southwest-facing side of the house reveals a portion of the basement wall of stone and brick and with two windows. The first story has two widely separated double-hung sash windows with six-over-six panes, similar to the windows on the first-story front. The second story has two smaller windows, more closely spaced than their counterparts of the first story, but still with six-over-six panes in the double-hung sashes. The corners of the house are defined with simple Doric pilasters that rise to support the entablature running across the front of the house and continuing a short distance around the corner before ending abruptly—before the second-story windows would have conflicted with the entablature.

The northeast-facing side of the house is dominated by the aforementioned glass-enclosed porch used as a dining area for the children brought to the property by John Arbuckle. On this side the basement wall is exposed and fitted with a doorway and several windows. The second story, above the enclosed porch, is similar to that of the southwest-facing side, although a door replaces the window toward the front of the house.

The house's gable roof of moderate pitch is interrupted by two brick chimneys set back a short distance from the side walls. The cedar-shake roof was renewed in 2009.

The back of the house, facing northwest, is marked by a wing harmonious with the main house, but with plainer features. A c. 1900 photo shows the wing as lower than the present wing.

(The interior of the house retains many original features, including the staircase in the central hallway, doors, door and window frames, wide floorboards, and a Doric mantelpiece in the front, southwestern room.)

The back of the house is joined to the nearby "Play Room" (the name given the building in an undated map probably from Arbuckle's time as it refers to the main house as the "Children's Cottage") by a roofed walkway whose wood posts were added by the present owner to replace plain metal posts.

The Play Room, built for the children brought to the farm by John Arbuckle and later by his sisters and nieces after his death in 1912, is a one-story, hip-roofed building with unpainted wood-shingle walls and roof. The walls, set well back from the projecting roof, are opened up with many windows composed of double-hung sash with six-over-six panes. There are nine such windows on the southeast-facing wall and two closely spaced windows to either side of the two-part front door on the northeast wall. (The emphasis on windows and porches for the children relates to the idea of the time that children should have as much sunlight and fresh air as possible in their schools and homes to help assure good health.) The northwest-facing side of the building is enhanced by a great cobblestone chimney whose stones are larger at its base, smaller at the top. (This chimney is joined with the cobblestone fireplace within the building. The rustic quality

of the fireplace is allied with unpainted vertical and horizontal wainscoting rising to a high, similarly treated wood ceiling, now partly hidden by a later, lower ceiling.)

The Playroom is a significant structure and belongs to the Shingle Style of the late 19th and early 20th centuries. The building may have been designed by William J. Beardsley, a prominent Poughkeepsie architect, whom John Arbuckle consulted in 1903 regarding a proposed five-story, 200-foot-long “boarding house or sanitarium for his employees.” (*Kingston Daily Freeman*, Mar. 25, 1903, and a New Paltz newspaper, Apr. 10, 1903)

The garage a few feet from the Play Room is a one-story, wood-frame, gable-roofed building whose stone foundation extends beyond the present garage a number of feet to the northeast, suggesting that the building was originally longer and used by Arbuckle for another purpose. (It is probably the building called the “Annex” in the previously mentioned undated map.)

The buildings are in excellent condition. The present owner has very carefully preserved as many elements from the Greek Revival origins of the house and the early 20th-century adaptations and additions for John Arbuckle as is consistent with using the house as a private residence and the Play Room as a studio/shop.

Sources:

Peter Harp, “John Arbuckle,” *New Paltz Independent*, Dec. 6, 1967, reprinted: *A History of New Paltz, N.Y.*, Elting Memorial Library, Haviland Collection, Bulletin No. 6.

Kenneth E. Hasbrouck and Ruth P. Heidgerd, *The Deyo Family*. Huguenot Historical Society, 1980.

Irene Martin (Town Historian), “Arbuckle Estate,” Building Structure Inventory Form, NYS Division for Historic Preservation, Dec. 17, 1990.

Newspaper clippings and maps furnished by Carol Johnson, Haviland-Heidgerd Historical Collection, Elting Memorial Library, Sept. 22 and Oct. 11, 2011.

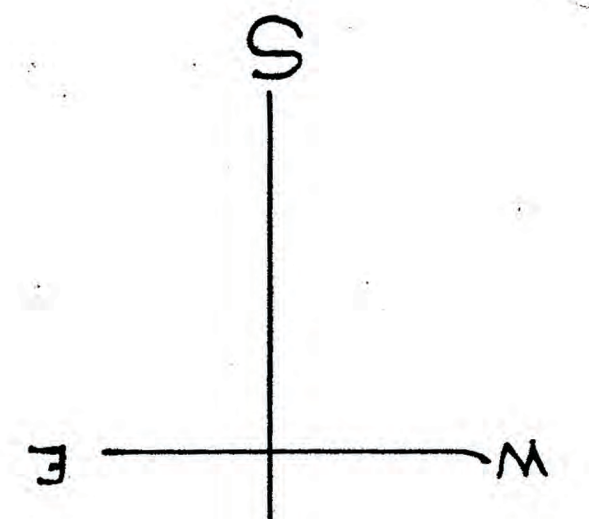
WBR’s site visit and tour with Geraldine Buck, Oct. 4, 2011

Revised May, 1943
 Showing Subdivision of
 Estate of MARGARET A. JAMISON
 & MARGARET A. JAMISON

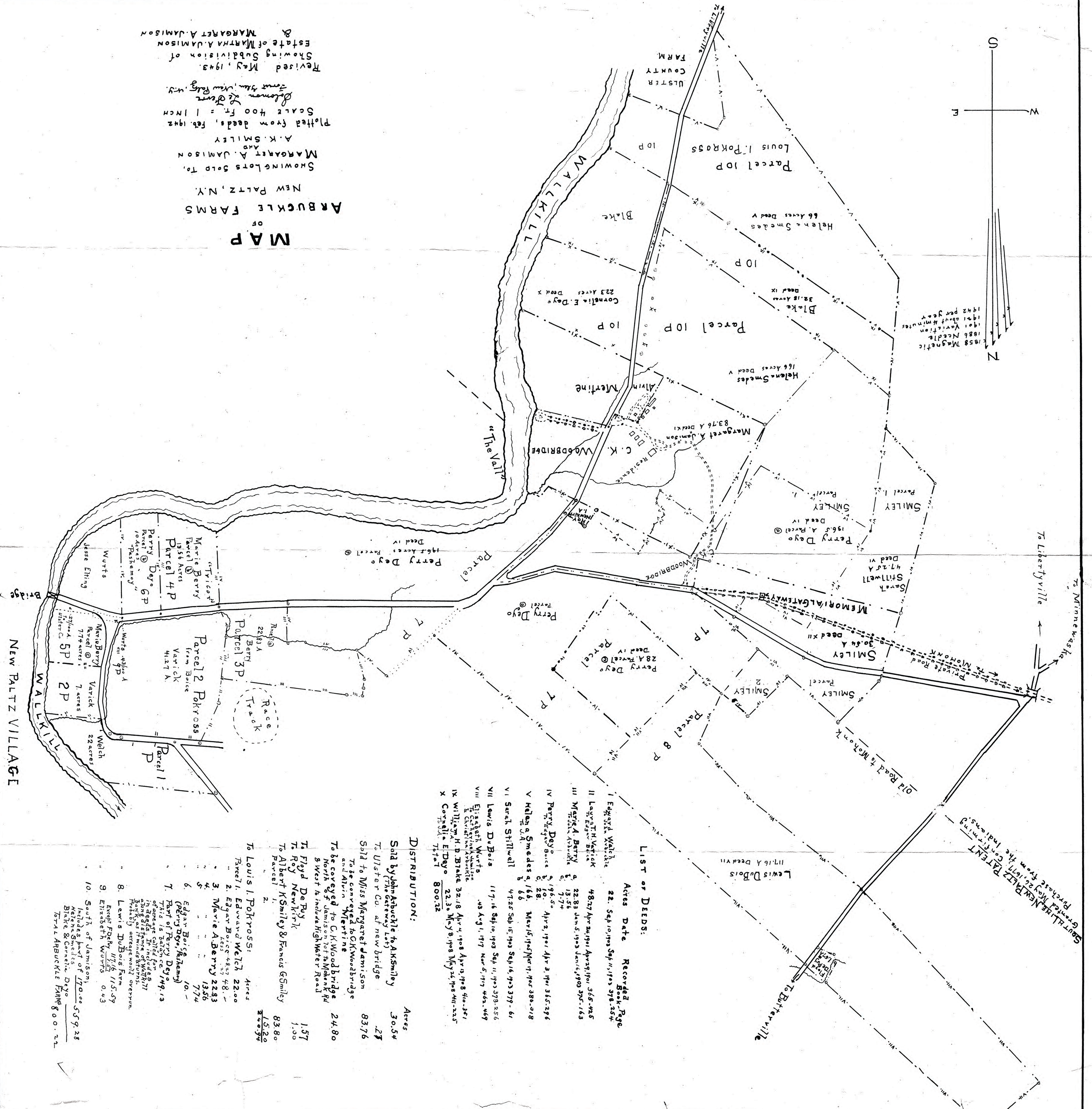
Plotted from deeds, Feb. 1942
 Scale 400 Ft. = 1 INCH
 Deacon de Dey
 from New Paltz, N.Y.

SHOWING LOTS SOLD TO
 MARGARET A. JAMISON
 AND
 A. K. SMILEY
 NEW PALTZ, N.Y.

MAP OF ARBUCKLE FARMS



1858 Magnetic
 1886 Needle
 1901 Variation
 1911 about Minutes
 1942 per year



LIST OF DEEDS:

Acres	Date	Recorded	Page
	1	Edgar & Welch	
	22	Sep 10, 1903	Sep 11, 1903 370-364
	48	27 Apr 20, 1901	Apr 29, 1901 365-425
	11	Laura H. Vartic	
	22	83 Jan 5, 1903	Jan 6, 1903 370-163
	III	Margaret A. Jamison	
	9	13.56	
	1	7-74	
	IV	Perry Dey	
	8	196.5	Apr 2, 1901 365-296
	28		
	V	Helena Smedes	
	9	166	May 15, 1903 370-018
	8	66	
	VI	Sarah Stillwell	
	4	725	Sep 15, 1903 370-379 - 61
	VII	Lewis DuBois	
	11	7.16	Sep 10, 1903 370-356
	43	Aug 1, 1917	Nov 5, 1917 462-469
	VIII	Edgar & Welch	
	2		
	IX	William H. D. Blake	
	32	3.18	Apr 4, 1908 410-301
	X	Cornelia E. Dey	
	22	30	May 9, 1908 410-225
	800	7101	800.32

DISTRIBUTION:

- Sold by John Arbuckle to A.K. Smiley (The gateway lot) Acres 30.54
- To Uster Co. of new bridge .28
- Sold to Miss Margaret Jamison and Alvin Merrine 83.76
- To be conveyed to C.K. Woodbridge 24.80
- To be covered to C.K. Woodbridge North of Jamison lot to Main St. Rd. & West to include High Water Road
- To Floyd De Puy 1.57
- To Roy Newkirk 1.00
- To Albert K. Smiley & Francis G. Smiley 83.80
- Parcel 1 2.00
- Parcel 2 25.20
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- Parcel 96 25.20
- Parcel 97 25.20
- Parcel 98 25.20
- Parcel 99 25.20
- Parcel 100 25.20

SOUTH LINE NEW PALTZ PATENT
 Granted May 20, 1787, containing
 purchase from the Indians.

INTRODUCTION

LANDMARK DESIGNATION

46 LIBERTYVILLE ROAD, NEW PALTZ, NEW YORK

This residential property, presently owned by Geraldine Buck, has an interesting history tied to a famous figure of the late eighteen hundreds, John Arbuckle. The narratives and photos in support of this application come from various sources and the full documents are attached for additional reference.

To start off the story of this property, we begin with a schoolboy's report of the story of his mother's house. This schoolboy, Jeff Jeanneney, was the son of Janet Woodbridge Jeanneney who had inherited the house from her father, C.K. Woodbridge. Mr. Woodbridge, had inherited the property from the nieces of John Arbuckle.

ATTACHMENTS:

1. Jeff Jeanneney report
2. Sharlot Hall Museum, "John Arbuckle: entrepreneur, trust-buster, inventor and humanitarian", by Bob Cornett
3. "The real thing" by Jon Fackler
4. Huguenot and Highland Herald, 3/26/1992
5. Margaret Jamison obituary
6. Assorted photos

①

Jeff Hammeney

Our house was one of the first woodframe houses built in New Paltz. It was built between 1840 and 1850, by Elting D. Deyo, a local carpenter.

The first person to own the house was Jonathan Deyo, and after his death the place was named the Smede place.

Jonathan Deyo's wife was a Smede, after his death it was called the Smede place.

During this time the place was a farm. The farm wasn't a big one, it was just a self-supporting farm. (It wasn't a money making thing.) They had a small herd of ⁺catle, and they grew ^{their} there own hay and grain. Flax was grown in the near by fields, and it was spun in the front room of the house. (The room I live in now.)

The house still has the large floor boards and high ceilings, as did most houses in the period. Even now if one looks around the house, he can find the old window panes with impurities in them.

The next person to own the house was John Arbuckle. He got the place about 1900, and used it as a fresh air Camp. Our house is were the children lived and ate. Arbuckle built trails though the woods which still can be found today.

John Arbuckle was the leading coffee and Cuban sugar importer of the U.S. with offices in New York City. He bought the land for rest, recreation and pleasure.

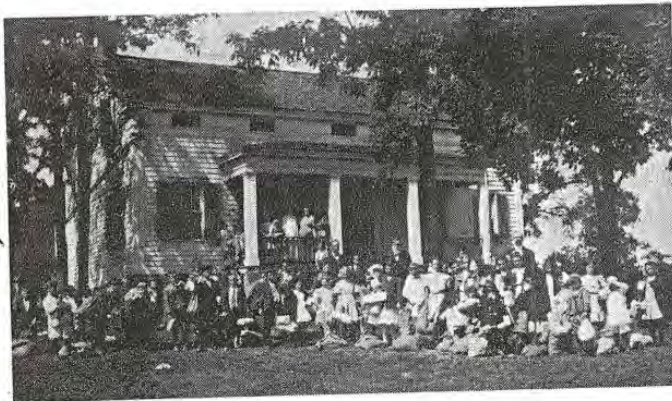
11-5-17

2

Jeff Jamison

The camp was all charity, for city children of his employees.

When he got the house it looked like this:



He extended the front porch that was in the front, and added the glassed in porch that goes along the north side of the house.

This is what he added and is what it looks like now:

3

Jamison's

looking at.
Jeff Jamison

Mr. Arbuckle left it to his nieces the Jamion's, who left it to my grandfather Mr. C.K. Woodbridge. My grandfather was president of Dictaphone and used the farm to raise registered Black Angus cattle.

After my grandfathers death the place was broken up and we bought our house.



Article printed May 04, 2008 - [Read more Days Past articles](#)

John Arbuckle: entrepreneur, trust- buster, inventor and humanitarian

by Bob Cornett

Early Prescottonians, cowboys, city folks and miners enjoyed grinding and brewing their favorite, their one and only Arbuckles Ariosa Coffee: "The coffee that won the west."

No brand sold more coffee in the U.S. than Arbuckles', and yet that name has passed into history (you may see a package on display at the Sharlot Hall Museum). Yet the Arbuckle name has a story that needs to be told whether remembered or not.

The coffee's marketers, John and Charles Arbuckle, were true entrepreneurs. Prior to 1865, green coffee beans were the norm. They were sold by the scoopful from open barrels in drug and mercantile stores. The beans would then be roasted at home on a wood stove or in a skillet over the campfire. Burn a few beans and the whole lot would be off-taste. Furthermore, exposure to air soon caused the roasted beans to become stale and rancid. It would be years before vacuum sealing and pre-ground coffees became common.

In 1866, John, age 27, and younger brother Charles, ran a grocery store in Pittsburgh, Pennsylvania. By experimenting, they came up with an egg-sugar glaze that sealed in the roasted coffee bean freshness yet did not alter the taste. John received a patent for this process in 1868. Now the home roasting process was not necessary and they could achieve more dependable uniformity.

Their creation was sold in one-pound signature orange, yellow and black packages: one hundred to the wooden shipping crate. The word spread like wildfire - you could buy many months' supply for your ranch or remote cabin and more easily enjoy fresh, consistently good coffee.

The brothers helped market their product by putting a peppermint candy in each package and later adding trading cards as well, not to mention package coupons that, when saved, were redeemable for useful items such

[Home](#) <>

as silverware, china, curtains, towels, scissors, razors, handkerchiefs and even wedding bands!

Business grew rapidly and they relocated to New York City in 1871. Soon 50 women were hand-filling packages for shipping. John had a strong bent for science and machinery, and with costs soaring, dealt with the manual labor bottleneck by inventing, with the help of a draftsman and machinist, a machine capable of filling, weighing, sealing and labeling all in one motion. Production jumped ten times over the old method. Soon they had the largest share of the coffee business in the U.S. and their wealth greatly increased. John was a multimillionaire by 1891. Brother Charles had passed away in 1890.

Since large quantities of sugar were required for his coffee processing, John entered the sugar business in order to obtain sugar at competitive prices. John was determined to pack and sell sugar in the same way, so he patented a machine to package two-pound sugar bags and thereby dented the retail market with this more convenient size. This act started the trade war with Henry Havemeyer, the sugar industry giant at the time. Havemeyer, in turn, purchased a major interest in a rival coffee company.

Henry Havemeyer was a leading force in the American Sugar Trust and realized his sugar market manipulation was challenged as never before. Arbuckle continued his competition by building a sugar refinery and kept lowering his prices below Havemeyers until both were selling below cost. By the time Havemeyer admitted defeat, losses by the two firms were estimated at \$25 million. Shipping rebates, a Havemeyer advantage, were thwarted when Arbuckle bought his own ships. His new refinery, using the latest technology, produced a superior product at a lower cost beginning in 1898.

By 1901, the American Sugar Trust was broken and other well-known producers, including Spreckels Sugar, entered the market. Arbuckle believed that competition, not government interference, was the way to bust trusts.

Another trust battle he won was with the tugboat monopoly on the Hudson River - \$50 for a tow from New York City to Albany, N.Y. So, he bought tugs, charged less and competition won again. Price was never arbitrary thereafter.

As a humanitarian, John believed NYC's air, overcrowding and hustle bustle were bad for health. Thus he bought several ships, outfitting them with rooms, recreation and dining facilities and towed them to sea at night so folks could benefit from fresh ocean breezes.

At Lake Mohonk (north of NYC), he built a retirement colony for older citizens needing assistance, fresh air and good food. Again, designing his

[Events](#) <>

own charities, he built hotels for the handicapped to learn trades and residence hotels for outdoor workers.

Straying even farther from coffee and sugar, he developed a method for using compressed air to re-float ships, which was used successfully when others had declared it impossible.

In 1911, he crusaded against import duties on foreign-grown sugar. He said such duties helped American sugar beet growers but hurt poor and average Americans. He said it was like depriving children of candy.

His health failed, caused mainly by malaria. He died in 1912 at age 74, thus ending his sugar duties battle with Uncle Sam.

Arbuckle Brothers introduced Yuban Coffee in 1913 (now owned by Kraft), a year after John's death. The special blend had been his favorite, served only at his annual Christmas dinner or given to friends as gifts. The name comes from "Yuletide Banquet."

His contributions demonstrated how entrepreneurs could change and improve the market system. Entrepreneurs seek personal gain, of course, but they can improve humanitarian services as well. Innovations and new combinations for efficiency can result from their input.

Curiously, today the Arbuckles Ariosa Coffee brand name has been revived and you can order it online for \$15-\$16 per pound, beans or ground. And you still get a peppermint stick in the bag as well!

(Bob Cornett is a volunteer at the Sharlot Hall Museum.)

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Sharlot Hall Museum Photograph Call Number:(Arbuckle 002) Reuse only by [permission](#).

No chuck wagon in the west was complete without Arbuckle's Ariosa Coffee in the late 1800s, as depicted here in a display at the Sharlot Hall Museum.



John Arbuckle

Sharlot Hall Museum Photograph Call Number:(John Arbuckle) Reuse only by [permission](#).

John Arbuckle (1839-1912), coffee magnate, inventor, trust-buster, humanitarian and entrepreneur.



Sharlot Hall Museum Photograph Call Number:(BuI139p) Reuse only by [permission](#).

Brisley's Drug Store in 1903 Prescott undoubtedly sold Arbuckle Ariosa Coffee, the most popular brand of coffee at the time.

SAID ONE HUNDRED YEARS AGO



PHOTO COURTESY OF ELTING LIBRARY'S HAVILAND-HEIDGERD HISTORICAL COLLECTION

Millionaire John Arbuckle was a coffee and sugar merchant of New York City. He was a familiar figure in New Paltz by 1905, when he began bringing about 40 underprivileged children at a time for a free two-week vacation to his farm on Libertyville Road. After his death in 1912, Arbuckle's niece, Margaret Jamison, carried on the camp for the children until 1938.

The world rejoices that peace between Japan and Russia is the outcome of the meeting at Portsmouth. Greatly to the surprise of everyone Japan has yielded her claim for indemnity, and agrees that each country take half of the island of Sakhalin. Other minor points of difference had been settled before. The Japanese people have not yet been heard from, but are doubtless indignant. All the rest of the world rejoices. President Roosevelt is receiving congratulations from everywhere. A large bonfire flashed from the summit of Sky Top on Tuesday evening on account of the good news of peace between Japan and Russia.

Mr. James Rensley, whose reported discovery of a cave near Butterville many years ago has been heretofore narrated, after a resumed search in company with younger men reports that he has found the cave north of Butterville. We shall await further developments.

John H. Relyea of Springtown has had more summer boarders than anyone in this vicinity. He had 67 at one time and says that he could have had 100 if he had the room to accommodate them.

The party of about 35 girls and boys that have been staying for two weeks at the Arbuckle farms returned to the city on Friday. Another party of children is expected in a day or two. The New York papers publish an interview with Mr. Arbuckle, in which he states his intention to erect large buildings here at which board will be furnished at low rate to both men and women. The plans for the buildings are ready. He is much pleased with the results of his experiment in bringing the children here and will feel encouraged to go ahead with his philanthropic work. A great deal of editorial comment has appeared in newspapers in different parts of

A large bonfire flashed from the summit of Sky Top on Tuesday evening on account of the good news of peace between Japan and Russia.

the country concerning the plan of placing city people on the Mary and John Arbuckle farm in this town.

At last there is no complaint of drouth. The rain on Sunday and Monday filled the cisterns, wells and reservoirs and raised the Walkill considerably. The village papers are now

able to use their water motors for printing. The farmers in the Springtown neighbor-

hood have been pulling their onions of late. They are rather small on account of the drouth.

The Normals are with us again and we are glad to see them. They have taken the place of the summer boarders who have made our village quite lively during the vacation of the Normal School.

Tuesday evening was meeting night for the Normal fraternities. After meeting, each of the four societies went around town and serenaded the teachers. The boys of Delphic and Philalethian gave the yell in a manner to make the welkin ring. The musical calls of the Clionian and Arethusa girls are very pretty.

Work is progressing on the Normal chapel. Until that room is ready, the morning exercises are held in the methods room. Although attendance at chapel exercises is entirely optional, the methods room, one of the largest recitation rooms in the building, is filled at 8:05 each morning.

More automobiles are seen in our village on Sunday than on other days. Four passed over the New Paltz turnpike on last Sunday.

- Carol A. Johnson

MISTRESS of MILLIONS —

She Is CHRISTINA ARBUCKLE, Partner
Now with Her Sister, MRS. JAMIESON
in Arbuckle Brothers and Half a Score Other
Large Interests—Few of the Thousands on
Her Payrolls Ever Have Seen Her—
Though Resident of Brooklyn Hardly Any



The Arbuckle mansion at 315 Clinton
avenue, Brooklyn, N. Y.

THROUGH an oddity which the law of partnership permits, two sisters, known alike for their gentleness and kindness, have become full general members of the firm of Arbuckle Brothers, New York.

Once there were two Arbuckle brothers. Later there was one. Now there is none. Business houses frequently outlive their founders, for institutions are greater than men, and in this instance, anomalous as it may seem, the trade name remains and sisters have succeeded brothers.

These sisters are Mrs. Catherine Arbuckle Jamieson and Miss Christina Arbuckle. They have taken the place in commerce which good old John Arbuckle made for himself by calculation and thrift. They have fallen into a great fortune, which grew from a

tastes which a modest income could not satisfy, these devoted sisters would have preferred the unpretentious life in their old environment, but one may not always do the thing that pleases best. Lives are not ordered that way.

So, because of their close kinship with the man of activities, they inherit with his money such of the perplexities as go with the partnership papers. In experience they are like unto clerks of the junior grade; still, if Arbuckle loaf and granulated once more find it necessary to take a fighting attitude against trust sugar they will have to be in it. Capital speaks for all its partners when it speaks.

Probably not one worker among the close upon 2,000 in the Arbuckle refineries and coffee mills has ever so much as seen these new partners. The captains and crews of the ships and tugs in the water arm of the Arbuckle industries did not until recently even know them by name.

In years these sisters are no longer young. Their tresses are silvered at the temples. More that rich, they are more than retiring. Strangers may have seen them in shadow on the curtains of the mansion, but nowhere else.

The Arbuckles were one of the old and respectable families in Western Pennsylvania. John Arbuckle and Henry Phipps sat side by side in the district school and together learned

tune, which those who guess but do not say had touched the \$20,000,000 mark when the final call came.

A man of order always, he strangely to call his lawyer to his side and make his wishes with reference to his accumulated fortune. A search of his strong box disclosed no will of his making, and so the estate, in the law of probate, was divided equally between the heirs-at-law, his two sisters.

Apart from a million or more in real estate, including a hotel, an apartment house, an office building and his many other interests, the Arbuckle estate is a business operated under different names in half a dozen fields. In the coffee trade; as the Jay Street Terminal it is a transportation concern; as Frost Coal Company it is a dealer in anthracite; as the Smyser Machine Works it has steam activity.

Heirship in the estate carried with it a share in these several enterprises, a share which suggested partnership which was the invested capital just as it was in the Arbuckle was at the helm, thereby maintaining the financial strength of each separate enterprise. Thus the sisters have gone into business with announcements of the sever-

which were maintained or
 purse and have been added to
 men who now direct, either wholly
 part, approximately a billion dollars of
 ed capital. They are in the field of large
 ies with Mrs. E. H. Harriman, Mrs. Rus-
 age, Mrs. Hetty Green, Mrs. O. H. P. Bel-
 Helen Gould and many others.

world of to-day recognizes the worth of
 n and credits no sex with all of the
 n and virtues.

Arbuckle lives in the Arbuckle mansion
 315 Clinton avenue, Brooklyn. Years ago
 she and her sister lived in Pittsburgh,
 John Arbuckle got his start in life and
 , being then content with small things,
 nained until a larger ambition made him
 out. Having no pride of purse and no

gie he used to play mumblypeg, and it is a
 recollection that the Arbuckle jackknife was the
 more successful of the two. The sisters were
 then little tots in pinafores.

John Arbuckle, perhaps as much as any man
 of his day, took early character lessons from the
 teachings of Benjamin Franklin. He knew the
 homely philosophy of poor Richard, and, what
 is more, knew the value of its application. A
 dollar to him was always just 100 cents and no
 more. He counted self-reliance and self-denial
 as twin virtues. On this he grounded his for-

type filling a full column. Their part
 William A. Jamieson, a nephew of John
 Arbuckle, who grew up in the conce
 and who is now active head. William V.
 Smith, who died in November last, had been
 partner for many years. He left an estate
 \$6,000,000, which greatly surprised those wh
 did not know him and did not know the A
 buckle thrift—Scotch it was—that keyed all wh
 served with him to money making.

Miss Arbuckle is perhaps more interested i
 doing good than she is in the affairs of busines
 She believes in that form of benefactio
 which helps others to succeed, and not i
 the so-called charity which relieves me
 and women of all responsibility. One
 an encouragement, the other makes d
 pendents.



Guests of the floating hotel, the converted square rigger, "Jacob A. Stamler," a practical charity, in wh



As far as her personality is known, she is little more than a shadow on the window shades of the Arbuckle house.

John Arbuckle once observed that the marriage of an industrious and saving young man and a gentle, thrifty young woman was worth a thousand dollars to the state. He sought through his benefactions to bring young people of this kind together, and he succeeded. His method was unique.

The ship Jacob A. Stanler and the schooner yacht Gitans were established—one as a floating hotel and the other as a men's dormitory—to carry out his ideas of helpfulness to young people. Miss Arbuckle has followed these joint enterprises with deep interest. She believes in them. A group photograph of the guests on the big ship hangs in her Clinton avenue home.

Much has been written about the

\$2.80 a week. There are accommodations for 100 on board. There are cheery sitting rooms, a great dining room amidship, a sun parlor on the upper deck, a sewing room with an equipment of machines, a laundry with modern steam appliances.

Young women may receive company in the ship's cabin or on deck. Ever since the half-century-old square-rigger was withdrawn from sea to serve this new purpose there has never been a time when Cupid did not stand at the companionway with a smile of welcome. That isn't all. Every season brings its engagements and marriages. It isn't any secret that the day has been set for the marriages of no less than three young women guests on the hotel ship. Two of the young women are to marry two

agine that otherwise life aboard ship was a drum. Happiness reigns here. The good that has been done is known the length and breadth of the Continent.

"This ship hotel is not a charity as many understand the word. It is rather a help to those who may find economical living necessary. Those who need the help most are those who are most welcome."

On the occasion of the next marriage celebration will be sent to Miss Arbuckle, and young people hope that she will be present. Both boats are docked at the foot of Twenty-third street, New York.

The first of the season's "barn dances" already been held. These dances are small little affairs. There's a piano on board



Arbuckle is interested.

...with a very E. H. ...

of the maid.

Going calling is thus simplified to the last degree. The young men are never late because they miss cars. The only annoying interruption is the ship's clock, which says that it is time to say good-night when it's 11.

"Love making," said the ship's skipper, "proceeds 'tween decks of the Jacob A. in a normal, healthy, proper way. We do not frown upon it. Neither do we seek to restrict it by mean little rules. Our great concern is in making these young people happy, and they appreciate it.

"Just how many times the great vital question has been popped in the cabin I do not now recall. Popping is periodical there in the winter months. Now, with the approach of summer, the broad expanse of after deck has become the poppery—if I may put it that way. One may get results under the pale light of the moon even better than under lamp conditions.

"Still, you'll understand that such matters as courtship and marriage among those who make their home on these boats are just happy incidents in a larger and very serious work. We refer to them because some people may im-

Arbuckle farm of 1,065
New Paltz, N. Y., is another
which has been helpful be
expectations. It is for th
down" through the conditi
city and are in need of no
fresh air. The charge is \$2 a
almost nominal, considering wi
in comfort. So far as possible th
great farm is performed by those
They are paid always. If a li
feed the thousands of chickens o
new laid eggs, she is paid for that

A fee goes with the milking
Those who can use a needle or k
are pa
for the work. The gardeners and field work
are paid for theirs. Still, the desire is to
strict the privileges of the colony to those w
with the feeling of self-respect strong with
them, are willing and anxious to pay the sm
weekly charge. Participation in the earnings
quite another thing.

In preparation for the responsibilities wh
have come to them through the passing of Jc
Arbuckle, the sisters recently deposited
to the value of \$1,500,000 in a Brooklyn tr
company to cover the taxes of inheritance
the great estate.

The real thing

For the occasional presence in New York City, Ulster County is a near-ideal staging area

Story by Jon Fackler

Sooner or later, it all comes down to real estate. Sooner or later, the most committed New York City person who spends a lot of time in Ulster County is going to buy a place here.

The kid who spends days climbing in the Gunks, and nights sleeping in his car, twisted up like a pretzel.

The matron who admires the spare, clean lines of an old stone house, and one day sees a For Sale sign in front of a house she has particularly liked.

Or the editor who five years ago grasped the fact that some new communications gadgetry would let him spend one (maybe two) workdays each week upstate.

This lure of Ulster County for New York City people is not new. And then, as now, it can take a hard hold on a person. Take the case of John and Mary Arbuckle, who started buying New Paltz farmland shortly after 1900. Eventually they bought all or part of eight adjoining farms, 1200 acres in all.

John Arbuckle was a wealthy man. He was the biggest importer of coffee and sugar in the United States, and he also sold coffee under his own label. In the dining room of Arbuckle's house on Libertyville Road its present owner, real-estate agent Geraldine Buck, showed me an old tin with the words "Arbuckle Coffee Company" pressed into the metal. The spoon she gave me with my tea had the name "Arbuckle" engraved along the handle in neat Victorian script.

We walked through the biggest sun porch I have ever been on. It faces north toward Springtown Road and east to-



Gerry Buck with the author outside the former Arbuckle home.

ward the village of New Paltz, and it has over 200 panes of window glass in it.

You might conclude that John Arbuckle bought all this land on the New Paltz flats to isolate himself in rural splendor, but nothing could be further from the truth. Peter Harp relates the story in his *Horse and Buggy Days*, a history of New Paltz during this period.

A thin man with a full white beard, Arbuckle launched an out-to-the-country program for hundreds of workers in his sugar and coffee companies. For a nominal charge, and partly in exchange for work on Arbuckle's farm, his employees and others could spend time out of the city.

John and Mary Arbuckle also originated a fresh-air program for underprivileged children. They brought a new group of 40 kids to the farm every two weeks during the summer. As Peter Harp points out: "Many of these city children never knew where milk came from, except a bottle." After they spent time on the Arbuckle farm, they knew.

The Arbuckles even put in a beach on the west bank of the Wallkill River, directly across from the house. They lined the path with young trees and put down bluestone, end to end, to make a driveway down to the river. The trees are now a mature stand, and the bluestone driveway is still easy to see from Libertyville Road.

The Arbuckles stand out in this or any other time. They had ample wealth, and they spent it freely to help people. But what about the others of more recent times, the thousands who are not so prominent? Just as Gerry Buck provided me with a more rounded picture of the Arbuckles than I could get from the historical record, other real-estate agents helped me describe the "folk movement" of New York City people to Ulster County, particularly in the last 20 years.

Realtors are in a particularly good position to help with this description. Those who have been in business for ten or twenty years have seen large numbers of clients. Those who have been successful in the business realized long ago that getting to know their clients and their interests increases the likelihood of a successful sale.

And those who are in real estate are in the kind of business that is a good test of their customers' commitment. Buying the house in the country, the little farm,

the vacant land to build on -- any of these involve fairly serious commitment, well beyond the parking of some spare cash for an indeterminate period.

What do these real-estate agents tell us?

On a snowed-out morning in February, I call Coldwell Banker Scott Associates in New Paltz. Anticipating the snow, the receptionist (recorded) refers me to Linda Babb, a broker with the company. Once in the past year, Linda and I reminisced about her boss, the late Kathleen B. Scott. I remind her this particular morning

about one of Kathie's firmly-held views about the corridor in Ulster County that begins with New Paltz and ends in Woodstock. "We're a little U.N.," she used to tell customers. "If you don't like that, go elsewhere."

There's a big push toward the little



Linda Babb of Coldwell Banker Scott in New Paltz.

U.N. right now from first-time home buyers, Babb says, a push that has been helped by the lowest interest rates in 25 years. But, she adds, this is not the reason that New Yorkers have historically bought in Ulster County.

In the business for "sixteen years or so," Babb sees something more fundamental at work. "There's been a tendency for people to go farther away from New York City to find what they want." To give point to her argument, Babb contends that the great drawback in the city -- beyond the crime, pollution, noise and crowding -- is the lack of any community. Even in the ethnic neighborhoods, community has been eroding with each passing year.

But New Yorkers have particular needs in a community, needs which parts of Ulster County seem to meet. They like to live in or near small towns, she says, but they also want rural living without the extreme "closeness" which small towns can foster.

And this has helped to foster the



Volume 31, Number 13

Serving the communities of New Paltz, Lloyd, Gardiner, Rosendale & Plattekill

Price 50 cents

Huguenot
and
Highland

Herald

USPS 305810

Thursday, March 26, 1992

Has anyone seen \$40 mill?



The original Arbuckle home.

MELISSA MCGILL

New Paltz history and youth, and how one man's fortune helped shape them

This is a tale of massive fortunes and human frailties, lofty ideals and the realities of religion, a tale of New Paltz's high society and the price some men pay for acceptance into worlds not their own.

A great fortune once landed on New Paltz, offering all its citizenry hope, offering a chance to aid not only those less fortunate in the great metropolis to the south but also those less fortunate in our midst.

That fortune never made it to its ends, however. Most of it has disappeared. Some ended up tied to several elitist local projects. A small amount has been used to help the needy.

In the first years of this century, a Scottish-born millionaire coffee magnate bought several hundred acres of land along the banks of the Wallkill River just west of the Village of New

(Continued on page 10)

(Continued from page 1)

Paltz. Single, ornery and eccentric, John Arbuckle sought to redeem himself under the watchful gaze of Mohonk, whose ideals brought him to the area. He started a series of philanthropic enterprises for the youths and the less fortunate of New York City and New Paltz.

To pursue his dream, John Arbuckle built a large hostel that burned to the ground before being finished, then hired ships to house his employees on the shores of Brooklyn. Years after his death, people still talked of his visits to the Village of New Paltz. He would hand out little bags of sugar from his Brooklyn refinery, patting shaggy heads as he went by, mumbling in a thick brogue.

Arbuckle died in 1912 intestate, leaving a reported \$20 million to be cared for by his compassionate niece, Margaret Jamison. Jamison, who lived the majority of her life on the sprawling Arbuckle estate on Libertyville Road, expanded her uncle's mission with the interest payments she lived on. In 1942, she too passed away, leaving behind an heirless fortune said, at the time, to be about \$40 million.

Some of the money and property was split among a number of New Paltz friends and families whom the Arbuckle heiress had taken under her wing. Some funds were given to foundations for disbursement to charities, local and national.

That was when Charles King Woodbridge came along. Born in New Hampshire the son of a strict new England minister, Woodbridge became one of the nation's pre-eminent businessmen through years of door-to-door sales work and involvement in the advertising industry's earliest days. In 1922, he became the chairman and president of the fast-rising Dictaphone Company. Ten years later, his reputation as the nation's "business doctor" led him to

*"He was, how do I say,
a very good businessman.
He was very businesslike,
but very good.
He had quite a lot
of clout, and he did
a lot for this town"*

presidencies on a number of corporate boards of companies he had reorganized.

By 1932, Woodbridge had been named chief administrative officer for the remains of the Arbuckle fortune. He was charged with liquidating its assets and winding up its business. Local newspaper accounts referred to him as a lawyer, although his only schooling was a few years at Dartmouth College.

In 1942, Jamison's will left Woodbridge in charge of her own estate as well. Accounts were set up at the Mellon Bank in Pittsburgh. Woodbridge, who by this time referred to himself simply as King, sat on the bank's board. In 1944, King and his wife Josephine moved to the former Arbuckle estate along the Wallkill.

All of a sudden, the Arbuckle tradition of housing Brooklyn's poverty-stricken youths at the estate ended. For years, Miss Jamison had carried on her uncle's philanthropic intentions by hosting children from the

old *Heraia* *trivone's* Fresh Air Fund year-round. She had hired numerous local kids and supported their education. With the advent of King and his wife, a different agenda was set in place.

"I remember Miss Jamison very well," regional historian and author Alf Evers said recently. "She was a remarkable woman who went her own way, and was interested in people's welfare. She was completely outside the old Huguenot world of New Paltz, which was quite conservative at the time. All the money was settled in the Reformed Church, and they respected Miss Jamison because she was very rich and seemed to live like a rich person should — free-spending.



The Jamison Memorial House.

Woodbridge, on the other hand, is harder to remember..."

Woodbridge took an interest in the Reformed Church, and was soon elected to the church consistory, its governing body. In 1948, he was involved when the membership of the Reformed Church on Huguenot Street started fundraising to repair its sagging structure.

Woodbridge knew how to get to the top of things, especially in a town with a class structure as rigid as New Paltz's. He was elected to the board of the Huguenot Historical Society, and he noticed that there was interest in preserving the Huguenots' remaining stone houses. In late 1950, current church consistory member Richard Lent says, Woodbridge approached him. Woodbridge outlined a way of helping out the church and preserving the old stone houses.

"He said to us, I think we could get some money," said Lent, a prominent local lawyer. It was largely through Woodbridge's actions that a special foundation was set up to funnel hundreds of thousands of dollars in Arbuckle money into local projects. The resulting corporation, set up and later registered with the federal government under the non-profit tax laws, was called the Margaret A. Jamison Memorial, Inc.

Woodbridge was president. Harold Lent, Richard's and town supervisor David Lent's father, was secretary. Other original directors of the corporation included Reverend Gerret Wullschleger, Helen Hasbrouck and Donald Allen.

"In general, this corporation intends to create a center on Huguenot Street in the Village of New Paltz amidst the original homes, where the ideals of our Huguenot Founders may lead the young people of the community to understand and to practice a truly Christian way of living," the memorial's public announcement read. "This is a long-range program, but it is hoped that through the years many things can be accomplished."

Two directors were hired for local youth activities. "It is the hope of the Margaret A. Jamison Memorial, Inc. that this work will grow through the Reformed Church of New Paltz so that its young people will have a better opportunity to develop that staunch sense of Christian individuality which is their heritage."

10

Miss M. A. Jamison Dies at Arbuckle Farm, New Paltz

Last Surviving Heir to Big Coffee and Sugar Fortune Will Be Buried at Pittsburgh

Miss Margaret A. Jamison, last surviving heir to the Arbuckle coffee fortune, died Wednesday evening. She was 72 years old. The Arbuckle Farms at New Paltz in this county were for many years among the most productive properties in this county and the old Arbuckle homestead just west of the Wallkill river gave employment to many people from the New Paltz section of the county. Miss Jamison died at the farm home where she spend considerable of her time. She also maintained residences in New York and in Pittsburgh. Funeral services will be private and burial will be at Pittsburgh.

A niece of the founders of Arbuckle Brothers, coffee and sugar importing companies, Miss Jamison lived a secluded life. She had residences at 784 Park avenue in New York city and also in Pittsburgh, the latter an unpretentious brick structure at 602 Sherman avenue.

Much of the large estate is expected to go to charity through the Arbuckle-Jamison Foundation which was established by Miss Jamison's sister, Miss Martha A. Jamison, who died in July, 1941. Martha's will left her share of the estate to Margaret with the provision that at her sister's death it was to go to the foundation to be distributed to worthy "religious, charitable and educational causes."

The importing firm represented a major portion of the fortune of \$37,500,000 left by John Arbuckle, Miss Jamison's uncle, when he died in March, 1912. With his brother Charles Arbuckle, John Arbuckle had established the business in Pittsburgh in 1859. The New York firm was established in 1871. John had no children and when he died the estate was divided between his sisters, Mrs. Catherine A. Jamison and Miss Christina Arbuckle. The two women became partners in the firm.

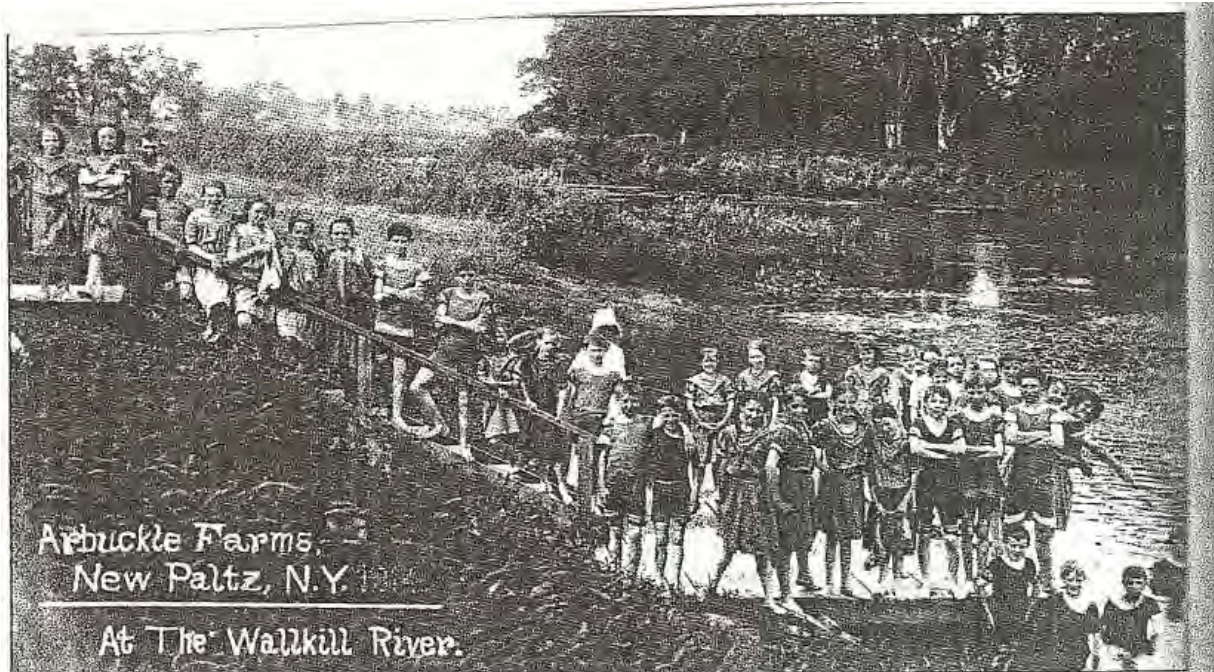
On Christina's death in February, 1927, she left \$7,633,665 to her nieces, the Misses Jamison. Their mother died in 1923 and her daughters were sole surviving executors of the two estates.

As executors they had control of Arbuckle Brothers and in 1930 they brought suit against the Federal Government for \$10,000,000 for alleged overpayment of taxes but the suit was dismissed in Federal Court. The fortune was appraised at Pittsburgh in 1937 at \$40,000,000.

A brother of the Misses Jamison, William A. Jamison, who was also a partner in Arbuckle Brothers, died in June, 1928. Arbuckle Brothers had offices at 71 Water street in New York city.

The Jamison sisters were frequent contributors to charitable

DIED



John Arbuckle's niece Margaret Jamison continued to host Fresh Air children at the farm until 1938. Each summer young boys and girls arrived in groups of 40. Margaret Jamison added amenities to the two-week-long country experience. She purchased 40 single beds to replace earlier tents, added a dock and bathhouses to the Wallkill swimming area, and built tennis courts. Her estate was valued at \$40 million when she died in 1942. (Courtesy of Geraldine Buck.)

The INDEPENDENT is an open forum. If you have been hit by an adventure or an idea, if you go visiting or have guest, or if you hear of any news—anything that people would like to hear about—send it in.

New Paltz Independent

and Times

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NEW PALTZ, ULSTER COUNTY, N. Y., THURSDAY, DEC. 3, 1942

In Her Will Miss Jamison Remembers Her Old Retainers

The \$40,000,000 Arbutle fortune which cotton, coffee and sugar built over a period of more than sixty years, goes almost entirely to religious, charitable and educational organizations by the will of Miss Margaret A. Jamison, last direct descendant of its founder, Thomas Arbutle, according to the Associated Press. The will was filed for probate Dec. 1, by the Union Trust Company.

Except for \$500,000 in bequests to friends and old family retainers, the estate will be used to set up the Arbutle-Jamison Foundation which will be managed by three trustees. The trustees have the authority to select beneficiaries with the limitation that either principal or income must go for such "religious, charitable and educational" uses as are "operated or conducted under Protestant or un denominational auspices" and conform to the laws of Pennsylvania and New York.

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In addition to a bequest of \$25,000 to her physician, Dr. Scott Lord Smith of Poughkeepsie, and \$10,000 to Vassar Hospital, says the Poughkeepsie New Yorker, other bequests included: \$1,000 each to Margaret Kevan and Rita Mertine, both of New Paltz; \$5,000 to Laura Green, New Hyde Park, L. I.; \$1,000 to Morgan K. Coultant of Arbutle farms.

To Eli Deputy (son of the late DeWitt Deputy of New Paltz), Brooklyn, a house and lot at 2 Ridge Road, Sagamore Park, Bronxville; to Mrs. Teresa Stokes, New Paltz, \$1,000; to William Milne, Long Island, \$25,000; to Samuel Kevan, New Paltz, \$5,000; to Willie Mertine, New Paltz, \$1,000; to Mary Quick, New Paltz, \$1,000; to Elizabeth Duggan of Trenton, N. J., \$10,000. Other bequests included:

Charles King Woodbridge, New York City, \$4,000 and Miss Jamison's residence at Arbutle farms.

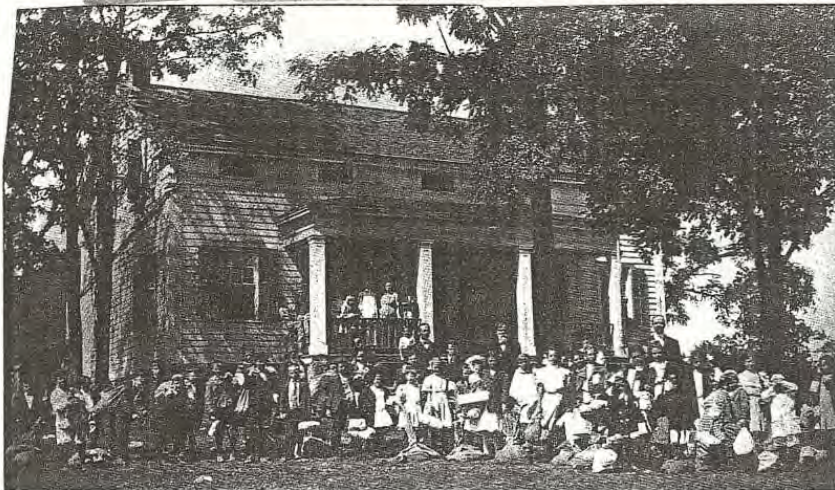
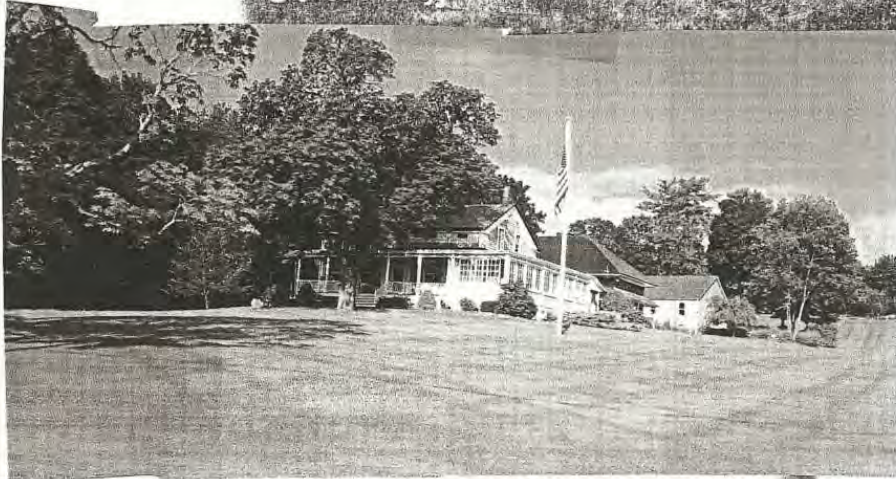
Alvin Mertine, New Paltz, \$5,000 and a house in which he now resides at New Paltz; to Floyd Deputy, house where he now lives in New Paltz, and to Roy Newkirk, house where he now lives in New Paltz.

Alvin Mertine had worked "about 36 years" for Miss Jamison, buying food, tending fires and "doing chores" said Mrs. Mertine when interviewed by a reporter from the "New Yorker." Ruth and Willie Mertine had worked at Arbutle farms since early childhood. The \$5,000 willed by Miss Jamison to Samuel M. Kevan, was in recognition of Mr. Kevan's "many years" of work on the farms as landscape gardener.

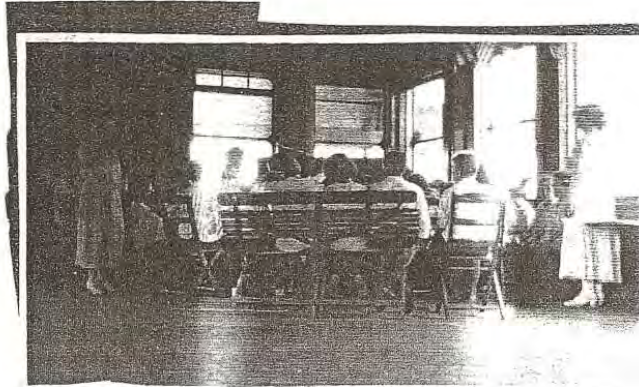
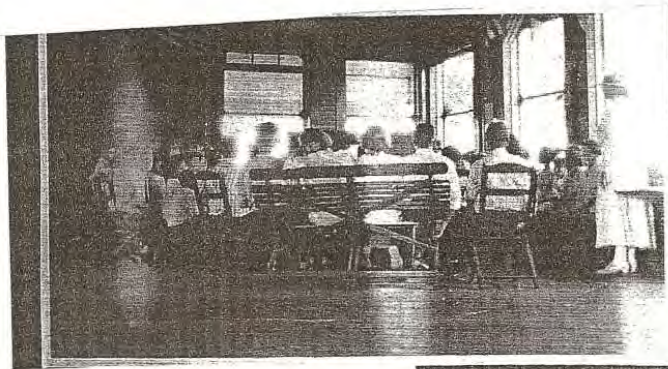
Morgan K. Coultant had been employed on the Arbutle farms for 40 years.

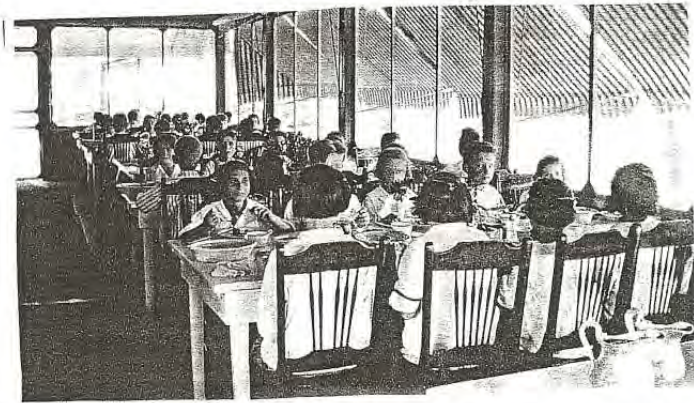
Floyd DePuy, a farmer on the Arbutle property, had lived in the house he inherited and had worked for Miss Jamison for 20 years. Roy Newkirk was farm carpenter, Mary Quick was a waitress at Miss Jamison's table and Mrs. Teresa Stokes was house cook.

Charles King Woodbridge was one of Miss Jamison's lawyers, Laura Green was a housemaid and William Milne was chauffeur.

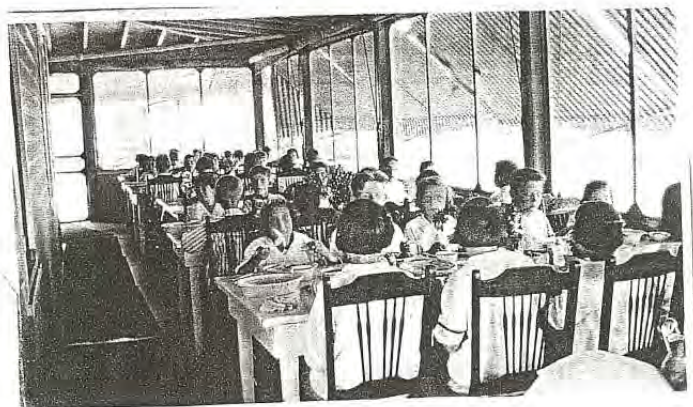


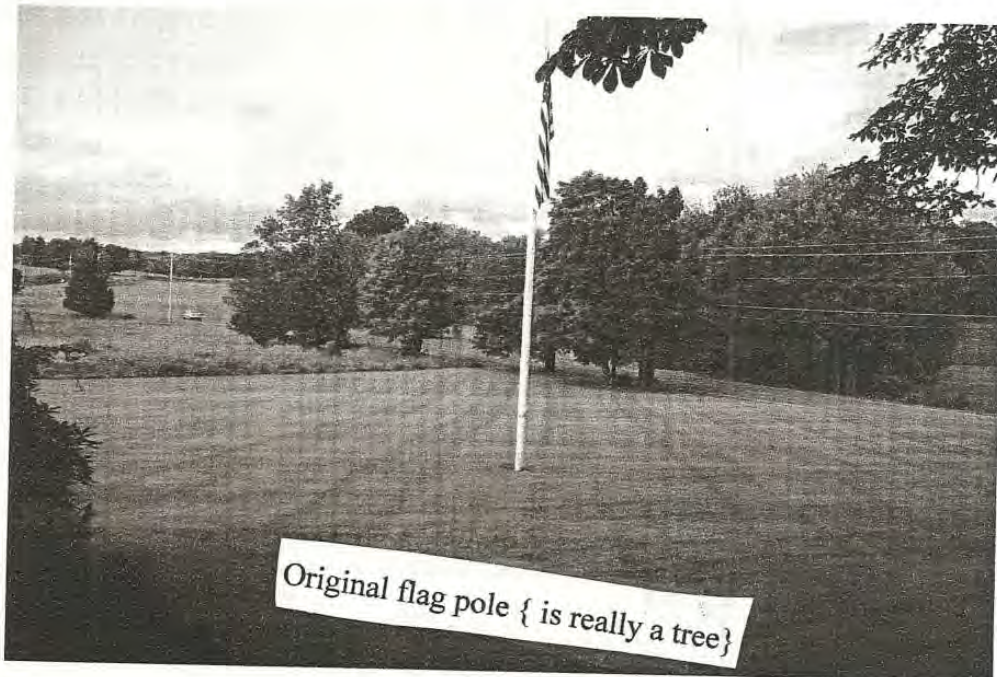
Multimillionaire coffee and sugar merchant John Arbuckle (1838–1912), a frequent Mohonk guest, went on a local buying spree in 1903. He acquired seven farms, including the Smedes place on Libertyville Road. Calling his 800-acre spread the Mary and John Arbuckle Farm, he began importing needy children from Brooklyn for short summer stays. According to Arbuckle, “The boys all wanted to help with farm work and the girls around the houses.” (Courtesy of Geraldine Buck.)





Dining porch then and now





Beginning in 1917, the Fresh Air children played rainy day games, ate their meals, and watched movies in the spacious playroom. The new separate building was designed to accommodate 40 children at once. The kitchen and sleeping dormitories remained next door in the old Smedes farmhouse, renamed the Children's Cottage. Local women hired to care for the children included Emma and Ruth Mertine. (Courtesy of Geraldine Buck.)



