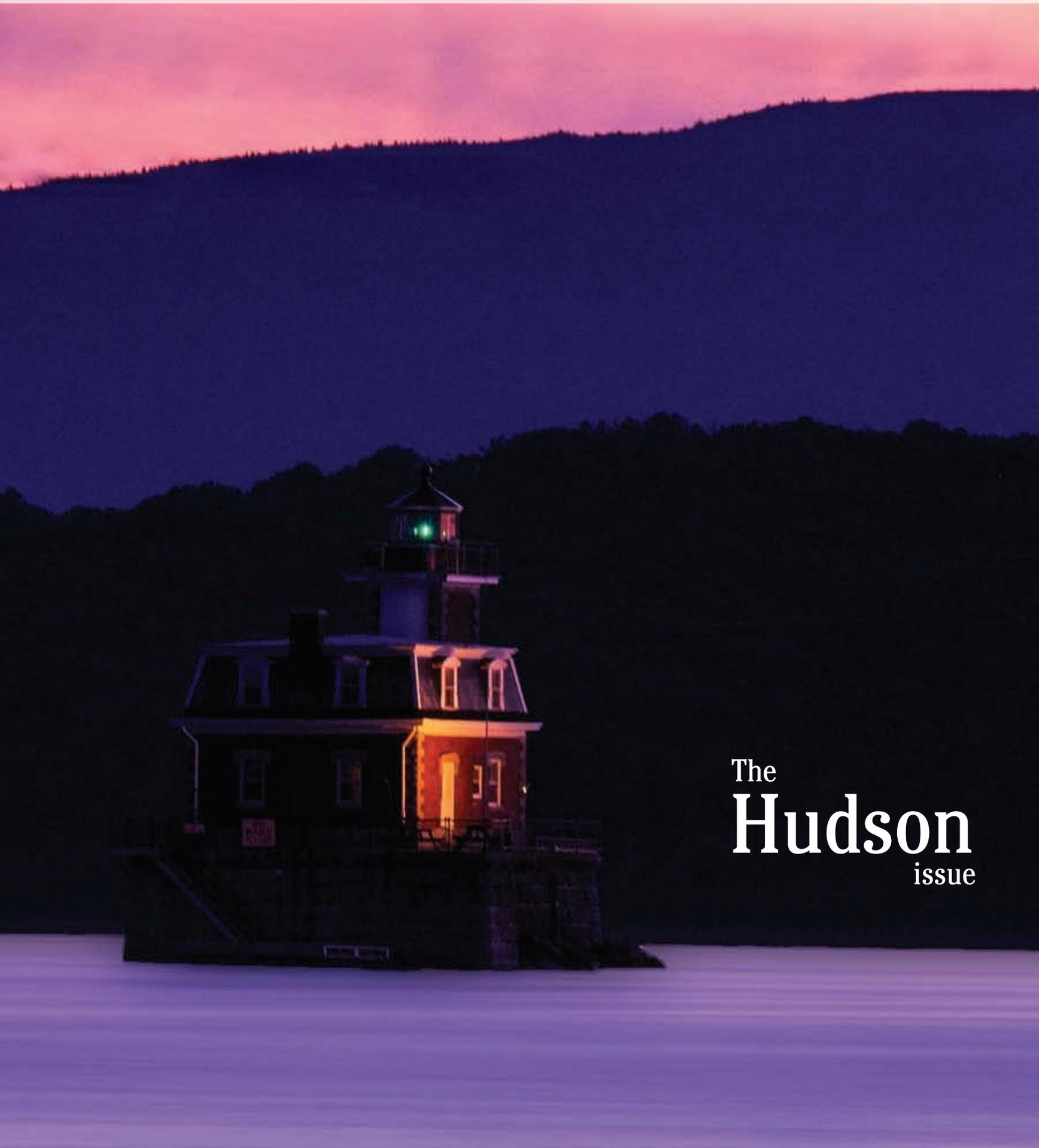


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THE HUDSON ISSUE

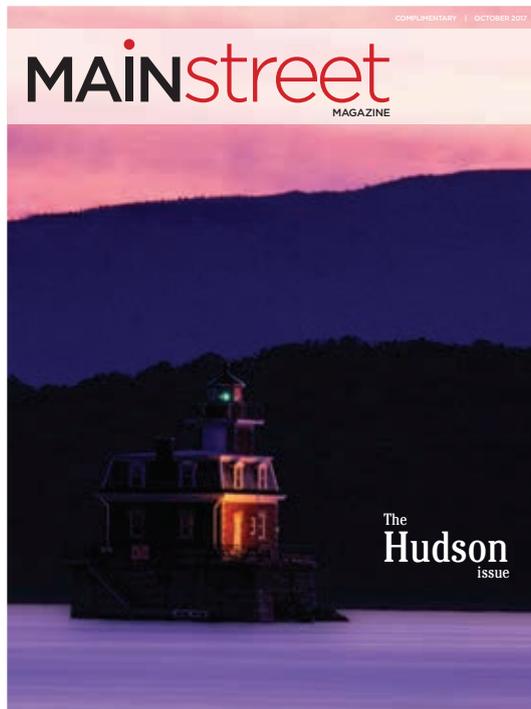
This is our Hudson issue! An entire issue dedicated to all things Hudson. Since its inception way back in the day, Hudson has seen many a transformation – good and bad. From its start when it was inhabited by the Mahican Indians and when Henry Hudson arrived on its shores, to its heyday in the whaling industry, to its demise in the mid-20th century, to its renaissance in the last decade – Hudson continues to ebb and flow like its namesake, the Hudson River.

In this issue we of course bring you a snippet of the history of Hudson, and in that piece, Allison touches upon some of the highlights. But as she writes, to tell the full history of Hudson you'd be reading a book! John brings us the history of the now-named Hudson Hall, the old opera house. I have to admit that I was quite intrigued by this story, and its renovation is amazing! Christine talks about some renovations in her real estate story that is all about the Hudson real estate market. In her entrepreneur feature, she features the Red Dot restaurant, which was completely renovated to become the Red Dot as we now know it.

John also brings us the story of the Hudson Firemen's Museum, which is quite spectacular! Similarly impressive, and just down the road from it, is the Greenport Conservation Area that Ian toured. Ian was quite surprised by the amazing beauty of the conservation area, and I can attest that it has beautiful views and amazing tranquility. It is definitely worth a visit. Speaking of tranquility, Dominique brings us a piece about alternative therapies that are to be found in Hudson. Meanwhile Claire gives us the scoop on the Hudson River; its history, trials and tribulations, and where it stands today. Did you know that the river faced some major pollution issues, which still continue today? I myself knew some of it, but not the extent of what happened and why. Be sure to read Claire's wonderful piece, which is also a great reminder of the responsibilities that we all have when it comes to our environment.

This month we have a guest author, renowned architect Dennis Wedlick. Dennis has penned a piece for us about some of the main (architectural) attractions to be found in and around Hudson, and gives us a tour of them! I thought that I knew Hudson pretty well, but after reading Dennis' piece, I was even more intrigued by a handful of places. We hope that you enjoy this issue dedicated to Hudson and its surrounding area! Happy Fall!

– *Thorunn Kristjansdottir*



OCTOBER 2017

The picturesque Hudson River Lighthouse at dusk.

Cover photo by Lazlo Gyorsok

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By *CB Wismar*
arts@mainstreetmag.com

The images were compelling. For a four-year-old, looking out the front window of his home in Livorno, Italy, the construction ballet being performed across the street was intoxicating. The beams, the pipes, the workmen scrambling over ladders and scaffolding all contributed to hours of entertainment.

As a mature artist, Fabrizio Breschi has not forgotten the pipes and connections. He has incorporated them into his luminous paintings. In a forty year career that has gained him prominence in Italy and recognition across Europe, the recurring presence of piping, the post-modern linkage that is the all-important connection supporting contemporary life remains.

A Renaissance man

With an opening set for Saturday, October 7, 2017 at FRG Objects & Design/Art in Hudson, NY, Breschi will bring to the United States a full exhibit of the work that has engaged, amazed, and attracted collectors in Europe for decades.

Beautifully executed acrylics on canvas, his technique is in sharp contrast to the industrial motifs that play across his portfolio. There is no mechanical application of paint to achieve the delicate shading and crisp demarcation lines in his work. Everything is done with delicate brush strokes – a technique he not only learned well, but taught successfully for many years.

Breschi is nothing if not a Renaissance man in the purest sense of the word. His abilities with his feet could have gotten him a professional soccer career. His father’s opposition to the idea may have influenced the decision for Fabrizio to attend art school, first in his hometown of Livorno, then at the Liceo Artistico and the Academy of Fine Arts in Florence.

With his reverence for the industrial form and the complexities of creating modern buildings, it may have been logical for Breschi to pursue a career as an architect. Confronted with that suggestion, he shakes his head, knowingly, and admits to beginning his secondary education in pursuit of an architectural degree. “I could not be bound by the reality of buildings,” he acknowledges with surety. “My ideas would not have been ... shall we say ... safe if they were constructed.”

One of his early influences was Piero della Francesca, a mystical painter from Tuscany, the area of Italy where Breschi was born. “He died in 1492, the year Columbus discovered America” comments Breschi. The fact that Piero della Francesca, a contemporary of Leonardo da Vinci, was known as a mathematician, a geometer as well as an artist may provide some rationale for his being influential in the young Fabrizio Breschi’s studies and work. Geometric balance and design are critical to much of his imagery.

The young professor

Whatever the forces that set his life’s direction, Breschi excelled in his studies, his creation of a portfolio and his understanding of the nuance of art. On graduating from the Academy of Fine Arts, he was asked to join the faculty and was later the youngest professor to be appointed to the painting chair at Brera Academy in Milan.

His reflections on being a professor of art belie his own dedication to his chosen vocation. “The students,” he recalls, “were there



Above, top to bottom: *Quadrato Rosso Quadrato Giallo*. Fabrizio Breschi. Images courtesy of Fabrizio Breschi.

to study art ... for art's sake. It was very much influenced by the Eastern European view of art." The contrast he came to see, and struggle with, were students who emerged, in later years, that addressed art as a means to a financial end. Breschi is an artist, first and foremost, and his dedication to his work is transcendent.

But there are other ways he could have made his way. He is a singer, blessed with an almost operatic voice. He has been an actor, appearing in Italian film. He is a sculptor with a monumental work, the 25 foot *Grande V*, recently installed in Livorno's Piazza della Vittoria.

He is a painter

It is, however, his painting that has made Breschi a celebrity in the Italian art world. With gallery shows in Spain, Germany, Switzerland, Greece, and across his beloved Italy, his name has become widely known and his work widely collected.

Breschi's technique is so exceptional that it may become easy to focus on the shading and dimensionality he is able to achieve at the expense of becoming enveloped by the emotion and message of the painting. It is the seeming conflict between the industrial imagery and the human emotion behind the images that becomes magnetic. That tension is glowingly illustrated with the subtle color gradients that mark his delicate creation of stones, the labyrinths of pipe and the industrial context of his work.

Breschi, himself, explains the connectivity between the industrial and the human with a distinctive sparkle in his eye that allows the casual conversationalist to sense the underlying sense of humor. He acknowledges the emergence of the industrialized society ... the preponderance of technology at the expense of the human touch.

The paintings

His 1977 work *Amore per sopravvivere* (Love for Survival) introduces industrial characters of pipe and metal – lifeless elements, yet linked to each other in a kind of *American Gothic* pose reminiscent of the very human portrayal in Grant Wood's 1930 classic. Instead of a clapboard house in the background, Breschi elects to place his figures against a city skyline.

Forty years on, Breschi has moved through periods concentrating on detailed matrices of piping, added color panels in negative space, reminiscent of Mondrian, but continued to bind them together with the ever present piping. And, in *Romantic Dinner – 2* the couple returns, bracketing a window that hosts a crescent moon. It is, however, *Prisoner of Love*, another 2017 painting that combines the human with the industrial. The mechanical figure holds a bound heart in manacle "hands," while a stylized moon hangs in the rich blue sky.

As he continues to execute paintings with delicate shadings and hues that blend seamlessly, his attention has turned to larger canvases. A feature of the October show at the FRG gallery in Hudson will be a four panel study in bold color – blue, green, yellow and red – bound and connected with Breschi's pipes and fittings. It is a fuller vision of his 6 by 13 foot *Quadrato Rosso Quadrato Giallo* from 1996. These paintings would find a place of honor on museum walls where the scope and expanse would be fully appreciated.

Breschi's first solo show in America

The FRG Objects & Design/Art gallery in Hudson is a fitting host for Breschi's work. The gallery, opened in 2013 by FR ("Rick") Gillette brings the open, energized feeling of a Manhattan gallery to Warren Street in Hudson. By combining his talent for interior design with the artist's understanding of light, space and color, Gillette has created an environment that will be



a welcome venue to host Breschi's work. The fact that this exhibition will mark Breschi's first solo show in America makes the confluence of art and design even more dramatic. •

Fabrizio Breschi's work can be viewed at www.breschiart.com. His one-man show runs from October 7 through November at FRG Objects & Design/Art, 217 Warren Street, Second Floor, Hudson, NY (646) 483-9109.

Are you an artist and interested in being featured in Main Street Magazine? Send a brief bio, artist's statement, and a link to your work to arts@mainstreetmag.com.

Above, top to bottom, L-R: *Grande V*. *Amore per sopravvivere*. *Prisoner of Love*. Images courtesy of Fabrizio Breschi.

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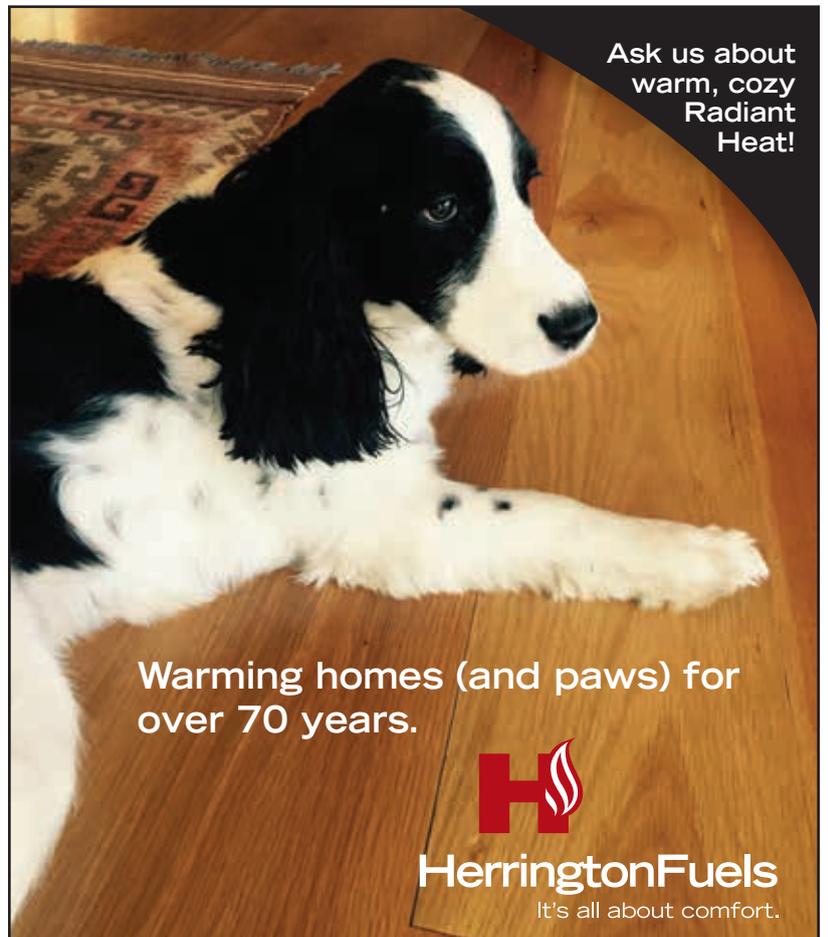


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Meghan McCann's main gig is working for Hillsdale Fine Wine & Spirits next to the Hillsdale IGA, which she's been doing since the store's opening back in 2015. Meg has also worked part-time at the Mount Washington House (across the street) for approximately 10 years, and has helped organize Grillsdale for the last two years. What a busy lady! Meg says when she's not working that she takes her dog on walks and hikes, "unless she's lazy – then we'll just cuddle on the couch. I like cooking and trying new restaurants, I'm a foodie for sure!" Meg was born and raised in Copake Falls, and she loved living so close to Bash Bish falls while growing up. "I used to collect the iron ore in the Bash Bish Brook as a kid thinking they were an awesome treasure because they were blue and green. Ha!"



Sebastian Kooyman works at Etsy's office in Hudson, NY. "I have been working at Etsy for nearly three years now and love knowing how much this company means to its members, and how we strive to give back to the community." Outside of work Sebastian tries to stay very active. Whether it's hiking or skiing in the Catskills, biking along the roads of Columbia County, or playing pick-up soccer in one of the parks. "I didn't grow up here, but after three years in the Hudson area, it's hard to imagine living somewhere else. I definitely think it's one of the most beautiful parts of the country, with something to offer in every season." In Hudson itself, Sebastian definitely recommends Hudson Food Studio, Lil Deb's, and Oak Pizzeria Napoletana to get some mouth-watering food.



Kylah Campeta has been focusing on fitness for 11 years and is the proud owner of LYF Fitness in Hudson, NY. "It's definitely rewarding when someone accomplishes a goal, but I really honestly just want everyone to move and be healthy." Kylah is proud to be apart of the Hudson community, "I love the diversity and hearing everyone's story." When Kylah and her dog, Rocky, leave the gym you are apt to find Kylah on an adventure; climbing cliffs, snowboarding, traveling, and enjoying a nice dinner out on the town. Keep your ears and eyes open for her 2018 Hudson retreats – Kylah is excited to begin a new company "Real LYF Retreats," which will be weekend retreats to Hudson, exploring the ins and outs of Hudson – all while including health and fitness. Sounds like fun!



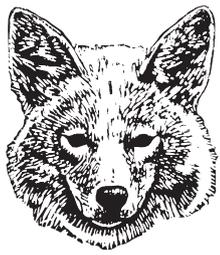
Nicole Hernandez is very proud to say she is a Registered Nurse and has been for a little over four years now. "What I love most about what I do is getting to take care of other people – it is something that I have loved doing since I was a child." When Nicole isn't caring for her patients, she is enjoying being a new mommy to a beautiful baby boy, and spending time with her family and enjoying their company. Nicole is originally from Chatham, NY, but she and her family frequent Hudson quite regularly, "I love how there is always something to do, whether it be going out to eat, taking a walk in the park, enjoying a show, or getting in a workout at my husband's gym, KS Fitness."



Joel Mark is a master cabinetmaker, creating mostly custom furniture by commissions throughout the tri-state area. He originally started his business in 1977 in Brooklyn and moved to Hillsdale in 2002 to pursue a more independent life as a furniture-maker. Joel recently opened a furniture gallery to promote his work in the Hillsdale hamlet. "I enjoy the constant challenge of developing new designs and then the actual skills involved to bring a project to fruition." During Joel's free time he enjoys just being around family and friends, but considers the gallery his new hobby. "I spend a great deal of time in Hudson and even get inspiration from the many furniture stores lining Warren Street. It's such a vibrant place with all the great stores and choice of restaurants."



Stephanie Marchionne is not just a stay-at-home mom, but she's been waitressing at her family's restaurant, The Dutch Treat, for as long as she can remember, and is a bartender/server at Swoon Kitchenbar. "I love being able to be with Leo and Lydia [her kids] every day to watch them grow, go on exciting adventures, have fun and make them laugh!" When Steph gets a moment to herself she likes to golf, sing and dance, photography, boating on Copake Lake, and date nights with her hunny. "I'm a born-and-raised native here and love that my family and friends are all here – and it's a beautiful place to live, too." Steph feels that there is so much to do and explore in Hudson; with exciting restaurants and shops, and going out to dinner and cocktails with her girlfriends.



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Restaurant pioneer: ALANA HAUPTMAN OF THE RED DOT, HUDSON, NY

By Christine Bates

christine@mainstreetmag.com

Why did you first come to Hudson?

Nearly 20 years ago, my husband Perry Cooney and I were told about a building in Hudson that was on the market for \$20,000. Intrigued we drove the two plus hours from New York City to check it out and very quickly decided to buy it as an investment. We never thought we would leave Manhattan, but we could not afford to buy anything there.

I was working in the fashion business and Perry was selling commercial real estate in Long Island City. We came up on weekends, worked on the building and bathed in what was once the kitchen sink of the “New York Deli,” the building’s last incarnation. Previously it was a German butcher. Let me tell you it took a lot of effort to dismantle that meat locker!

We started to meet other NYC expats and began thinking that maybe we would start some sort of business and join them. The antique dealers had already done this many years before we arrived so we asked ourselves why not? Antique dealers like Jennifer Arenschold, Alfonse Sutter, and Tom Noonan had recognized the beautiful, preserved architecture in Hudson and were the real pioneers that made all else possible.

Perry and I decided that he should quit his job and devote his time to renovating the building while I continued to work in NYC and come up on weekends. We did this for two years and I can attest that “absence makes the heart grow fonder.” In 1999 I got fired and found the courage to make the change to move to Hudson to pursue another lifestyle.

When did you decide to open a restaurant?

As chance would have it, we met our original partners, who were also looking to leave the city and we came up with the idea of a bar that served Belgian style frites, hamburgers, and mussels. We each invested \$30,000, rolled up our sleeves and got to work.

Perry was the mastermind behind the look of the place. Our paint-chipped wall came from his looking at the days work, and realizing that the scraping we had done looked terrific and would stay just that way. We kept the food simple but good, hired and trained a young man who had worked at a pizza joint and opened Raymakers, the name of one of our partners. We all agreed that we liked the sound of it, but six months later our partners realized that the bar/food business was not for them. So we had to change the name.

Where did the name Red Dot come from?

A regular customer suggested “Red Dot” since our sign has a big red dot on it, and he always told folks that he was meeting at the restaurant to “look for the red dot.” So there you have it.

No, we were not an Indian restaurant and no it was not a nod to the red dots that galleries put on paintings to signify a sale!

What was Hudson like when you opened? How long did it take to be a success?

We were an instant success, I am happy to say, but not without some



Above: The sign of the Red Dot on Warren Street. Left: Alana Hauptman, owner of the Red Dot, works brunch on weekends at her Warren Street Restaurant. Photos by Christine Bates



difficulties. Many of Warren Street’s buildings were boarded up. Drug dealing, crack cocaine, and prostitution were all around us. We were labeled the “gay bar” and suffered stink bombs and BB shots through the windows.

How involved is the Red Dot with the community?

To counteract the initial negativity, we started a block association and threw fabulous parties in an attempt to bringing the different factions together. I like to think that we achieved a bit of that. As a community we also fought against the building of the world’s largest cement plant just a mile outside of town. It took seven years, but we defeated it. I was proud to be part of a documentary called *Two Square Miles* about the struggle.

Continued on next page ...

The Red Dot has become the “Cheers” of Hudson. We host political events, music, birthdays, memorials, and even weddings.

When did you decide to expand next door?

Two years after our doors opened, Perry decided we should buy the building next door. I don't know how but we did it. We wanted a non-smoking dining room, but as luck would have it, the laws changed and there would be no smoking. But we got a beautiful building with a garden and a duplex to live in. Not bad!

Our business has continued to grow and has outlasted many businesses here. Our customers now come from all over and Hudson has now become the wedding mecca of New York.

What is the secret to your success?

Letting the experts do the work and paying them well. My chef Marc Luciano is responsible for the specials and maintaining the integrity of our basic menu. As for the bar, I leave that to my bartender Cassandra Cumming, who has her finger on the customers' pulse. And my head waitress/manager Denise Keegan keeps the flow on the floor. I usually sit back and enjoy, but do keep my eyes open always. The customer is, for the most part, always right at the Red Dot.

Finding experienced kitchen help is a big problem for most restaurants here, and it's one reason I pay well and create a fun atmosphere so people stay. Most people have worked here for over five years.

What makes the Red Dot different from other restaurants in Hudson is price and ambiance. We have a lively bar business and the atmosphere is casual. I don't advertise much and word-of-mouth is what we have relied upon. I do ask satisfied customers to review us on Yelp and Trip Advisor.

We have a solid local, repeat customer base and we are especially busy in spring, summer, and fall. February and March are the slowest times of



the year. One of the reasons the Dot has survived is the fact that I own the buildings and when times get a little rough, I can skip the rent. You can't do that as a renter.

What's the best business advice you've ever received?

The best advice we were given was by a Lebanese restaurant owner in Merida, Mexico: “Number one, serve hamburger, and number two, treat the restaurant like it is your living room, if not don't open a restaurant.”

What do you do at the restaurant?

I am not always at the restaurant as a matter of fact, I take off for three weeks in Costa Rica and other trips during the year. I always feel that my back is covered. Staff members at the Dot are more like family than employees. The hardest that I work is being the bartender at brunch on Saturdays and Sundays. It keeps things real for me, and is usually a lot of fun!

Do you think of Hudson as the new Hamptons or the next Brooklyn?

We have been called the “new Hamptons,” which is something that unsettles me. I never want to live in the Hamptons, thank you! And now

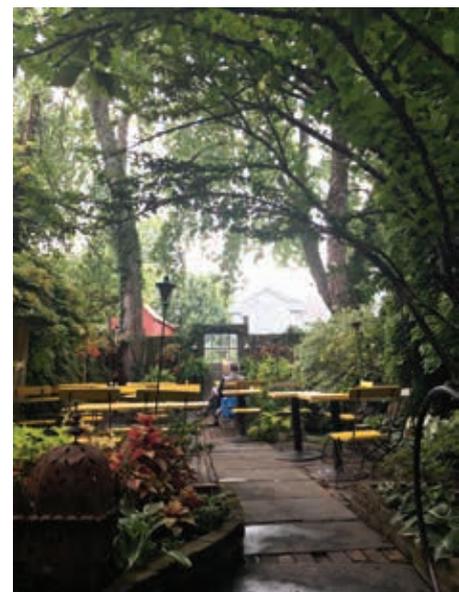
we have an influx of younger people from Brooklyn and points south. The word “hipster” is used to describe the new-comers. Another term that disturbs me, truth be told.

What's next for you?

A lot has come and gone. Perry passed away three years ago along with several other people who died too young. Some friends have moved away to Florida, Mexico, California and are very much missed.

I am very proud to have been part of Hudson's renaissance. It is wonderful to know that my buildings are worth a lot more than what we paid for them and will hopefully provide for my retirement. If I ever do retire – I'm having too much fun. Having said that, I do miss the old days; what a blast. ●

To reach Alana Hauptman and or to learn more about the Red Dot, call (518) 828-3657, visit them at 321 Warren Street or online at reddotrestaurant.com.



Above, top: The Hudson mural done by Red Dot's co-founder Perry Cooney hangs on the Red Dot's signature wall in the bar. Above: Al fresco dining in the Red Dot's secluded garden. Photos by Christine Bates.

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Boom Town: THE CITY OF HUDSON IN THE TOWN OF GREENPORT, NY

By Christine Bates
christine@mainstreetmag.com

Hudson has always been a city of visionary entrepreneurs from its founding as a safe deep water port for whaling ships in 1783. Originally a small stopping point on the Hudson River called Claverack Landing, it became Hudson when a group of entrepreneurial Quaker businessmen from Nantucket established it as a harbor and the first planned city in America with neatly gridded streets. Hudson thrived and the population swelled as its reputation spread. By the middle of the next century Hudson's whaling industry went into decline as petroleum products replaced whale oil and the railroads reduced shipping, but new industries arrived – knitting mills, brickyards, breweries flourished, and grand Victorian mansions were erected next to Hudson's stately Federal buildings.

During the roaring twenties Hudson became a open city frequented by gangsters with bars and an estimated 15 brothels that were shut down by Governor Dewey in 1950. The large cement plant closed in 1960 and, after a period of economic stagnation, the glorious, still intact buildings of Hudson's past attracted antique dealers from New York looking for cheap space accessible to New York City. Another Hudson renaissance

began with this new breed of entrepreneurs in the 80s. Today all kinds of businesses – restaurants, food and wine stores, and boutique hotels – are opening and Hudson has developed an international reputation as the crossroads of majestic country beauty, urban living, and the new economy. Hudson's history and architectural preservation saved it and has driven an economic and cultural revival.

A new buyer

The Hudson buyer is distinctly different from the standard big city family weekend buyer seeking a secluded farmhouse on 15 acres. Many are buying to live there full-time or create a business there. Home goods store Hawkins NY, which combines city style with country living on Warren Street, is one example. Buyers are younger, and maybe hipper – more Brooklyn than the Upper East Side. They embrace the diversity of Hudson. One broker told a client, "If you don't like the subsidized housing go look in Connecticut."

The idea of walking and biking and not needing a car is appealing. These are buyers looking for an affordable urban vibe with a cosmopolitan sensibility in the country. They can't afford New York City and don't want to live in the suburbs. Paradoxically this is a generation that loves old buildings, but not necessarily antique furnishings. One antique dealer observed that the early prominence of Hudson as an antiques mecca attracted the online site 1st Dibs to sign up Hudson dealers, who have now shifted much of their business to the Internet.

Buildings for \$20,000

Even into the 1990s buildings on Warren Street could be purchased for as little as \$20,000 (see Red Dot article page 11). That



was the crack cocaine period when no one walked down Warren Street at night. John Knott, an early preservationist and developer, purchased his first property, a large four-story building with an aluminum façade, for \$100,000 in 1996 on the uptown end of Warren Street. As Hudson thrived redevelopment extended below Fifth Street, then Fourth Street and now both sides of Warren Street are lined with shops, restaurants, offices, and chic hotels for its entire mile long length.

The 2008 down-turn slowed surging prices momentarily in Hudson and 2009 would have been a great time to grab a commercial building. Between 2010 and 2014 sales volume of commercial properties averaged around \$9,000,000 a year with a dip in 2015 and a spurt to \$11 million last year. Median prices of commercial properties have steadily risen from \$330,000 in 2008 to \$585,000 in 2016 with buildings regularly closing over \$1,000,000. Selected resales of properties on Warren Street demonstrate the steady rise in prices, especially in the premiere 400 and 500 block.

Residential properties mirror the upward trend in commercial properties. But homes are still affordably



Above, top: This 1860 commercial building at 306 Warren Street sold in 2014 for over \$1 million. Above: 350 Warren Street (left) is a multi family, 1,800 square foot residence sold in 2004 for \$280,000, then relisted in 2008 for \$725,000 and eventually selling for \$500,000 in 2012. Photos by Christine Bates.

HUDSON FOR SALE LISTINGS

# listed properties	92
Total value	\$39,402,399
Average price	\$428,287
Median price	\$350,000
Average price per square foot	\$159
# less than \$300,000	55
\$ value < \$300,000	\$14,566,399
# >\$300,000<\$600,000	21
\$ value >\$300,000<\$600,000	\$9,788,000
# >\$600,00<\$900,000	13
\$ value >\$600,00<\$900,000	\$9,249,000
# >\$900,000	3
\$ value <\$900,000	\$5,799,000

Listings include residential and commercial but not vacant land

Continued on next page ...

HUDSON RESIDENTIAL AND COMMERCIAL SALES 2008 - 2017

Residential Sales		2008	2009	2010	2011	2012	2013	2014	2015	2016
# homes sold		50	35	36	43	50	68	86	86	59
Total \$ value		\$9,281,250	\$6,832,757	\$6,498,350	\$8,783,149	\$10,090,647	\$15,190,350	\$20,338,408	\$21,862,107	\$18,595,054
Average price		\$185,625	\$195,222	\$180,510	\$204,259	\$201,813	\$223,388	\$236,493	\$254,211	\$315,170
Median price		\$167,000	\$160,000	\$150,000	\$185,000	\$165,000	\$185,000	\$187,400	\$199,500	\$250,000
High price		\$500,000	\$475,000	\$495,000	\$539,000	\$530,000	\$620,000	\$740,000	\$800,000	\$615,000
Sales % change			-26%	5%	26%	13%	34%	25%	7%	-18%

Commercial Sales		2008	2009	2010	2011	2012	2013	2014	2015	2016
# properties sold		15	10	9	25	18	20	19	13	20
Total \$ value		\$4,998,500	\$2,830,000	\$10,180,000	\$8,787,800	\$8,744,100	\$8,519,500	\$9,527,500	\$6,714,000	\$11,214,240
Average price		\$333,233	\$283,000	\$1,131,111	\$351,512	\$485,783	\$425,975	\$501,447	\$516,462	\$560,712
Median price		\$330,000	\$355,000	\$495,000	\$375,000	\$410,000	\$500,000	\$510,000	\$400,000	\$585,000
High price		\$620,000	\$860,000	\$4,500,000	\$850,000	\$1,265,000	\$725,000	\$1,200,000	\$1,500,000	\$1,181,740
Sales % change			-43%	260%	86%	0%	-3%	12%	-30%	67%

priced in Hudson. Since 2010 median housing prices in the entire city have grown from \$150,000 to \$250,000 with average prices climbing from \$180,000 to \$315,000 as sales at the higher end of the market rose steadily and annual sales volumes jumped over \$20 million. Over 90 properties are currently listed for sale, and over half of them are priced below \$300,000. Just 16 homes have asking prices in excess of \$600,000 (see charts).

Is the Hudson market getting ahead of itself?

Compared to Soho prices, Hudson is still a bargain with buildings available at every price point. Median residential asking prices are \$350,000; a hundred thousand more than last year's record level of \$250,000, and average

asking price is above \$400,000. Some realtors like Andrew Gates of Houlihan Lawrence feel the market is over-sold, "The Hudson market has seen tremendous appreciation over the last three decades but is temporarily an over-supplied buyer's market. Reason being is that after one or two headline sales occur many sellers flood the market hoping to cash out at the new higher numbers; supply then outstrips demand and the market stagnates for several months or even up to a year."

Rudy Huston with Tri-Hudson Realtors agrees that prices have gone up, but observed that they continue to rise. He currently has a listing at 27 Worth Street that was recently renovated by a designer in the urban Hudson style. In April of 2004 it was sold for \$35,000 and flipped two

months later for \$75,000. In 2006 it was sold again for \$194,000 and then again in 2013 for \$270,000. After renovation it was sold again in 2016 for \$650,000 and is back on the market for \$725,000 after the new owner had a change of plans. With a large lot, four bedrooms, and elegant appointments many big city dwellers would see it as a bargain.

In order to confirm what is happening in the market today we compared



Above: Built in 1835 as a private home on eight building lots, the 17,000 square foot McKinsty Mansion became a Home for the Aged over a 100 years ago. Listed at \$2,900,000 it's been gutted and awaits its next act. Photo courtesy of Mary Mullane Real Estate.

residential sales for the first eight months of the last three years. The results support the view that prices in the Hudson real estate market continue to rise. The first eight months of this year had the highest average price – \$420,892, the highest price paid for a residential property and the highest price per square foot, almost \$200. Typically houses in villages, hamlets, and commercial centers in our region are priced at a discount to more rural settings, but living in the City of Hudson seems to command a premium.

Upstate's downturn

Buyers are flocking to Hudson – a real estate boom in a small city that has a higher than average crime rate, where 64% of school age children are disadvantaged, 23% of residents live below the poverty line, property taxes are high, and infrastructure is failing. And yet the *Financial Times of London* listed five reasons to live there, and

the *New York Times* described it as an "elegant transformation."

The City of Hudson just received a \$10 million downtown revitalization award from New York State. State Assembly Member Didi Barrett understands Hudson's vision for the future: "This exciting investment is just the boost the historic City of Hudson needs to channel the tremendous creativity, diversity, and entrepreneurial energy that characterizes this community and transform it into a vital, sustainable, and inclusive 21st Century economy – a model for the region and the state."

In the past two decades Hudson has recreated itself as it did in the 18th and 19th centuries. I should have listened to my Millennial daughter in 2009 when she told me to buy in Hudson. There's still time. ●

SELECTED WARREN STREET RESALES 2008 - 2016 LISTINGS

ADDRESS	SALE DATE	SALE PRICE \$000's	% CHANGE
132 Warren	11/08	\$460	
	9/15	\$595	29.3%
208 Warren	11/08	\$325	
	1/16	\$460	41.5%
442 Warren	1/12	\$220	
	9/16	\$555	152.3%
444 Warren	4/11	\$215	
	6/13	\$610	183.7%
529 Warren	8/11	\$529	
	6/14	\$845	59.7%
558 Warren	12/11	\$420	
	6/16	\$610	45.2%

HUDSON RESIDENTIAL SALES FIRST 8 MONTHS OF 2015, 2016, 2017

	2015	2016	2017
Total sales vol.	\$8,883,850	\$9,200,850	\$8,838,725
Average price	\$296,128	\$340,772	\$420,892
Median price	\$250,000	\$302,500	\$285,000
High price	\$800,000	\$755,000	\$915,000
\$ square foot	\$141	\$141	\$196

Note that sales figures are from data provided by Columbia Greene MLS for comparison purposes. Information in all other charts is taken from the NYS sales data base which is more complete.

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A BREEZY HISTORY OF HUDSON

By Allison Guertin Marchese Todd
info@mainstreetmag.com

The History of the City of Hudson, NY, is about as deep as the waters that run up the mighty river that bears the City's name. To truly honor Hudson's history, this story would run at least a few hundred pages. With that said, this piece will take a light and joyful ride across time.

Henry Hudson

Let's start with the man himself, Henry Hudson. Lucky for us, Henry Hudson kept a journal of his trip up the "North River" so we know quite a bit about his famous voyage. His first-hand account tells us that he landed on the shores of Hudson, somewhat close to the current location of the City of Hudson, after making a few other brief stops near Albany and Catskill. When he anchored his boat, the Half Moon (or in Dutch, *De Halve Maen*), he wrote, "I spent both pleasantly and profitably, surveying the country finding good ground for corn and garden herbs, and goodly oaks and nut trees and trees of sweet wood in great abundance." Just to set the record straight, the adventurous Henry Hudson, an Englishman, wasn't commissioned by the Dutch East India Company to find good farmland in the New World, but rather, he signed on with them, for \$380, to find a quicker passage to the "wealth of the Indies."

Before that famous journey, Hudson had a few false starts. On April 19, 1607, he wrote in his journal, he set out "to discover by the North Pole a passage to China and Japan." He was commissioned by the London Muscovy Company. When the first trip and the second proved unsuccessful, the company passed Hudson over to the Dutch East India Company (like a rookie football player released from his contract and becoming a free agent) who basically wanted him to pursue the same task of finding a shorter route to the East where the company could profit from increased trade.

So on March 25, 1609, Hudson and his crew of 20 sailed the Half Moon from Amsterdam. Needless to say it was rough going. Hudson and his men on a route destined for the North Pole, encountered storms, huge icebergs, winds, and dense fog. Because of the conditions, they shifted the sails west toward North America. He had a notion to search for Virginia where his family friend, Captain John Smith, spoke of great discoveries. On Hudson's map, he saw a destination south of Virginia. It was called the "Great South Sea" and he hoped it would bring him passage to the Pacific and on to the East Indies.

On his travels to North America, Hudson touched upon places like Cape Cod and passed Martha's Vineyard and Nantucket. After brushing through Maryland where he found the great Delaware Bay, Hudson moved on to Sandy Hook and when he arrived in New York, it is said his first stop was Coney Island where he found plum trees and grape vines full of fruit. In New York he was greeted by natives dressed in deer skins and decorated with copper bracelets from the Jersey shore. Hudson said that he was treated with kindness.

Soon after, Hudson made his way through the Bay of New York and then headed up the rolling waters of the big river. Native Americans called it *Mahicanittuck*, or "Tidal River of the Mahicans." On the night of September 12, Hudson anchored in the western channel of the "Great River of the Mountains," as he called it, just across from what is now the City of Hudson. He sat in his boat for a day or so until he was met by the friendly first inhabitants of the area. He rode in a canoe with the Chief toward the land and was taken into the tribesmen's homes made of bark. He ate out of "well made red wooden bowls," and shared a meal of pigeon and dog around the natives' fire. His hosts motioned that they wanted him to spend the night, noted one account, but he went back to his ship. In his journal he wrote, "The land is the finest for cultivation that I have ever in my life



Above: The arrival of Hendrick Hudson in the bay of New York, September 12, 1609. Photo: Library of Congress.

set foot upon, and it also abounds in trees of every description."

The adventures of Hudson roll on for many years well beyond the time he departed the lands and river which now have his name. His voyages and discoveries are certainly a good read, and perhaps for another article.

The earliest settlers

Back to the history of Hudson. The earliest settlers in Hudson were from Holland. Jan Franz Van Hoesan bought a tract of land from the Mahicans in 1662. This land is now where the City of Hudson, along with a fairly good portion of Greenport, are found. It was referred to as "The Landing," and "Claverack Landing" which referred to the white clover that grew in abundance. (The original name was Clover Reach, or *Klauwer* which is Dutch for clover, and *Rachen* which refers to "reach," which is a measurement of distance for ships).

In the year 1714 there were approximately 219 people living in Hudson, including quite a few slaves. For the most part, the region was filled with farmers. In 1783 a large group of people sailed to Hudson, fleeing Nantucket and Rhode Island, escaping the attacks of the British Navy during the Revolutionary War. A fair number

of these seafaring newcomers were whalers and they were also Quakers, or members of the group called The Religious Society of Friends. The Society of Friends began in England in 1652 with George Fox emerging as its leader. The group's beliefs include equality, peace, integrity, simplicity, and community. Quakers or Friends were already in New York before the group landed on the shores of the Hudson. In fact, the first Friend to live permanently in New York made his home on Long Island in 1654. The very first known Friend meeting took place in Manhattan in 1671.

Seth and Thomas Jenkins were the first friends to settle the area. They were successful, and they had wealth so they bought a big piece of The Landing (for a whopping sum of \$100,000), from the previous owners and moved their families in. The Jenkins' then got busy building houses that resembled the New England homes they left behind on Nantucket island.

These whalers liked The Landing because the river waters were deep enough to move their ships through, and the port was hidden away from attacks from the British. Soon after

Continued on next page ...

arriving, other families followed them and the group became known as The Proprietors.

A major whaling port

These early settlers were very organized and focused. They began a company called the Nantucket Navigators and designed the city to suit their needs as a major whaling port. They recruited ship builders, rope makers, sail makers, riggers, ship-smiths and other craftsmen to fortify the budding business. These early leaders also changed the name of the town to Hudson, which gained its charter as a City in 1785.

The City of Hudson grew from 250 people to 2,500 people in no time with competing shipping and whaling businesses moving into town. By 1829, the Hudson Whaling Company was in full swing. Then came the Poughkeepsie and Newburgh whaling companies. Yet after the threat of the British ceased, New England rebooted their own whaling businesses with ports three times the size of Hudson. For all of the news and notoriety the whaling industry attracted in Hudson, in truth it only lasted about 60 years. The last whaling ship sailed out of Hudson in 1844.

Other booming businesses

Yet with the growth of the whaling industry also came other businesses and merchants like New England Rum, and Bunker and Easton tanners, Latham Blacksmith, and Webster & Stoddard Printers and publishers of the *Hudson Gazette*. Seth Jenkins and Stephen Paddock also started a sail making company on Third Street. Thomas Worth's Silk & Stuff also set up shop, as did Peter Field, watchmakers, and Dennis Macnemara, a tailor. Benjamin Faulkins began a brewery and named it Hudson Ale. The cost of a barrel of beer in those days was just five dollars for stock ale and three dollars for mild ale.

Ship building was an active industry and the shipyards grew. The first ship launched in 1785. It was called "The Hudson" and commanded by Captain Robert Folger. Whale fisheries were, overall, quite successful, due mostly to the fact that the large ships brought shipments of sperm

oil to shore for processing. In fact, in 1797, the ship known as "American Hero," captained by Solomon Bunker, delivered a record-breaking supply of sperm oil from the Pacific to the United States. "Launching Days," were popular and celebrated like holidays, with booths set up at the shipyards selling refreshments and gingerbread. School kids were let out early, and people from the countryside would arrive at the shipyards waiting for hours to catch a glimpse of the mighty vessels.

Between Diamond Street (currently Columbia) and First and Second streets was Thomas Jenkins' company where they made candles from sperm oil. In addition to the whale industry, Hudson also had a seal fishery which increased the growth of its commercial importance. Seal fishermen traveling to Hudson from the Falkland Islands and other islands in the South Atlantic. By the 1800s, Hudson was bustling with business with the wharves seeing cargo loads of everything from pork, beef, shad, herring, and leather exported far and wide. The City of Hudson was deeply dependent on this commerce to support its many families and to provide year-round employment.

"In the evening we arrived in Hudson. This town is of modern construction, and like Troy, consists of one very long street. The houses are of wood or brick, many of them built with taste, and all spacious and commodious. Shops and warehouses are numerous, and there are several large inns, from which I conceived that a considerable trade was carried on between this town and the interior.

It has the appearance of a thriving settlement, and its situation is elevated and advantageous for commerce. There are several large brick warehouses near the wharves for the reception of goods, and the great many small vessels sail continually between this town and New York. Ship-building is carried on here, and a vessel of three or four hundred tons was just ready for launching. Several other vessels of that size were also in the harbor."

— John Lambert, an English traveler, arrived in Hudson from Albany in November 1807.



Above: A postcard of Warren Street in Hudson in the early 1900s.

Rags to riches, riches to rags

The next part of this story is included, in part, in the chapter on Hudson that I wrote in my book, *The Hidden History of Columbia County, NY*. I call it the "rags to riches, or riches to rags" portion of Hudson's history. Around the close of the war of 1812, Hudson was on a downward slope. Banks and businesses closed and a cloud of a looming depression hung heavy in the air. When the people started to leave in search of work, the boats followed, and by 1818 the City found the need to build a home for the poor. The massive stone structure was built at 400 State Street. Since 1778, it was law that towns were to take care of people who were poor, sick, ill, or orphaned. To answer the call, Hudson built an almshouse. The word "alms" is from old English and means "merciful." The poorhouse in Hudson still stands and is probably known best as the 'old library' building.

After the poorhouse was relocated to a farm outside of the City, the structure was taken over by a Dr. G.H. White, who created an insane asylum there. Hundreds of patients were admitted, and according to the doctor's records, many were cured. Dr. White was a compassionate man who successfully treated these troubled souls for many years. When the asylum closed in 1851, the building had yet another use as a private girls school known as the Hudson Female Academy. As an almost complete and utter turnaround, the school hosted daughters of dignitaries, and women from families with a "high reputation." Now the old library stands empty. One can only dream of what will be its next incarnation. Perhaps Hudson will return to its roots. A history museum, perhaps?

Hudson's Soliloquy

There are so many fantastic stories about the City of Hudson, this article could go on and on. But like the voyage of our dear Henry Hudson, the adventure must ultimately come to an end. So in concluding this breezy history of Hudson, let's close with Hudson's Soliloquy

Hudson's Soliloquy

*"Fifty leagues we drew a furrow on that waterway un-known,
Past the bowered outer islands under cliffs of living stone,
Skirting sunlit fields that billowed to the shores of inland seas,
Under shadowed rocky ranges with their crests of noble trees.
Till the channel shoaled and narrowed in a reach of highland plain
And the brackish water sweetened and we knew our quest was vain.
Twas the River of the Mountains, where the silver salmon play.
And o'er yet untraversed waters lies the passage to Cathay.
"So; aboard again my trusties! for the spirit will not rest;
We must find the golden passage, be it East or be it West.
With a seaman's craft and courage, with a single heart and soul,
We shall search that ocean fairway from the Tropics to the Pole.
Yet, when softly lap the surges, in my cabin I may dream
Of the mighty mountain river, of that broadly-rolling stream.
Where I heard the hum of nations in the whisper of the shrouds,
While, as breath of future cities, rose the white September clouds.
What is all the dazzling treasure that the jeweled East may give
To our new-discovered countries where the sons of men shall live!
But the off-shore breezes freshen and the tide-rush will not stay;
So unmoor and set the tiller for the sea-road to Cathay!" •*

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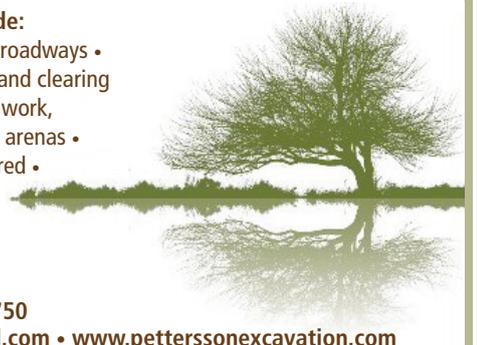


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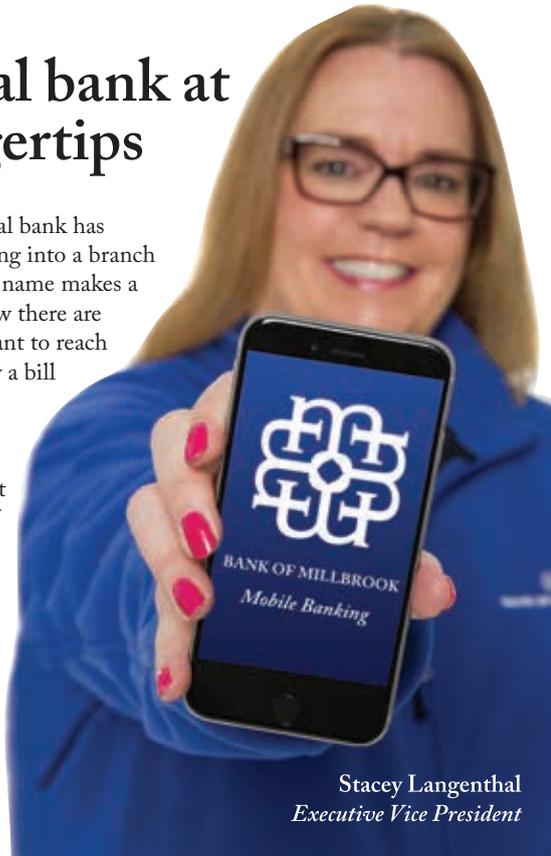
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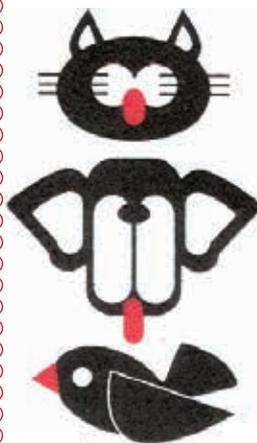
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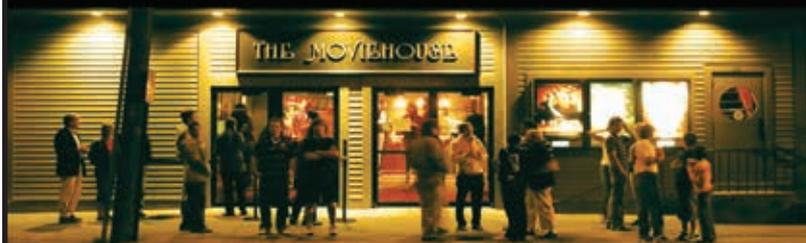


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The Hudson River rises

By Claire Copley
info@mainstreetmag.com

The 315-mile Hudson River is an American treasure. If you have any doubt about this just look at the paintings of the Hudson River School painters. The Florentine navigator Giovanni da Verrazano discovered the Hudson in 1524. In 1609 Henry Hudson sailed his ship, the Half Moon, 150 miles up the Hudson in search of what he had heard might be a shortcut to China. The River originates in the Adirondack Mountains of Upstate New York (not China), flows through the Hudson Valley, and eventually drains into the Atlantic Ocean, between New York City and Jersey City.

The Hudson is often mistaken for one of the largest rivers in the United States, but it is actually an estuary throughout most of its length below Troy. An estuary differs from a river in that it is open to the sea and thus contains both salt and freshwater. Estuaries are a transition zone between river and maritime environments. They are subject both to oceanic forces (tides, waves, and the influx of salt water) and to river influences (flows of fresh water and sediment). The presence of both sea water and fresh water provides high levels of nutrients in the water and in sediment, making estuaries among the most productive natural habitats in the world.

The Hudson and the Industrial Revolution

During the Industrial Revolution, the Hudson River became a major location for factories, especially around Albany and Troy. The river allowed for easy access to hydro-power and transportation of goods. Eventually, hundreds of facilities were built around the Hudson in towns such as Poughkeepsie, Newburgh, Kingston, and Hudson.

With industrialization came new technologies for faster transport, including steamboats that carried passengers between New York City and Albany along the Hudson River. Rail

systems were designed to connect the River to farms and factories inland.

This era of industrialization along the shores of the Hudson River left its mark in the form of devastating pollution. The findings after World War II about the widespread misuse of chemical pesticides and production prompted the original ecologist (before the word existed), Rachel Carson, to speak out about the immediate threats to humans that these chemicals posed. Toxic chemicals released into the rivers, she claimed, would be absorbed by fish and passed up the food chain. This was certainly the case for the Hudson River.

The most toxic chemicals dumped into the Hudson were Polychlorinated Biphenyls (PCBs). PCBs belong to a broad family of man-made organic chemicals known as chlorinated hydrocarbons. They do not readily break down in the environment and remain for long periods cycling between air, water, and soil. PCBs can be carried long distances and have been found in snow and sea water far from where they were released. PCBs accumulate in the leaves and above-ground parts of plants and food crops. They are also absorbed into the bodies of small organisms and fish. These small organisms are eaten by larger ones and accumulate in game fish. PCBs are extremely dangerous to humans and can cause a wide range of damage if ingested.

The Refuse Act of 1899

The Hudson River is one of the best examples of the need and effectiveness of community action in protecting and defending our environment. In 1963 the Con Edison Power Company applied to the Federal Power Commission to build a huge hydroelectric facility on Storm King Mountain along the shores of the Hudson River. In response, a group of Hudson River fisherman began to address the issue of pollution of the river and contamination of the fish and their habitats.



Photo: Lazlo Gyorsok

A writer and fisherman, Robert H. Boyle advised this group that there was already a law on the books, the Refuse Act of 1899, which forbids pollution of waterways and encouraged identification of polluters. This little-known legislation gave rise to a movement that has not only saved the Hudson River, but served as a model for communities all over the country to protect their watershed, drinking water, and wildlife. This loosely knit group of fishermen consolidated in 1966 as the Hudson River Fishermans Association (HRFA).

In 1968 this group sued Penn Central Railroad over its practice of discharging oil into the Croton River, which flows into the Hudson. This suit used the 1899 Refuse law and resulted in a \$2000.00 settlement. It was the first case ever won against Hudson River polluters. In the years that followed many other cases would be brought. Factories that had once lined the shores of the river had poured garbage and industrial waste directly into the river. These factories produced transformers, capacitors, and electric motors, which used PCBs as dielectric and coolant fluid.

The Con Edison proposal for Storm King Mountain was the pro-

verbial “straw that broke the camel’s back.” The HRFA organized to take on Con Ed, the State of New York, and the Federal Power Commission to stop further damage to the river. The fishermen decided to focus on identifying and punishing polluters. They established “Riverkeepers” to patrol the river and look for polluters and sources of pollution. The HRFA expanded its Riverkeeper operations in the eighties and also hired a full-time litigator, Robert Kennedy, Jr. The group fought long and hard and in 1986 they changed their name to Riverkeeper.

Clearwater

Concurrently, Pete and Toshi Seeger founded Hudson River Sloop Clearwater, an environmental education organization to promote awareness of the river and its history. Clearwater gained national recognition in the 1970s for its activism to force a clean-up of PCB contamination of the Hudson caused by General Electric (GE) and other companies. Clearwater played a key role in the Environmental Protection Agency’s (EPA)

Continued on next page ...

decision to compel GE, one of the Hudson River's biggest polluters, to begin removing PCBs from the water and restoring one of the most polluted portions of the river.

Born in the wake of elevated concern about environmental pollution, the EPA was established on December 2, 1970 to consolidate in one agency a variety of federal research, monitoring, standard-setting, and enforcement activities to ensure environmental protection. The EPA was to be a key player in the many battles that environmentalists would wage to protect the Hudson and the people of the Hudson Valley.

A big victory

In 1972 the federal Clean Water Act was passed. This law required that states certify water quality for any federally licensed facility that discharged into the state's water bodies. It was extremely important in dealing with industrial pollution in rivers all over the country, and required any facility that discharged pollutants to obtain a permit from a newly established National Pollutant Discharge Elimination System.

Still, no one really knew the extent of the pollution or what its effects were. Between 1974 and 1976 studies were released that showed massive PCB contamination in the Hudson waters and its wildlife. Congress responded by passing the Toxic Substance Control Act banning the manufacture of PCBs and prohibiting all uses except in totally enclosed systems.

By then, the largest remaining factories in the area were owned by GE. Records showed that between 1947 and 1977, GE released between 500,000 and 1,500,000 pounds of PCBs into the river. The New York Department of Environmental Conservation (DEC) sued GE and, in 1975, GE was found guilty of illegal dumping and was required to create a seven-million-dollar clean-up fund, build pollution abatement facilities, and discontinue PCB use by 1977.

The decision was an extraordinary victory for the Hudson River environmentalists. Not only did it mean

that their efforts were recognized and supported but it also meant that the EPA and the DEC would take on the role of enforcement. Though decisions were beginning to go their way, everyone concerned was also discovering the shocking expense of environmental remediation. When the HRFA sued Exxon in 1984 for discharging polluted salt water ballast from its tankers, the eventual settlement reached one and a half million dollars (which established the Hudson River Improvement Fund). Those numbers rose exponentially in the coming years.

The decision regarding GE and its release of PCBs into the Hudson brought all PCB dumping to an end. However, PCBs had been discharged into the Hudson River from two GE capacitor manufacturing plants located in the towns of Fort Edward and Hudson Falls. The closing of GE's facilities made matters worse when huge amounts of leftover PCBs entered the river. The new deposits mixed with the sediments at many locations on the river bottom and at some locations along the shoreline in the floodplain.

Contamination and dredging

In 1984, 200 miles of river, between Hudson Falls and the Battery in New York City, was placed on the EPA's National Priorities List of the country's most contaminated hazardous

waste sites. The designation was expanded to include more of the river in 2002 and redesignated a "Superfund Site" which mandated immediate action: targeted environmental dredging of approximately 2.65 million cubic yards of PCB-contaminated sediment from a 40-mile section of the Upper Hudson River between Fort Edward and Troy, NY.

The dredging goals were adjusted as work was done. Phases one and two of the cleanup process have been completed. Studies are showing that while there is still significant PCB pollution, levels are going down and some limited success can be claimed. To date the project has cost GE well over a billion dollars. The future will bring intensive monitoring of water, fish, sediments, and habitats. There is hope that the river can recover over time, and decisions about further remediation remain to be made.

The continued efforts of concerned citizens

After a seventeen-year battle in the courts that went all the way to the US Supreme Court, Con Ed agreed in 1980 to give up its plan to build the giant hydro-electric plant on Storm King Mountain and donate the land for a park. The decision was largely due to the pressure of environmentalist organizations like HRFA, Riverkeeper, Clearwater, and their allies. This was another key victory

in the environmental recovery of the Hudson River.

The Hudson River has been monitored almost continuously for a period of more than 25 years. Ongoing evaluations of water quality, sediment, air quality, fish, and wildlife by the Federal Government and the State of New York have demonstrated that the river continues to have elevated levels of PCBs in the sediment and this poses a serious risk to human health and the environment.

Still, the Hudson River is safer, and it has cleaner waterways today thanks to the heroic efforts of concerned citizens. Currently, New York State advises us not to consume fish from the Upper Hudson River as PCB contamination rates are just too high. In the lower Hudson, many fish are now safe to eat. Riverkeepers still sail up and down the river monitoring the water conditions and looking for illegal dumping.

The cleanup of the Hudson demonstrates the role that citizens play in leading environmental watch dog efforts, and utilizing the laws and agencies that have been put in place. Without these agencies, environmental protection would be more difficult, but it is important to remember the role we all play. Ultimately, it is the vigilance of concerned citizens that constitutes protection. We are the ones ultimately responsible for the health of our environment. •



Photo: Lazlo Gyorsok

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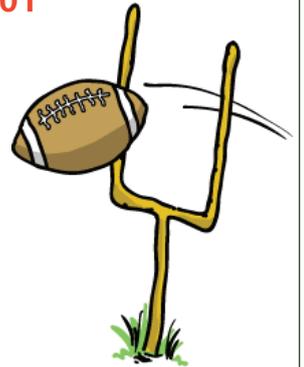
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A tree grows in Greenport:

The Greenport Conservation Area

By Ian Strever
info@mainstreetmag.com

“A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise.”

— Aldo Leopold

I’ve never found the Hudson River particularly picturesque. Fed by sediment-laden tributaries and laced with rail lines and parkways, I wasn’t surprised that my scouting expedition for this story aboard a rented kayak provided little more than a good view of some impressive boats docked alongside Catskill Creek, which rises and falls with the Hudson’s tides, foiling my plans for upstream navigation.

Amy Thomas’ now-infamous review of the town of Hudson in the *New York Times* didn’t help matters, depicting it as a kind of Brooklyn North, and well, if you like that kind of vibe, the downtown is probably for you. I prefer natural things.

Shifting focus and channeling the philosopher Kant

“When we speak of ‘the natural way of doing things,’ we implicitly suggest that there can be no other way,” wrote environmental philosopher William Cronon, a post-modern re-framer of the environmental debate. I recognize that I can be guilty of that mindset, so I held my breath and shifted my focus from the wa-



terway to the Greenport Conservation Area, a carefully managed tract of open space just two miles north of the downtown. I couldn’t help but set my expectations low.

I am always in search of more rugged locations that are hidden in our midst. In the past year, however, my learning about invasive species and land stewardship, along with a refresher on some college Kant, prepared the way for an attitude adjustment. The great German philosopher helpfully elucidated a dichotomy between the “beautiful” and the “sublime” in nature: flowers, waves, and daylight comprise the former, and mountains, lightning, and night describe the latter.

At the Greenport Conservation Area, as I discovered, there is room for both.

Access for All

My first steps were along the “Access for All” Trail; clearly, human influence is at work here. The wide gravel path meanders along a mowed passage, bordered with fencing and

decorated with pollinator “hotels.” I had never seen these structures before, and I bent down to peek into the curious boxes that were filled with pinecones, plastic tubing, and twigs, and capped with small, bored-out pieces of wood. I thought they were some kind of handicap-accessible nature game until Rebecca Walker, Communications Manager of the Columbia Land Conservancy (CLC), informed me that they had added them “with an eye towards attracting more native pollinators – different species of bees and other types of insects.”

Insects. The very word conjures hand swatting and aural vibrations. As I learned earlier this year, however, insects comprise a substantial portion of the food chain for even large omnivores such as bears, and a diverse insect population sustains a diversity of wildlife and agriculture.

On the hottest day of the summer, I stepped from the Access for All Trail into an expansive meadow, expecting to be swarmed by mosquitoes and gnats. Instead, I found

Above: The beautiful and the sublime converge at the Greenport Conservation Area. Below, left: The aptly-named “Bee Balm” is among the scores of wildflowers that support a range of native insects and small animals on the property.



Continued on next page ...

myself visited by cheery monarch and swallowtail butterflies and charmed by the buzz of a million pollen-drunk bees.

The beauty of that meadow is planned and preserved by the Conservancy, and the Catskill Mountains are a sublime backdrop to their work. As I strolled through the field, my senses awakened to the glories of their efforts: moth-nibbled oak leaves that indicated a healthy symbiosis, a balanced insect population that fed a variety of birds, and an utter absence of invasives that provided an instructive counterpoint to the blankets of bittersweet that smothered the roadsides I'd driven to get there.

A debt to Aldo

But the beauty is also in not knowing that a human hand was involved. A sign beside the meadow documents the Conservancy's debt to the land management ethic of Aldo Leopold, but Leopold and the Conservancy both descend from Frederick Law Olmstead, the great landscape architect of Central and Prospect Parks, who advocated for a landscape's "unconscious influence" over the viewer. "Gradually and silently the charm comes over us; we know not exactly where or how,"

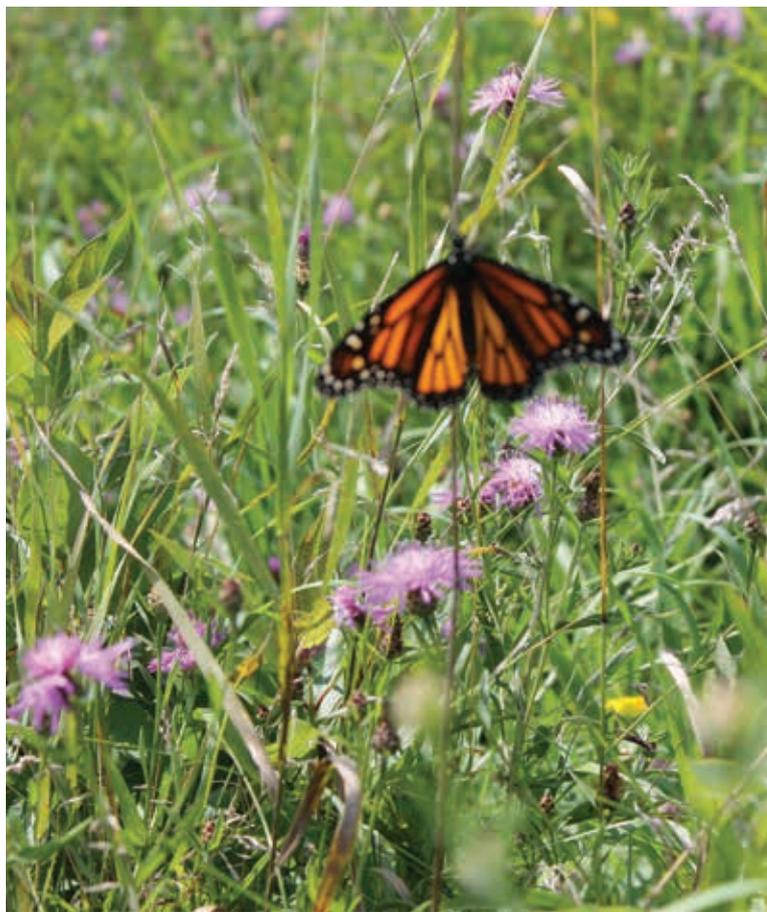
he wrote of his aesthetic. Visitors to Greenport may notice the hay bales and mowed paths, but it is the interplay of meadow and woods, ground cover and canopy that the Conservancy has intentionally cultivated to such pleasant effect.

Walker explained how the property arrived at its current state. "In 1992, the Open Space Institute (OSI), in collaboration with CLC, purchased the original 400 acres of Greenport Conservation Area. In 2013, OSI conveyed the property to CLC. Since then, we've worked to manage the property to balance wildlife habitat and recreational opportunities. Recently, we worked with Hudsonia and the Hawthorne Valley Farmscape Ecology Program to conduct something called a Natural Resources Inventory – a comprehensive document that describes the ecological and cultural history of the site, plant and animal communities present, rare species, and invasive plants. This has helped us refine our management approach for the site."

Land stewardship

In case you glossed over that date, the landscape I was viewing was largely cultivated in only four years. This tract of land is a testament to what land stewardship can accomplish in a short period of time.

My hike on this day eventually took me on an Edenic idyll along the blue-blazed Stockport-Greenport Trail, pausing here and there to savor some wild grapes, listen to the call of a circling hawk, or rest on one of their benches to appreciate the view of the



Hudson as it skirted the Catskills. The 2.62-mile trail eventually penetrates into some deeper woods, transporting the visitor through a range of ecosystems, each with their particular pleasures: hemlock glades that allow a perfect twilight throughout the day, hidden glens that harbor monarch butterflies, and the "Hickory Highway" that brackets the meadow. Generally a fast-paced hiker, this brief hike took me hours to complete.

What I experienced could be the future of American parks. The very name of the incipient trail implies a democratic spirit that is shared with the great American parks of the past: Central Park, Yosemite, and Yellowstone all share the value of equal access to natural wonders, and in order to do that in a sustainable, responsible way, humans must take measures to mitigate the impact of other humans.

The Greenport Conservation Area is surrounded on all sides by the remnants of our industrial past in the form of old factories, rail lines, and parkways, yet even amidst these, there is space enough for natural beauty. •

Above: A monarch butterfly is just one of dozens of species of butterflies that populate the park in the middle of summer. Below, left: The Columbia Land Conservancy installed "pollinator hotels" with the help of a grant from the Hudson River Foundation and funded by the Athens Generating Company in conjunction with Scenic Hudson.



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Hudson Hall

at the Historic Hudson Opera House



By John Torsiello
info@mainstreetmag.com

When one views the renovated Hudson Opera Hall, now formally known as Hudson Hall at the Historic Hudson Opera House in the center of this chic town located along, quite appropriately, the slow rolling Hudson River, it is difficult to imagine the structure was once in a state of serious decay.

“The building sat vacant for around 30 years,” explained Executive Director of the Hall for the past 19 years, Gary Schiro, as he stood in the performance room where workers were busy getting ready for a presentation. “There was water pouring through the roof when it rained and the building’s interior was in bad shape.”

Well, thanks to a multi-million dollar effort, Hudson Hall, which once served as Hudson’s City Hall among other functions, is a stunning homage to what a group of committed people, as well as proper funding, can do for an historic structure and a community.

New York State’s oldest surviving theater

According to the Hall’s website, it was in 1992 that a group of concerned citizens came together to save the opera house, which, by the way, is New York State’s oldest surviving theater. The structure was built in 1855 and was designed by local architect Peter Avery. As mentioned, for more than a century it housed various civic offices, including a post office and police sta-

tion, and was also home at one time to the Franklin Library and the First National Bank of Hudson.

The showpiece and center of much activity for many years was the building’s auditorium on the second floor, which was used for everything from theatrical presentations to cotillions and poultry shows. Reportedly, Frederic Church and Sanford Gifford showed paintings here, Bret Harte read poems, and Henry Ward Beecher gave an abolitionist lecture. Susan B. Anthony visited at least twice, the first time speaking about abolishing slavery, and the second time to rally support for women’s suffrage. In 1914, President Teddy Roosevelt even thrilled a crowd with recounts of his adventures in Africa.

Shortly after City Hall moved further up Warren Street in 1962, the building was sold to an out-of-town developer. For nearly thirty years it sat vacant, decaying and accumulating debris. During this time, lower Warren Street was virtually abandoned and considered by many to be a “lost cause,” according to a history of the building. Hudson Opera House then invested nearly \$3 million to stabilize, upgrade, and restore the exterior, basement, and main floor of the building. And lower Warren Street has made a comeback.

Preserving the performance hall

In 2016, Hudson Opera House embarked upon the largest and most significant phase of its preservation efforts, the centerpiece of which was the restoration of its magnificent



upstairs performance hall. The \$8.5 million project was funded through two grants from Empire State Development: a \$1.3 million Capital Region Economic Development Council Capital Grant, and a \$1 million Restore NY Grant; an \$800,000 matching Environmental Protection Fund grant leveraging in grants from the New York State Office of Parks, Recreation and Historic Preservation; nearly \$100,000 from the New York State Council for the Arts; and \$3 million long-term financing from the U.S. Department of Agriculture Community Facilities Loan Program in partnership with Kinderhook Bank and with bridge financing made available through Key Bank. The remaining funding was supported through investments from members of the Hudson Opera House Board of Directors, numerous foundations, and

Above, top to bottom: Hudson Hall as it stood on Warren Street circa 1905, when the Elks Theater was the tenant in the second floor performance hall. A performance of the 1867 musical *Aunt Dinah’s Quilting Party* taken in 1919. Photos courtesy of Hudson Hall.

Continued on next page ...

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In April of this year, Hudson Opera House celebrated a grand reopening of the building with a name change. In the spirit of “inclusiveness” the organization and building is now known as Hudson Hall at the Historic Hudson Opera House. Hudson Hall now serves the community with a year-round program of cultural and educational events and continues to be a catalyst for the regeneration of downtown Hudson and the surrounding region.

The history of the building

Now, back to the building’s early history. According to the Hall’s website, in early 1854 a movement to build a permanent City Hall began to grow due to extreme overcrowding at lectures. On March 10, at the first meeting of the newly elected common council, the then mayor promised to have a new City Hall up before another year. The charter was rewritten to allow \$12,000 to be allocated to the construction. Although there were rumors that B. S. DeForest of Albany’s plans were favored, the council decided to adopt the plans of Peter H. Avery of Hudson. His plans were published in the newspaper *Star* on

May 19, showing plans for 400 gallery seats and room for 2,000 people overall. On July 1, the Common Council contracted A. Calkins to build City Hall as he had the lowest offer. The final price was \$12,975.

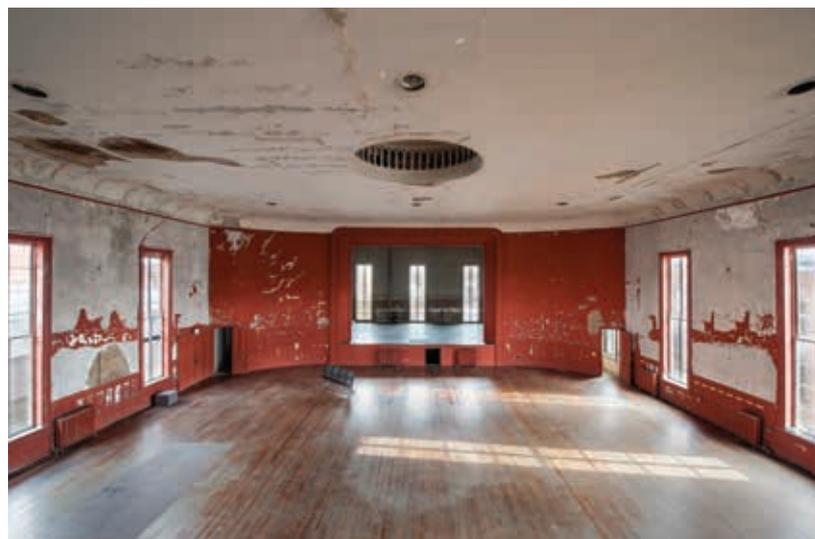
On May 28, 1881, all events at City Hall stopped until townspeople voted to appropriate funds to improve the “City Barn.” In August of that year, \$2,770 was given to Denegar & Cure of Hudson to completely redo the Opera House. On October 27 a new drop curtain arrived. On November 9 the hall was rededicated the Hudson Opera House. The building came under the auspices of several agencies and organizations in subsequent years, but remained a vital part of town life well into the 20th century until it finally sat vacant that 30-year stretch.

But all that has changed and the Hall is again taking its place in the cultural future of Hudson and beyond with myriad operas, musical, and dance performances, events, readings, and exhibits. The Hall is also very active in conducting community outreach programs, some of them geared toward children of various ages.

The architecture and operas

The building is Greek Revival in style on the outside (columns inlaid into the exterior to give the building a most classical appearance), with the inside sporting a modern, clean look, white or gray walls and wood flooring producing a subtle backdrop and feel to exhibit space (where a photo exhibit was on display on a September afternoon), and the upstairs. An elevator has been installed to allow easy access to the second floor for all visitors, with a walkway leading into the main performance hall, which can accommodate several hundred people for presentations and events. The building is graced with tall windows that can let in ample ambient light when so desired by the staff. The windows are impressive from the outside. Work is ongoing to finish the renovations to the balcony area of the auditorium.

“We are very proud of the work that was done to make this building what it is today,” said Schiro. “At one



Above, top to bottom: The performance hall in April 2017, after extensive renovations. The performance hall in March 2016, before the renovations. Below, left: Hudson Hall at the Historic Hudson Opera House Co-Director, Tambra Dillon, and Executive Director Gary Schiro. Photo by John Torsiello. Other photos courtesy of Hudson Hall.



time there were all types of events held here; operas, boxing matches, dances, minstrel shows and lectures. It really was the center of activity in the town.”

Many in town and beyond will once again fill the Hall when the opera *The Mother of Us All* is performed in November. Ironically, the play is about Susan B. Anthony, who, as mentioned, made appearances at the building in its former life.

“We know that she spoke here at least twice,” said Co-Director of the Hall, Tambra Dillon, “and this is the 100th anniversary of the women’s right to vote movement. The opera (written by Virgil Thomson and Gertrude Stein) is being directed by a real up-and-coming director, R.B. Schlather, and it’s a insanely ambitious undertaking, with a huge cast that will be gathered from the surrounding

area. All of the performers involved are professionals and Schlather sees the play as a community experiment that will draw many people to perform, as well as view the opera. And it’s a very timely event in honor of Susan B. Anthony.”

It is inspiring to see that a magnificent building that was falling victim to neglect and the ravages of time has been so lovingly and exquisitely restored to once again be a focal point for the arts and more in Hudson and Columbia County. •

To learn more about Hudson Hall or for upcoming events and other information, visit www.hudsonhall.org.



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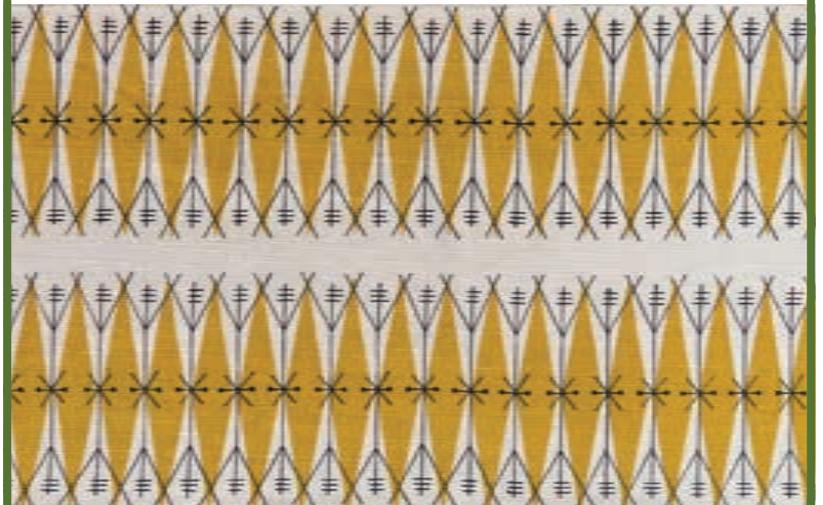
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An architect's tour of the City of Hudson

By *Dennis Wedlick*
info@barliswedlick.com

Ever since I launched my architecture practice, back in the summer of 1992, I dreamt of having a branch office in the City of Hudson, NY. As a designer, I fell immediately in love with Hudson for many reasons, and in particular because of its bucolic setting, historic design achievements, and cultural heritage. 1992 is also when I just finished building a weekend home for myself a short drive from the heart of this city.

I always had plenty of work in and around Hudson to justify opening an office here, but enticing my colleagues to set up shop was understandably challenging: it simply wasn't a popular city. It took fifteen years to fulfill my aspiration, to open our branch office that we call the Hudson River Studio, and since then, the transformation of the City of Hudson has been remarkable. It is such a hot spot that the office is busting out of its seams, fast approaching the size of our Manhattan office.

I live in the area full-time now and friends, family, and clients are always asking how to come visit, to best spend a day here, which inspired me to write this piece.

The tour

This is an architect's tour of the City of Hudson, but it is for everyone who wants to get a taste of what makes this place so impressive. My tour is in three parts, three easy stops, which can be done in one day.

Part one is a morning stop just north of the city – to get a feel for the glorious natural surrounds that the city sprung from and still enjoys. Part two is a midday walking tour of the heart of the city – to get a sense of its historic design achievements. And part three is an afternoon stop just south of the city – to be immersed in the innovative cultural heritage that launched the City of Hudson at the turn of the 19th century and spawned the revival it experiences today.

The Surrounds of Hudson: Greenport Conservation Area

To get a feel for the City of Hudson, I suggest you start out a short distance north of the city with a visit to the Greenport Conservation Area. As soon as you park the car, you will see why. The majestic Catskills or the Blue Mountains, which is the earlier name for the mountain ridge that runs west of the Hudson River, determines the city's magnificent natural backdrop.

Within a few paces of any one of the hiking trails in this conservation area, you will get a feel for the rural landscape Hudson was built upon. Did you know that Hudson holds claim to being America's first planned urban development? In architecture, that means the city didn't develop progressively as the economy demanded, like New York City or Albany. Rather, the development of Hudson was planned from the ground up, carved out from a swath of undeveloped rural land, and built rapidly to serve a particular market – the whale oil market.

At the turn of the 19th century, Seth and Thomas Jenkins purchased the riverfront farmland adjoining the land conserved within the Greenport Conservation Area to develop a state-of-the-art city with safe harbors for whaling ships; whale oil was the premium fuel source of American commerce. Immediately, the brothers tapped into the speculation resources of this thriving industry and within just a few years built the city of Hudson, a city so prominent that it competed with New York City to become our state capital. (They both lost to Albany; Hudson lost by just one vote!)

By taking a walk through this conservation area, exploring the riverbank, wetland, farmland, and forest, you will experience the rural landscape that not only preceded Hudson's rapid development, but continues to thrive just outside its current borders, and continues to make it a one-of-a-kind place in which to work and live today.



Above: Warren Street at dusk. Photo: Olivia Valentine Markonic.

The Heart of the City of Hudson: Fifth to Third Street, State to Allen Street

A short drive from the Greenport Conservation Area, by way of Joslen Boulevard, will land you into the heart of the City of Hudson, a city with a decisive patchwork of areas with distinctive historical uses and character. There is ample on-street parking once you approach the intersection with State Street, which runs through this working-class side of town. Hudson streets were planned according to a grid with Warren Street, the main commerce street, being the spine.

There are three dominant sides of town: the north and south sides off Warren Street and the waterfront side of town at the terminus of Warren Street. Here on State Street you will find modest, wood-frame homes; the jewels of these properties, with their double-height porches, double-hung windows, and wide rooflines, date back to the earliest days of this city. On this side of town you will also find large utilitarian buildings made of brick, timber, steel, and stone, where the working-class worked. And you will find the public library and public schools – solid, somber masonry

structures, which were built for the working-class. All logically planned out as a city could be when built from scratch.

On this walking tour of Hudson you will find wonderful examples of adaptive reuse architecture, which is the term that architects use when we restore the original character of a building while at the same time reconstruct it for a whole new use. Here, at the intersection of State and Fifth Streets, the start of the walking tour, is the Hudson Armory, which is a wonderful example of adaptive reuse architecture because it has been reconstructed to be the city's new public library. From the exterior and interior, you get an up-close look at the American Romantic-style architecture that runs throughout the city. A walk around this historic armory building reveals how the outside was cleverly designed to be old-world and playful, mimicking medieval, castle-like architecture. However, once inside, you'll find the interior was designed to be all the opposite: it is form-follows-function modern and practical providing for an unadorned, column-free auditorium with an exposed steel

Continued on next page ...

ceiling, a technical achievement for its time.

In contrast, as you head one block toward the river on State Street, to Fourth Street, you will find the original public library. This is an example of American Neo-Classical architecture, an equally popular but very different 19th century style. Unlike their romantic cousins, these neo-classical structures send a different message: all serious, no surprises. They make their impression by adhering to a precise set of rules of proportions, which originated in the Roman and Greek architecture of ancient times. You'll see the old public library was designed with a dull symmetrical organization, so that the right half of the building is identical to the left half. Public buildings were often designed in this somber style of architecture, such as the old courthouse located directly opposite the public library on the upper-class side of town, where all the barristers lived.

Continuing on Fourth Street, you will come to the intersection with Columbia Street, my favorite intersection. This is the center of the original manufacturing district of Hudson, with its no-nonsense brick buildings. Think Soho, Tribeca, and Williamsburg of NYC – all districts filled with utilitarian buildings. And like these neighborhoods, if you peer into the windows, you will see these 19th century factories have been redesigned for 21st century businesses. Directly ahead of you is our Hudson River Studio; we renovated this former dress factory to be our design studio, exhibition space, and meeting hall. Immediately to the right of us is an old cannonball factory that is now home to Etsy, the renowned e-commerce website; the manufacturing plant to the left is now home to Helsinki, the hipster concert venue and restaurant that attract visitors from far and wide. What we love about this location is that we are just one block from Warren Street, possibly planned to be a short walk for the factory workers to the store clerks who sold their goods.

Warren Street has an excellent collection of well-preserved, civic and religious architecture that served both the working-class and the upper-class – rectories, churches, town hall, opera

house – in both the Romantic and Neo-Classical styles, most still being used as originally planned. It also has many smaller, simpler 19th century mixed-use buildings, first-floor commercial spaces combined with walk-up residences on the second and third floors, which have been reinvented for the uses that now define the lifestyle of Hudson's residents, today. What was once a dress shop is now Moto, a store that sells motorcycle gear and serves the absolute best cappuccino. Storefronts that once were used to display windup clocks, parchment paper, and whale oil supplies now simply let light into artist studios, galleries, and day spas. Naturally, my office is most fond of American Glory because we designed this pub. It is in a building that was one of Hudson's many historic firehouses; we kept the historic facade intact and at the same time reinvented the interior for beer pumps and BBQ grills instead of fire pumps and ladders.

The last stop of this walking tour is the area that is south of Warren Street, and in particular between Fourth and Third Streets. This is the old mansion district. It is wonderful to see these old beauties along Union, Partition, and Allen Streets, which have been so perfectly cared for for a hundred years or more. You will see homes that would be the envy of any American city of its time and still today. Each is of a style of its own, custom designs that will remind you of, say, a Cape May Victorian or the White House, with incredible detail, texture, and features. Be forewarned: don't be surprised if after you take this tour you impulsively look to buy a "fixer-upper" in Hudson. Just be sure you consider what it takes to restore one these architectural gems to live or work in!

The innovative cultural heritage of Hudson: Olana State Historic Site

The population of Hudson today is hardly larger than it was when it was first chartered – around 7,000 people. Whale oil was responsible for its rich and rapid development, but it was also responsible for the city's stunted growth, because the whaling industry completely evaporated by the 1880s.



Above: Olana State Historic Site. Photo: Shots by Tilton.

Fortunately for us, the sudden exit of the economic force behind the planning and development of Hudson halted its evolution and thereby preserved the city's original fabric: for the longest time there was little incentive to replace or reuse old buildings or expand beyond its borders. A walk around Hudson will immerse you in its historic architecture and give you a good feel for how it was originally planned. Peering into its venues, shops, and institutions will give you a view of it having been revitalized for today's lifestyle and culture. But being in town will not immerse you in the cultural heritage that brought the City of Hudson about. This is because the museums, whose mission is to teach about that cultural heritage, are located further afield. Happily, the closest one, and best in my opinion, that presents the cultural heritage of Hudson is Olana State Historic Site. It is just a short drive south of the city.

Olana was the home of Frederic Church, who was a pioneer of American art. It was designed with the input of Calvert Vaux, who was a pioneer of American architecture, and Frederick Law Olmsted, who was a pioneer of American landscape design and rural conservation. This is the quintessential historic site to understand the extraordinary enthusiasm these 19th century American movers and shakers had for exotic cultures, natural landscapes, and design innovations. These three, and their like-minded contemporaries, walked the streets of Hudson, drank coffee in its cafes, and gathered in the same meeting halls we

do today; they did so to be inspired, as we do. (By the by, Hudson attracted the originators of American culture even before it was completed, for example in the 1790s while Thomas Jefferson visited the city it was under construction, meeting up with the Seth brothers to learn from their groundbreaking planned urban development).

The lifestyle and interests of those who were attracted to this bucolic corner of the world is all perfectly preserved at Olana, even the rural views out of the windows are identical to those of those times. Take note of the variety of the objects that are contained here. Not only are there exotic antiquities and mementos of natural history, there are avant-garde pieces, such as the Thonet dining chairs, which are still considered "modern" today. Listen carefully to the tour guide's descriptions of what influenced Church's work: the sanctity of the natural environment. By the end of the 19th century the Hudson River was so threatened by industrial sprawl and pollution that these pioneers, who came here to find inspiration, were forced to grapple with the need for rural conservation and environmental protection – causes that were unheard of before. This is the crowning achievement of Hudson's cultural heritage, for it is the genesis of the American conservation movement, and it is reflected by the natural and agricultural tranquility that still enfolds the city, such as found in the Greenport Conservation Area, the spot where this tour started. ●

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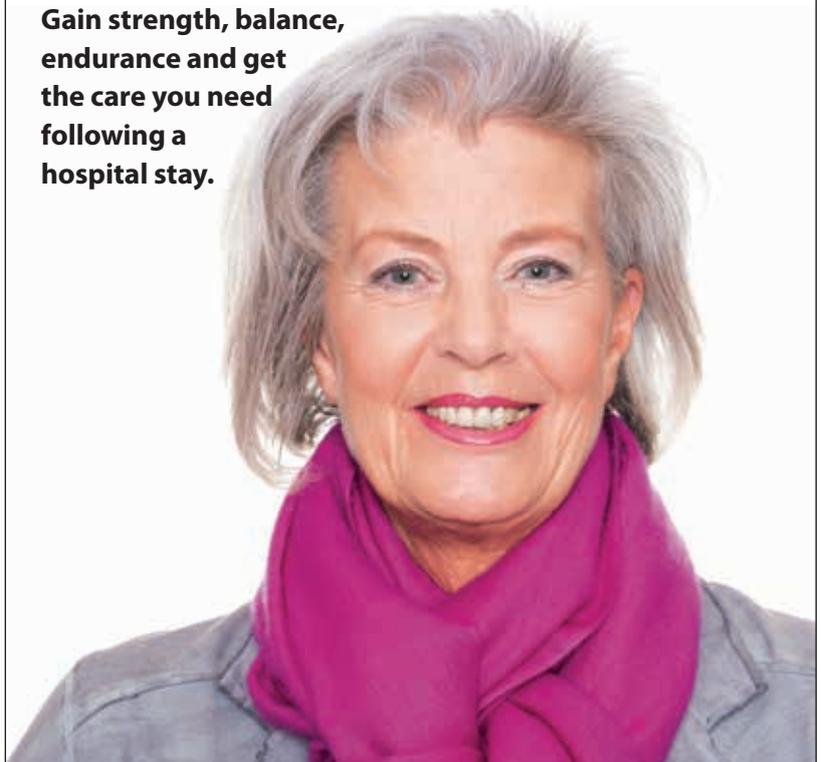


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Rustic pear upside-down cake

By *Jessie Sheehan*
info@mainstreetmag.com

Upside-down cakes are some of the prettiest, easiest, and most delicious applications for baking with fruit. Pies and galettes get all the attention, what with their flaky crusts and fresh-from-the-farmers'-market fillings, but upside-down cakes are the unsung heroes of the fruity-dessert club, if you ask me.

Imagine a rich, moist yellow cake topped with a slightly salty, vanilla-infused, brown sugar caramel, studded with softened fruit that is just this side of jammy, and you've got a pretty good idea of what we're talking about here.

The cake component

The cake component in this particular upside-down cake is made with vegetable oil, rather than butter, making for a super easy-to-throw-together batter (no hand or stand mixers required), as well as a spongy, tight crumb. I promise you won't miss the butter, as the caramel layer offers up butter-y burnt-sugar flavor in spades.

The cake is assembled "upside-down" – hence the name – by melting butter and sugar in a cast-iron skillet, decoratively sinking a single, slightly overlapping layer of fruit (sprinkled with cinnamon/sugar, no less) into the caramel, and then smoothing the cake batter atop it all. If you do not have a cast iron skillet, a greased aluminum cake pan (lined with parchment paper) will work as well, although you will have to make your caramel in a separate small saucepan, and then transfer it to your cake pan.

Finally, I call this cake "rustic" due to its imperfect beauty. Releasing the cake from the pan and inverting it onto a serving platter, can be tricky and a slice or two of pear might just remain in the skillet after doing so.

Never fear, however, just scrape the skillet bottom with a spoon and place all of the delicious caramel-y bits of fruit back on the cake. Will it look flawless? No. Will you hear complaints? Not a one. The cake can be served warm or room temp and is divine with a scoop of vanilla ice cream (but you'd likely already guessed that).

The recipe

Yield: serves 8

Ingredients:

For the caramel:

4 tablespoon unsalted butter
 2/3 cup light brown sugar
 1/4 teaspoon table salt
 1 tsp pure vanilla extract
 1/2 teaspoon freshly ground cinnamon
 2 tablespoon granulated sugar
 2 – 3 ripe, but firm, pears, Anjou or Bosc

For the cake:

1 1/2 cups all-purpose flour
 1 1/2 teaspoon baking powder
 3/4 teaspoon table salt
 2/3 cup vegetable oil
 1 1/4 cups granulated sugar
 2 teaspoon pure vanilla extract
 1 egg
 1 yolk
 2/3 cup buttermilk

How the magic happens

Preheat the oven to 350°F. Melt the butter in a 10-inch cast iron skillet over medium heat. Add the brown sugar and salt and cook until melted, stirring occasionally. Off the heat, add the vanilla and set aside.

Combine the cinnamon and sugar in a medium-sized bowl. Core and cut the pears into 1/4-inch slices (peeling is optional), place in the bowl with the cinnamon/sugar mixture, and toss to coat. Decoratively press the pears into the caramel, overlapping them



slightly, until all of the caramel is topped with fruit. Set aside.

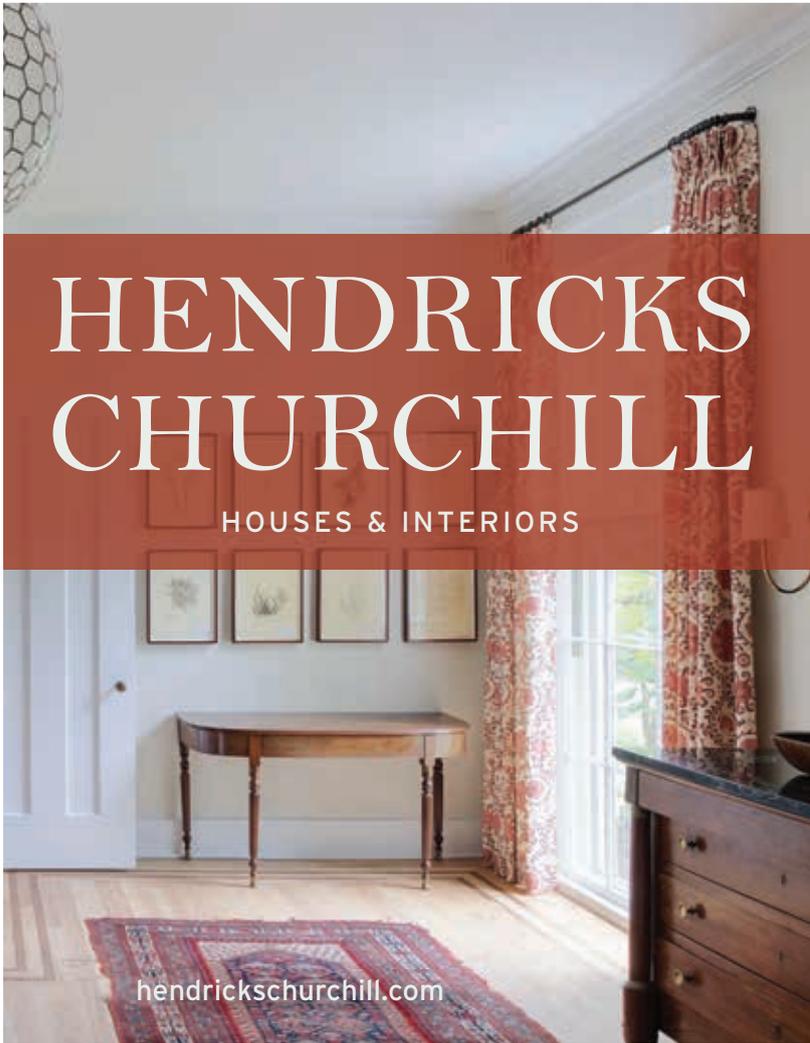
Whisk the flour, baking powder, and salt in a medium-sized bowl, and set aside.

Place the oil, sugar, and vanilla in a large bowl. Whisk to combine. Add the egg and yolk, and continue whisking until smooth. Add the buttermilk and whisk again. Add the dry ingredients to the wet, and using a rubber spatula, gently fold to combine. Do not over mix. Scrape the batter over the pears and gently smooth the top.

Bake for 38 – 43 minutes, rotating at the halfway point, until a cake tester comes out with a moist crumb or two. Immediately run a paring knife around the edge of the pan. Let sit for 5 minutes and then carefully invert the cake onto a serving platter. If bits of caramel or fruit stick to the bottom of the pan, scrape them off and place them back onto the cake.

Let cool until the caramel sets a bit, about 20 minutes, or cool to room temperature. Serve with vanilla ice cream or whipped cream. The cake will keep wrapped in plastic wrap on the counter for up to three days, but because it is excellent for breakfast, it likely won't last that long. •

Jessie is a baker and cookbook author; you can learn more about her through her website jessiesheehanbakes.com.



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Firefighters Association of the State of New York's Museum of Firefighting in Hudson

By John Torsiello
info@mainstreetmag.com

What little kid, or the kid in all of us really, isn't attracted to firefighting and the men and women who undertake this most dangerous of occupations?

Whether it is the bright red truck roaring down a street to a fire or emergency with sirens wailing, a brave fireperson climbing a ladder to pour water onto a roaring blaze or rescue a trapped person, or the precision with which firefighters work together to save lives and property, we are all fascinated (and indebted) to those who put themselves in harm's way, sometimes on a daily basis.

The largest on the East Coast

If you want to learn in great detail about the history of firefighting, all the way back to ancient times, then you simply must pay a visit to the Firefighters Association of the State of New York's Museum of Firefighting in Hudson, NY. The museum has 50,000 square feet of display space and is considered the largest and most comprehensive such facility on the East Coast.



It is full of educational and interactive displays, as well as many rare one-of-a-kind vehicles and firefighting equipment, such as a wooden and lead pumper that dates to 1731. The latter has been meticulously preserved, as have all of the vehicles and items on display in the sprawling museum.

In all, there are over 50 fire engines on display at the museum. Included among them is the aforementioned 1731 Newsham Pumper, the oldest documented fire engine in New York State. It was a huge step forward in firefighting during its time, as previously "bucket brigades" were used to extinguish fires.

There's a 1855 John Rogers Double-Decker Pumper, replete with deep carvings, stained glass lamps, and elaborate oil paintings. It was one of the most powerful hand engines ever built. A 1928 Ahrens Fox Pumper is also on display, with its signature large protruding silver ball. As the museum's website says, the Ahrens Fox has long been considered by many as the "Cadillac" of fire apparatus. A 1939 American LaFrance Scout 500 Series shows that the decade of the 1930s was full of futuristic art deco designs.

The clothes and art

Perhaps the most "personal" part of the museum's collection, says the website, is a collection of firefighters' gear. These are the individual items worn by the firefighters of the past and present. The collection includes helmets, turnout coats, self-contained breathing apparatus, fire boots, and more. Some of the highlights of this collection include many unusual examples of head gear, including jockey caps, stove-pipe hats, and very early helmets circa 1700s.

The museum has an extensive collection of art related to the fire service, including paintings,



lithographs, sculpture, and folk art. The museum also houses perhaps the most significant collection of fire service oil-on-canvas portraits found anywhere. And, with over 2,000 items related to firefighting, the museum's photography collection contains a wide variety of images that visually tell the story of firefighting through time. The majority of these images have never been published, making them rare and precious images of firefighting's past. The images include firefighters' pictures (portraits, posed group shots, parade images), apparatus photos, fire scene photos, and much more. The collection consists of photographs, slides, digital images, and framed media.

Fire equipment on display includes spanner wrenches, fire extinguishers, life belts, bed keys, speaking trumpets – all the "tools of the trade."

How it began

The museum's staff uses everything from antique fire engines to oil

Above: The 1731 Newsham Pumper. Left: A family enjoying a day at the museum. Photos courtesy of the Museum of Firefighting in Hudson.

Continued on next page ...

paintings in exhibits that tell the story of the American firefighter. Jamie Smith Quinn, Executive Director of the Museum for the past 11 years, explained it was first established, albeit on a much smaller scale, in 1925. The museum was originally staffed by those living at an adjacent home for retired firefighters (opened in 1895), which has since evolved into a modern, skilled nursing facility where retired firefighters, qualified spouses of firefighters, and members of women's auxiliary firefighters organizations may reside. Four antique fire engines were donated to the fledgling museum by the Exempt Firemen's Association of the City of New York.

"The Museum was once entirely run by the retired firefighters, and we still have some residents of the home volunteer here," said Smith Quinn. "We now have a paid staff, as well as volunteers. The museum opened with just three bays in 1925, but four additions over the years, the last one in 2002, increased our space to 50,000 square feet."

The museum has about 30,000 visitors a year with individuals from the entire United States and beyond touring the exhibits and marveling at the displays. "We really have a worldwide reputation as having the



best collection of firefighting equipment to be found anywhere," said Smith Quinn.

Education

Great emphasis has been placed on the educational aspects of the museum, and a number of displays and events are geared toward children, who, of course, are often awestruck at the magnitude of the building and what is contained within it. Children love forming a bucket brigade, hauling pails of balls to a "burning" house until they have put enough of the balls on the "fire" to extinguish it. They can also dress like a fireperson, sit in a fire truck and watch a screen as the truck rides off to battle a blaze. And they can move miniature fire engines along a map and see what firefighters encounter as they race their way to their destination.

"Our busiest times are July and August when the kids are out of school," said Smith Quinn. "We can have as many as 300 people in here on a rainy Sunday. We have lots of children come through, but a lot of adults as well. It really is a mix."

The museum is preparing to open a new exhibit later this year showing the importance of having ample water to fight a fire and how water is delivered in trucks and then



through hoses.

The museum will also conduct its annual and highly popular "Dalmatian Day" on October 7, paying homage to the dog that is so iconic in the lore of firefighting. Indeed, Dalmatians were once used to clear the way for horse-drawn water pumpers, keeping other dogs away from the steeds. After the advent of motorized fire engines, the Dalmatian remains a symbol of firefighting and has proven a loyal pet and member of many fire departments to this day.

"The event attracts about 2,000 people and there are crafts, games, shows, and, naturally, Dalmatians at the event," said Smith Quinn. The event is free to the public and they encourage you to bring the whole family out! ●

For further information about the museum, hours of operation, admission fees, membership opportunities, and events, visit www.fasnyfiremuseum.com.

Above, top to bottom: The 1855 John Rodgers hand pumper. 1939 Buffalo Fire Appliance Fire-truck. Left: Jamie Smith Quinn, the Executive Director of the Museum for the past 11 years, stands in front of a 1870 Hose Carriage. Photos by John Torsiello.

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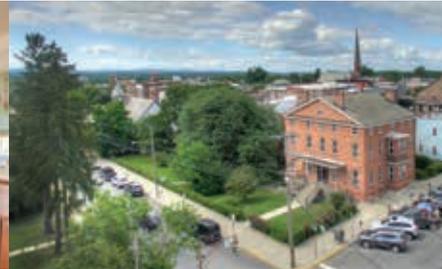
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Where alternative applies to healing

By Dominique De Vito
info@mainstreetmag.com

Hudson really is a special place in the world, and there's no end to finding things that make it so – as this issue of *Main Street Magazine* demonstrates. One of the things I've loved about it since coming to the area over 10 years ago is its abundance of alternative medical practitioners. They've been here, they are here, and they're continuing to come here. They're the ones who seek to heal by way of modalities that aren't typically covered by the insurance companies, through acupuncture, herbs, massage, energy healing, nutrition, and more. The women profiled here exemplify, for me, the depth and diversity of what can be found if you're seeking therapy through alternative medicine.

Acupuncture and Chinese herbs

Andrea Elliott arrived in Hudson by way of Great Barrington, MA. That was where she originally looked for a site to start her business, Elliott Acupuncture, back in 2010. What secured her choice of Hudson (so up-and-coming that the travel website *Escape Brooklyn* said, just last year, "Now, we can't seem to keep up with its growth – every time we come back,

there's five new places to try with at least one new 'it' spot.")? For Andrea, it was partly the "interesting community" she discovered here, and partly "a great office space – the second floor of a carriage house above Columbia Street Dental (876 Columbia Street)." She opened on February 11, 2011. It is a beautiful space, and it's where you'll find Andrea Tuesday through Saturday during her office hours.

Andrea practices acupuncture and Chinese herbal medicine. She studied in China for over three years. It's ironic to think that what she's doing is considered "alternative" here in the US, as these ways of healing have been practiced for thousands of years in China and other countries, where they're considered completely traditional and irrefutable. The list of ailments that can be treated by acupuncture and Chinese herbal medicine is extensive, and includes all parts and systems of the body. "I treat everything from common neck and back pain to more internal disorders like autoimmune diseases," explains Andrea. "I use the basic tools of acupuncture, including moxibustion, cupping, *gua sha*, and Chinese herbal formulas."

It's unfortunate that these modalities sound so foreign to so many of us, but all things in time, it seems, and Andrea's practice is solid. "I'm seeing young people, aging people, veterans, even a couple of 18-month-olds," she says. "Acupuncture and, to a lesser degree, herbal medicine," she tells me,

"are being integrated into mainstream healthcare, or at least accepted by it." Another distinction of Andrea's office is that it's across the street from Columbia Memorial Hospital. Andrea regularly gets referrals from doctors and physical therapists, and is in network with Blue Cross and CDPHP, which really helps for those seeking to find "alternative" relief.

"Hudson is a ripe location," she says, "as it has a diverse demographic itself, and continues to see an influx of a wide variety of people and practitioners." For Andrea, "Hudson often feels like a small town where I know everyone, and then I go to a public meeting or other event and realize that I hardly know a person in the room! There seems to be no end to interesting people and new goings-on in this town, and I enjoy that."

Local herb therapy

Lauren Giambrone exemplifies the kind of person Andrea describes. She's a self-described "Community Herbalist, Medicine Maker + Educator," and is the founder of Good Fight Herb Co., which has just opened a shop and community space at 253 ½ Warren Street. While Lauren's expansion to brick-and-mortar is new, she's no stranger to Hudson. She's been a

Continued on next page ...

regular vendor at the Hudson Farmer's Market for over five years, where she's developed a large and loyal following, many of whom belong to her herbal CSA, the Care Package Program.

Lauren has some land in Germantown where she grows her own organic herbs, and she also forages and picks off the land of fellow friends and farmers. She develops remedies that treat everything from a lagging immune system to libido. There's literally no end to the ways herbs can be used to heal. She came to the curative power of herbs when she experienced her own health break-down almost 20 years ago, and she is passionately committed to not just helping people heal their bodies, but their communities, too. She's a co-creator of Wild Gather: Hudson Valley School of Herbal Studies (2016), which offers a 60-hour course called Seeds of Herbalism. She was a co-teacher of Compassionate Herbalism & Health Justice at the New England Women's Herb Conference (2016) and at Potion Camp in Hudson (2015). She was featured as one of the "Women on the Edge" in the Summer 2016 issue of *Edible Hudson Valley*. And you can catch her on WGXC's Community Hands-On Radio, where she and Sarah Falkner host a program called *Roots, Runners, Rhizomes: Health and Healing from the Underground*.

Massage and more

Lauren's co-host on the radio show, Sarah Falkner, is another Hudson-based "alternative" healer as well as a published writer and practicing interdisciplinary artist. Her atelier is called Sarah Falkner Healing Arts & Artemisia Project Space (at 84 Green Street – not far from Andrea's location at the top of town). Sarah started visiting Hudson from Brooklyn (where she also practices) way back in 1993. She found the city "intriguing, with its eclectic historic architecture and urban-style town planning on a small and walkable human-sized scale...

"I really enjoyed the warmth and diversity of the community, and the embracing of uniqueness, creativity, and even eccentricity."

Sarah became a massage therapist in 1998, and after working and studying abroad, she decided to return to Hudson, partly because she found it, "so amenable to a variety of lifestyles." Fast-forward eight years, and Sarah is still here for that reason. "My clients," she explains, "range from people from families who have been here so long the roads and parks are named after them to international visitors only in town for an exhibition or event."

As can often be the case, Sarah's interests in healing extend beyond massage. She's a certified Reiki master; initiated shamanic practi-



Photo source istockphoto.com contributor mariyina

tioner; student and practitioner of Ayurveda (an Indian form of healing that literally translates to life "ayer" knowledge "veda"); and practitioner of Tibetan Sowa Rigpa (which, very generally, combines traditional aspects of Chinese medicine with spiritual practices). An extended session at her location can include a Tibetan KuNye treatment, in which Sarah will work with specific oils and pressure points (and much more!) to relieve a variety of symptoms ranging from depression to disease.

When you visit her website, you immediately see that Sarah positions herself equally in the healing arts and the "other" arts – books, performance, and multi-media. Her interests are many and varied. Sarah describes her integrative healing practices as "liberation paths, encompassing both art and science, the personal and communal, and the embodied and the transpersonal." She believes that combined bodywork therapies have immediate, profound, benefits, and she's committed to making them accessible and inclusive for as many people as possible. To that end, she participates in community clinics, barbers, and sliding-scale fees.

She sums up her dedication to the city by saying, "As Hudson grows, I hope we can together make it a place that treasures its origins and old-timers, while making some space for newcomers who love it for what it is and wish to bring benefits to it."

As for those of us seeking alternative health care in Hudson, there's no doubt we're in great hands. •

Learn more:

*Andrea Elliott
Elliott Acupuncture
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*Lauren Giambrone
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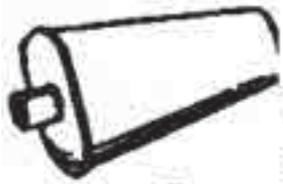
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The art of cooperation

510 WARREN STREET GALLERY, HUDSON, NY

By *CB Wismar*
info@mainstreetmag.com

In a time when artists are finding it more and more difficult to reach an audience – and a time when the town of Hudson is watching the galleries, antique shops, and ateliers up and down Warren Street appeal more and more to an upscale audience, there is 510 Warren Street Gallery. It is, in many ways, an oasis of good art, well presented without pretense by a group of dedicated artists who have banded together in a cooperative venture that not only survives ... it thrives.

All of the stars aligned

From its opening in 2010, 510 Warren Street Gallery has been a kind of haven for artists who work hard to fill the void that approaches when work is finished – but not seen. How to find an audience? How to balance the disciplines of creating art and ensuring that others can share their creative vision? This is not art in a vacuum; but rather art that gains meaning as it is seen and appreciated.

Circumstances seemed right those seven years ago. The necessary elements were within reach. It would only take the dedication and resolve of the initial group of artists to turn the dream into a reality.

First, there was a building in need

of tenants right in the midst of burgeoning Warren Street. It had been, in previous incarnations, a movie theater, a café, an antique shop, and a gallery. The place, the space, and the rent were right.

Then, there was the insight and gentle guidance of Kate Knapp, an artist in her own right, but more importantly, a co-op gallery veteran. Kate understood that a steady hand, a critical eye, and a penchant for bringing disparate personalities together were all needed to make a gallery viable.

Kate retains the title of “Artistic Director” for the gallery and takes her responsibility quite seriously. “If an artist presents work that doesn’t sustain the level of the rest of our members, I’ll make sure we have a discrete conversation to get the best work we can on the walls.”

Finally, there was a group of artists who had experienced the difficulty of finding representation, of convincing gallery owners to show their work, of feeling the deep frustration of wanting to share their visions and inspiration with others without being able to find the consistent presence and structure of a gallery.

And, with no small sense of shared anxiety, the artists took the plunge.

Decision made. Start a co-op. Share the costs, the responsibilities, and the demands of making art fit into a business. Invest their time and their money to bring their art to a new audience. And know what they don’t know, like how to manage the venture. On October 9, 2010, the doors opened and the adventure began.

A clear definition of what success will be

It is Kate Knapp’s firm, but gentle guidance that allows 510 Warren Street to continue to flourish as new artists join the co-op when veterans decide to move on. She knows that aside from the pure energy of artistic flair, a gallery needs business management and a good curatorial eye to succeed. This is no “let’s clear out the barn and put on a show” effort. Running a successful gallery requires multiple layers of investment and a clear definition of what success will be.

Certainly a part of the success of 510 Warren Street Gallery is Sam Sebren, its manager. An artist, himself, Sam presides over the gallery when it is open to the public and has made it a point to know both the character of the 15 presented artists and enough



Above: 510 Warren Street Gallery. Below, left: Sam Sebren stands beside one of his works in the gallery. Photos courtesy of 510 Warren Street Gallery.



Continued on next page ...

about their portfolios that he can converse, comfortably, with the casual visitor. “We get quite a cross-section of visitors,” Sebren notes. “Hudson is a destination town, so the gallery attracts residents of New York City, the counties around us, and cities from Albany to Boston.”

Because it is a co-op, Sebren feels, “the prices artists charge for their work are quite reasonable.” The gallery is, as Sam calls it, “populist” in the sense that it is neither off-putting to the casual viewer nor unattainable for the patron looking for the painting, photograph, encaustic, or mixed media piece that will “just be perfect in the living room.”

Marketing art

In a competitive environment, the issue of marketing and advertising becomes an important part of the competitive mix for a gallery. The 510 Warren Street Gallery relies on the confluence of an ever-expanding list of electronic addresses for interested buyers and the generous use of fresh and well presented on-line media presided over by Peggy Reeves, one of the co-op’s artist members. The website is updated on a monthly basis as shows change, new members join the group,

and new work is added.

The fact that gallery manager Sebren hosts a local radio program (“The Nothing is Real Radio Hour” on WGXC, 90.7 FM) also brings awareness of the gallery to a wider audience.

Keeping it fresh

Opening receptions held the first Saturday of each monthly show provide both artist and audience the chance to present and experience new work. The other co-op artists always have new work in the gallery leaving the featured artists to display in the front part of the space. The result is that month-to-month, the presentation is always different ... fresh. Each artist curates their own space, making every portion of the gallery a strong artistic statement.

In addition to the shows presented by co-op members, the gallery presents an annual show that is open to four or five non-member artists, giving them the opportunity to be recognized in a gallery setting.

The most recent show featured colorful, energetic works by Carol Brody, an artist from New York City who has found a welcome place in Hudson to display her work. A multi-disciplinary



Above: Street collage of London Venice by Peggy Reeves. Below, left: A piece by Carol Brody. Images courtesy of 510 Warren Street Gallery.

artist, Brody works in photography, encaustics, ceramics, watercolor, digital media, and jewelry. Widely represented in shows up and down the East Coast, her work is always on display at 510 Warren Street Gallery.

Coming up

Coming in October, the featured art shown in the front of the gallery shifts to the photographic work of Great Barrington, MA, artist, John Lipkowitz. His show “It’s Not Just About Flowers” will run from Friday, October 6 through the 29 with an opening reception at the gallery on Saturday, October 7 from 3 to 6pm. Lipkowitz, along with his wife and fellow artist Nina, have been members of the 510 Warren Street Gallery from inception, bearing witness to the longevity of the venture and the dedication of the artist members.

The current membership of 510 Warren Street Gallery includes the following talented individuals: Carol Brody, Peggy Reeves, H. David Stern, John Lipkowitz, Nina Lipkowitz, Hannah Mandel, Kate Knapp, Karen Roth, Nancy Felcher, B. Docktor, Mary Breneman, Marilyn Orner, Carolyn Newberger, Deith Davidson and Mary Davidson. •



To learn more about 510 Warren Street Gallery, visit www.510warrenstreetgallery.com or call (518) 822-0510. Hours are Friday and Saturday, 12-6pm and Sunday 12-5pm.



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Molinski Photography

Professional photographers capturing all important events in life. 2 Park Place, Hudson, NY. (518) 929-7378. molinskiphotography.com

Michael Molinski was trained as a photographer and graphic designer in the Marine Corps., enlisting in 2001. After being honorably discharged, Michael started Molinski Photography in 2005 with nothing but a camera and two lenses. In 2009, he and his wife used their wedding “gift money” to jumpstart the business. They occupy the space on 2 Park Place in Hudson, upgraded to professional gear and haven’t looked back since. Molinski Photography specializes in weddings and portrait work. Even though they have a studio, the majority of their work is done on location: photographing everything from high school seniors, business headshots, families, newborn babies and children, to real estate and commercial work. Occasionally you might find Michael doing special jobs such as digitally restoring old photographs or even scanning glass negatives that are over 150 years old. His unpublished motto is “have camera, will travel,” but ideally Michael likes to work in about a 25 miles radius for portrait work or within 75 miles for weddings. “Every photographer is different, that’s the great thing about this business. Our style is a fine mix between posed portraits and journalistic.” Michael advises to get larger prints made of family and kids’ portraits; to showcase the happiness and love.



Elizabeth Bucci Esthetics

Beauty, cosmetics, and personal care. 396 State Route 23B, Hudson, NY. (518) 965-7524. Like us on Facebook.

When Elizabeth Bucci graduated high school in 2007, she knew that she had a passion for makeup and skincare. After becoming a counter manager for a high-end cosmetic line, Lizzy received her Esthetic Certification and has been working in the field ever since. The opportunities are endless, and so is this ever-growing industry. Lizzy is constantly on top of new trends, which makes her job that much more fun! As of August, 2017, Elizabeth Bucci Esthetics opened a beautiful space within Samantha’s Serenity Day Spa in Claverack. Her services include facial treatments, spray tanning, full body waxing, eyelash extensions, lash and brow tinting, and makeup application, in addition to offering traveling services within a 50 mile radius. “Nothing gives me greater joy than to see a client not only leave feeling ‘good’ about themselves, but to feel beautiful and confident. In today’s society we as women put so much pressure on ourselves to reach high standards created by the media. So it’s a great joy being able to help women (and men) feel comfortable in their own skin.” Lizzy takes great pride in her professional abilities to uplift her clients by listening to their needs and giving them that boost of confidence. Her goal is to open a storefront on Warren Street in Hudson and offer her services in conjunction with a small boutique.



Mary Mullane Real Estate, LLC

Inspirational properties for the inspired. (518) 828.2041. 345 Warren Street, Hudson, NY. marymullane.com

Mary Mullane has been selling real estate for 13 years, but decided it was time to go out on her own about five years ago – establishing Mary Mullane Real Estate. She represents both buyers and sellers in Columbia, Dutchess, and Greene counties, and considers her real estate business to be boutique; doing everything from start to finish (photos, ads, paperwork, and more). This allows her to offer more individualized services to her existing clients and their friends. Mary bought a weekend house here 17 years ago and it wasn’t long before she moved up full time, opting for fresh air, a horse and dogs over a career in finance. She understands what people moving here want whether it’s Hudson or the country, it’s a lifestyle choice and then together they find a home that fits! “I’ve enjoyed watching Hudson and it’s surrounds blossom into what it is today. There’s also a thrill when you find a buyer exactly what they want, or find the perfect buyers for a home the seller loves.” Mary has predominantly sold to an even mix of weekenders and people moving up here full time from the city or West coast. Mary hopes to see the real estate market in Hudson continuing to attract new businesses, developing the waterfront in a sustainable way, and the surrounding towns and villages benefiting from that growth.



Musica

Musical instruments, lessons, and repairs for musical lovers. 17 N. 4th St., Hudson, NY. (518) 828-1045. musicaHUDSON.com

Robert Caldwell registered Musica in 1997, and after being in Chatham for about ten years moved to Hudson in 2008. Robert offers music lessons through a few different teachers, sells instruments and sheet music, and fixes instruments. “We try to be a family-friendly shop, and have something for all ages. We are also very community-oriented and have concerts on our outdoor patio celebrating all musical genres. We’re not meant to be a professional music store, it’s more for the musical hobbyist.” Musica has instruments from every continent and that fit everyone’s budget. Robert says, “You can be as serious or as not serious as you want to be. In any key there are seven notes, and they are all hard, but fun to learn. Do, Re, Mi, Fa, Sol, La, Ti.” After 20 years in the business, Robert has unfortunately seen how the Internet has devastated some of the local music shops and the increase in electronically-generated music. Going forward he’ll continue to hold on to musical instruments and encouraging people to do the same. For example, if you purchase an instrument at Musica and find it isn’t the best fit for you, Robert will help you find something that’s better suited to your musical needs. Music is good for your soul and is a different way of thinking.

INSURING YOUR WORLD

Fall is approaching quickly and with the cooling weather remember to have your woodstoves checked as well as your furnace serviced. Smoke puff-backs by furnaces or woodstoves can create quite large claims and remember not to try and wipe down walls that have been "sooted;" the soot and water will impregnate into the wall resulting in permanent damage. Call an expert that can handle the clean-up with dry sponges, these are special wiping devices that clean without damaging the walls. Check your homeowners policy to make sure you have all risk or HO-3 coverage forms otherwise these type of claims may not be covered. Another endorsement that is worthy of discussing with the fall rains approaching is backup of sewers and drains and/or sump pump failure coverage. Water coming up through a floor drain due to a sewer backup or sump pump failure is specifically excluded unless you have endorsed these separate coverages specifically to your policy, in most cases the cost is less than \$100 and the piece of mind – priceless! This coverage is also very important should a municipal drain backup, in many cases, these endorsements will respond to these losses caused in finished basements which can be quite costly! Remember the old saying, people don't plan to fail, they fail to plan...

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How to begin a new, healthier lifestyle

When you start looking at ways to begin a healthier life, it can seem daunting. With all of the options available for diet and exercise, where does one begin?

The simplest two things to understand when beginning a new, healthier lifestyle is that it is recommended that adults partake in at least 150 minutes of exercise a week, and that a diet is not a life-sentence to eating foods you don't like!

You may think, "Well, I don't have 150 minutes a week to work-out or exercise!" I would beg to differ. If you break this down to its simplest form, all you would need would be 30 minutes a day, for 5 days a week. Not bad, right? Well, even simpler would be splitting those 30 into 3-10 minute blocks. Like to walk? Easy. Have a few dumbbells to lift? Still easy. See, it's all about being active, and keeping it simple, to help you on your path.

So you love food, and don't think you can change your eating habits. I have to tell you, this is easier than you may think. How so? Well, any time you go to reach for that processed bundle of goodness, switch it out for a fruit, water, or even a simple smoothie! Think ahead, and don't get trapped in the "no good food" predicament. Now, don't go crazy and deny yourself some guilty pleasures; just make sure it isn't every time, all the time!

Beginning a healthier lifestyle may seem impossible, but if you start with a plan like one a Certified Personal Trainer can make create, you will have the tools and guidance to win the day!

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Maintaining your equipment for a good ownership experience

Owning equipment requires perseverance, hard work, and financial investment. Financial stressors can be alleviated over time by preserving the life span of your equipment. Here are some basic and universal tips to help you maintain long-term running equipment.

Understand the owner's manual, review and familiarize yourself with the maintenance schedule and recommendations offered. Be sure the dealership you purchased your equipment from reviewed basic techniques and operating standards. Be sure to thoroughly know how to operate your equipment. A good knowledgeable operator is key to an extended life of your equipment. Pay attention to how your equipment runs and what it sounds like. This will help you in determining if odd noises/sounds begin to occur that are unfamiliar. Be sure to have the necessary tools to provide basic up-keep. Check your fluids, belts/hoses, tire inflation, lubricate moving parts, battery, etc. Pay attention to your gauges – temperature, oil pressure, and voltage meter. Keep your equipment clean from debris, oil, and grease. This will also help you identify any leaks occurring & allow you to make repairs before breakdowns happen.

These steps can significantly extend the life of your equipment and can also prevent the potential of having unnecessary major breakdowns. Following a regular and preventive maintenance schedule can help your season go as planned and allows you to finish the job on time.

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COLLECTING JAPANESE BRONZES

Japanese bronze vases and what you should consider before you start a collection

Is there a period I should focus on? Bronzes have been in production for hundreds of years. Start with a particular period you are drawn to. You can always expand your collection as you become more knowledgeable.

Handle as many pieces as possible. The best way to become familiar with what you want to collect is by being exposed to it. Handle as many pieces as possible. Visit antique stores, museums, and auction houses. Auction houses are ideal places to visit as it allows you examine the items up close. Take note of the weight, proportion and the various patinas available.

Buy what resonates with you. Consider this an investment in well-being. Surrounding yourself with objects of beauty and history that inspire you. And remember, buy the best your budget allows.

Condition. You always want to purchase an item that is free of major defects. While anything with dents or missing parts should make one think twice before purchasing, surface scratches or a dull patina can be easily remedied.

What should a collector look out for? Aside from your own sense of aesthetics you need to consider quality, rarity, and condition.

Quality vs. trends. Current trends are now focused on Chinese goods. The demand for these items is driving up the prices and placing them out of most collectors' reach. Now is the perfect time to invest in quality Japanese bronze vases.

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