

Walter Averill Collection

Repository

Dutchess County Historical Society
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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

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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<http://www.loc.gov/copyright/title17/>.

Container List

Box 1

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

Box 2

File	Contents	Date
N/A	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Nov 28 , 1923
N/A	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32H)	Oct 14, 1926
N/A	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Jun 3, 1932
N/A	Minutes of Special Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Oct 13, 1916
N/A	Program of Meeting Board of Directors Poughkeepsie Chamber of Commerce (381 05.45 32 H)	Aug 9, 1917
N/A	Emergency Bureau Meetings (362 05.45 31)	1931-1932
N/A	Poughkeepsie Emergency Work Bureau Correspondence (362 05.45 31)	1933

Box 3

File	Contents	Date
N/A	Scrapbook	1995
N/A	DC 1955.24.2.5-.9	1995

Box 4

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

Box 5

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

Box 6

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

Box 7

File	Contents	Date
N/A	Ledger Book	1919 – 1943
N/A	Black Finance Book	ND
N/A	Minutes of the Board of Trustees of the various masonic bodies located in the city of Poughkeepsie N.Y	ND
Folder 1	Nelson House Photos Exterior	ND
Folder 2	Nelson House Photos Misc	ND
Folder 3	Nelson House Photos Interior	ND
Folder 4	Nelson House Banquet Rooms 1955-1964	ND
Folder 5	Nelson House Photos Demolition June, 1963	ND
Folder 6	Nelson House Photos Regatta Room (Also Coffee Shop, Pickwick Pub)	ND
Folder 7	Nelson House-Postcards & Photos Buffet Room	ND
Folder 8	Poughkeepsie 19CPhotos, other early hotel	ND
Folder 9	Nelson House History, Articles, Memos	ND
Folder 10	Missing	ND
Folder 11	Frozen Lemon Pie Recipes Nelson House	ND
Folder 12	The Nelson House Brochures	ND
Folder 13	Nelson House, Hotel Register 1918	1918
Folder 14	Nelson House Provisions Inventory June 1918	June 1918
Folder 15	Newspaper Article: Averill buys Nelson House -Walter Averill	ND

Folder 16	Nelson House Assets 31 May 1918 Auditors Rpt. 1918 Bust Rpt. May 10, 1926	May 1918
Folder 17	Nelson House IRS Reports 1919, 1920, 1921, 1922, 1923, 1924	1919, 1920, 1921, 1922, 1923, 1924
Folder 18	Nelson House Mortgage	ND
Folder 19	Nelson House -Bonds 1925-1955	1925-1955
Folder 20	Nelson House World War II Manpower & Wages	ND
Folder 21	Nelson House Analysis as of 1962 Potential Deals. Walter Averill Correspondence	1962
Folder 22	Nelson House Newspaper Clippings 1963 Sale	1963
Folder 23	DCHS Letter to Water Averill May 13, 1963	May 13, 1963
Folder 24	Poughkeepsie Kiwanian 1963	1963
Folder 25	Nelson House Proposed Plan re: County Center	ND
Folder 26	Nelson House 1963 -Auction	1963
Folder 26	Nelson House Newspaper Clippings 1969	1969
Folder 27	Program: Dedication of the Dutchess County Office Building Check for 539,000000 to Nelson House 9/25/1969 & 450,70	September 25, 1969
Folder 28	Auction 1969	1969
Folder 29	Nelson House Income Sheets	ND
Folder 30	Nelson House Brochures, Postcards	ND
Folder 31	Advertising -Newspapers- Local	ND
Folder 32	Nelson House- Regatta Room Ads (Also Pickwick Pub)	ND
Folder 33	Nelson House Banquet Ads	ND
Folder 34	Nelson House - Historic Clippings	ND
Folder 35	Nelson House Publicity	ND
Folder 36	Nelson House-Early menus Etc.	ND

Box 8

File	Contents	Date
Folder 36	Walter Averill Gift: Nelson House Papers Nelson House: Banquets, Photos, Menus, Advertising Etc.,	ND
Folder 37	Nelson House- Advertising- HRVA- Newspapers	ND
Folder 38	Nelson House- Regatto Room Menus (Also Coffee Shop, Pickwick Pub)	ND
Folder 39	175th Anniversary-1952	1952

Folder 40	Nelson house- Banquet Folders 1958-64	1958-1964
Folder 41	Local Menus	ND
Folder 42	Holiday Menus	ND
Folder 43	Adult-Newspapers-Nelson Room Banquets	ND
Folder 44	Historic Misc	ND
Folder 45	Banquet Forms 1968-1969	1968-1969

Box 9

File	Contents	Date
N/A	Vol 1: Appraisal Summaries of the Nelson House Poughkeepsie, New York	Feb 15, 1921
N/A	Appraisal of Furnishings of The Pomfret House Poughkeepsie NY	July 31, 1920
N/A	Appraisal Summaries Insurance	February 15th, 1921
N/A	Vol: 2 Appraisal Inventory of the Nelson House Poughkeepsie, N.Y	February 15th, 1921
N/A	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
N/A	Certificates	1998
N/A	The Nelson House Poughkeepsie N.Y. Enlargement of Present Hotel, Versus Acquisition of New Motel	ND
N/A	Appraisal Nelson House Poughkeepsie, N.Y	ND
N/A	Nelson House, Inc Poughkeepsie N.Y Special Report	September 1, 1944
N/A	Survey of Existing Conditions and Recommendations and Preliminary Budget Estimates Covering Redecoration and Rehabilitation Nelson House, Poughkeepsie, New York	ND
N/A	Nelson House Poughkeepsie, NY: Project #2 Preliminary Budget Estimates	ND
N/A	Nelson House Poughkeepsie, NY: Project #1 Preliminary Budget Estimates	ND
N/A	Nelson House Poughkeepsie, NY: Project #3 - Section A Data	ND
N/A	Nelson House Poughkeepsie, NY: Preliminary Budget Recapitulation Projects #1, 2 & 3	ND
N/A	Nelson House, Poughkeepsie, New York Rehabilitation Program	ND
N/A	Nelson House, Poughkeepsie, New York Rehabilitation Program	ND

N/A	Preliminary Survey of The Nelson House Poughkeepsie, New York	March 7, 1962
N/A	Preliminary Survey of The Nelson House Poughkeepsie, New York	March 7, 1962
N/A	Report:Multiple Residence Law Survey Nelson House Poughkeepsie, New York	July 14, 1952
N/A	Abstract of the Title of the Ryder Property Market and Grand Streets	1919
N/A	Inspection & Engineering Report	June 2, 1930
N/A	Nelson House, Inc. Poughkeepsie N.Y Special Report	September 18, 1942
N/A	Nelson House Poughkeepsie N.Y Report on Survey of Restaurant Department	May 10, 1926
N/A	Nelson House Poughkeepsie N.Y Report on Survey of Restaurant Department	May 10, 1926
N/A	Appraisal Report Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929
N/A	Appraisal Report Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929
N/A	Valuation Report for Insurance Purposes Nelson House Co., Inc. Poughkeepsie, N.Y	July 31, 1929
N/A	Agreement with PSB 1931	1931
N/A	1918 Papers	1918
N/A	Certiorani-Past Data etc	1966
N/A	Certiorani-Current	1968-1969
N/A	Dutchess County- Negotiations	1969
N/A	Dutchess County- Closings	ND

Box 10

File	Contents	Date
N/A	10' Alleyway - Property Summary	
N/A	Hand drawn Market St. & Grand St. intersection map	No Date
N/A	157 Bond: Robert Dixon to Poughkeepsie Savings Bank Mortgage Bill	August 14, 1869
N/A	157 Bond: Robert Dixon to Poughkeepsie Savings Bank	August 14, 1870
N/A	Poughkeepsie and Eastern Railroad Commutation Ticket	July 27, 1877
N/A	Collateral Bond Norman J. Cole to The Poughkeepsie Savings Bank	July 12, 1906
N/A	Certificate of Incorporation of Nelson House Company, Inc	1918

N/A	Mortgage: Walter Averill to Carrie B. Bain. Mortgage	May 1, 1918
N/A	Mortgage: Horatio N. Bain & Ano., to Ella K. Jewett	May 1, 1918
N/A	Assignment of Mortgage: Ella K. Jewett to Carrie B Bain	May 6, 1919
N/A	Supreme Court Dutchess County Summons & Complaint: Walter Averill, Plaintiff vs Edward E. Perkins, Defendant	Feb 18, 1920
N/A	Release General:Edward E.Perkins to Walter Averill and the Nelson House Company, Inc	June 30, 1920
N/A	In the Matter of Nelson House Company, Inc Consent to Mortgage	1921
N/A	Assignment of Mortgage: Ella K. Jewett to Poughkeepsie Savings Bank	June 1921
N/A	Assignment of Mortgage: Ella K. Jewett to Poughkeepsie Savings Bank	June 1921
N/A	Carrie B. Bain to Nelson House Co. Inc., & Ano., Postponement of Mortgages	July 1921
N/A	Bond: Nelson House Company Inc. to The Poughkeepsie Savings Bank	July 6, 1921
N/A	Mortgage:Nelson House Company, Inc to The Poughkeepsie Savings Bank	July 6, 1921
N/A	Deed: Frederick S. Bieber, widower to Nelson House Company, Inc.	Oct 1, 1921
N/A	Poughkeepsie Trust Company Payment Receipt	June 28th 1923
N/A	Bond: Horatio N. Bain & Ano., to Ella K. Jewett	Dec 31, 1924
N/A	Resolution passed at Meeting of Board	June 2nd, 1924
N/A	Bond: Nelson House Company Inc. to The Poughkeepsie Savings Bank	1925
N/A	Mortgage:Nelson House Company, Inc to The Poughkeepsie Savings Bank	April 28, 1925
N/A	Nelson House Company, Inc. ano. to The Poughkeepsie Savings Bank (Subordination Agreement)	1925
N/A	Agreement between Carrie B. Brain & Nelson House Company, Inc	May 13, 1927
N/A	The Poughkeepsie Savings Bank Att. J.F. Lovejoy, Esq., Treasurer Re-Nelson House Company, Inc	May 24, 1930
N/A	Nelson House Company, Inc & The Poughkeepsie Savings Bank: Spreading Agreement	Jan 24, 1931
N/A	Assignment of Mortgage	Jan 19, 1931
N/A	Assignment of Mortgage	Jan 24, 1931
N/A	Nelson House Company, Inc: Certificate of Consent by Stockholders Pursuant to Section 16 of the Stock Corporation Law	Jan 24, 1931
N/A	Bond: Walter Averill to Carrie B. Bain	Oct 1, 1931
N/A	Fire Insurance Renewal mail from The Poughkeepsie Savings Bank	Feb 18, 1933 & Feb 7, 1933
N/A	Poughkeepsie Savings Bank and the Nelson House Company: Subordination Agreement	1940

N/A	Nelson House Company, Inc & Poughkeepsie Broadcasting Corporation	March 21, 1940
N/A	Nelson House Company, Inc. to The Poughkeepsie Savings Bank	March 1940
N/A	Indenture Documents of The Poughkeepsie Savings Bank and the Nelson House Company	May 28, 1963
N/A	Indenture Documents of The Poughkeepsie Savings Bank and the Nelson House Company & NYS Tax Commission letter	May 28, 1963 & Jan 21, 1964
N/A	Consolidation Agreement: Nelson House Company, Inc and The Poughkeepsie Savings Bank	Jan 29, 1964
N/A	Bond and Mortgage:Nelson House Company, Inc. to The Poughkeepsie Savings Bank	Jan 29, 1964