

①

7436 SOUTH BROADWAY, RED HOOK

HISTORY

**Goals: We would like to find out:**

- A) When was the house built exactly?
- B) Who had it built? Was there an Architect or Notable Builder?
- C) Have there been any significant changes to the Facade/ Exterior? (I am wondering if there was ever a Portico over the front door)

What we know:

- A) The Real Estate listing said it was built 1890
- B) The land at some point was subdivided from the Hendricks (Red Hook Library) Plot
- C) It is a "Georgian Revival"
- D) We bought it from the Niece of George Sietz who inherited it after Elizabeth "Betty" Sietz Died.
- E) The Diamonds and the Sietzs had an acrimonious relationship ever since the Diamonds moved in 1982 started over a land dispute. Thankfully we have found Jane Diamond to be a wonderful neighbor ourselves.
- F) The House was the Suburban Dress Shop & then the Suburban Shop
- G) The address used to be 41 South Broadway

Dates of Note

The Marketable Title Act says that the chain of title be complete only back to 40-60 years. This Title Act acts as a statute of limitations for potential claimants. So that means, that the names listed in a recorded deed legally only have to go back 40 yrs. Which is why each deed has different info / name listed. Below is any dates I gleaned from the publicly listed deeds online.

1865	Allen Barringer Hendricks completes Construction of Octagonal house (started construction in 1864)
-------------	----------------------------------------------------------------------------------------------------

1890	Listing claims it is built: https://www.zillow.com/homes/for_sale/83936358_zpid
-------------	---------------------------------------------------------------------------------------------------------------------------------------------------



Bird's Eye View from the Red Hook Chocolate Factory: Taken from the tower of the factory near the village depot, looking northwest, c. 1890. This overview shows the relative sparseness of most of the rural village. Practically every house had a large vegetable garden and a berry patch or grape vines. Household chickens and small penned animals were also common in backyards, and streets were unpaved. Note the violet greenhouses. EBHSRH Archives.



Source: House Appears "Birds-eye" in Photo from Chocolate Factory c.1890 in "A Brief History of Red Hook"

3
1897

Property survey filed w/marble monuments as boundary markers

BEGINNING at a point formed by the intersection of the easterly bounds of South Broadway and the northerly bounds of Fisk Street as the same are duly described in a certain survey and map entitled 'Working Drawing, et cetera, No. 1' made and adopted by order of the Board of Trustees of the said Village in the year 1897 and filed in the office of the said Board of Trustees; from thence running in a northeasterly direction along the said easterly bounds of South Broadway 95 feet to a marble monument; thence deflecting to the right 87 deg. 16' and running in a southeasterly direction 175 feet to a marble monument; thence deflecting to the right 93 deg. and 6' and running 120.22 feet to a marble monument on the northerly bounds of Fisk Street; thence deflecting to the right 95 deg. and 10' and running along the said bounds of the said Fisk Street 175 feet to a marble monument at the point or place of beginning.

Source: Document: Working Drawing, et cetera, No. 1 - Village Board of Trustees

1916

May 6, rec May 23

William Harry Montgomery & his wife Nellie L. Montgomery traded land with neighbor Steenburgh (corner lot) to make the boundary straighten boundary lines.

EXCEPTING AND RESERVING from the above described premises a small strip sold and conveyed by Walter M. Van Steenburgh and Edith Van Steenburgh, his wife, to William Harry Montgomery and Nellie L. Montgomery by deed dated May 6th, 1916, and duly recorded in the Dutchess County Clerk's Office for the purpose of straightening the line.

This conveyance also includes the small strip of land conveyed by William Harry Montgomery and Nellie L. Montgomery, his wife, to Walter M. Van Steenburgh and Edith Van Steenburgh on the 6th day of May, 1916, and duly recorded, and in which Walter M. Van Steenburgh transferred all his right, title and interest to said Edith Van Steenburgh by deed dated May 20th, 1916, and duly recorded in said Clerk's Office in Liber 393, at page 390.

Source: Liber 393 pg 389

EXCEPTING from the above premises that portion conveyed by William Harry Montgomery and Nellie L. Montgomery to Edith Van Steenburgh and Walter M. Van Steenburgh for the purpose of straightening the southerly boundary line, which said deed is dated May 6, 1916 and recorded on the 23 rd. day of May, 1916 in Liber 393 of deeds at page 389.

Source: Liber 393; pg 390 & Liber 393; pg 389

1928

Aug 1, rec sep 13

William Harry Montgomery & his wife Marjory Armstrong
Liber 489 pg 160

(bounded by Allan B. Hendricks (Library) easterly by lands formal of John Crockwell, southerly by Edith Van steenburgh (now Jennie Terpening) west by South Broadway

Same premises conveyed by Annie Adelaide Gunston to Edith Van Steenburgh by deed dated March 17th 1912 and recorded March 21 1913 in Liber 378

Also, all that tract or parcel of land situate in the Village and Town of Red Hook, Dutchess County, New York, which in a deed from William Harry Montgomery and wife to Marjory Armstrong, dated August 1st, 1928 and recorded September 13th, 1928 in Liber 489 of deeds at page 160, and bounded and described as follows: BOUNDED northerly by lands owned or occupied by Allan B. Hendricks; easterly by lands formerly of John Crockwell, southerly by lands formerly of Edith Van Steenburgh, now of Jennie Terpening; and on the west by South Broadway; being about 85 feet front and 90 feet rear and 175 feet deep, and being the same premises conveyed by Annie Adelaide Gunton to Edith Van Steenburgh by deed dated March 17th, 1913 and recorded March 21st, 1913 in Liber 378 of Deeds at page 479. SUBJECT TO the restriction that no building shall be placed on said premises nearer than 40 feet from lot line.

Source: Liber 489 (of Deeds) pg 160

1935

Hendricks house is bought by library
(In 1935, it was purchased by the Red Hook Public Library (chartered June 27, 1898) for \$3,850. It cost \$900 to renovate and \$1,289.40 for furniture. Most of this was donated as memorials.)

Also ALL that tract or parcel of land, situated in the Village and Town of Red Hook, Dutchess County, New York, bounded and described as follows:

BEGINNING at northwesterly corner of this lot, at a point on the easterly side of the Post Road or Broadway in said village, said point being the southwesterly angle on Broadway of a lot sold by the executors of the Will of Allan B. Hendricks, deceased, to The Red Hook Public Library Incorporated, and running thence along the southerly line of lands of said Red Hook Public Library Incorporated south 46 1/2 deg. east 2 chains and 75 links or 187 feet six inches to a point being the northeasterly angle of this lot and the southeasterly corner of said Library lot, thence along low ground or meadow south 43 1/2 deg. west 15 feet to a point being the southeasterly corner of this lot, thence north 46 1/2 deg. west 2 chains 75 links or 181 feet six inches to a point in the easterly side of said road or street called Broadway, being the southwesterly angle of this lot, thence along the easterly side of said street called Broadway north 43 1/2 deg. east 15 feet to the place of beginning.

1953

Feb. 11
Charles Rudd Eno dies

1960

March 16
'Conveyed by' Louis W. Stoller
BEING the same premises as conveyed by Louis W. Stoller by deed dated March 16, 1960 and recorded in the Dutchess County Clerk's Office in Liber 1022 at page 101.

Source: Liber 1022; pg. 101

1970

Oct 1

5

Deeded to Wilber S. Eno & Lucille Eno Mackenzie co-executors of Christine S. Eno Will
 BEING the same premises conveyed by Wilber S. Eno and Lucille Eno Mackenzie, as Executors
 of the Last Will and Testament of Christine S. Eno by deed dated October 1, 1970 and recorded
 in the Dutchess County Clerk's Office in Liber 1294 at page 939. George W. Seitz died on
 October 21, 2002 a resident of Dutchess County New York.

Source: Liber 1294 pg. 939

Betty & George Seitz
 The Suburban Fashion Shop
 44 S Broadway
 Red Hook, NY 12571

(914) 758-9851

THE SUBURBAN FASHION SHOP
 LADIES APPAREL &
 FINE ANTIQUES

41 SOUTH BROADWAY, RED HOOK, N.Y. 12571



(914) 758-9851

THE SUBURBAN SHOP
 FINE ANTIQUES

41 SOUTH BROADWAY, RED HOOK, N. Y. 12571



1974

They ran adds up till 1999:

The Suburban Fashion Shop

FINAL WINTER CLEARANCE 50% Off

Coats•Dresses•Suits
 Skirts•Slacks•Hats•Sweaters

*For the Early Spring Shopper
 The Elegant Geiger Fashions
 are Here from Austria*

41 SOUTH BROADWAY, Red Hook, NY
 (914) 758-9851

Best Wishes

... for a Christmas full
 of fun and a life that's
 bright with happiness...
 warmth... good cheer!

The Suburban fashion shop 758-9851
 41 South Broadway Red Hook, N.Y.

James Kenrob BY DALTON

Try a fresh approach to fall with James Kenrob's Antiques

Multi color sequent design
 V-neck button front cardigan sweater. Sizes 6 to 18.

Solid color crepe-de-chine long sleeve button front skirt with separate scarf. Sizes 6 to 20.

Solid color panel pleated pullover sweater skirt. Sizes 6 to 20.

The Suburban fashion shop
 41 South Broadway Red Hook, NY 758-9851




the Suburban Fashion Shop

Our shop has a wide selection of beautiful dresses, suits, separates, accessories, jewelry, and fine antiques.

41 South Broadway, Red Hook, NY
914-758-9851

THE SUBURBAN SHOP



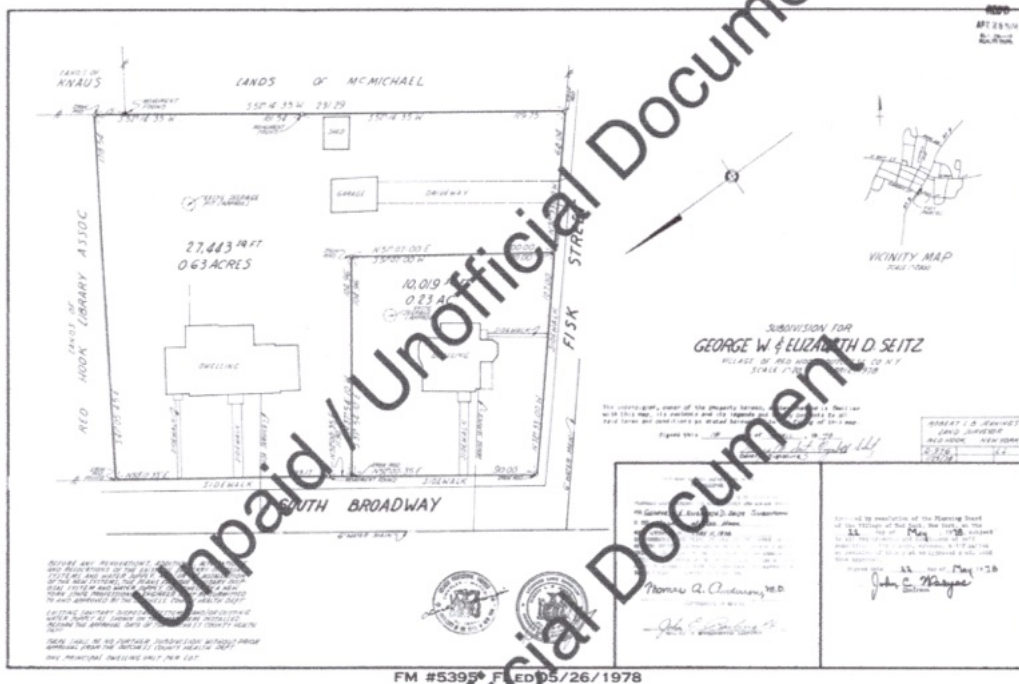
LADIES APPAREL and FINE ANTIQUES

Holiday Hours
Mon. Dec. 17 - Sat. Dec. 22
Evenings until 9 pm
Sun. Dec. 23 open 10-2 pm

41 SOUTH BROADWAY, RED HOOK, N.Y. 12571
(914)758-9851

1978

Subdivision Map Filed



1982

Jane & Douglas Diamond buy house on corner lot for 46,000 (the Sietz held the mortgage - so were the two properties joined?)

BEGINNING at northwesterly corner of this lot, at a point on the easterly side of the Post Road or Broadway in said village, said point being the southwesterly angle on Broadway of a lot sold by the executors of the Will of Allan B. Hendricks, deceased, to The Red Hook Public Library Incorporated,

and running thence along the southerly line of lands of said Red Hook Public Library Incorporated South 46 1/2 deg. East 2 chains and 75 links or 181 feet six inches to a point being the northeasterly angle of this lot and the southeasterly corner of said Library lot,

thence along low ground or meadow South 43 1/2 deg. West 15 feet to a point being the southeasterly corner of this lot,

thence North 46 1/2 deg. West 2 chains 75 links or 181 feet six inches to a point in the easterly side of said road or street called Broadway, being the southwesterly angle of this lot;

thence along the easterly side of said street called Broadway North 43 1/2 deg. East 15 feet to the place of beginning.

Excepting and reserving premises conveyed to Douglas S. Diamond and Jane K. Diamond from George W. Seitz and Elizabeth S. Seitz, his wife by deed dated 9/2/1982 and recorded 9/3/1982 in Liber 1586 page 152.

Souce: Liber 1586 pg152

2002	Oct 21 George Seitz died
2010	September 9 Elizabeth S. Seitz, 86 dies
2011	June 6 Jennifer Welker a/k/a grace welker and Taoufik Elbahja inherit house from Elizabeth S. Seitz dated 2006
2013	(corrected doc filed 2015) Jennifer Welker (Trustee) Grace Welker & Taoufik Elbahja 2005 will, George W. Seitz d. Oct 21 2002, Elizabeth S. Seitz d. 2010, willed over 2013 corrected 2015

7436 SOUTH BROADWAY, RED HOOK

Notes

Homer "Knick" Staley Jr. (the Seller's Real Estate Agent) said that his grandfather a "Staley" built this house. Or the addition? He was not sure. But "Staley" would be an interesting name to check out

Dr. Charles Eno Obituary:

Birth: Jun. 16, 1884

Death: Feb. 11, 1953

Dr. C Eno veterinarian in Red Hook since 1913

Charles Rudd Eno, 68, a veterinarian in Red Hook since 1913, died suddenly at his home in Red Hook last night. Born in Pine Plains June 16, 1884, he was the son of Frank & Rachel Rudd Eno. Survived by wife Christine Sayre, son Wilber S. Eno, Springfield, NJ; 2 daus, Mrs. Kenneth Mackenzie, Meriden, Ct; Mrs. Raymond Warner, Bergenfield, NJ; 6 grandchildren; brother William Eno, Venice, Fl; 2 sisters, Mrs. William Monroe, San Diego, Ca; and Mrs William Van Dyke, Long Island.

8
Poughkeepsie New Yorker, 12 Feb 1953

Parents: Frank Eno (1845 - 1933), Rachel Rudd Eno (1857 - 1941)

Spouse: Christine Sayre Eno (1884 - 1970)*

Siblings:

William Rudd Eno (1882 - 1971)*

Charles Rudd Eno (1884 - 1953)

Frances Eno Munroe (1884 - 1983)*

Rachel Rudd Eno (1890 - 1918)*

Burial: Saint Pauls Lutheran Cemetery Red Hook Dutchess County New York, USA

<https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=75713425>

This account conflicts with the idea that Eno lived in this house:

The bank was right next to my grandfather's house (Dr. Charles Rudd Eno) which now is a mortuary. He was president of the bank for some time in the 1940's.

The fire house was next to his garage/animal hospital, so we had to listen to the siren wail every day at noon.

My brother, a mutual friend and I "visited" the Fruit Growers Supply off and on one summer building a "fort" inside a large stack of fruit crates.

We stored stuff there for future visits and probably sneaked my grandfather's Pall Mall's to smoke inside our fort. One day an employee saw us up on top of the stack and came after us, but couldn't find us inside. The next year or visit (don't remember which) the stack was gone . . . burned to the ground.

http://freepages.genealogy.rootsweb.ancestry.com/~treebz65/dadside/red_hook/redhook1949.html

Elizabeth "Betty" S. Seitz Obituary:

Elizabeth S. Seitz, 86, a lifelong resident of Red Hook, NY, died peacefully in her sleep on Thursday, September 9, 2010 at her home on South Broadway. Born on December 24, 1921, in Red Hook, she was the oldest daughter of the late Mathias and Elizabeth (Anspach) Shaffer.

Elizabeth was married to George Seitz for more than 60 years, and he predeceased her on October 21, 2002. For many years, Elizabeth and George ran The Suburban Fashion Shop, a clothing boutique in Red Hook. They were avid gardeners, collectors, and dog lovers. Elizabeth was the last surviving sibling of five, including Matthew, Lillian, Lila, and William. Interment will be in St. Paul's Lutheran Cemetery, Red Hook.

Funeral services and interment will be private. Memorial donations may be made in Elizabeth(TM)s memory to the Leake & Watts Home in Yonkers, New York. Arrangements are under the direction of Burnett & White Funeral Homes 7461 S. Broadway, Red Hook, NY. To sign the online guestbook, please visit www.Burnett-White.com. Read Elizabeth Seitz's Obituary and Guestbook on burnettwhitefuneralhomes.com.

Auction of contents of House 2011:

<http://www.stairgalleries.com/pastauctions/2011-catalogue.htm>

October 15 and 16

FURNITURE, PAINTINGS AND DECORATIONS

Also including property from the Salander-O'Reilly Galleries' Collection, consigned by the Trustee; the Collection of Ruth Ford, The Dakota, New York City; property from a Private Collector, carsdale, New York; the Collection of Andrew Gladding Whiteside, Brooklyn Heights, New York; the Estate of Marjorie A. A. Crodelle, Millbrook, New York; property from a Private Collector, Locust, New Jersey; property from the Estate of Jay Mulvaney; property from a Long Island Collector; property from the Estate of George and Elizabeth Seitz, Redhook, New York; property from the Jewish Museum, New York, sold to benefit the Fine Arts Acquisition Fund; property from the Collection of Philip and Ann Holzer; and property from Charles Ryskamp, sold for the primary benefit of Princeton University.

http://auctions.stairgalleries.com/asp/searchresults.asp?category_search=+37&st=D&pg=1&ps=25&sale_no=129

Property from the Estate of George and Elizabeth Seitz Red Hook, New York

Mr. and Mrs. Seitz were antiques dealers in the Hudson Valley for more than twenty-five years, specializing primarily in Americana paintings, furniture, silver, decorations and collectibles, but also carrying fine English pieces. Their stately townhouse in the heart of the village of Red Hook was restored and decorated in a classic colonial style, creating a natural and welcoming environment for their antiques business.

The Seitzs previously ran The Suburban Shop, a high-end lady's clothing boutique. For over thirty years, they catered to the cream of the crop of Dutchess County and surrounding areas, dressing fashion-conscious women for elegant events such as society balls and holiday parties. They also sold quality everyday wear. Bonnie Cashin, Oscar de la Renta, and Anne Klein were among the designers represented in their boutique.

After the shift from luxury clothing to antiques, the Seitzs enjoyed traveling the northeast to find special pieces for their clientele and their home. The October sale includes an American portrait of a gentleman, c.1830, Gorham and Tiffany sterling silver articles, a Federal verre eglomise banjo clock and an English 18th-century portrait of a boy and dog.

Sewer Map:

<http://www.redhooknyvillage.org/PDF/PDFSewerSystem/Final%20-%20%20Village%20of%20Red%20Hook%20Wastewater%20Study.pdf>

Red Historical Society:

Tracing your House Roots: <http://www.historicredhook.org/img/HRH-Tracing-Your-House.pdf>

The Red Hook Library: Eight Sides to a Story: <https://www.youtube.com/watch?v=MJU2cmf81jE>

Readymade houses: <https://www.youtube.com/watch?v=DFxNVFJBHnY>

Dating via concrete basement:

In 1875, American mechanical engineer William Ward completed the first reinforced concrete home in the U.S. It still stands in Port Chester, New York. ... By 1897, Sears Roebuck was selling 50-gallon drums of imported Portland cement for \$3.40 each. Although in 1898 cement manufacturers were using more than 90 different formulas, by 1900, basic testing -- if not manufacturing methods -- had become standardized.

<https://www.nachi.org/history-of-concrete.htm>

Newspapers Available online:

http://nyshistoricnewspapers.org/search/pagesx/results/?SearchType=phrase&from_year=1725&to_year=2016&iccn=&county=Dutchess&city=&ortext=&andtext=&phrasetext=William+H.+Montgomery+&proxtext=&proxdistance=&dateFilterType=range&date1=01%2F01%2F1725&date2=12%2F31%2F2016&rows=20&searchType=advanced

<http://fultonhistory.com/Fulton.html>

<http://genealogytrails.com/ny/dutchess/index.html>

Maps:

<https://goo.gl/maps/s5Kcnfq1eDS2>

<https://binged.it/2hHtpf3>

<http://www.openstreetmap.org/#map=18/41.99390/-73.87654>

Names to investigate:

Frank W. Koons

L B Teeter House

Steeple, Dr Warren

Egbert Benson:

Available County Documents:

Parcel Access Map: http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm

County Clerk Document Search: <https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/>

<https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx?q=nco1%253d1%2526name1%253dWelker%2526doccats%253d2%2526doctypes%253d4%2526munis%253d15&page=1&sort=PartyName+ASC%2cDocumentYear+ASC%2cRecordedDate+ASC%2cDocumentNumber+ASC>

<https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx?q=nco1%253d1%2526name1%253dWelker%2526doccats%253d2%2526doctypes%253d4%2526munis%253d15&page=1&sort=PartyName+ASC%2cDocumentYear+ASC%2cRecordedDate+ASC%2cDocumentNumber+ASC>