



**BUILDING-STRUCTURE INVENTORY FORM**

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Nancy Todd, Neil Larson DATE: March, 1987

YOUR ADDRESS: E.S.P. Agency Bldg. 1 TELEPHONE: 518-474-0479

ORGANIZATION (if any): Division for Historic Preservation

See cover sheet, item 11

**IDENTIFICATION**

- 1. BUILDING NAME(S): The Grove (Component #30)
- 2. COUNTY: Dutchess TOWN/CITY: Rhinebeck VILLAGE: NA; Rhinebeck vic.
- 3. STREET LOCATION: Miller Road and Route 308
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: see continuation sheet ADDRESS: see continuation sheet
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain no; private property

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints   
b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

See item #18

12. PHOTO: N. Todd, 1986;

13. MAP: See continuation sheets  
Rhinebeck Historical Society, 1984 Acreage: 20.9 acres



1. South (front) and east (side) elevations

14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
d. developers  e. deterioration   
f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens   
i. landscape features: two sets of stone gates and walls; contributing  
j. other: pool: non-contr; machine shed, tenant house and well; contributing

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land  b. woodland   
c. scattered buildings   
d. densely built-up  e. commercial   
f. industrial  g. residential   
h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

See continuation sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

See continuation sheet

SIGNIFICANCE

manor house: ca. 1790s; 1850s; 1890s  
tenant house & barns: ca. 1850s

19. DATE OF INITIAL CONSTRUCTION: carriage house: 1890s

ARCHITECT: manor house: unknown; tenant house: unknown; carriage house: McKim, Mead and White

BUILDER: manor house, tenant house and carriage house: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See continuation sheet

21. SOURCES:

See cover sheet, item #9

~~XXXXXXXXXX~~

Rhinebeck Town Multiple Resource Area  
Rhinebeck, Dutchess County, New York

#30. The Grove  
Miller Road

5. Present Owners

The Grove Manor House

Lylla Paddyfote  
P.O. Box 136  
Rhinebeck, New York 12572

The Grove Tenant House and Barn Complex

Malcolm Smith, Jr.  
Box 452  
St. James, New York 11780

The Grove Carriage House

Charles Atkins  
RD 3, Box 38  
Rhinebeck, New York 12572

17. The Grove estate, composed of a manor house, tenant house, carriage house and related support structures, occupies three contiguous parcels of land (currently under separate ownership) on approximately 20.9 acres of land bounded on the west by Miller Road, on the north by Route 308 and on the south by the meandering course of the Landsman Kill. The Grove is located just east of the major intersection of Routes 9G and 308 in the geographic center of town approximately one mile east of the village of Rhinebeck. The neighborhood is characterized by sparse, residential development with modern dwellings, particularly along Pilgrim's Progress Road to the north, and scattered older dwellings, particularly along Miller Road to the south. Other historic resources in the immediate vicinity of the Grove include the Robert Sands Estate (National Register: February 24, 1975) and two historic bridges. The Salisbury Turnpike Bridge (Individual Component # 36) spans the Landsman Kill just west of the Grove along the northern edge of the Robert Sands Estate and the Pilgrims Progress Road Bridge (Individual Component #37) spans the creek at the southwest corner of the Grove and the northeast corner of the Sands property.

The nominated 20.9 acres (a fraction of the acreage originally associated with the estate) is composed of gently rolling terrain, broad open meadows and lightly wooded areas. The boundary, coinciding with the legal lot lines currently associated with the three primary components, is drawn to incorporate the entire extent of the intact, rural estate setting. The manor house (building #1) occupies the 7.9-acre south lot adjacent to the Landsman Kill and the Sands estate. Access to the manor house is provided by a long, private drive winding eastward then northward off of Miller Road. The manor house is oriented southward on a knoll overlooking the Landsman Kill. A broad, grassy lawn surrounds the house and slopes down to meet the creek. A set of stone gate posts and stone walls (structure #1) is located immediately northwest of the manor house, marking the former access to the tenant house.

The tenant house (building #2), barn complex (building #3) and wagon shed (building #4) occupy the 10-acre north lot adjacent to Miller Road. The three contributing buildings, isolated from both the road and the Grove manor house by thick woods, are clustered around the south end of the circular driveway. Small, grassy lawns surround the buildings.

The carriage house (building #5) is located on the three-acre east lot. The property is characterized by broad, open meadows with lightly wooded edges to the west, south and east. A broad, tree-lined allee runs between the manor house and carriage house, marking the lay-out of the landscape design, which no longer survives. A set of brick gate posts and walls (structure

#2) lines the western boundary of the property, further evidence of the former landscape design.

The heavy black outline on the attached county tax map identifies the boundary of the nominated property.

Contributing Buildings: 5  
Contributing Structures: 2

18. The Grove is a 20.9-acre country seat composed of manor house (ca. 1790s; 1850s; 1890s), a tenant house and barn complex (ca. 1850s) and a carriage house (ca. 1890s).

The manor house was erected in the mid-1790s as a two-story, five-bay, center-hall Federal style mansion with elegant, classically inspired ornamentation. The building underwent a series of expansions and aggrandizements during the nineteenth century, achieving its final form in the 1890s. Remodellings were executed to complement the Federal period main block, resulting in the overall retention of the building's formal, classically inspired form and decoration. In its present appearance, the manor house is a three-story, hip-roofed brick building with Neoclassical ornamentation. The rectangular main block retains its balanced five-bay, center-hall composition. However, one-, two-, and three-story side and rear wings and additions contribute an overall asymmetry to the building. Fenestration is generally symmetrical throughout the building. Most windows are six-over-six or two-over-two double-hung sash with simply molded wooden trim and flared brick lintels (1790s). Rooflines throughout the building are accentuated with wide friezes with elaborate cut and applied woodwork and denticular cornices (1890s). A one-story verandah (1890s) with classically inspired decoration, including a wide frieze with elaborate woodwork supported by Ionic columns, an ornamental wooden balustrade and panels of turned balusters which cover the raised basement, spans the south (front) and west elevation of the main block.

The primary entrance is centrally located on the south (front) facade. The entrance detailing, remodelled in the 1830s, features a slightly recessed doorway flanked by broad, panelled pilasters supporting a full entablature with denticular cornice.

A one-story, three-bay-wide, hip-roofed brick service wing (1790s; remodelled in the 1890s into a library) is attached to the northwest corner of the main block. Access to the wing is gained through a Greek Revival style entrance in the eastern bay, which is sheltered under the front verandah.

The east elevation of the building features a one-story, two-bay-wide attachment which functions as a secondary entrance vestibule. A three-story, projecting pentagonal pavilion is attached to the northeast corner of the main block.

A series of three one- to two-story service wings (mid- to late nineteenth century) are attached to the rear (north) of the building. Fenestration throughout the rear wings is generally regular. The Neoclassically inspired detailing is repeated on the rear wings, with decorative cornice and porch trim.

Although the interior of the manor house has experienced a series of alterations during the late nineteenth and early twentieth centuries and, more recently, has deteriorated due to vacancy and lack of maintenance, some historic fabric does survive intact. The floor plan was changed at the turn-of-the-century, removing partitions between the hall and north side rooms of the house, opening up a large drawing room space. Rear sections of the house, including the stair, remained enclosed. Lately, a temporary partition was erected laterally dividing this space to create a hall passage from the east side entrance to the stair when the house was converted to dormitory space in the 1960s. The upper stories remain essentially unchanged. Also during this 1890s period, the original service wing was renovated into a library complete with oval skylight. Decorative features survive in principal spaces, including restrained, Federal period woodwork along baseboards and cornices and around some door and window openings. Several outstanding examples of Federal period mantelpieces are retained in the principal rooms. The library wing features ornate plaster detailing.

Support structures immediately related to the manor house include the deteriorated remains of the random course stone walls and gateposts (mid-nineteenth century), which mark the former access road to the tenant house. The walls and gateposts (structure #1) are located immediately northwest of the main house. A deep, dry-laid stone well and a small, square brick and frame well house (structure #2) with latticed panels and a bell-cast hipped roof with decorative pinnacle are located immediately behind the northwest wing of the main house. According to currently available information, the well dates from the late eighteenth century and the well house dates from the nineteenth century.

The Tenant House (building #2; ca. 1850s), several hundred feet north of the manor house, is a one and one-half story, L-shaped frame building with restrained picturesque features. It may represent the alteration of an earlier frame house. The building rests on a fieldstone foundation and is surmounted by a cross-gable roof. Clapboard siding sheathes the entire building. Fenestration is generally regular throughout the building. Windows are four-over-four double-hung sash and have simple wooden trim surmounted by simple consoles.

The south facade is three bays wide and is centered in a projecting pavilion. With the principal entrance converted into a window, access to the house is now gained via the west elevation and the service ell. A porch was likely removed from the main facade but its counterpart survives on the ell. The

east (rear) elevation is characterized by three decorative cross gables. This may be the result of an enlargement of the kitchen ell. A small, one-story, early-twentieth century enclosed vestibule is attached to the northwest corner of the building.

A large, picturesque barn complex (building #3; mid-nineteenth century) is located northwest of the tenant house. The buildings are frame construction sheathed with flush-board horizontal siding. A gable roof with cross gables and louvered ventilators are the complex's most distinguishing features.

The wagon shed (building #4; mid-nineteenth century), east of the barn and north of the farmhouse, is a rectangular, gable-roofed building with an attached shed-roofed side wing. The building is sheathed with clapboard and horizontal siding and surmounted by a tall ventilator. Both the barn complex and wagon shed are contributing buildings.

An elegant and sophisticated carriage house (building #5), designed by McKim, Mead and White in the 1890s, is located east of the house and barns. It is an asymmetrical, roughly C-shaped brick building in a Georgian-inspired style. It is a low, one-story building surmounted by intersecting gable roofs pierced by pedimented dormers. Fenestration is fairly regular throughout the building. Windows are generally nine-over-nine double-hung sash with flared brick lintels and smooth stone sills. Stall areas are indicated by a series of nine four-paned windows along the north wall. The carriage house been converted into a residence. Wagon doors and other openings have been replaced largely by windows. The interior has been generally stripped of stable furniture.

The primary facade is now oriented westward towards the end of the driveway and thick woods. The asymmetrical, four-bay-wide facade features an off-center, rounded-arch entrance flanked by three nine-over-nine double-hung sash windows with louvered wooden shutters. The broad gable end of the stable spans the two northern bays of the west facade. Two pedimented dormers are located above the entrance and southern bay. A non-contributing, two-stall brick garage is attached to the southeast corner of the main block.

The rear of the building (the interior of the "C") features a variety of tall, multi-paned, floor-length windows and nine-over-nine double-hung sash windows. Pedimented dormers are regularly placed along the roofline. A modern, non-contributing in-ground swimming pool is located behind the attached garage (structure #4).

Dry-laid stone walls and gateposts with classical statuary (structure #3) line the northwestern boundary of the broad front lawn, marking the private drive that runs northward to Route 308. The structure is a contributing component of the nominated property.

20. The Grove is architecturally significant as a distinguished example of estate architecture in the town of Rhinebeck and historically significant for its associations with some of the area's most prominent families. Originating as a Federal period mill seat, the house was erected ca. 1795 on an industrial site developed in the early eighteenth century. The Grove's final manifestation (ca. 1890s) was as a small Georgian manor replete with extensive riding stables and a picturesque farm, replacing the business of milling with more genteel pursuits. This was achieved following a century of progressive changes illustrating the fluid nature of regional estate design as it enlarged in scale and evolved in style with succeeding generations of established families. The allied families of the Rutsens, who established the mill in the eighteenth century, the Schuylers, who capitalized on the industry in the nineteenth century, and the Starrs, who, by the late nineteenth century had invested in the larger national economy, all left an impact on the property and on local history.

The Grove makes as significant a statement concerning changing tastes and lifestyles of Rhinebeck's elite as it does about architectural design. Architecturally, the house, as built by Peter J. Stuyvesant, was a two-story brick structure with a symmetrical five-bay facade on its principal elevation and a central-hall double-pile floor plan. It resembled other estate homes of the period in the region in the severity of its exterior and the refinements of its interior ornament. As exemplified in the neighboring Robert Sands Estate, built by the step-father of Schuyler's wife in 1796, the Federal style in the area was interpreted in a restrained, but sophisticated, manner in farmhouse and manor house alike. Although the wealthier citizens were erecting houses of greater scale and more pretentious material, their architecture was rooted in the vernacular of the area. The changes to the Grove in later years reflect the shifting of the sources for design from the local architectural context to more cosmopolitan prototypes. This transition reflects the expansions of the cultural realm of Rhinebeck's prominent families from the parochial Hudson Valley based community to one that was literally world-wide as they exchanged their wealth of land for more capitalist investments. At the Grove, this transition is also evident in the dismantling of the mill in the last half of the nineteenth century and the development of the farm. (No evidence of the industrial activity is known to survive within the boundaries of the nominated property.) The property evolved from an industrial site to a picturesque retreat as the occupations of the owners became increasingly removed from physical labor.

The long history that provided these local families with such dignity perhaps motivated them to preserve their ancestral homes. These families were more likely to renovate their properties rather than to reconstruct them. The estates of the newly arrived tycoons and the nouveau riche, by contrast, are conspicuous in their contemporary stylishness. Old estates such as the Grove, Grasmere (Component #29) and Glenburn (Component

#31) are notable for their antique qualities and restrained indulgence of fashion. Mansakenning (Component #32), though built as a new home in 1904 by a Lynch family member moving into the area, is consciously picturesque and retardataire. The Grove and the others also relate to sources in established English traditions and borrow the respectability of the lifestyle as well as the design.

The lifestyle on the estate is embodied in its architecture. New trends motivated the Millers to demolish interior partitions, creating the center hall and opening up a large section of the house for entertaining. New rooms and room uses were developed. The original kitchen wing was transformed into a library as new service areas were created in the rear. A verandah was added. While the plan of the house was refigured, efforts were made to maintain the historic appearance of the house and its rooms. Decorative woodwork was preserved and new ornament was created in a consistent design. An enormous stable was constructed to house animals for pleasure riding. The prominence of this structure is representative of the dominating role of social interaction between estate families, a ritual facilitated by sophisticated horse-drawn conveyances.

The Grove was built ca. 1795 by Philip J. Schuyler, the son of General Philip Schuyler and the husband of Sarah Rutsen. Prior to Schuyler's acquisition of the property, the land had been in the Rutsen family, prominent early settlers in the Rhinebeck Patent. Jacob Rutsen, a cousin of Colonel Henry Beekman and the patriarch of the Rutsen family in Rhinebeck, arrived from Ulster County in the early eighteenth century and erected a mill on the Landsman Kill. He also built a house, believed to have been located in the immediate vicinity of the present manor house. (The mill continued in operation for more than a century; it was torn down in 1858. Stone from the mill was salvaged to build the two stone arch bridges across the Landsman Kill at the edges of the Grove and Robert Sands estates, the Salisbury Turnpike Bridge and the Pilgrim's Progress Road Bridge [Individual Components #36 and 37].)

Jacob died in 1746 and left the mill to his son John Rutsen. John died ca. 1770, leaving a widow, Phoebe Carman, and two daughters, Catherine and Sarah. Phoebe remarried; her second husband, Robert Sands (see Robert Sands Estate National Register nomination form), continued to operate the mills and the family remained in the Rutsen's house. Sarah Rutsen married Philip J. Schuyler in 1788. Philip took over the mill operations and began construction of the manor house. It was completed ca. 1795. Shortly thereafter, the Sands family moved to their newly constructed house across the creek (ca. 1796; Robert Sands Estate) adjacent to Sarah and Philip's property. Philip Schuyler was a prominent figure in the economy and government of the town during the late eighteenth and early nineteenth centuries. He was a member of the New York State Assembly in 1789 and Congress in 1817-1818.

The Grove was acquired by Mary Morton Miller in the 1850s. Mrs. Miller was the niece of Philip Schuyler (and a descendant of the Livingstons and Levi P. Morton) and the wife of William Starr Miller, a wealthy New York City businessman. She purchased the Grove upon the death of her husband and remained very active philanthropically in the town throughout the nineteenth century. She endowed the Rhinecliff Episcopal Church (see Free Church Parsonage, Component #26) and the Starr Institute, a public hall in the village of Rhinebeck housing the community library (28 Montgomery Street; see Rhinebeck Village Historic District). It was during Mrs. Miller's occupancy that the Rutsens' mills were demolished and the two stone arch bridges were erected. The manor house was enlarged by Mrs. Miller with the addition of a third story and rear (service) wings. The tenant farmhouse with barn and wagon shed complex is also believed to date from this period. The cottage is significant as an estate-related support structure and as a representative example of restrained, Picturesque style domestic architecture.

In the early 1890s either Mrs. Miller or her nephew, George R. Miller, the subsequent owner, contracted with McKim, Mead and White to design the large and elegant carriage house on the estate. The carriage house is a significant estate-related support structure with Georgian-inspired design features. Its significance is enhanced as the work of the nationally renowned firm of McKim, Mead and White. Interior renovations were undertaken in the manor house at this time, perhaps under the direction of McKim, Mead and White.

In recent years the Grove has been converted into a dormitory for Bard College and, lately unoccupied, it has suffered some deterioration due to lack of maintenance. The basic fabric, however, survives substantially intact and is currently undergoing extensive rehabilitation.

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

*Component #30*

BUILDING NAME: *The Grove Manor House*



2. East elevation



3. South facade and west elevation  
with one-story library wing

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

BUILDING NAME: Grove, Manor house, Component #30



4 West elevation



5 North elevation

#30. The Grove *Manor House*  
Miller Road



6. Main block, south facade  
Center entrance



7. West wing, south facade

Manor house, entrance details

#30. The Grove manor House  
Miller Road



8 Manor house, porch and cornice details



9. Remains of gates, northwest of manor house  
marking former access to tenant house

#30. The Grove *manor House*  
Miller Road



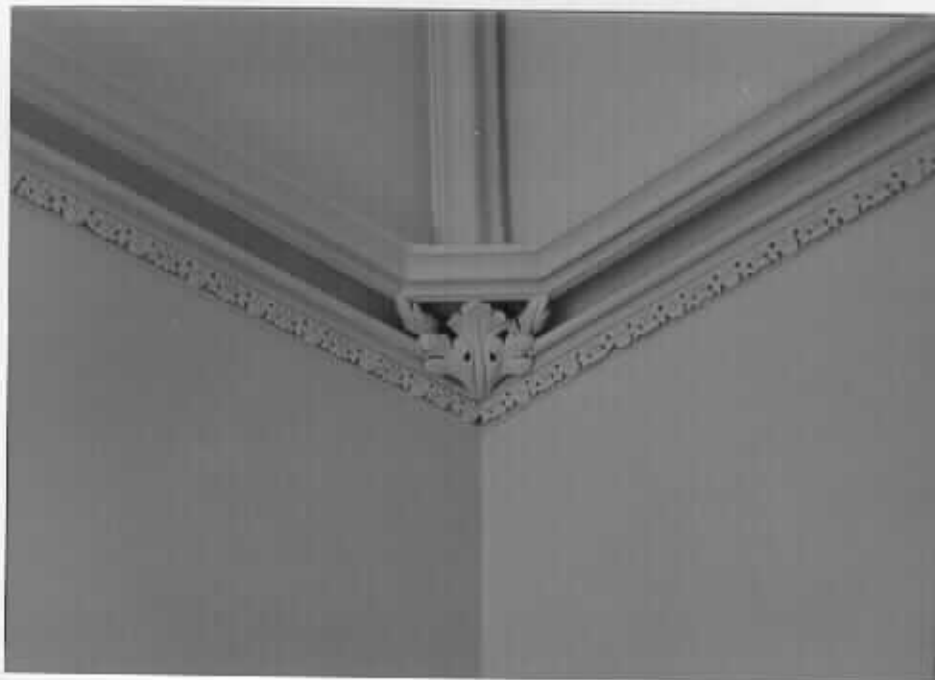
10.



11.

Manor house, main block, mantelpieces

#30. The Grove *manor* House  
Miller Road



12.



13.

Manor house, west wing, plaster detailing

#30. The Grove Tenant House  
Miller Road



14. Schuyler Tenant House  
West (front) and south elevations



15. East and north elevations

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

Component #30

BUILDING NAME: The Grove / Tenant House Barn Complex



16 Wagon shed, south and west elevations



17. Barn complex, south and east elevations

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

*Component #30*

BUILDING NAME: The Grove/ Carriage House



18. West facade and south elevation



19. North and west elevations

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

*Component #30*

BUILDING NAME: The Grove / Carriage House



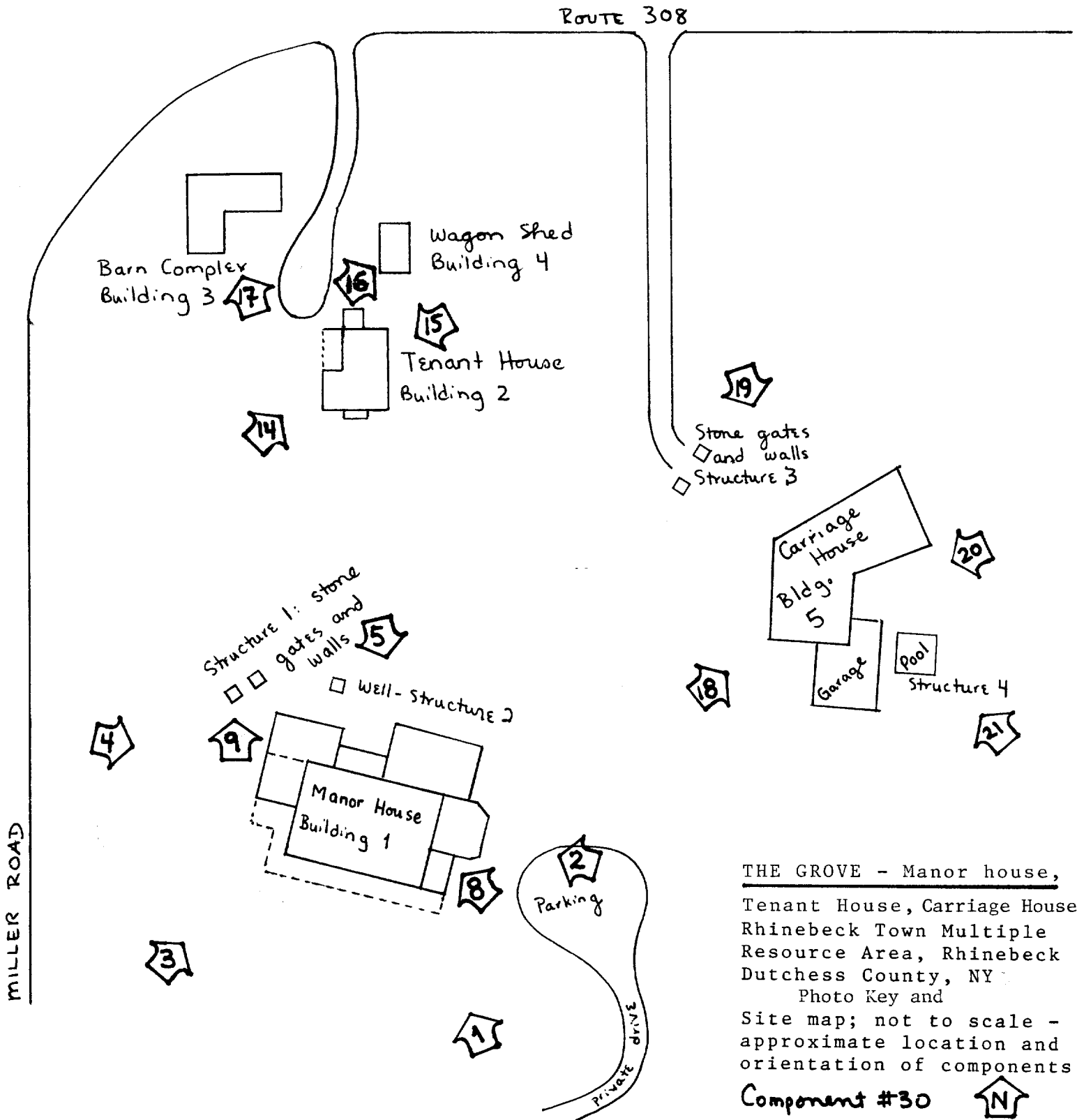
20 East elevation




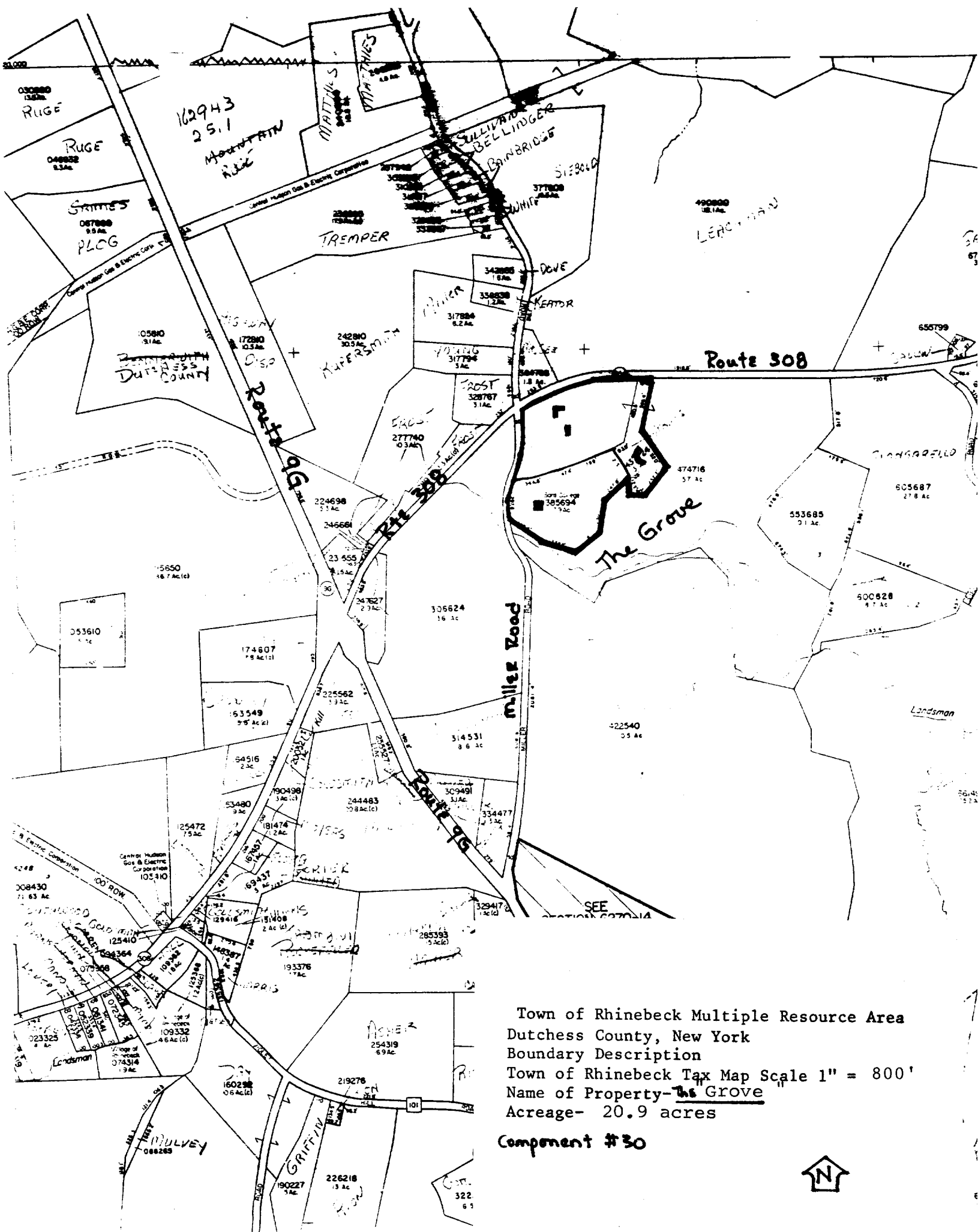
21. East elevation

Rhinebeck Town Multiple Resource Area  
Rhinebeck, Dutchess County, New York

#30. The Grove  
Miller Road



THE GROVE - Manor house,  
 Tenant House, Carriage House  
 Rhinebeck Town Multiple  
 Resource Area, Rhinebeck  
 Dutchess County, NY  
 Photo Key and  
 Site map; not to scale -  
 approximate location and  
 orientation of components  
 Component #30 



Town of Rhinebeck Multiple Resource Area  
 Dutchess County, New York  
 Boundary Description  
 Town of Rhinebeck Tax Map Scale 1" = 800'  
 Name of Property-The Grove  
 Acreage- 20.9 acres

Component #30



