

Walter Averill Collection

Repository

Dutchess County Historical Society
6282 Route 9,
Rhinebeck, NY 12572
<https://dchsny.org/>
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Access Number

1995.0024

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Finding Aid Author: Gregory Wiedeman, 2012
Arranged by: unknown
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Preservation work: n/a
Encoded by: n/a

Date Completed

2012 November 15

Creators

Walter Averill

Extent

5 linear ft

Dates

Inclusive: 1888 – 1969
Bulk: 1916 – 1969

Conditions Governing Access

No Restrictions

Languages

English

Scope and Content

The collection consists of material primarily concerning the Poughkeepsie Chamber of Commerce and the Nelson House. Included is:

- Minutes of the Poughkeepsie Board of Trade, 1888 – 1905 (one bound book)
- Minutes of the Poughkeepsie Retail Merchants Association, 1893 – 1907 (one bound book)
- Minutes of the Poughkeepsie Chamber of Commerce, 1916 – 1923 (six bound books)
- Minutes of the Poughkeepsie Chamber of Commerce, 1923 – 1936 (six bound books)
- Scrapbook of the Poughkeepsie Exposition, 1924 (one bound book)
- Scrapbooks of Poughkeepsie Business, 1922 – 1924 (one bound book)
- Scrapbooks of Poughkeepsie Business, 1926 – 1927 (one bound book)
- Scrapbooks of Poughkeepsie Business, 1927 – 1931 (one bound book)
- Scrapbooks of Poughkeepsie Business, 1936 – 1938 (one bound book)
- Box 4 Nelson House files, 1961 – 1969 (one box 9 files)
- Box 5 Nelson House files, 1919 – 1943 (one box, 64 files)Tax & Corporation Documents
- Box 6 Nelson House Papers: Banquets, Photos, Menus, Advertising Etc., 36 Folders
- Box 7 Nelson House Papers: Banquets, Photos, Menus, Advertising Etc., 36 Folders
- Box 8 Nelson House Papers: Appraisal, Certificates, Reports, Negotiation Documents, Mortgage Reports

Container List

Box 1

File	Contents	Date
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	June 26,1919
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 04.45 32 H)	June 24, 1920
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	January 20, 1921
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	December 1, 1921

Box 2

File	Contents	Date
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Nov 28 , 1923
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32H)	Oct 14, 1926
	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Jun 3, 1932

	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Oct 13, 1916
	Program of Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Aug 9, 1917
	Emergency Bureau Meetings (362 05.45 31)	1931-1932
	Poughkeepsie Emergency Work Bureau Correspondence (362 05.45 31)	1933

Box 3

File	Contents	Date
	Scrapbook	1995
	DC 1955.24.2.5-.9	1995

Box 4

File	Contents	Date
	Nelson House files, 1961 – 1969 (one box 9 files)	1995

Box 5

File	Contents	Date
	TAX & CORPORATION DOC Nelson House files, (one box, 64 files)	1919 – 1943

Box 6 MISSING

File	Contents	Date
	Poughkeepsie Chapter No. 172 R.A.M	
	Book of Mark: Poughkeepsie Chapter No.172 R.A.M	
	Book of Mark	1917
	Book of Marks Poughkeepsie Chapter No 172, Royal Arch Masons	

Box 7 MISSING

File	Contents	Date
	Ledger Book	1919 – 1943
	Black Finance Book	
	Minutes of the Board of Trustees of the various masonic bodies located in the city of Poughkeepsie N.Y	

Box 7

File	Contents	Date
Folder 1	Nelson House Photos Exterior	
Folder 2	Nelson House Photos Misc	
Folder 3	Nelson House Photos Interior	
Folder 4	Nelson House Banquet Rooms 1955-1964	
Folder 5	Nelson House Photos Demolition June, 1963	
Folder 6	Nelson House Photos Regatta Room (Also Coffee Shop, Pickwick Pub)	
Folder 7	Nelson House-Postcards & Photos Buffet Room	
Folder 8	Poughkeepsie 19CPhotos, other early hotel	
Folder 9	Nelson House History, Articles, Memos	
Folder 10	Missing	
Folder 11	Frozen Lemon Pie Recipies Nelson House	
Folder 12	The Nelson House Brochures	
Folder 13	Nelson House, Hotel Register 1918	
Folder 14	Nelson House Provisisons Inventory June 1918	
Folder 15	Newspaper Article: Averill buys Nelson House -Walter Averill	
Folder 16	Nelson House Assets 31 May 1918 Auditors Rpt. 1918 Bust Rpt. May 10, 1926	
Folder 17	Nelson House IRS Reports 1919, 1920, 1921, 1922, 1923, 1924	
Folder 18	Nelson House Mortgage	
Folder 19	Nelson House -Bonds 1925-1955	
Folder 20	Nelson House World War II Manpower & Wages	
Folder 21	Nelson House Analysis as of 1962 Potential Deals. Walter Averill Correspondence	
Folder 22	Nelson House Newspaper Clippings 1963 Sale	
Folder 23	DCHS Letter to Water Averill May 13, 1963	
Folder 24	Poughkeepsie Kiwanian 1963	
Folder 25	Nelson House Proposed Plan re: County Center	
Folder 26	Nelson House 1963 -Auction	
Folder 26	Nelson House Newspaper Clippings 1969	
Folder 27	Program: Dedication of the Dutchess County Office Building	

	Check for 539,000000 to Nelson House 9/25/1969 & 450,70	
Folder 28	Auction 1969	
Folder 29	Nelson House Income Sheets	
Folder 30	Nelson House Brochures, Postcards	
Folder 31	Advertising -Newspapers- Local	
Folder 32	Nelson House- Regatta Room Ads (Also Pickwick Pub)	
Folder 33	Nelson House Banquet Ads	
Folder 34	Nelson House - Historic Clippings	
Folder 35	Nelson House Publicity	
Folder 36	Nelson House-Early menus Etc.	

Box 8

File	Contents	Date
Folder 36	Walter Averill Gift: Nelson House Papers Nelson House: Banquets, Photos, Menus, Advertising Etc.,	
Folder 37	Nelson House- Advertising- HRVA- Newspapers	
Folder 38	Nelson House- Regatto Room Menus (Also Coffee Shop, Pickwick Pub)	
Folder 39	175th Anniversary-1952	
Folder 40	Nelson house- Banquet Folders 1958-64	
Folder 41	Local Menus	
Folder 42	Holiday Menus	
Folder 43	Adult-Newspapers-Nelson Room Banquets	
Folder 44	Historic Misc	
Folder 45	Banquet Forms 1968-1969	

Box 9

File	Contents	Date
	Vol 1: Appraisal Summaries of the Nelson House Poughkeepsie, New York	Feb 15, 1921
	Appraisal of Furnishings of The Pomfret House Poughkeepsie NY	July 31, 1920

	Appraisal Summaries Insurance	February 15th, 1921
	Vol: 2 Appraisal Inventory of the Nelson House Poughkeepsie, N.Y	February 15th, 1921
	Abstract: of the Title of Premises Situate on the West Side of Market Street In the City of Poughkeepsie Known as the "Nelson House"	May 28, 1827
	Certificates	1998
	The Nelson House Poughkeepsie N.Y. Enlargement of Present Hotel, Versus Aquisition of New Motel	N/A
	Appraisal Nelson House Poughkeepsie, N.Y	N/A
	Nelson House, Inc Poughkeepsie N.Y Special Report	September 1, 1944
	Survey of Existing Condition and Recommendations and Preliminary Budget Estimates Covering Redecoration and Rehabilitation Nelson House, Poughkeepsie, New York	N/A
	Nelson House Poughkeepsie, NY: Project #2 Preliminary Budget Estimates	N/A
	Nelson House Poughkeepsie, NY: Project #1 Preliminary Budget Estimates	N/A
	Nelson House Poughkeepsie, NY: Project #3 - Section A Data	N/A
	Nelson House Poughkeepsie, NY: Preliminary Budget Recapitulation Projects #1, 2 & 3	N/A
	Nelson House, Poughkeepsie, New York Rehabilitation Program	N/A
	Nelson House, Poughkeepsie, New York Rehabilitation Program	N/A
	Preliminary Survey of The Nelson House Poughkeepsie, New York	March 7, 1962
	Preliminary Survey of The Nelson House Poughkeepsie, New York	March 7, 1962
	Report:Multiple Residence Law Survey Nelson House Poughkeepsie, New York	July 14, 1952
	Abstract of the Title of the Ryder Property Market and Grand Streets	1919
	Inspection & Engineering Report	June 2, 1930
	Nelson House, Inc. Poughkeepsie N.Y Special Report	September 18, 1942
	Nelson House Poughkeepsie N.Y Report on Survey of Restaurant Department	May 10, 1926
	Nelson House Poughkeepsie N.Y Report on Survey of Restaurant Department	May 10, 1926
	Appraisal Report Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929

	Appraisal Report Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929
	Valuation Report for Insurance Purposes Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929
	Agreement with PSB 1931	1931
	1918 Papers	1918
	Certiorani-Past Data etc	1966
	Certiorani-Current	1968-1969
	Dutchess County- Negotiations	1969
	Dutchess County- Closings	N/A

Box 10

File	Contents	Date
	10' Alleyway - Property Summary	
	Hand drawn Market St. & Grand St. intersection map	No Date
	157 Bond: Robert Dixon to Poughkeepsie Savings Bank Mortgage Bill	August 14, 1869
	157 Bond: Robert Dixon to Poughkeepsie Savings Bank	August 14, 1870
	Poughkeepsie and Eastern Railroad Commutation Ticket	July 27, 1877
	Collateral Bond Norman J. Cole to The Poughkeepsie Savings Bank	July 12, 1906
	Certificate of Incorporation of Nelson House Company, Inc	1918
	Mortgage: Walter Averill to Carrie B. Bain. Mortgage	May 1, 1918
	Mortgage: Horatio N. Bain & Ano., to Ella K. Jewett	May 1, 1918
	Assignment of Mortgage: Ella K. Jewett to Carrie B Bain	May 6, 1919
	Supreme Court Dutchess County Summons & Complaint: Walter Averill, Plaintiff vs Edward E. Perkins, Defendant	Feb 18, 1920
	Release General:Edward E.Perkins to Walter Averill and the Nelson House Company, Inc	June 30, 1920
	In the Matter of Nelson House Company, Inc Consent to Mortgage	1921
	Assignment of Mortgage: Ella K. Jewett to Poughkeepsie Savings Bank	June 1921
	Assignment of Mortgage: Ella K. Jewett to Poughkeepsie Savings Bank	June 1921
	Carrie B. Bain to Nelson House Co. Inc., & Ano., Postponement of Mortgages	July 1921
	Bond: Nelson House Company Inc. to The Poughkeepsie Savings Bank	July 6, 1921

	Mortgage:Nelson House Company, Inc to The Poughkeepsie Savings Bank	July 6, 1921
	Deed: Frederick S. Bieber, widower to Nelson House Company, Inc.	Oct 1, 1921
	Poughkeepsie Trust Company Payment Reciept	June 28th 1923
	Bond: Horatio N. Bain & Ano., to Ella K. Jewett	Dec 31, 1924
	Resolution passed at Meeting of Board	June 2nd, 1924
	Bond: Nelson House Company Inc. to The Poughkeepsie Savings Bank	1925
	Mortgage:Nelson House Company, Inc to The Poughkeepsie Savings Bank	April 28, 1925
	Nelson House Company, Inc. ano. to The Poughkeepsie Savings Bank (Subordination Agreement)	1925
	Agreement between Carrie B. Brain & Nelson House Company, Inc	May 13, 1927
	The Poughkeepsie Savings Bank Att. J.F. Lovejoy, Esq., Treasurer Re-Nelson House Company, Inc	May 24, 1930
	Nelson House Company, Inc & The Poughkeepsie Savings Bank: Spreading Agreement	Jan 24, 1931
	Assignment of Mortgage	Jan 19, 1931
	Assignment of Mortgage	Jan 24, 1931
	Nelson House Company, Inc: Certificate of Consent by Stockholders Pusuant to Section 16 of the Stock Corporation Law	Jan 24, 1931
	Bond: Walter Averill to Carrie B. Bain	Oct 1, 1931
	Fire Insurance Renewal mail from The Poughkeepsie Savings Bank	Feb 18, 1933 & Feb 7, 1933
	Poughkeepsie Savings Bank and the Nelson House Company: Subordination Agreement	1940
	Nelson House Company, Inc & Poughkeepsie Broadcasting Corporation	March 21, 1940
	Nelson House Company, Inc. to The Poughkeepsie Savings Bank	March 1940
	Indenture Documents of The Poughkeepsie Savings Bank and the Nelson House Company	May 28, 1963
	Indenture Documents of The Poughkeepsie Savings Bank and the Nelson House Company & NYS Tax Commision letter	May 28, 1963 & Jan 21, 1964
	Consolidation Agreement: Nelson House Company, Inc and The Poughkeepsie Savings Bank	Jan 29, 1964
	Bond and Mortgage:Nelson House Company, Inc. to The Poughkeepsie Savings Bank	Jan 29, 1964

Provenance

The Walter Averill Collection was donated to the Dutchess County Historical Society by Walter Averill in 1995.

Subject Headings

Business records; Commerce; Local Business; Nelson House

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