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MAGAZINE



The
Millbrook
issue

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THE MILLBROOK ISSUE

Twice a year, in April and October, we devote our entire issue to a particular town or village. This time around we narrowed in on Millbrook, NY. And by the way, there's a lot more to Millbrook than horses!

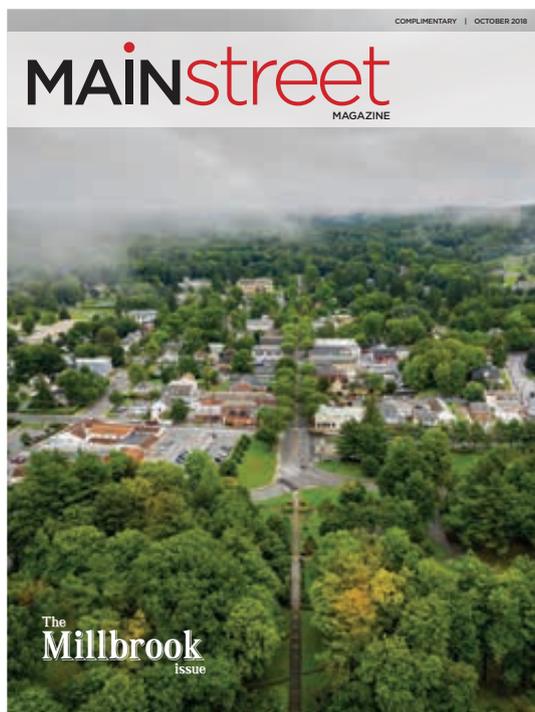
I enjoy these focused issues because they afford us the opportunity to get to know one particular area of our community that we might not otherwise get to know so much about. And as we all know, in our little tri-corner area of the world, our communities are built up of a diverse group of people, places, and things. Each area has its own idiosyncreties and culture, as well as its own unique history. Millbrook has all of that – and then some!

In this issue we get an overview of the history of Millbrook thanks to Lindsey and Millbrook's town historian. Christine then shares with us the real estate market of not just the Village of Millbrook, but also the Town of Washington, which Millbrook is located within. Christine also interviewed the husband-and-wife team of Arrowsmith Forge. Dominique on the other hand brings us a bit of Millbrook's culture and history with the then-and-now of the Millbrook Hunt. It is quite fascinating!

Ian has penned a piece on the Innisfree Garden, which is quite serene and peaceful. Meanwhile Joseph shares with us a story about architect Gil Schaffer who hangs his hat in Millbrook. Regina brings to us two pieces showcasing two businesses in Millbrook, one new, one old. Cordially Corinne recently opened and it has captured a niche market with its unique offerings. Merritt Books, on the other hand, has been a staple in the Millbrook business community for years, and continues to be a vital part of that community.

John brings to us the story of Halcyon Hall, which sadly has been left to be overtaken by nature. I often wondered what that grand building had been, what happened to it, and why it had been deserted and left to the elements. It was once such a grand property and so it is sad to see it today, but interesting to learn about its history. On a happier note, John also brings us a story of two young Millbrookonians, footballers to be more precise. These two young men have gone on to play college football and John was able to catch up with them and learn a bit about their lives away from Millbrook. We also bring you a story celebrating 20 years of Harry Potter. You read that correctly, it's been 20 years and the series has impacted many lives, hence our tribute. Thanks for reading!

– *Thorunn Kristjansdottir*



OCTOBER 2018

A bird's eye view of Millbrook's downtown.

Cover photo by Peter Lorenzo III

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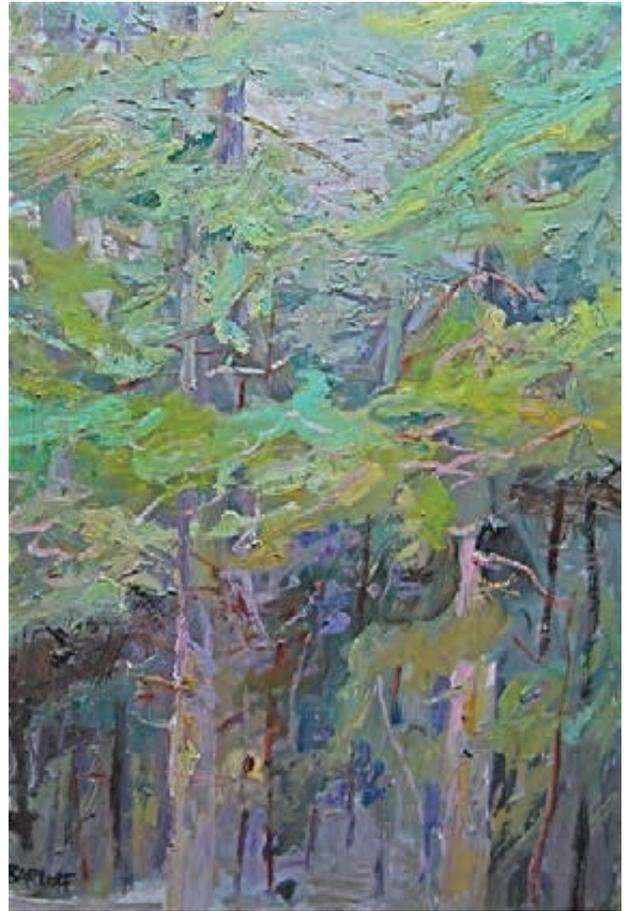
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Starting is the hardest part

ARTIST PROFILE:
IRA BARKOFF

*By CB Wismar
arts@mainstreetmag.com*

Ira Barkoff has a gentle soul.

True, as people age, the fiery temperaments of youth can cool, but age has not been a factor in moderating the outlook of this well-respected and widely collected artist. The muse that sits (metaphorically) on the shoulder of an artist, a poet was in well-established residence when, as a six year old, Ira picked up the crayons that were his to play with, and began to create.

“There was a Dutch print of a bridge in Amsterdam that hung in our Brooklyn home. I started to copy it, but found I had difficulty with perspective.” It was Ira’s father, a furrier by trade who had been forced to leave school at 13 to support his family, who was able to share the intricate sense of perspective to his young son.

Ira was hooked.

The Catskills, the Hudson River and the clouds

When the summers allowed the family to vacation in the Catskill Mountains, home to the most American of artists – the so-called

Hudson River School – Ira would find himself staring at the magical landscapes and the summer sky filled with clouds. To capture those scenes, to remember day-to-day the peaceful majesty of those vistas would influence his work for decades to come.

“By the time I was 13, I was taking art classes at the Brooklyn Museum,” he recalls, fondly. My parents were very supportive. I was not going to be a cutter or a finisher, I was going to be an artist.” Very few can claim that an early career decision ... especially one made as childhood blends into adolescence and the first blossoming of adulthood ... will last for a lifetime, but for Ira Barkoff, there was no turning back.

When it came time to pursue his passion in college, Ira enrolled in Pratt Institute. “It was really an eye-opener! I had grown up in a close neighborhood of immigrant families making their way in their adopted country. Suddenly, I was in the midst of group of exciting, engaging people all gathered around one passion: art.”

With no early patrons to support him, Ira had to consider how it was that he would earn a living. “I was an Advertising Design major at Pratt, and when I graduated, I became an art director.” As part of the vibrant New York advertising community, Barkoff rose to a position of some regard at the vaunted firm Wells, Rich and Green ... but he never stopped painting. Classes at the Art Students League allowed him to study with the likes of Robert Beckman and Robert Beverly Hale, the former curator of American Art at the Metropolitan Museum of Art. And Ira’s muse continued to dance on his shoulder.

At home on a hilltop

As his work matured and became recognized, the full-time advertising agency career gave way to freelance work and finally to the leap into being a full time painter. Since 1974, Barkoff has found his inspiration on a hilltop high above West Cornwall, CT and, since the early 1990s, never looked back – only out at the far away Catskills and the gentle peaks of the Litchfield Hills.

To experience Ira Barkoff’s paintings is to do just that ... experience them. Landscapes and the way light plays on trees and hills and water and stones have been his communication medium. At first, he was an *en plein air* painter, taking his paints and canvases into nature to capture the moments of drama and beauty as he saw them. It was his memories, however, that truly

formed his creations.

Just as the clouds above the Catskills had cast a spell he carried home from his childhood vacations, the richness of nature never left. He began to create an environment in his studio, bathed in natural light, and allowed his imagination to form each subject.

The physical and the spiritual

Some critics have applauded the “Zen-like” quality of his work. Others have celebrated the sense of awe that he can richly portray in the two dimensions of painted canvases. There was a period in his career when Barkoff ventured into the world of ceramics – the three dimensional world of clay and glazes. “I truly enjoyed it,” he allows, “but I had to concentrate on one thing. I am a painter.”

Barkoff’s canvases are colorful and engrossing — inviting the observer to move into the frame and discover their own sense of serenity. In an interview published prior to the opening of a recent exhibition of his work, Ira allowed “the beauty of the physical world becomes a metaphor for the capacity of the spirit to reveal itself.”

Aside from his daily work in his studio, Ira has chosen to share his passion, his deep experience and his love of painting by teaching two class sessions each year at the Washington Art Association. With understandable regularity, his classes are filled each term.

To what does he attribute the at-



Opposite page, L-R: Forest series, *Mystic Light*, 36x36. *Hemlocks*, 36x24. This page, above to bottom: *Sky Fire*, 41x45. The artist, Ira Barkoff. All images courtesy of Ira Barkoff.

traction to learn from a recognized contemporary master? “I could never tell someone that their work is flawed ... their creative expression wrong. There is no ‘wrong’ for an artist. It’s their art.” Encouragement, always. Suggestions, when they can be helpful. Sharing the mutual ecstasy of a muse dancing with each brush stroke, that is the hallmark of an Ira Barkoff class.

Music and the masters

Barkoff’s influences have been many during his long career. Being transported into one of his paintings, the influence of Claude Monet can become apparent. In another, the hint of the sweeping landscapes of J.M.W. Turner appears. More contemporary references can be seen to the works of Gerhard Richter and David Hockney.

“Starting is the hardest part,” he admits when, each day, he steps up to a blank canvas. Music helps, however, and surrounded by the classics, he ventures forward with the first stroke, the first commitment to a new and engrossing work.

In his studio, Barkoff is enveloped in the intricacies of opera or the works of Chopin. “The music allows me to get in touch with my emotions,” he explains. The emotion and depth that Ira brings

to his work allow him to offer his pieces under the broad category of “Expressionism.”

Collected internationally and widely shown in US galleries, Ira Barkoff was the subject of a recent “one man show” at Lakeville, CT’s The White Gallery. Gallery owner Tino Galluzzo celebrated Ira’s being part of the gallery’s representation with both insight and appreciation. “Ira creates images that are defined by the landscapes that surround him. They are passionate, filled with color and evoke a mature sense of place. He loves the world around him and that is clearly defined in his lyrical art. We were thrilled to have the opportunity to introduce this noted artist to our audience and represent his work.”

As we noted, above, Ira Barkoff has a gentle soul. ●

To further explore the work of Ira Barkoff, visit the websites for *The White Gallery* (www.thewhitegalleryart.com) and “Artsy” (www.artsy.net/artist/ira-barkoff).

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.



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Catherine Howard does so much more than just real estate sales for Paula Redmond Real Estate. “I solve problems, listen to people’s dreams, hopes and worries. I’m a sleuth, marketer, and negotiator. It’s the greatest honor to walk with people in this journey.” Catherine spends her spare time playing piano, singing in the church choir, cooking, entertaining, gardening, and writing. “Most recently I have been working on a TV pilot and a story for my grand nieces and nephews.” Growing up in an area similar to Millbrook called Far Hills in New Jersey, moving to Millbrook has been a “coming home. I love Millbrook specifically for the vistas, the wildlife, our friends, and ... oh yeah lattes at Babette’s, lamb chops at Les Beaux and paté with a yummy red at Canoe Hill. My tag line is #countrylifeitsgoodforyou and it truly is.”



Wes Berlinghoff owns and operates Wes’ Auto Body in Millbrook, NY, and he says he’s been in and around the auto body business his entire life. “The thing I love the most is fixing a client’s automotive issue and seeing their face light up with happiness when I hand the keys back over.” As much as Wes likes to work on cars, he also enjoys hunting, fishing, ATVing, and camping in his spare time. He was born and raised on Long Island and moved to the area in the late 70s. “It’s a nice and quiet area that I’ve learned to love, and I enjoy having my shop here in Millbrook. We are centrally located to everything and I enjoy getting to know so many new people, and I’m glad to be able to offer 24-hour wrecker and flatbed services to the locals too.”



Kristin Hutchins is the Dealer Principle/Owner of Ruge’s Chevrolet in Millbrook, NY. “My family has been in the automobile business for 80 years, I have been active in the business for 25 years. I enjoy going to work every day, interacting with the customers and employees; the business has many challenges and every day brings something new.” Outside of work Kristin enjoys playing tennis and traveling. She also has two sons in college and likes to spend time with them as much as possible. Originally from Rhinebeck, a beautiful small town much like Millbrook, “I enjoy being a part of the communities that I live and work in. I am on the Northern Dutchess Hospital Foundation Board, Vice President of the Rhinebeck Chamber of Commerce Board, and the Millbrook Business Association Board. It is very important to support the people that support our business.”



Lauren M. Trager is a partner in Two Twelve Consultants, LLC, and finds it rewarding to help local entrepreneurs to start a new business or fix or expand an existing one. With 30+ years of experience teaching and working with entrepreneurs, Lauren’s hard work has been recognized through numerous awards for excellence in teaching in New York and nationally. Besides all of her business experience, Lauren is an accomplished cook of Italian, French, and Chinese cuisine. Previously, from Westchester, NY, she and her husband, Mark, bought a weekend home 11 years ago in Salisbury, CT. “We loved the area so much that four years ago we moved here full time. I enjoy visiting the small towns in the Tri-state area, including the shops and restaurants in Millbrook. One of my favorites is Alicia Adams Alpaca.”



Jeremiah Licis, of Pleasant Valley, is the Director of Food and Nutrition Services with Compass Group, USA. “I have been here for nine years and love working for a company that offers real opportunity, career growth, and versatility. Previously I worked in various fields including prestigious universities, major healthcare systems, and Fortune 500 companies.” Aside for work, Jeremiah’s hobbies include writing screenplays, collecting vinyl records, playing guitar, and spending time with his wife, daughter, and the family’s beloved bunny. Originally from Poughkeepsie, NY, Jeremiah says he enjoys the aesthetics of the Hudson Valley and loves living in a small town with access to major cities. “As for Millbrook, there is so much to do, but I personally think the Trevor Zoo is really cool and we love dining at Maura’s Kitchen of Millbrook. You seriously need to go there!”



Noemi Medina has worked for Salisbury Bank & Trust as a teller for a little over two years. “I love making banking simple and giving great customer service. Being able to communicate and help the Latin community is also very gratifying. I truly believe that smiling and trying to get people to smile can make their day a little brighter.” Noemi is originally from Peru and has lived in the area for over 17 years. She loves the beauty the area has to offer and in her spare time she likes to practice yoga, reiki, cook, volunteer, hike, and of course spend time with her son. “While visiting Millbrook I always hit the Millbrook Cafe for the dark chocolate fondue.” Noemi would like to thank the people in the community for welcoming her with open arms, “I’ve always felt welcome. I’m glad to call the Tri-state area my home.”

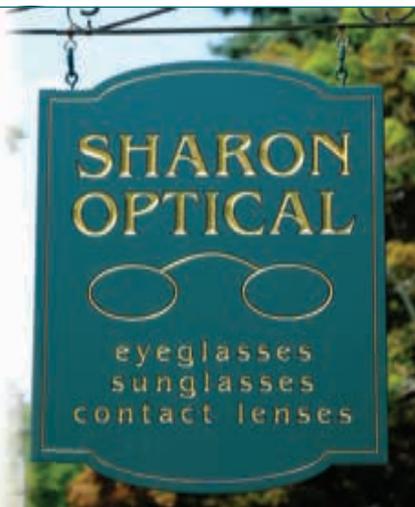
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DEBRA AND FLETCHER CODDINGTON, THE METAL SMITHS OF

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By Christine Bates

christine@mainstreetmag.com

How did you arrive in Millbrook? How did you become metal smiths?

Fletcher: I moved here when I was six with my family. I still live on the same property where I was raised, now named Coddington Lane for my parents who put in the road. My father had previously been an estate manager and then opened his own business, a feed store in Clinton Corners. My mother realized early on that I was having trouble in school, and instead encouraged my creative talents. As it turned out, I'm dyslexic, and this was before dyslexia was understood. My mother had me focus on mechanics, building and fixing things by the time I was in third grade.

I was sent to a Waldorf school in New Hampshire and then studied sculpture and painting at Silvermine College of Art. After finishing my associate's degree I went to Hobart Welding School for a year. After that I taught welding and began my business, Arrowsmith. Back then there were very few blacksmiths around and there was no internet, so when I wanted to learn blacksmithing I taught myself from books. I worked in Millbrook as a silversmith, sculptor, welder, and blacksmith, making many of my own tools. This eventually led to going to blacksmithing conferences and meeting Debra.

Debra: I grew up in the Bronx in a Jewish left wing neighborhood and went to Music and Art High School (now part of The LaGuardia High School of Music & Art and Performing Arts). My uncle Jimmy was a dental technician and a second dad. He taught me how to make jewelry and I also took courses at Hunter College. Though I had many studios in NYC, my first was courtesy of the generosity of Uncle Jimmy who shared his Union Square space with me.

By the time I was 17 I was making talismans and silver jewelry that I sold in stores like Bendel, Bloomingdales, and Cartier. By 22 I was divorced from my first husband and at 26 I started traveling. After cooking on sailboats in the Caribbean, I moved to Bozeman, Montana, to stay with my sister. I planned to study blacksmithing in Bozeman but had a previous commitment with a Vermont blacksmith and went to a blacksmithing conference in Purchase, NY, where I met Fletcher.

Being a kid from the Bronx I didn't believe his name was really Fletcher Coddington, which sounded like someone out of *Jane Austin* so he showed me his driver's license to prove it. Obviously it's his real name. We're kind of like *Annie Hall* in reverse.

Fletcher began Arrowsmith in 1969. After I completed my commitment in Vermont I joined Fletcher in Millbrook. We began working together on what's now Coddington Lane. We did whatever work came in our driveway encompassing many types of custom metal and worked in materials from silver to steel. There were a lot of horse-drawn carriages in Millbrook that needed restoration in those days and local estates, like Wethersfield, whose owners understood craftsmanship. So they kept us busy.

Can you describe this business? How did you get started?

Fletcher & Debra: Our business has changed enormously. Though



Above: Elaborate locks custom made by Arrowsmith. Below, left: Metal smiths Debra and Fletcher Coddington. Photos courtesy of Arrowsmith Forge.

Arrowsmith began as a two-person custom shop, by the 80s and 90s we had 25 employees and we made home accessories, furniture, and lighting for high-end, luxury American companies like Brunschwig & Fils, Waterworks, and Pierre Deux. We moved into production because Fletcher was exhausted by the learning curve of custom iron; he thought we'd do better as a production forge. Debra knocked on doors of stores and design centers all over New York and we advertised in trade magazines. Arrowsmith could make whatever clients wanted – furniture, chandeliers, hinges – anything metal. Our lines of limited, high-end production took off.

When NAFTA passed, our clients started moving their production to Mexico, and eventually to China. Everyone wanted less expensive products. We were still busy but customers became less interested in heirloom-quality pieces and more focused on price.

Then the 2008 great recession came along. It was the nail in the production business' coffin. We weren't nimble enough. We didn't respond

Continued on next page ...





Above: Fletcher Coddington working with an electric hammer. Right: Arrowsmith production work included furniture, and chandeliers for luxury companies. Photos courtesy of Arrowsmith Forge.

quickly enough and just couldn't handle laying off our employees – many of whom had been with us for over 15 years. We didn't assess and reorganize and were forced to take out loans to keep going. We survived by the skin of our teeth. Our workers found other jobs and we returned to where we began, custom ironwork. As Fletcher knew, unlike production with custom work, every project is different. You have to figure out how to create each piece individually. The learning curve is indeed steep.

Your lives were altered by tragedy when your son drowned in a Hudson River canoe accident the night before his wedding. How do you cope with that?

Debra: Losing our son Baylin shattered our lives. We lost him on December 21, 2012 to hypothermia and drowning. He was celebrating at his bachelor party on the Hudson River when he was convinced to take a short jaunt in a canoe. A storm came up suddenly, tipping the canoe. Baylin and his friend Barrett Raymond died together in the river that night, fourteen hours before he was to be married.

After shocking, sudden, out-of-turn tragedy you can barely breathe much

less think about running a business. Catastrophic loss rips your heart out. Despite simplistic platitudes that abound, though time changes how loss affects you, it doesn't get "better" nor do you move "through" it. It's a long slog back to learn how to move forward in life.

Baylin was an ethno botanist and a classically trained clarinetist who travelled in Vietnam. He worked on farms and gardens and in jazz bands. He was kind, funny, beautiful, and free spirited – never boring. We will be figuring out our way without him for the rest of our lives.

I have always been a closet writer and when Baylin died I fell headfirst into my laptop. I write about my son, and I write about loss; discussing what I've learned about the wrongheaded cultural paradigm that surrounds grief. I also try to be available to anyone, newer to this impossible path who thinks I might be able to offer some assistance, no matter how small, just as mothers, present for my early grief, leaned in to help me.

It's really not possible to understand how ferociously relentless grief is until it's yours to hold. I've gradually come to realize (and Fletcher knew this sooner than I did) that our work is a helpful distraction and provides relief. Grievors often comment on how their address books change after loss, and it's true. But the people who surrounded us at our workspace have been life saving. We cannot over-state how much their kindness has helped us through the past five-plus years. Baylin always knew that what matters most in life is connection, and when your heart is shattered, that's often the only thing to offer solace. Our co-workers at Arrowsmith were supportive and kind. They implicitly understood connection and acted on it.

Because so very much of what we'd expected for our future left with Baylin, we've spent the last five and a half years reassessing and reorganizing our lives. We try not to over plan, but expect this process will continue.

There's a For Sale sign in front. What are your plans now?

Debra: Actually that sign has to come down. We are gradually turning this

facility into a building of makers and an entrepreneurial design center. Maybe down the road it will even house a gallery to showcase the work of our building's makers. Millbrook Auction Center, a new business, just moved in. We have several artists who are renting studio spaces including Gregg Cimms, a talented blade smith who makes custom chef's knives and Damascus blades; Brandt Junceau, who creates bronze sculpture; and Sharon Bates, a conceptual artist/sculptor.

The concept is to utilize the entire 27,000 square foot building to house studios for sculptors, painters, artisans, and the local creative community. Jimmy Crisp, the architect, has his offices in the front 1,500 square feet. We have gradually realized that we have a valuable resource for the creative community, the artists, and ourselves. We really ought to take down that For Sale sign out front.

In October we plan to open a pop-up, Arrowsmith at Arrowsmith. It'll be open Fridays through Mondays, in time for the holidays, to let people know we're back. Hopefully the pop-up will rekindle the unusual retail and design experience we've always provided at Arrowsmith. •

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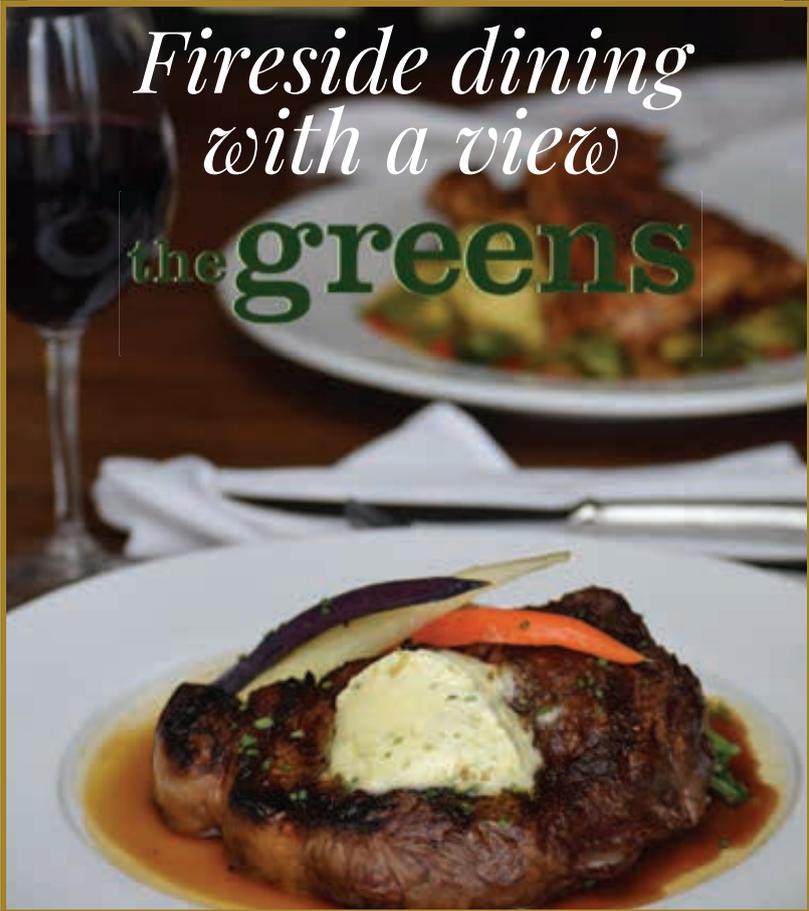
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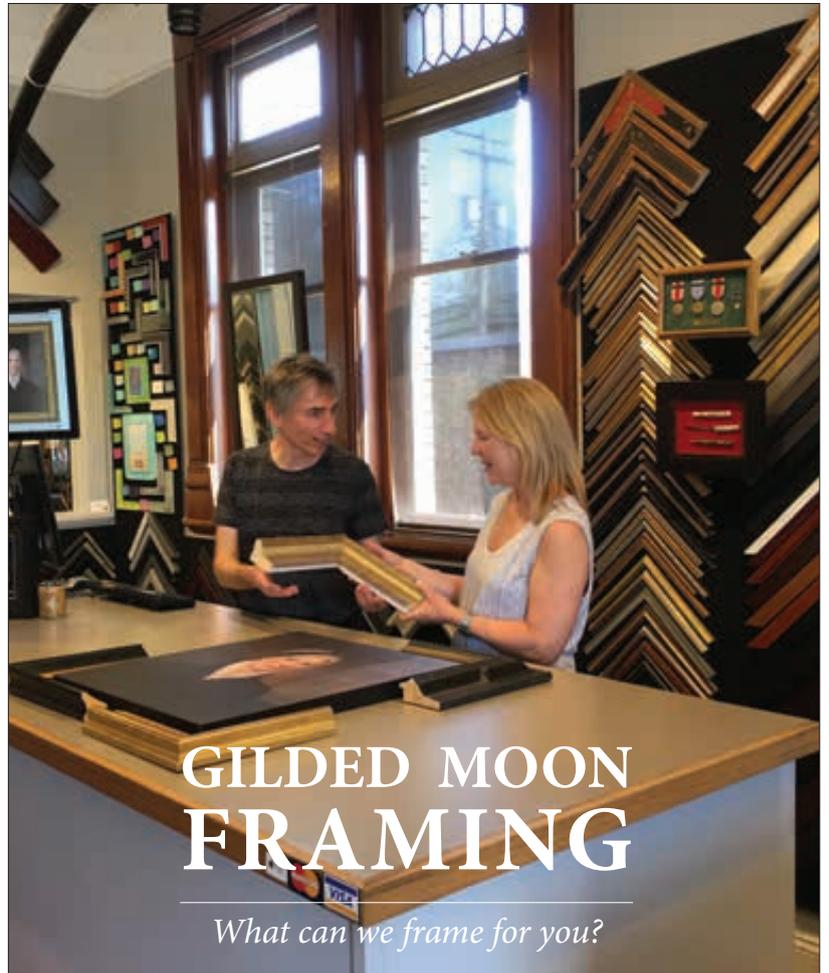
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Apple snack cake

By Jessie Sheehan
info@mainstreetmag.com

There are few things I love more than a cake of the “snack” variety. A snack cake is as special as any celebration cake (i.e.: birthday cake), but does not require an “event,” in order to be enjoyed. Snack cakes are single layer cakes. They are after school cakes, they are picnic cakes, they are Sunday night dinner cakes – or even Wednesday night dinner cakes. They come together quickly and are consumed just as fast – except when they are not, and then a leftover slice is the perfect accompaniment to your morning coffee, standing at the kitchen sink, cake in-hand (a plate would be superfluous), crumbs falling, as you ponder the day ahead. Or wrap said leftover in plastic wrap, and stick it in a lunch box – I mean a homemade slice of cake discovered by your little one in her lunch box? School lunch doesn’t get much better than that.

And if your snack cake is topped with sliced (red-hued) apples (freshly picked from your local orchard, perhaps) and generously sprinkled with Turbinado sugar (crunchy, brown/raw sugar), well then your fall just got about a million times tastier – you’re welcome.

Good to know

This oil-based cake is baked in an 8-inch round cake pan, but would likely work in an 8-inch square pan, as well. It has a tight, moist crumb, and because the recipe calls for brown sugar, and only a bit of granulated, it has a slightly molasses-y/caramel-like vibe that marries beautifully with the apples.

Leave the skins on your (red) apple slices – for color and texture, and be

generous with the final sprinkling of sugar: it provides the most-crackly and sparkly of lids for this most special of cakes. A dusting of confectioner’s sugar post-bake is pretty and delicious; and a scoop of vanilla ice cream atop a warm slice, to close out a regular-old weeknight dinner, truly is all that and then some.

Ingredients:

About 1 1/2 small red apples, such as Gala or Macintosh
1 1/2 cups all-purpose flour
1 1/2 tsp baking powder
3/4 tsp table salt
2/3 cup vegetable oil
1 cup light brown sugar
1/4 cup granulated sugar
1 egg
1 yolk
2 tsp pure vanilla extract
2/3 cup sour cream
Turbinado sugar for generously sprinkling
Confectioner’s sugar for dusting
Vanilla ice cream or whipped cream, for serving

Instructions:

Preheat the oven to 350-degrees. Generously grease an 8-inch cake pan with cooking spray or softened butter and line the bottom with parchment. Set aside.

Slice the whole apple in half, and then cut all three halves into eight pieces, about 1/4-inch thick, removing the core as you do so.

Combine the flour, baking powder and salt in a small bowl and whisk to combine. Set aside.

In a medium-sized bowl, combine the oil and sugars and whisk vigorously to combine. And the egg, yolk, and vanilla, and whisk again. Add the



sour cream and whisk a final time.

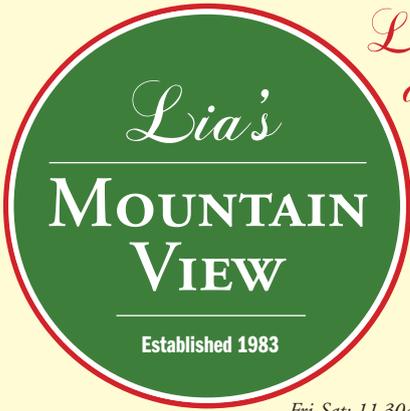
Add the dry ingredients to the wet and with a rubber spatula, gently fold to combine. Do not over mix. Stop folding when there is still a streak of flour or two.

Transfer the batter to the prepared pan and decoratively place the apple slices on top, until most of the top is covered.

Generously sprinkle the cake with Turbinado sugar and place in the preheated oven for about 50 minutes, rotating the cake at 30 minutes and testing it for doneness at 45. The cake can be pulled from the oven when a tester inserted in the center comes out with only a moist crumb or two and the cake has started to pull away from the sides of the pan.

Once cooled enough to handle, run a paring knife around the edge of the pan to release the cake, and invert it right side up on to a serving platter or cake stand. Serve slices warm or at room temperature, dusted with confectioner’s sugar and with vanilla ice cream or whipped cream. •

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



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REAL ESTATE IN THE TOWNS OF MILLBROOK & VILLAGE OF MILLBROOK

The landed gentry of Dutchess County

By Christine Bates
christine@mainstreetmag.com

Millbrook conjures up a very specific vision: horse fences, pheasant shooting, Land Rovers, polo, tweeds, fox hunting, secluded estates, and the discreet wealthy. Located in the center of Dutchess County, the “Millbrook” lifestyle is lived in The Town of Washington, not the separately incorporated village of Millbrook.

Founded in 1788, the town was named after George Washington who passed through during the Revolution, although where he was coming from or going to is not widely known. Washington residents are disdainful about comparisons with the Hamptons, the competitor for New Yorkers’ toniest weekend get away.

Millbrook is about tradition and keeping everything the way it has been. The collective view of the present and the future is still best expressed in the town’s vision of their comprehensive plan: “We envision the Town of Washington will remain a rural community with great scenic beauty, a healthy natural environment, and a high quality of life for its residents. We envision protecting our Town and ensuring that our working farms, beautiful historical landscapes, water resources, and natural habitat is preserved for the future. We believe in managing our fiscal house responsibly. We believe in maintaining a vibrant and diverse local business community located in the Village Center, and we want to maintain our historical character because of its importance preserving the look and feel of our community.”



Above: Designed by noted architect Paul Gleicher for the late composer Marvin Hamlisch, Four Barns combines the rural with the contemporary. Photo by Linda Hall and courtesy of Heather Croner Real Estate.

It should be noted that the Village of Millbrook has not issued its own separate comprehensive plan in thirty-plus years.

2017 was a good year for Millbrook real estate agents

Looking at sales of all single residence Millbrook homes, including estates on more than 50 acres and village homes, from 2009 to 2017 the median house sale remained below \$400,000 for the period. This reflects the much lower prices paid for modest homes located in the Village of Millbrook as compared to the surrounding estates located in the Town of Washington.

In 2017 the median price of 51 sales fell to \$300,000 – the most sold in the last nine years – on the highest residential sales volume of over \$30

million. Activity picked up further in the first six months of 2018 when the median price of a home rose to \$420,000.

Sales of agricultural land, which includes horse farms, were also strong with 253 acres sold at over \$20,000 an acre. An additional 288 acres of raw land sold, the highest in nine years, at \$18,000 an acre. The total residential sales volume in 2017 was \$41 million – dramatically higher than the average annual sales for the last five years of \$27 million.

The village market is small, but increasingly attractive

The contrast between the Town of Washington and the Village of Millbrook in real estate activity is clear by looking at a side-by-side comparison

of property for sale at the end of the summer. Located in the center of the Town of Washington, the Village of Millbrook occupies only 3% of the town’s 59 square miles. The village’s population of around 1,500 people constitutes about one third of the town’s total population.

The Village of Millbrook grew up around the railroad, which used to run along Front Street. It was the home of the Italian stonemasons that built the estates, the dressmakers, the grocers, and the shopkeepers. Houses tended to be small on small lots and were built in the late 1800s.

Only nine homes within the village are currently for sale with a median asking price of \$469,000. The renovated house at 3308 Franklin is on the market for \$625,000, which reflects the increased interest in village living, which can also be seen in villages like Millerton, NY.

Only one village house at 89 Maple Avenue is listed at over \$1,000,000 and there are five below \$500,000. The profile of the typical village

Continued on next page ...

RESIDENTIAL PROPERTIES LISTED FOR SALE AS OF SEPTEMBER 4, 2018*

LISTED IN TOWN OF WASHINGTON

Total number	54
Average listing price	\$2.2 million
Median listing price	\$.9 million
Total listing value	\$118.4 million
20 houses < \$500K	\$6.5 million
12 houses >\$500K<\$1 million	\$9.5 million
22 houses over \$1 million	\$102.3 million

% Market

100%
5.5%
8.1%
86.4%

LISTED IN VILLAGE OF MILLBROOK

Total number	9
Average listing price	\$595K
Median listing price	\$468K
Total listing value	\$5.3 million
5 houses < \$500K	\$1.9 million
3 houses >\$500K<\$1 million	\$2.2 million
1 houses over \$1 million	\$1.3 million

% Market

100%
35.6%
40.2%
24.2%

*Provided courtesy of Guernsey Real Estate

TOWN OF WASHINGTON, VILLAGE OF MILLBROOK RESIDENTIAL, AGRICULTURAL LAND, RAW LAND - 2009 TO JUNE 2018

	2009	2010	2011	2012	2013	2014	2015	2016	2017	6 months of 2018
ONE FAMILY HOMES										
# purchased	41	32	34	27	44	41	38	49	51	27
Total \$ sales	\$24,897,350	\$18,372,607	\$30,389,174	\$14,301,797	\$25,056,100	\$22,039,000	\$22,610,100	\$27,347,098	\$30,542,925	\$22,041,548
Average price	\$607,252	\$574,144	\$893,799	\$529,696	\$569,457	\$537,537	\$595,002.63	\$558,104.04	\$598,881	\$816,354
Median price	\$365,000	\$400,000	\$320,000	\$339,000	\$327,500	\$285,000	\$350,000	\$377,500	\$300,000	\$420,000
AGRICULTURAL LAND										
Acreage	133.6	0.0	436.0	239.3	524.8	0.0	105.3	0.0	253.6	150.7
Total value	\$2,000,000		\$22,675,000	\$5,662,500	\$11,588,200		\$1,950,000		\$5,250,000	\$5,650,000
\$ per acre	\$14,976		\$52,004	\$23,668	\$22,081		\$18,527		\$20,701.08	\$37,491.71
RAW LAND										
Acreage	249.0	78.5	28.1	146.2	48.3	5.4	43.0	85.9	288.1	10.0
Total \$ value	\$3,660,000	\$1,366,200	\$535,640	\$2,770,000	\$704,000	\$143,000	\$787,000	\$1,900,000	\$5,220,457	\$150,000
\$ per acre	\$14,702	\$17,397	\$19,062	\$18,948	\$14,570	\$26,481	\$18,285	\$22,119	\$18,121	\$15,000
TOTAL SALES	\$30,557,350	\$19,738,807	\$53,599,814	\$22,734,297	\$37,348,300	\$22,182,000	\$25,347,100	\$29,247,098	\$41,013,382	\$27,706,548
Million \$ Sales										
# over \$1 million	6	3	7	5	7	3	6	5	5	7
% of market	37.8%	27.8%	78.5%	52.4%	37.1%	39.4%	44.0%	38.5%	25.4%	65.2%



Above: Lightning Tree Farm, the epitome of traditional Millbrook, is listed at \$19,000,000 and comes with 373 acres and a helipad. Photo courtesy H.W. Guernsey Realtors, Inc. Below, right: This village house at 25 Valley Farm Road priced at \$330,000 sold quickly and closed at the end of August for \$325,000. Photo courtesy H.W. Guernsey Realtors, Inc.

house buyer is either an empty nester downsizing now that the kids are out of the house, or Millennials who want to walk to the Marona's Grocery store, the hardware store and restaurants, and don't want to be in the middle of nowhere.

Over \$100 million in million dollar houses

Contrast the only nine properties for sale in the village to the 54 available in the Town with roughly double the median price. Of the 54 houses on the market, only 20 are under \$500,000. These homes are typically on less than five acres of land and under 2,000 square feet. Between half a million and a million dollars are 12 larger houses with more acreage, but not enough for an agricultural exemption or raising sheep.

end of the high-end appears strong with \$13 million dollars of million dollar properties selling in the first six months of the year.

In contrast to village properties, "country" houses often have barns, run-in sheds, fenced pastures, swimming pools, and conserved land. The late Marvin Hamlish's home, Four Barns, listed at \$9,850,000 is an example of everything this type of home can offer: six bedrooms for guests, 12,000 square feet, billiard lounge, media room, 40 acres, and, of course, a pool.

This is also the land of the "gentleman farmer," wealthy individuals who value history, the countryside, and their privacy. Lightning Tree Farm may be the most quintessential Millbrook estate on the market. Built in 1850 as a grand house, it has almost 18,000 square feet and 372 acres. The taxes are over \$200,000 a year.

Timeless

Changes happen slowly in Millbrook, but always in keeping with its ethos. The comprehensive plan of the town was passed after years of discussion,

the village is just starting to update their plan, a sophisticated wetlands bill was approved and solar panel regulations enacted.

The Bennett College Building continues to disintegrate and after years a vision for the Thorne Building at the entrance to the village is being developed. Meanwhile retail shops on Franklin Avenue close and new restaurants open. But in the Town of Washington hay fields, horses grazing in pastures, and stonewalls without a CVS in sight continue the tradition that is Millbrook.

Country homes are passed down through families or sold to successors who will maintain the property. Recently the historic 32,000 square foot Pillsbury Mansion on Lake Minnetonka in Minnesota was demolished after seeking a buyer for a decade. The original listing price in 2007 was \$53.5 reduced finally to \$7.9 million with no takers. This would not have happened in Millbrook where the past is preserved and honored. •



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The history of Millbrook, NY

By Lindsey Clark
 info@mainstreetmag.com

Millbrook, as we know it today, has strong, deep roots that date all the way back to the 1860s. On what had been the old Isaac Haight farm, the village was laid out by Franklin Merritt in 1865-1869. Merritt had great incentive to develop the land because he knew of the plans about building a railroad line through the area, a railroad brought to the area by George Hunter Brown, whose estate was Millbrook's namesake. Not only did Merritt create the plans for the small town, but he also rather shamelessly named two of the main roads that passed through: Franklin Avenue and Merritt Avenue. Though his plans were assembled in the 1860s, it was not until late 1895 that Millbrook officially became an incorporated village.

The formation of Millbrook as an official entity was necessary to accept a gift, the Thorne Memorial School, from the local, and quite influential, Thorne family. The Thornes were among the earliest settlers, also donating land for the Tribute Garden, and creating a foundation to provide annual scholarships and support civic projects.

The early settlers & citizens
 Prior to Millbrook's more thorough establishment, though, the early

settlements in the area consisted of mostly Quaker people. However, as time passed, diversity in the village increased, with waves of immigrants from Ireland, Italy, and other European areas arriving. Throughout the diversification of the area, Millbrook has still kept religion as a part of its core. After the Quakers established themselves in the region, Methodists, Episcopalians, and Catholics soon followed, and today all remain represented in the town.

Employment opportunities

The early citizens of Millbrook, according to David Greenwood, Millbrook's town historian, "were involved much as they are today, visiting shops, providing services, attending church, supporting community activities." As a result of the railroad nearby, many took employment either on trains, or on the track for maintenance. Others, if not working on the rails, farmed and shipped produce along the train's network. Another option was to move goods through the major roads and turnpikes, bringing products to places like Poughkeepsie to be sent to markets on the Hudson River.

Other occupations in early Millbrook included standard jobs for the time, as there were butch-



Above: Composite from 1908 calendar featuring religious structures and the Bennett School for Girls. Below, left: Period photo of horse show at Halcyon Hall, a luxury hotel which later became Bennett School. Photos courtesy of the Millbrook Historical Society.

ers, grocers, farmers, and lumberers. People also worked as realtors; were employed at inns and antique shops; and provided landscaping, farming, and animal husbandry services for the nearby estates. Additionally, teaching was an occupation available at the time.

Early education

One of the earliest schools in the area, the Nine Partners Boarding School, opened in 1796. A famous Quaker academy, the Nine Partners Institution was co-ed, which was unusual at the time. Eventually, prior to the official planning of Millbrook, the school relocated to Union Springs, NY, in 1864.

One way the people of Millbrook sought their education was through one-room schoolhouses, and these could be found throughout the greater Millbrook and Washington area.

In 1896, the Thorne Memorial School opened, and this institution offered not only academic classes, but occupational courses as well. These classes included blacksmithing, carpentry, sewing, and home economics. Many students saw these courses as highly useful, and

thus these classes became an incentive that kept people in school, and prevented students from dropping out.

Another institution, which soon came to be Bennett College, was once a luxury hotel by the name of Halcyon Hall. This hotel, purchased by Mae Bennett in 1907, was transformed into a young ladies' finishing school. The academy eventually developed into Bennett College, but then closed in the 1970s.

Activities & dedications

When the people of Millbrook were not busy with work or school, they took up various hobbies. Mainly these interests fell into the sporting category. Still engaged in today are activities such as the Millbrook Hunt, the foxhunt on horseback founded in the 1890s. Some who prefer to follow the hounds on foot rather than horseback choose to foxhunt with the Sandanona Hare Hounds. The Sandanona beagles and bassets reside in kennels at



Continued on next page ...



Above, top to bottom: James Blinn's blacksmith shop on Washington Avenue, Millbrook, circa 1908. Period postcard of the Millbrook Railroad Station, no longer standing, which was located on what is now the Veterans Green. Right: One of many Museum in the Streets® walking tour plaques located throughout the village. This one features a period photograph of the original railroad headquarters, which currently houses the Bank of Millbrook.

the Thorndale estate. In addition, fishing and shooting clubs have grown to be popular in the area, with Orvis Sandanona Shooting Grounds and Tamarack Preserve nearby. The neighboring hamlet of Mabbettsville also has a town park for Millbrook citizens to appreciate, and sports and activities sponsored by the town Recreation Commission are enjoyed today by many.

Another site in the village that many can admire is the Tribute Garden on Franklin Avenue. Upon its establishment, the park was dedicated to those who served and passed away in World War I. In addition, the Veterans Green is another commemorative space dedicated to the memory of those from the wars following. This dedication came with the disbandment of the railroad, making that occurrence a key event.

Architectural impacts

Architecturally, one can further witness the influence of the railroad

on Millbrook as a village. Greenwood notes that “early buildings reflect Millbrook’s origins as a 19th-century railroad town.” For example, the brick building where the Bank of Millbrook is currently located was the railroad’s original headquarters. Where Merritt Books stands used to be a freight building along the railroad bed. In addition, the admirable building where the Thorne Memorial School stood, on Upper Franklin Avenue, is being “re-imagined as a destination for community activities and events,” according to Greenwood. It is clear that the community of Millbrook, to this day, remains in touch with its earlier roots.

Seeing is believing

A local walking tour through the village, accompanied with signs, descriptions, and photographs documenting early views of the small town, will make this clear. When one embarks on this tour, it becomes clear to see that Millbrook has in fact changed very little, despite the constant advancements of the modern world. As Greenwood puts it, “We remain a small village surrounded by open countryside with many farms, horses, and walking trails.”

Though modern technology has not completely transformed the village, it has made it easier to visit the community. Online, one can access information on all the services, shops, and more that Millbrook has to offer. However, nothing beats experiencing Millbrook in person.

If you are lucky enough to visit the village of Millbrook, Greenwood recommends parking your car and walking along the streets. On your walk, he suggests visiting the Tribute Garden, as well as the library. He recommends taking the self-guided walking tour, enjoying the restaurants in town, and browsing the antique shops and specialty retail stores. He also advocates for exploring greater Millbrook, suggesting stops at the Trevor Zoo at Millbrook School, the Innisfree Garden, the Wethersfield Garden, and the Cary Institute of Ecosystem Studies. Do make it a goal to visit all the wonderful places Millbrook has to offer. As Greenwood encourages, “Seeing is believing!” •

A special thank you to David Greenwood, Millbrook’s town historian, for assisting us with all of the information and photographs for this article. To learn more about Millbrook’s history, you can also visit The Millbrook Historical Society online at www.villageofmillbrookny.com.



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LUMINARY

KIRA WIZNER OF MERRITT BOOKSTORE & TOYSTORE IS ENJOYING HER ROLE AS PROPRIETOR OF THE COMMUNITY STORE

By Regina Molaro
info@mainstreetmag.com

“As anyone who knows me will tell you, what I like best in the world besides my family is reading. My delight in connecting people with books is celebrated every day,” says Kira Wizner, proprietor of Merritt Bookstore and Toystore in Millbrook.

Although Merritt Bookstore’s history dates back more than 36 years, the warm, inviting shop is a new venture for Wizner. In 2015, the former English teacher and literary buff purchased the store after the passing of its founder Scott Meyer.

“I went on the shop’s website to read about Meyer’s passing and saw that Merritt Bookstore was quietly up for sale,” reveals Wizner who relinquished her role as a teacher more than a decade ago after the birth of her first daughter.

A new role

Although Wizner wasn’t looking to purchase a business, she moved into entrepreneurial mode when she imagined the reality of living in a town that was void of a book store.

General knowledge garnered through several years of volunteering to run the pop-up book fair at her daughter’s school gave life to the idea. Wizner knew a bit about the industry through her work with independent bookstore McNally Jackson.

“I really wanted to do something else, so I thought maybe this was it. I’m interested in so many things and when I started to think about what I wanted to do, I couldn’t choose one thing. Having the bookstore allows me to choose and not choose at the same time. Everything I’m interested in I can bring in through books,” says Wizner.

Revitalization and services

In the three years that the bookstore has been under Wizner’s guidance, there have been changes, which include extensive renovations to the main space and upstairs gallery, which hosts exhibitions and events.

The revitalized shop is housed in a bright and airy space that offers a complete selection of new book releases and classics for readers of all ages. It also offers elegant cards, stationery, and wrapping paper as well as fun toys, games, puzzles, art supplies, and beyond. A highly curated selection of gift items includes seasonal items for winter such as snow tubes.

Some of the best sellers that hail from the local region include *A House in the Country* by Peter Pennoyer and Kate Ridder; *Life At the Top* by Kirk Henckels and Anne Walker; and *History of the Hudson River Valley / Volumes I and II* by Vernon Benjamin.

When it comes to services, Wizner and her team are adept at creating bespoke book subscriptions, assisting clients with selecting gifts and creating gift baskets/buckets, and building personal libraries for guest rooms or baby rooms.

“It’s nice to work personally with clients to create something tailored just for them. That’s the difference between our shop and Amazon or other online retailers,” says Wizner.

She mentions a recent customer who wanted to purchase a gift for someone suffering from depression. Wizner used her knowledge of what was in store to put together a personalized gift basket that would speak to the recipient’s needs. “If our team makes a mistake, the client can just come in and switch out the item,” says Wizner.

Uniting a community

Beyond the personal touches that the team delivers, Merritt Bookstore also unites the community through author signings, writing workshops, and craft workshops. A book club meets four times per year.

The store also participates in local events such as the upcoming Sheep and Wool Festival, which will be held at Rhinebeck’s Dutchess County Fairgrounds October 20 and 21.

On Friday, October 26, author



Jeremy Jackson will give a talk on his latest book, *Breakpoint: Reckoning with America’s Environmental Crisis*. It will be held from 7 to 8pm at Cary Institute (2801 Sharon Turnpike, Millbrook).

On Saturday, October 27, acclaimed author Gail Carson Levine (*Ella Enchanted*) will be at the Merritt Bookstore from noon to 1pm to read and offer signings of her latest book, *Ogre Enchanted*. The story centers around a clever heroine who is determined to defy expectations and outwit a fairy’s curse. Registration is preferred for both events.

Beyond serving the area’s book needs, Wizner enjoys working with members of the community. “I enjoy employing teenagers and giving them the chance to have that first job, responsibility, and a chance to be learn. Also on staff is Alison Meyer – the wife of Merritt Bookstore founder Scott Meyer.

“Merritt Bookstore is a place where people feel comfortable talking – a place in the community where everyone feels like they can come to tap a bit deeper into themselves,” concludes Wizner. ●

To reach Wizner or Merritt Bookstore, visit 55-57 Front St, Millbrook, NY, or online at www.merrittbooks.com, or call (845) 677-5857.



Above, top to bottom: Inside Merritt Bookstore. Owner, Kira Wizner.

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Innisfree Garden

AN INVITATION TO STROLL:

By Ian Strever
info@mainstreetmag.com

A good poem and a good garden have a lot in common. They both represent an attempt to make order out of chaos: to take the best that nature and language give us, and arrange them in pleasing ways so that the audience will slow down and appreciate both the artist's creation and the individual elements that contribute to the effect. It is a challenge to be "present" with poetry after days of emails and texts, but I invite you to meander through Exhibit 1: *The Lake Isle of Innisfree* by W.B. Yeats:

*I will arise and go now, and go to
Innisfree,
And a small cabin build there, of
clay and wattles made:
Nine bean-rows will I have there,
a hive for the honey-bee;
And live alone in the bee-loud glade.*

*And I shall have some peace there,
for peace comes dropping slow,
Dropping from the veils of the
morning to where the cricket sings;
There midnight's all a glimmer,
and noon a purple glow,
And evening full of the linnet's wings.*

*I will arise and go now, for always
night and day
I hear lake water lapping with low
sounds by the shore;
While I stand on the roadway, or on
the pavements grey,
I hear it in the deep heart's core.*

The 185-acre garden

Exhibit 2: Innisfree Garden in Millbrook, NY. Beyond just a shared name, the highly cultivated grounds reflect an attention to detail and effect that echoes "in the deep heart's core." The groomed



Above: Innisfree is like nature, but improved upon by design.

walkways, grass-rimmed ponds, and Buddhist-like arrangements of stone and rock invite the visitor to stroll pensively around the space to an almost meditative effect.

The 185-acre garden is not hard to find, but it does not declare itself, tucked just out of sight from the major artery of Route 44. The seclusion is significant, however, and it situates the grounds beyond the reach of road traffic and other intrusions on the bucolic scene.

Lester Collins' designs

The public gardens are located on the larger holdings of the Innisfree Foundation, which was founded in 1959 to care for the magnificent creation of Lester Collins, the landscape architect who was hired by Walter and Marion Beck to transform the area into a singular vision of Asia in the Hudson Valley.

Like the great Frederick Olmstead, Collins' design aesthetic incorporated an appreciation for the natural contours and features of

the land, which he integrated into his plan. Collins' influences were more Eastern than most landscape architects of the era, however, and Innisfree straddles the line between constructed and natural space with a clever wink to the visitor. Where Olmstead worked toward creating "an overall sense of place," Beck and later, Collins, "focused on individual compositions, relating these to each other and to the landscape as a whole" (Innisfree Garden 3). Even at its busiest times, one feels a sense of seclusion and sees vignettes that assume an archetypal cast: it's like the best parts of nature, improved upon by design.

That design is distinctly minimalist and inspired by the Chinese and Japanese sources that took hold of both Collins and Beck. Trees are groomed with the sensibility of a

Continued on next page ...

bonsai artist to maximize the natural beauty that is inherent in each species, and lichen-spotted boulders suggest a permanence that is well beyond the mere century they have stood there.

How it all began

The Becks began work on the property in the 1920s, but it wasn't until they crossed paths with Collins in 1938 that the gardens truly began to take shape. The original property included an English country house with accompanying Western-style gardens, but when Beck, a painter, began to explore Eastern influences in his work, he was inspired to shape the land differently. Beck studied the scroll paintings of Wang Wei, and in particular the "cup gardens" that captured small vignettes and intimate spaces instead of the expansive layout of Western gardens. The result was the essence of Innisfree.

Continuing the vision

Following Walter's death in 1954, Collins continued and extended their vision, including elaborate but invisible waterworks and man-made earthworks. Collins pursued a singular focus; he was not interested



in copying the work of the great gardens of the Far East, but wanted to recreate their soul in Millbrook. Even more impressively, Collins managed to achieve his vision despite significant financial handicaps. When Marion Beck died in 1959 after a prolonged illness, little remained of the nest egg that was to safeguard the property in years to come. The Innisfree Foundation sold off significant portions of the estate in the 1970s to cushion the blow, but Collins was also heavily involved with the creation of

the foundation that oversees its financial security to this day. Donations continue to support the upkeep of the gardens, and visitors are asked to pay a nominal fee to explore the grounds.

To have such a treasure in our area is a blessing. Innisfree has been called "one of the world's ten best gardens,"

and it is a place that invites return visits. The cup gardens change with the light of the day, and the gardens transform with each season. There are myriad routes around the property, and it is both impossible and undesirable to cover them all in one visit. The gardens are best absorbed at a leisurely pace, allowing time for engagement with the waterfalls, grottos, niches, and views that make it unique. Benches and chairs entice weary visitors throughout their stroll, and it is foolishness to not enjoy them.

And yet the gardens can get busy, too. Despite somewhat limited hours, sunny days invite crowds, although it never feels crowded. Collins' layout ensures that visitors never see too much of the gardens – or other visitors – at once, and it continually brings the saunterer back into connection with a boulder, water feature, or artfully-placed tree that demands attention. In my own visits, I have never felt as if I have absorbed all of the wonders of Innisfree, and I always find myself wishing I had taken a more leisurely pace through the gardens. Take an afternoon, and take it slowly through Innisfree. •

To learn more about the Innisfree gardens, visit them in person at 362 Tyrrel Road in Millbrook, NY, call them at (845) 677-8000, or visit them online at www.innisfreegarden.org.

Above: Innisfree allows only a few glimpses of the entire creation, never enough to neatly summarize Collins' work. Left: The Hillside Cave is a perfect example of Collins' interest in creating quiet, secluded "cup gardens" that captivate the visitor to Innisfree.



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Halcyon Hall

By John Torsiello
info@mainstreetmag.com

One of the most imposing landmarks in Millbrook, NY, many say unfortunately so, is the decaying The Bennett School for Girls, called last Bennett College until the 1970s when it was abandoned. There are those who say the skeletons of the once attractive and vibrant buildings on the abandoned campus would make quite a good setting for a Gothic novel or a movie.

Perhaps the most unfortunate victim of the abandonment of the campus is Halcyon Hall, a once masterful work by noted architect James B. Ware. According to the website Untapped Cities, Halcyon Hall was built in 1890 with plans for it to be a luxury hotel. This was apparently a project taken on by wealthy New York publisher J.J. Davidson, Jr. “The hotel was to be part lodgings, part museum, book collections, and artifacts from around the world,” according to the website.

Who was James Ware?

James E. Ware, who lived from 1846 to 1918, is an interesting fellow. The American architect is best known for devising the “dumbbell plan” (a tenement building formerly common in New York City and having a long nar-

row plan characterized by two narrow air wells at each side), according to the website Redirectify.

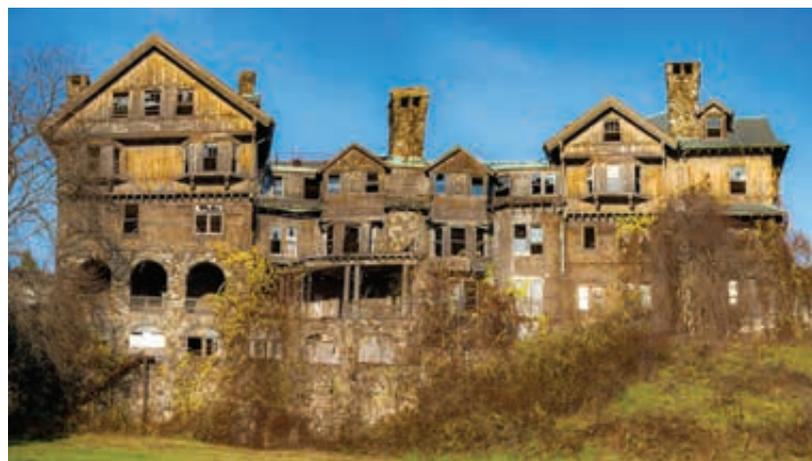
Ware was born in New York City and studied at the City College of New York. He began his practice in 1869 and was the designer of multiple dwellings. He designed the Osborne Apartments in New York, as well as part of environmentally-themed and naturally ornate Mohonk Mountain House in New Paltz. He also designed a number of private residences in New Jersey and New York City and the interior of the Madison Avenue Presbyterian Church in 1891.

The website claims that among Ware’s “finest extant buildings” is a row of Romanesque Revival houses at 1285-1293 Madison Avenue, on the corner of East 92nd Street, in New York City. While in practice with his sons (Franklin and Arthur), Ware designed City and Suburban Homes Company’s First Avenue Estate, added to the National Register of Historic Places in 1986. The Wares also designed dwellings that contribute to the Sagaponack Historic District in Suffolk County.

Halcyon Hall’s design

Reportedly, Halcyon Hall was meant as a retreat for the wealthy to hide away. The Hall’s rooms were said to be designed in a “cozy” manner and offered multiple “nooks” where one could secret himself or herself and relax with the morning newspaper or a good book. The building had 200 rooms and was five stories tall. It was built using dark wood panels and stone “typical of the Queen Anne style the building evoked,” according to the website.

By the way, the word “halcyon” is used to characterize happiness, great success, and prosperity. It is often used to describe an idyllic time in the past that is remembered as better than today. And many of us are thinking halcyon thoughts these days, aren’t we?



Apparently, the hotel never became as popular as it was first hoped and closed in 1901, lacking enough patrons to keep its door swinging open and its owners buried in debt. The website said that in 1907 May F. Bennett, a schoolteacher from Irvington, moved her school for girls into the building and grounds. The Bennett School for Girls enrolled around 120 students, and girls studied there for six years, four in high school and two additional years in “higher study.” During this time, the website said, The Bennett School added a chapel, stables, dormitory, and an outdoor theatre. In the 20th century, the school did away with its high school classes and became a junior college officially known as Bennett College. For various reasons, the school went bankrupt and was closed in 1977.

What you see today

Halcyon Hall is now, as mentioned, in a serious state of disrepair. Efforts have been made to save the building from demolition, but they have been thus far futile. The interior has been stripped for artifacts and there remains only a hint of the Hall’s former beauty. It is a favorite destination for “urban explorers” and photographers. One of the latter, Lazlo Gyorsok, whose photos appear with this article,

has been inside the building and taken stunning photos of its state of disrepair. “I was there about six years ago, so I’m not sure what condition the place is in now. I remember almost falling through a rotted floor at one point.”

Lazlo’s photographs clearly hint at the building’s former splendor; wood paneled walls, long hallways, curving staircases, tall multi-paned windows, some of them curved at the top, and rooms that once echoed with the sound of conversation and perhaps raucous laughter. His photograph of the outside of Halcyon Hall gives one pause, a mighty structure, even in its probable last days, looming almost menacingly over the landscape that it once complimented rather than detracted from.

Interestingly, in 1993, the building was placed on the National Register of Historic Places, but the entire campus of the former school, including Halcyon Hall, is scheduled for demolition and plans are for a repurposing of the property, although the exact date of the demolition is not finalized.

Halcyon Hall may soon be a memory, kept alive only by the photographs of artists such as Lazlo Gyorsok. ●

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Tally-Ho to The Millbrook Hunt

By *Dominique DeVito*
info@mainstreetmag.com

If you're going to get to know Millbrook, NY, you're going to get to know The Millbrook Hunt. It's been a part of the place since 1889, though its formal recognition didn't come until 1907. Still, that's over 100 years ago. And if the tradition of foxhunting seems out of place in a fast-paced, technology-driven world, it's a pleasure and a relief to know that it is as entrenched as ever in the rolling countryside a mere 88 miles from Manhattan.

Foxhunting as a sport

Foxhunting is a sport with origins in the English sporting life, and it goes way back. Many of this country's founding fathers were avid foxhunters, including George Washington and Thomas Jefferson. It's simple in its purpose, which is to train a pack of hounds to use their noses to find the trail of a fox, their voices to alert to the trail, and their stamina to stay on the trail. Foxes are fast and elusive, and hounds are challenged to stay on their scent through terrain that can be varied and challenging. When in pursuit of the quarry, the hounds can be lost quickly, which is why they're managed by a team on horseback – a huntsman, who is ultimately in charge; at least a pair of whippers-in, who scout the periphery of the area to be hunted to watch for stray hounds and to alert the huntsman to a sighting of the fox; and Masters of the "field," the folks who ride to the hounds during the hunt. If the field

rides too close to the hounds, there's a risk that they will turn the fox or even ride over its scent trail. If the field falls too far behind, they will miss the action. It is the Master's job to be alert to what's happening with the hounds while ensuring the full participation of the riders in the field. To this end, foxhunting is a team sport.

This sport has uniforms, too. They're the stuff of paintings and iconic photos – men in scarlet riding coats and men, women, and children in black with different colors on their collars, all in the riding pants known as jodphurs, usually with black riding boots. The garb is rooted in historical and practical roots harkening to military days. Jodphurs are tailored for comfort over long hours in the saddle. The scarlet coats (called "pinks") are so that key staff are clearly visible. Black coats are the uniform of the field, showing respect by all for the traditions. Different hunts have different "colors," and these are represented by a felt band on the collar of the coats of select longtime members. Many hunts also offer buttons for hunting coats engraved with the hunt's logo. The stockties that are wrapped around people's necks and secured with pins can come in handy should someone be injured.

A feel for the field

To learn more about The Millbrook Hunt, I was directed to Parker Gentry, a longtime Master and a foxhunter for most of her life. She explains the long history of the hunt in Millbrook this way: "We're bringing a whole community of people together – neighbors,

families, older people, younger people – and we're sharing a great adventure, which is foxhunting." She continues, "When the hounds are running and we're off, it's dangerous and exciting, and all of us involved are



Above: Huntsman Donald Philhower exercises the pack with riders in a more casual way before the official foxhunting season gets underway. Below, left: Huntsman Donald Philhower and his hounds in the field. Photos by Pat Ike.

helping each other with every aspect." This includes galloping across fields, maneuvering winding paths in the woods, jumping post-and-rail fences or chicken coops, going flat-out one minute and pulling up to listen and possibly change course the next.

"The median age of the riders in the field is about 50," she says. "Our membership is fairly evenly divided among men and women, and we have riders ranging in age from seven to 75. On a Saturday hunt meet, we can have about 65 people participating. At our largest gathering, the season's Opening Meet, there might be close to 100 people out." That's a lot of people to watch out for, and they're on horses, large and powerful animals that can be unpredictable. "Every outing is a new adventure," Parker muses, "and we're all looking at each other and grinning, sharing the day and looking out for each other."

I found this great description of the foxhunting experience in a piece published in 2015 in the English paper *The Telegraph*, by James Delingpole: "Hunting is so brilliant because it combines so many of the things that make life worth living: the matchless beauty of our countryside; the camaraderie of shared danger; the glamour of a mobile cocktail party; the spirit of a warehouse rave; the application of hard-won skills; the escapist joy of

living purely in the moment; the thrill of the chase; dressing up in fabulous costumes.... Of all these, what I've come to enjoy most is the relationship you have with your horse. I don't come from a riding background; I used to dislike horsey people. Once you've been out hunting, though, you get it totally. Your survival – it's quite a dangerous sport – depends almost entirely on the wildly unpredictable, almost uncontrollably powerful beast between your legs. The bond between you during the four or five hours of a hunt is so intense it's like becoming one united creature: no longer human and horse; more like a centaur."

Hounds are the heartbeat

There's the connection with the hounds, too, without which there would be no sport. "Every hound is precious to me," Parker shares. As a Master, she is involved on a daily basis with huntsman Donald Philhower's program of raising and training the pack. "I watch them from the time they're born, grow up, be trained, and then work in the field. We walk the pack every day, weather permitting."

Donald Philhower has been huntsman for The Millbrook Hunt for 15 years, and he's put together a pack that has earned accolades in the



Continued on next page ...

highest circles of the sport, including Best Pack in 2013 and 2014 at the prestigious Bryn Mawr Hound Show in Pennsylvania. “Breeding fox hounds is a combination of science, art, and luck,” he says. “Good hounds have to have voice, nose, speed, and drive.” Fox hounds are friendly and want to do what they were bred to do, which is to detect the scent of a fox or other suitable quarry and follow it to its end. From puppyhood they’re trained to work together, and to respond to the huntsman’s calls, which are made with his voice and with his hunting horn. In their enthusiasm and pack mentality, however, listening can become selective, and it is only by building trust that a Huntsman can expect anything from his hounds. Too permissive and the pack takes over; too heavy-handed and the hounds are wary rather than engaged in their work. His understanding of the “science, art, and luck” to produce a successful pack through many years earned Donald Philhower the 2018 Ian Milne Award. This is as high an honor as there is, and is given to a huntsman “of sound character who has made outstanding contributions to the sport of foxhunting.”

Inter-generational addiction

There aren’t too many sports whose teammates range in age from seven to 75, as Parker cited, and that’s another amazing thing about foxhunting. Children are a welcome part of the field. Many start as pony clubbers or come to the hunt through a trainer they’re working with. Often a child’s interest will lead to the parents getting involved, though it works the other way, too. One of Parker’s favorite days of the foxhunting season is the an-

nual Junior Meet held on Labor Day. That’s when the kids are paired with the hunt staff, allowed to break away from their place in the regular field and ride alongside the Masters, or the whips, or even the huntsman. “It’s a joyous occasion,” Parker admits. “I just love it.”

Not everyone in the field wants to ride at the same intensity, and that’s allowed, too. There are different “flights” in the field on any given meet. The first flight is for riders who want the all-out experience, including any jumps that come along. The second flight is made up of riders who want to take it a bit easier, going around some or all of the fences, and laying back a bit. There’s another level called “hilltoppers,” whose pace will be more laid back. They’re typically led by longtime Millbrook Hunt member Pat Ike, who is also a wealth of information on the land, the habits of the foxes and coyotes that are chased, and all things foxhunting. “Hilltopping is wildly popular,” Parker admits, “and it’s perfect for those just getting started.” Riders can move between fields as they desire on any given day.

Again, I like the way Delingpole put it in his article in *The Telegraph*: “If, on occasion – whoops! – the hounds do chase a fox, things get rather exciting. When you learn to ride there are all sorts of sensible rules about safety you follow: don’t jump when it’s too muddy or hard; don’t gallop round tight bends. But following fast-moving hounds gives you licence to ignore them all. Afterwards, it feels a bit like it must do when you’ve survived a battle. Everyone’s amazed to be in one piece; you feel an extraordinary bond with those who



Above: Elias Chadwell (left), Hugh Collins (center), and Aubrey Chadwell (right) at the Smithfield Church in 1938. Below, left: Millbrook Community Day on horseback. Photo by Pat Ike.

have shared the experience. People who were strangers an hour before now feel like your oldest, most intimate friends.”

And by the way, foxhunters do say “Tally-Ho.” It’s what’s cried out by anyone who spies the fox on the move. Said to evolve from the French word *taiout*, which was shouted to excite hounds on the scent of stags, it’s a cry that now excites riders in the saddle of hunts across the country and around the world.

This is what keeps foxhunters coming back, and what keeps new generations involved, often for a lifetime. There’s excitement, there’s sport, there’s the horses and the hounds, there’s the etiquette and pageantry, and there’s something else: land. If it wasn’t for the permission of the landowners, the hunt would wither. “We are SO respectful of any property owners here in Millbrook and the area,” Parker tells me. “We have an annual barbeque for all the landowners who allow us to ride over their properties, and we make sure anyone who participates in the hunt understands the rules: stay to the edge of planted fields; close gates; keep fences repaired; and more. Foxhunters often inform landowners about things they might not see or know about. We really learn about the countryside,” Parker shares. “The goal is to keep the land open and to appreciate its beauty. We work closely with Dutchess Land Conservancy, too,” she adds. “Without land, hunting is not sustainable.” And what about the fox (or coyote), also without which there would be no sport? Rest assured The Millbrook Hunt is a foxhunt based on the chase. When the fox goes to ground or a

coyote goes out of range, the hounds are called off the scent and led to new country. Foxhunters know best the populations of foxes, and this is critical for their long-term health. The sport is a sport, and the chase is its game plan.

A Pride of the community

Agriculture is the primary industry of Millbrook, and nearly everyone in the area has ties to it, whether as a farmer for generations or a gentleman farmer or champion of the land. The Hunt is part of the area’s land-centered economy, so much so that on Millbrook Community Day, Don Philhower brings the pack through town with the other groups on parade. “There’s a definite pride and excitement about the Hunt in our community,” Parker relays, “and we’re grateful for it.” ●

The Millbrook Hunt meets on Mondays, Wednesdays, and Saturdays from mid-August through February, weather permitting. Foxhunters gather at a particular farm and set off from there. Hunts typically last three to five hours, ending back at the farm. Hounds are walked out of the hunt club kennels on Tuesdays and Thursdays. If it interests you, you’re welcome to accompany the Huntsman and others on the walks. You can also follow the hunt from your car, starting at the meet and staying with the people who know where to go for the best views. As for riding in the hunt, there are several ways to get involved. There’s full membership for those who want to enjoy many hunts through the season (and other special events held by the hunt club), or, if you want to join the field for a day, there’s a capping fee. Parker can recommend stables that rent horses for those who want to dip their toes into the world of foxhunting. She can also provide all other information about meets, schedules, and other Hunt events. Contact her at Parker Gentry, MFH, at PO Box 1022, Millbrook, NY 12545. Learn more at www.themillbrookhunt.com, and get a great feel for the hunt by watching Marion deVogel’s beautiful video at <https://vimeo.com/118505069>.



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Personal expressions

PAPER BOUTIQUE CORDIALLY CORINNE OFFERS A WELL CURATED SELECTION OF ELEGANT CARDS & TOKEN GIFTS

By Regina Molaro
info@mainstreetmag.com

A display window filled with colorful butterflies welcomes passersby into Cordially Corinne – a Millbrook-based paper boutique that opened its doors in April 2018.

The timing was finally apropos for the shop's proprietor Corinne Tardio to launch this charming shop, which was an aspiration for many years. The paper boutique is filled with elegant cards and stationery, darling gift items, chic jewelry, and other small trinkets.

Prior to settling in the Millbrook area in 2003, Tardio called several other cities "home" including London, Washington DC, and South Carolina.

Living in DC certainly played a role in inspiring her interest in proper etiquette, fine manners, and an appreciation of handwritten notes. As a former debutante, her upbringing included many social events. "My love of entertaining has always been an integral part of my life," explains Tardio.

Although network managing/technology was the focus of her previous career, Tardio always had a flair for well-designed party settings. She enjoyed using her designer's eye to create her own wedding and party themes, but she also understood that the reality of working as a professional in the industry would have whisked her away from her husband and children.

Although she was busy in her role as wife and mother, Tardio always entertained the thought of launching her own business – perhaps a paper-related venture when the timing was right.



Planting the seeds

In 2006, Tardio hired Paula Smith Designs Inc. – Your Event: Logo & Window Design to design her logo. It incorporated the two C's in Cordially Corinne's brand name, which was created years prior. The Cs take the shape of a butterfly.

Although Tardio's ideas were taking flight, her business aspirations were temporarily grounded. In 2008, her family relocated to Hilton Head, South Carolina for her husband's career.

"My husband's company was very integrated into the local area and we entertained monthly, which fostered my love of entertaining," reveals Tardio. Invitations always set the tone and color palette for the events.

In 2013, Tardio and her family moved back to the Millbrook area. With the realization that she and her husband would soon be empty nesters, the timing seemed right to launch a business. A retail space

on Church Street became available in fall 2017 and she acquired the space in January 2018. "Since I already knew what I wanted to do and already had my name and cards designed, the rest fell into place," admits Tardio.

The butterfly – a symbol of transformation – became a central design theme at the paper boutique. Perhaps some can say that the butterfly icon even relates to Tardio's personal transformation and her previous flutterings around the globe.

When setting out to decorate the shop, she adorned the windows with butterfly garlands from World Buyers. "It has become a top selling item and a theme for Cordially Corinne. It's definitely a staple in the shop," mentions Tardio.

Continued on next page ...

All photos with this story depict the interior space and offerings of Cordially Corinne, and are all courtesy of Collin Tardio.





A peek inside....

Although Cordially Corinne is primarily a paper and stationery shop, it also offers a selection of enchanting gifts. Some of the top card collections include Design with Heart; E. Frances Paper; Rifle Paper Co.; Ros Shiers; and Sugar Paper. Eighty percent of her card collections are manufactured in the United States.

In a business that is based on personal expression, communication is always paramount. “The people behind these card lines have become my family. They’re proud of their work and get excited to share their products,” says Tardio.

When it comes to fun trinkets, Top’s Malibu’s colorful, handmade Surprize Balls are ideal for spreading smiles. Fun-loving adults and children both enjoy unravelling layers upon layers of colorful crepe paper ribbons. Once undone, they’re delighted to discover charming keepsakes such as vintage toys, confetti poppers, colorful marbles, seashells, and even exotic Kukui nut tops that hail from Hawaii.

Fab gift items include Skeem. Design’s three-wick Citronella Grapefruit candles, which landed on Oprah’s Summer 2018 “O List.” There’s also Roll-On Bracelets from Aid Through Trade, which are ethically crafted by Nepali artisans.

Each purchase empowers a woman to remain engaged in a sustainable job.

Cordially Corinne entices jewelry enthusiasts with Vetrofuso’s bold glass bracelets, which are handmade in Italy. At \$180, these stylish trinkets are at the high end of the shop’s price range.

Small sections of the retail space are dedicated to pet products, which include customizable dog toy storage bins and Harry Barker’s country-bacon dog treats, which are baked fresh in America. Another section welcomes teens to snap up fun note pads and other affordable items.

Merchandising a small shop certainly has its challenges. “I love my space, but it can be limiting, so I have to be creative. I’m bringing in more custom items and stocking stuffers for holiday time,” reveals Tardio. To keep the retail space engaging, she switches the cards out weekly.

At your service

Beyond the engaging retail environment, Cordially Corinne offers custom stationery and invitations through several companies. These include Crane & Co.; Haute Papier; Kelly Hughes; Little Lamb Design; Picme! Prints; Sweet Pea Designs; and William Arthur among others. Other customizable items include coasters, napkins, gift tags, and beyond. Customized gifts include cutting boards from Maple Leaf.

Tardio and her team also offer gift wrapping services for clients and even those who make purchases elsewhere. They can simply bring the goodies to Cordially Corinne, purchase a box, and have it artistically wrapped by the experts.

Planning is always top of mind for Tardio, who says that phase one of her business plan was to launch the boutique and phase two was to offer custom invitations and items.

The next phase will include offering workshops. She strives to connect local artists with customers who need assistance with calligraphy or letterpress for their entertaining needs.

“I love the paper world and connecting artists with customers. It’s about giving back to communities, bringing people together, and keeping our towns alive,” concludes Tardio.

Some of her goodwill collections such as Aid Through Trade, Bangladesh Project, and Good Paper give back to communities worldwide.

Tardio looks forward to the upcoming holiday season – a festive time of year that lends itself to decking out window displays and bringing in fun seasonal items. “There’s something for everyone,” concludes Tardio. •

To learn more about Cordially Corinne, visit them in person at 5907, 144 Church St, Millbrook, NY, or call them at (845) 605-1261.



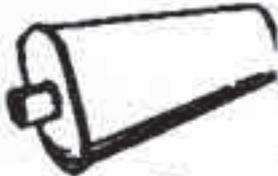
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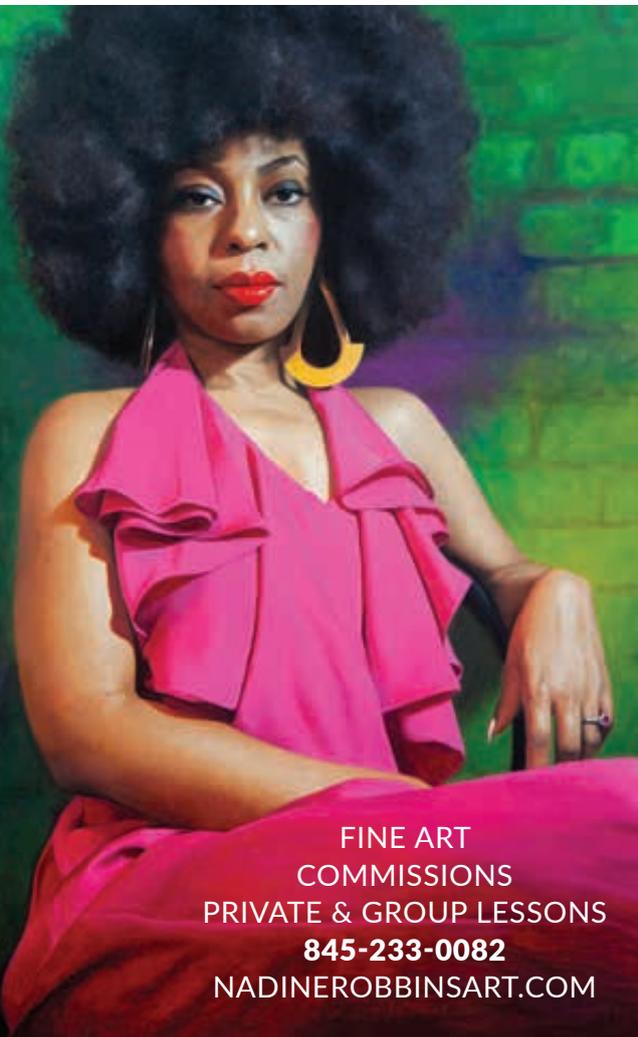
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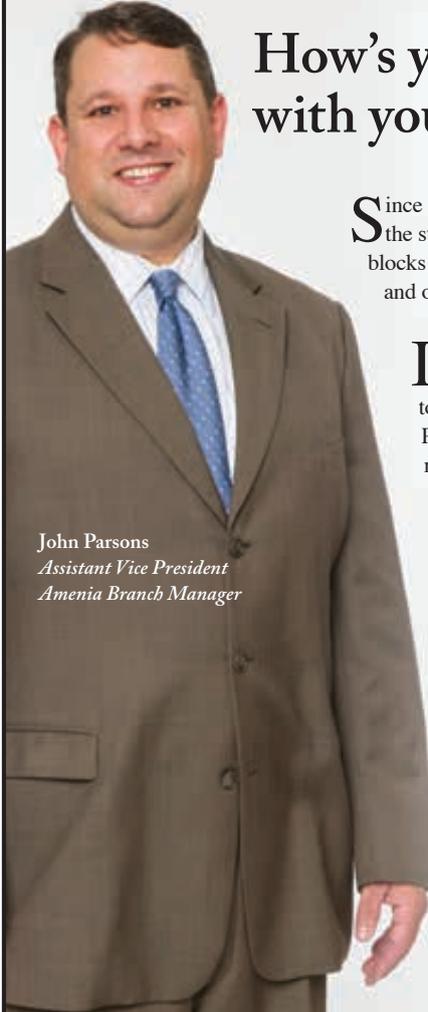
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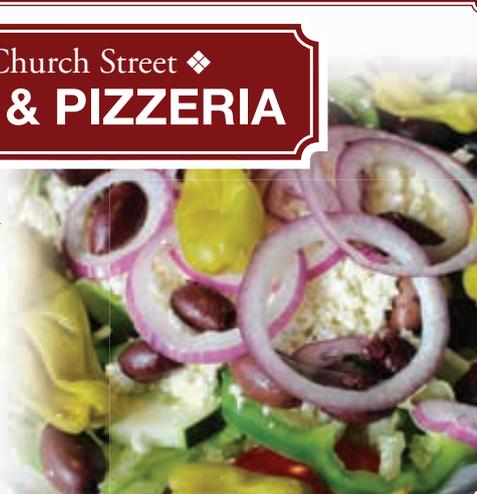


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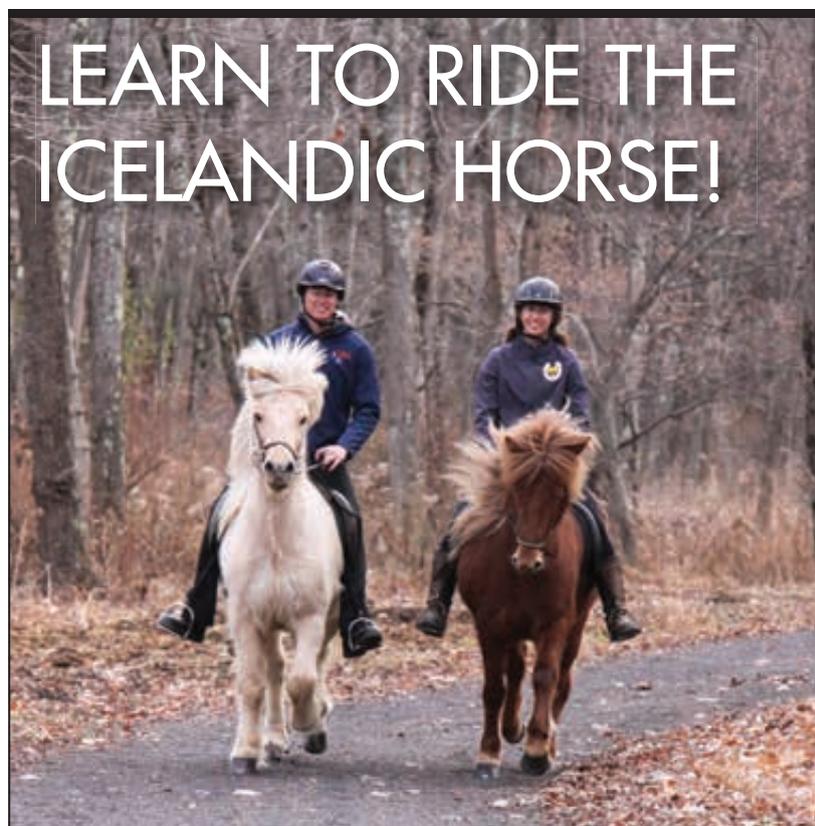


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Keeping up a family tradition

GIL SCHAFER FOLLOWS HIS ARCHITECTURAL HERITAGE

By Joseph Montebello
info@mainstreetmag.com

The apple, as they say, doesn't fall from the tree. It always seemed a given that Gil Schafer would become an architect.

"I am the grandson and the great grandson of architects," explains Schafer, "and it was very much in my DNA. I knew my heritage at a young age and I knew I wanted to work in architecture. As a child I was always creating, making things out of Legos, and drawing houses. It just felt natural and right and it was something I loved doing."

Travel and living experiences

Schafer learned early in life the importance of home and being happy in one's environment. Due to various circumstances, he spent his childhood living in many different places.

"I had what one might call a peripatetic childhood," he says.



"For much of my younger life we lived on a seventy-five acre farm in a rural part of New Jersey. We had sheep and cows with a rustic barn, an apple orchard, and a vegetable garden. Summers we would visit my paternal grandparents who resided in a fieldstone and shingled house just outside of Cleveland, with an amazing view of the city and Lake Erie. Or I would find myself in California where my great-grandmother lived in a stone cottage at the legendary San Ysidro Ranch. There I got to experience the Spanish Colonial architecture of Santa Barbara."

The travel and living experiences continued for Schafer after his parents' divorce. Among others, there was the funky surf cottage in Carpinteria, California; a quirky house on the island of Eleuthera in the Bahamas; and visits to an aunt and uncle's nineteenth-century cottage on the coast of Maine.

"Though I had yet to start my career as an architect, I learned two things on these childhood rambles that have served me well professionally. The first was that a house that makes you feel happy, welcome, and secure is a success, no matter the style of architecture or the degree of lavishness. The other was that how I felt about any residence I visited was entirely intertwined with my response to its setting. The nature of the nature – the climate, the



landscape, the sounds, aromas, and light – was a strong determinant of my feelings about a home."

The learning curve

Schafer attended Haverford College, just outside Philadelphia, and then on to Yale for graduate studies in architecture. Upon graduating he went to work for his studio critic Bernard Tschumi, the leading deconstructivist architect and then dean of the Graduate School of Architecture, Planning and Preservation at Columbia University. The irony was that a classicist had gone to work for the leading proponent of the opposite of classicism. But it was an important learning curve for Schafer.

Schafer moved on to work for Ferguson & Schamamian, one of the leading high-end residential architectural firms in the country, where he stayed for almost a decade. Over sixteen years ago Schafer started his own firm and is in

Above: A new Dutch colonial revival-inspired house by Gil Schafer is reached by a winding gravel drive where a refined entry portico and wide Dutch door welcome guests. © *A Place to Call Home* by Gil Schafer, Rizzoli, 2017. Photo by Eric Piasecki. Left: Architect Gil Schafer sitting on the front steps of his Maine retreat. © *A Place to Call Home* by Gil Schafer, Rizzoli, 2017. Photo by Eric Piasecki.

Continued on next page ...

constant demand and is considered one of the leading practitioners of contemporary classical architecture. He is a member of *Architectural Digest's* AD 100 and winner of the Art of Design Award from *Veranda* magazine.

Forces at work

With his team of 35 people, he is able to offer a multitude of services and also work on small projects as well as the more challenging large ones. The first meeting with a prospective client is where it all begins.

“Usually we try to meet at our offices,” explains Schafer, “and evaluate if we are the best architectural firm for the project; to see what the client’s goals and dreams are. Ideally our points of view mesh and we are off and running. Then we go to the site and get a sense of where it is, what the challenges are, and what forces will be at work. Context is so important.”

Schafer describes himself as a classical architect, always traditional and always rooted in American architectural history. He describes his style as understated, but tied to



Above, L-R: A new kitchen in a restored, historic Charleston carriage house. © *A Place to Call Home* by Gil Schafer, Rizzoli, 2017. Photo by Eric Piasecki. An antique dining room mantelpiece was exquisitely carved during the Federal period and found by Gil Schafer for this new house on the Navesink river. © *A Place to Call Home* by Gil Schafer, Rizzoli, 2017. Photo by Eric Piasecki. Below, left: The 'snug' in this bucolic Mill Valley, California, house is tucked into the lower level of the garage, making for a perfect, stylish getaway. © *A Place to Call Home* by Gil Schafer, Rizzoli, 2017. Photo by Eric Piasecki.

place and context and designed to look as if it has always been there. Reading the landscape is uppermost in his design process.

“As important as a commitment to classicism has been to me, no less meaningful is my desire to create architecture that is effectively responsive to a set



of circumstances. To me, architecture is never about a theoretical idea. The question is always ‘How does it feel?’ Once I have forged an emotional connection with a project, I begin to experience it as I draw it – a specific narrative unfolding as if I were writing a story.”

From re-configuring a structure in Mill Valley and turning it into

the perfect California residence to a Connecticut colonial, a spectacular Adirondack haven, a Fifth Avenue apartment with panoramic views of Central Park, a magnificent historic house in Charleston, and in projects from Maine to Georgia, Schafer has created unique but timeless residences for a multitude of clients.

Completing the project

In addition to the architectural aspect of the project, Schafer does occasionally take on the decorating aspect of a project.

“I am always grateful and excited when clients offer me a chance to complete the project by allowing me to create a specific decorative vision to accompany my architectural one.”

Schafer has recently published *A Place to Call Home: Tradition, Style, and Memory in the New American House*. In it he profiles seven of his projects, including his stunning A-frame on the coast of Maine. It is the perfect companion piece to his first book *The Great American*

House: Tradition for the Way We Live Now, in which he documents four houses that are related stylistically. Reading his design philosophy and viewing the accompanying photographs, one can understand why he is in such demand. There is an innate understanding of the project and the person and the importance of melding them together, which he does so well, along with a sense of comfort and tranquility.

In his spare time, what little of it that he has, Schafer spends time at his country house in Millbrook, looking at land, poking around antique shops, and enjoying the fruits of his labors.

“I’m a guy who loves what he does,” Schafer says. “My career is built around my passion and that’s a great privilege. I love working on houses and have been fortunate enough to have clients that have brought me to interesting places.” ●



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DAVID & ROBYN CUTLER ROSENBERG:

A study in how to “walk the talk”

By CB Wismar
info@mainstreetmag.com

“When you see a rescue truck, ambulance, or car with flashing blue lights, pull over and offer a moment of prayer and thanks. It could be you they are going to save.”

At the very least, flashing blue lights and prayers of thanks are an off-beat way of introducing a couple. But then, David Rosenberg and Robyn Cutler Rosenberg are not your ordinary couple. And, the introduction falls squarely into the middle of the two fascinating lives they have led and the profound dedication they have brought to the community.

Blythe spirit

Robyn enjoyed three very distinct careers in the competitive maelstrom of New York City. With a degree in dance from Julliard, she became part of the internationally celebrated Jose Limon Dance Company. A dancer's life is stressful, at best, and when that first career came to an end, Robyn decided to pursue her love of flowers – a passion she continues to this day. As a floral designer, she found her second stardom, only to discover a profound allergy to some flowers. What to do?

True artists do not casually turn their creative verve on and off. Robyn was invited to move into the chaotic world of broadcasting,

plying her skills and great sensitivity to music as she became the Music Director of three network daytime dramas.

Four Daytime EMMY Awards later, Robyn and David finally bid the City farewell and took residence, full time, in their Wassaic, NY, hilltop home. The energy and dedication did not disappear when leaving New York City behind, and today, Robyn maintains a stunning garden while finding ample time to serve on the Board of Directors of Jane Strong's vibrant equine therapy program, The Equus Effect, and support the budding artists of The Wassaic Project.

A life in the theater

When Robyn married the love of her life, David, they were both fully immersed in the theatrical world. David began his professional career by teaching Communication Arts at Hunter College.

To supplement his income, he had apprenticed with a cabinet maker and found himself drawn into the world of theatrical staging, then lighting, then stage managing, production managing, then touring the world with dance companies and theatrical presentations. He was a member of the creative team that produced *Brigadoon* on Broadway, toured with *Beatlemania* and finally



worked on such complex productions as *Phantom of the Opera*, *Miss Saigon*, and *The Lion King*.

There was an opening in the theater world for a company that could create the effects, the treatments and the staging components required as productions became more and more complex. With his insight and initiative, David started his own company which he ran with great success until the decision in 2015 to make Wassaic home. With some leisure time on their hands, the lure of travel provided them the opportunity to see parts of the world that intrigued them ... or to re-visit cities that had been stops on dance and theatrical tours.

Above: David and Robyn Rosenberg. Below, left: Robyn with Jane Strong of the Equus Effect.

The passion that would not go away

But all the while, underlying the artistic and commercial success enjoyed by both Robyn and David, there was a profound sense of wanting to do more – to share their insight and energy with organizations that sorely needed, but could not pay for help – organizations that helped those who needed it. Volunteering.

Continued on next page ...



The cliché of “giving back” has, at times, been overused by those of means who make a modest contribution to some annual campaign, play in the charity golf tournament or buy tickets to the annual fund raising cocktail party and feel they’ve done their part. David and Robyn have elevated the act of “giving” to an art form. It’s not a footnote in their lives – it’s a complete, ever-expanding chapter.

Perhaps it started some years ago when David became involved with Friends of Karen, a philanthropy that supports critically ill children and their families. He ended up serving on the board and was immersed in their fund raising efforts. From the organization’s modest start, it now offers support for over 500 families in crisis each month. The urge to volunteer did not end when the Rosenbergs’ permanent address changed. Intrigued with local politics and “how things work,” in an area where some of the basic life support systems rely on unpaid

volunteers, David put his interest into action when he was elected a commissioner of the Wassaic Fire District.

Back to the flashing blue lights

David and Robyn are of sufficient age that they could easily rest on their laurels, enjoy a social life built on enduring friendships and welcoming neighbors, but they have chosen to become more active, more engaged, more passionate about their world. Keeping up with Robyn and David is a task that requires ample energy and a profound sense of awe.

Being a commissioner was not enough for David. He wanted to observe the training, the routines of the volunteer fire fighters. After all, he was now part of the decision-making group that would deal with budgets, expenditures, and the utilization of the community’s taxes. He went to a training session for the fire company.



“I was stunned by the commitment, the skill set, and the amounts of time spent in preparing for multiple possibilities where their community would be in need of assistance.” The draw was magnetic. So, David became a fire fighter. Basic training required to achieve that designation consumes 80 intense hours in order to reach Fire Fighter 1 status. As a fire fighting volunteer, David carries the pager wherever he goes, responds to calls with the weighty equipment – the suit, boots, and helmet – already in the trunk of his car. He is part of the Wassaic Fire Company – and proud of it.

“When these men and women finish a day’s work and a family dinner and the kids’ homework and maybe an evening meeting and their pager wakes them from a deserved sleep, they are up and out, not knowing if they are dealing with a false alarm, a heart attack, an auto wreck, or a raging inferno.” David’s awe and appreciation remain constant. He has spent the days and nights required to serve the community, and believes strongly that many more should step forward, investigate, discover, and commit.

community, mentoring with the NECC in Millerton, NY, helping organize the annual funding effort for The Equus Effect or actively promoting local businesses, such is the enthusiastic swirl of life for Robyn and David Rosenberg.

And, then the pager David keeps with him at all times goes off. In Wassaic, the siren is wailing. In moments, “Big Blue,” the huge tanker truck will pull out of the fire station and the flashing blue lights will pierce the darkness. Time to walk the talk. •

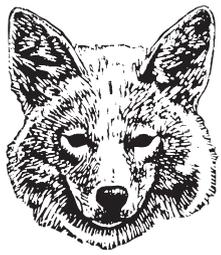
To join David and Robyn in supporting the community, feel free to explore the options offered on the websites of North East Community Center (www.neccmillerton.org), The Wassaic Volunteer Fire Company (www.Facebook/Wassaic Firehouse), or The Equus Effect (www.theequuseffect.org).



Above, top to bottom: Veterans in the ring at the Equus Effect. David getting into “The Big Blue.”

Lives, in full

Regular workouts at Studio Lakeville, summer rounds of that most frustrating pursuit, golf, or hosting a group of visiting artists at The Wassaic Project to help them become part of the creative com-



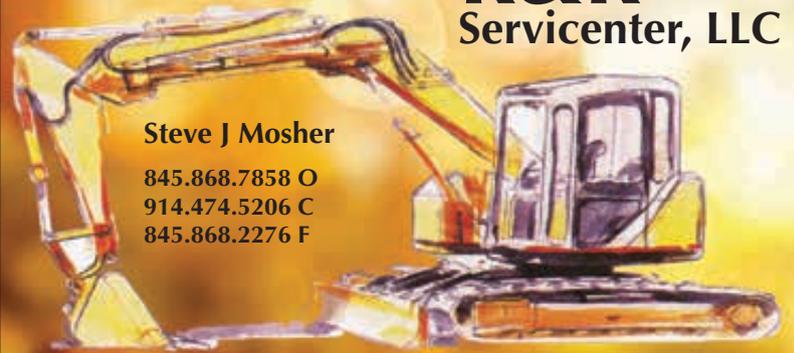
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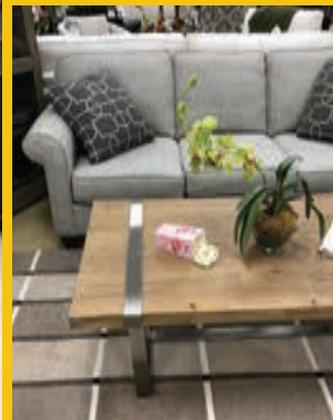
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Millbrook's footballers

By John Torsiello
info@mainstreetmag.com

Playing football in college at any level is a huge commitment of time and energy. Just ask Millbrook's Chris Carolei, a redshirt sophomore on the Marist College squad.

"It's a huge change," the linebacker said. "It's a 24/7 job, my classes are shaped around football practice. Unlike most college students I have to get to bed early and wake up at the crack of dawn for morning practices, while others are going out partying and sleeping in. In high school you could show up and perform admirably, but with college football, if you don't come every day ready to perform at your best you won't have the opportunity to play."

Decisions and field time

But the 6-5, 205-pound Carolei isn't complaining. "The great thing about it is that I am fortunate to get to play alongside great athletes and get coached by an experienced coaching staff. I have made some really good friends and we are constantly pushing each other to be our best, both on and off the field."

Carolei, who starred on the gridiron for the Canterbury School in New Milford, CT, talked about why he chose to attend Poughkeepsie's Marist, a Division I Football Championship Subdivision (FCS) program that plays in the Pioneer League.



"Marist presented a chance to get a great education while playing Division 1 football. In addition, I also felt a connection, as several of my high school football coaches had attended and played for Marist. I also thought that through community service I would be able to impact the community around Marist." He was recruited by multiple top academic D-III schools across the country, visiting several, but it wasn't until he visited Marist, that the fit felt right.

He played in two games as freshman, making two tackles. He believes his playing time will increase as he matures as a player and adds more weight (strength) to his tall frame. "I was able to play in several games last fall and obviously, everyone wants to start and play as much as possible, but realistically there are only a couple starting spots, so I work hard in the classroom, on the football field, and in the weight room to try and move up the depth chart in order to get more field time as linebacker or on special teams."

He played in Marist's 2018 season opener against Georgetown University, both defense and special teams.

This isn't high school

College football is a whole lot different than high school, Carolei found out. "I knew coming into Marist that the practices were going to be way more intense than anything I experienced in high school. During my first day I definitely got my introduction to college football. I was on the scout team (practices opposite the starting unit) and went to attack the ball carrier. A lineman completely blindsided me, I heard my neck crack and I was sore for the next couple of days. The intensity and commitment is unlike anything I have ever experienced before."



Above and below: Chris Carolei, left making the tackle, is on the Marist College football team. Photos courtesy of Michael Ferraro and Marist College.

He said his first time playing in a college game was unforgettable. "I was able to make two tackles and I was so excited on the first play that I nearly forgot what front, coverage, and blitz we were running. The team snapped the ball, I dropped back in coverage, saw that the quarterback passed the ball to the running back and I went up and made the tackle. My heart was beating at a million miles an hour. I was so worked up from adrenaline that I was out breath."

Marist head coach Jim Parady offered his thoughts on Carolei. "He is a kid who is coming along, improving his strength. He has good speed and quickness for his length. He has attacked the weight room to the point where he has put himself in a spot for availability for special teams and on defense. He embraced the challenge. No one on the team is more team oriented. If there is something that needs to be or we need a volunteer he's the first to step forward. He is great with our community outreach programs as well because it is important to

him."

Despite knowing he needs to continue to grow both physically and mentally as a football player, Carolei has seen improvement in his game. "I have become bigger, faster, and stronger, but more importantly, I have better knowledge on the intricacies of the game, different leverage points, hand placements and better understanding of gap assignments and coverages. I learned to analyze film better, now being able to see different schemes and offensive concepts."

Carolei reflected on his high school days at Canterbury. "I learned how to win there, as we were just a few plays away from playing in a state championship in Syracuse (New York). My head coach, Sean Keenan, taught us to be the hardest working team in our class, section, and region. Also, he would purposely have us play schools five times our size just to teach us toughness and to never back down from a challenge.

Continued on next page ...

Coach Keenan stressed good grades, knowing that football can get the attention of a college, but it was the grades that will get you into the school of your dreams.”

Dedication and planning

Carolei is excelling in the classroom. He is majoring in Business Administration with a concentration in Marketing and a minor in Pre-Law. “I am deciding if I would like to double major in finance or a minor in Sports Communication. I have a 3.5 GPA and have been on the Dean’s List twice and a member of the Patriot Football League Academic Honor Roll.”

Balancing sports and the classroom in college is, well, perhaps twice as hard as it is in high school. “Our time is very limited. Between our different practices and working out, we devote four hours a day to football. On top of that, we have to attend classes, which, depending upon your schedule, could take you straight from practice until nine o’clock at night. After practice, class, eating, we have a very few hours to get homework done. In order to manage being a student athlete, I have to plan ahead, look at a syllabus and start doing some of the work weeks in advance. Also, I use many of the resources offered to us through Marist and our Center for Student Athlete Enhancement, which can help me find tutors and proofread papers.”

Carolei interned this summer with the Hudson Valley Renegades

where he worked with the “Fun Team,” developing promotional games to boost the fan experience. “Along with that, I worked as a law file clerk for Ahmuty, Demers & McManus. I also had summer workouts where I lifted and ran and honed in my skills on the field. When I wasn’t working out or working I would hike, surf, hang out with friends, and even managed to teach myself to code in python.”

It’s more competitive

Another Millbrook product, Danny Cox, also knows about the rigors of college sports. He is a member of the Union College football team as a sophomore linebacker.

“It’s a lot more competitive than high school football,” said the 5-11, 220-pound Cox, who played at Milton Academy (Milton, MA). “You are on a team with 100 guys that were all one of the best players on their high school teams. Football at any level is an intense sport. The competition at the college level is certainly greater.”

Cox appeared in eight games with Union as a freshman, picking off a pass, recovering a fumble, and making a tackle against the University of Rochester. He said his interception against Rochester was his greatest moment on the field thus far.

He chose to attend Union College because of the academic and athletic opportunities it presented. “Historically, Union has been a D-III football powerhouse, however,



Above and below: Danny Cox is on the Union College football team. Photos courtesy of Steve Sheridan and Union College.

when I was being recruited Union was coming off of a couple of losing seasons. I wanted to be a part of a rising team with a new coaching staff to help bring the program back to the top. Because I attended Milton Academy, it gave me a lot of exposure in the New England area. I was recruited by other colleges, however Union was the only school I visited. After my first visit to Union I knew it was where I belonged.”

Cox is pleased with his progress as a college football player. “My career has been going well so far. I made the travel squad and was fortunate to play in every game as a freshman. Having spent my last two years of high school at Milton Academy prepared me for being away from home. I feel as if I have improved greatly as a football player.”

In college, no matter what level you play at, everyone you play with and against was a captain of their high school team, likely won all-league honors and other awards. Said Cox, “In college, you can no longer make plays by being athletic, you have to be a smart, fundamentally sound football player. I have always had a good work ethic and I have tried to carry that over to college football. Playing for Milton Academy was very competitive. I learned that you have to earn your place on a team.”

“We’re pleased with Danny,” said Union head coach Jeff Behrman.

“He has good size for a linebacker and works hard. He has helped on special teams and I think he can only get better. And he’s a good student.” Union plays in the Liberty League, went to a bowl game last year, and won its first two games of the 2018 season.

Cox is a History major and said classes are going great. “It is sometimes difficult to balance sports with academics, but Union College has a trimester system. We take only three classes each trimester, which is helpful. My grades are better during the season because I have to manage my time better.”

Cox spent a lot of time this past offseason in the weight room. “My time home during the summer is short because of the trimesters and being back to Union early for football camp. While I was home this summer, I worked for George T. Whalen Real Estate in Millbrook. My favorite hobby is fishing, so I spend as much free time as possible doing some of that, mostly in the lakes and streams of eastern Dutchess County.”

This will be a busy fall for Chris Carolei and Danny Cox. But they wouldn’t trade a college football experience for anything. •



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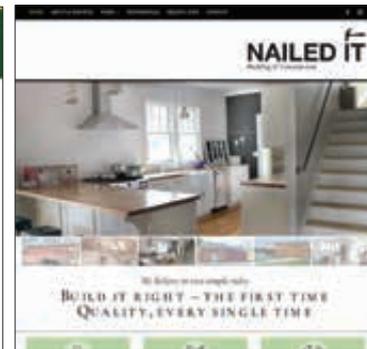
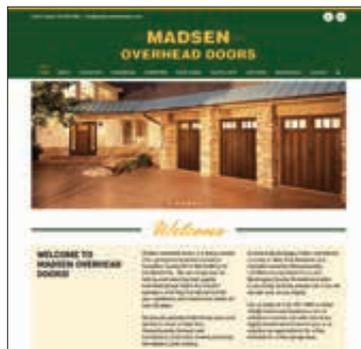
they also have to be appropriate for your business. Those items are then taken and carried throughout the entire identity package, from the business card to your apparel, vehicles and your website. These factors impact the audiences' perception of your business, and when designed properly, your identity will help to make the right impression.

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Celebrating 20 years of Harry Potter

By Madison Smith
info@mainstreetmag.com

This October, the Harry Potter series will be celebrating its 20th year anniversary. Making its debut in 1998, many of today's young adults were raised on the series, its magic and mystery delighting generations of readers. These spellbinding novels by J.K. Rowling are part of one of the most successful books series of all time, with over 400 million copies sold worldwide, and translations in 68 different languages.

In recent years, the series has seen many new adaptations, from the on-line hits of *A Very Potter Musical* and *Harry Potter Puppet Pals*, to the Broadway adaptation of the eighth addition to the series, *Harry Potter and the Cursed Child*. Not only has the Harry Potter series become a literary empire, with eight books, eight movies, two amusement parks, one Broadway show, and enough spin-offs to fuel the nostalgic feelings of Potterheads for years, but it also captivated millions of readers from all around the globe.

Celebrating the anniversary

Millerton's Oblong Books & Music is celebrating Harry Potter's 20th year with colorful displays previewing their newly published book covers, illustrated by Brian Selznick. Customers are also encouraged to write their thoughts and feelings towards the iconic series on a massive poster in the hallway leading to Oblong Junior.

"I still have middle grade children and teenagers asking me for a pen to write on this wonderful poster," says Therese Stanford, of Millerton's Oblong Books & Music. "That is such an true example of how children love the series."

Oblong Books & Music still sees many nostalgic Harry Potter fans walk through their doors, as invested in the wizarding world as they were twenty years ago. "I had a thirty-year-old customer who was in the store with her sister who was buying a audio set of *The Chamber of Secrets* for the car ride home and I asked her what Harry Potter meant to her," says Therese. "She said that she grew up always a devoted fan and when she goes back to read the books it is very soothing for her and reminds her of a happy time in her life."

Changing lives

Author J.K. Rowling's captivating words weren't the only things that changed lives. Rowling, who was a single mother living in her sister's apartment when Bloomsbury Publishing bought her working novel *Harry Potter and The Philosopher's Stone* in 1996, is now known for her philanthropy and charity work. In July of 2000, Rowling had established the Volant Charitable trust to help combat poverty and social inequality throughout Scotland. In 2005, Rowling co-founded Lumos, previously known as The Children's High Level Group, to promote the end to the institutionalization of children internationally.



Above: The spines of the Harry Potter series. Below, left: A display at Oblong Books & Music of the book series with the new 20th anniversary covers.



In only twenty short years, the Harry Potter franchise has become a staple part in the childhoods of countless people through its touching storylines and familiar characters. The series' central themes of hope, love, and heroism still resonates with young readers around the world.

"It was somewhere I could go to find a place where kids were extraordinary," says college freshman Grace Howard, an avid fan of the series. "I liked to think that I could be extraordinary, too."

The book's ability to speak to teenagers began with young characters who were looking for their place in the world. "I've always liked Neville," says high school junior Cecelia Stroh. "He might've been forgetful or anxious, but, when it came down to it, he always defended his friends, whether they appreciated him or not. I loved that."

In creating characters that embodied the real struggles of modern teenagers, whether it be coping with the loss of a parent or battling the feeling of not belonging, Rowling had devised a world in which everyone felt that they belonged. •

INSURING YOUR WORLD

HEALTH INSURANCE! "Can't live with it and can't live without it" as they say... Open enrollment is rapidly approaching for both individual as well as small group health coverage effective 10-1-18. Any individual in NYS can access coverage through the State sponsored "On Exchange" programs or the open market "Off Exchange" programs. Generally speaking, for most small businesses, the Off Exchange programs written through independent brokers are the most comprehensive and affordable. Individuals can access the State sponsored plans and receive premium credits provided their reported income falls within the required State set range. Otherwise, the Off Exchange programs are probably the better bet with a few carriers offering out-of-area network coverage only available through these type programs. If you are a senior, 65 years of age or older, and have not signed up for a medicare supplement or advantage plan, now is the time to sign up! This period is also the open enrollment for these type plans if you missed obtaining one at your 65th birthday. Medicare supplement and advantage plans are very affordable and should be purchased to fill in the gaps not covered by Medicare parts A and B alone. Now is the time to sort out your current health care options, take some time and obtain the best plan for your individual situation before it's too late.



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THE BEST TIME TO TRADE IN A CAR

"When is it a good time to trade in my current vehicle?" This is a question we often hear at Ruge's Chevrolet. It's really a good question without a simple answer. Certainly, one answer doesn't fit all, and there are many factors that need to be considered when deciding how often to trade. For most the question itself is rooted from an economical perspective, the thought is to maximize the current vehicle's trade-in value. The goal is to hit the sweet spot in the depreciation curve. What makes this difficult is every vehicle has a different depreciation curve, and they can change at any time due to market conditions. If only we had a crystal ball! For simplification let's look at two very common situations and try to provide some industry insight: John likes to have the latest technology, safety, and performance features and wants to know how often to trade to maximize his trade-in value. For John every 3-4 years is the best general advice. After three years the depreciation has started to flatten out and he is most likely in an equity position in the vehicle. Time for a new one with those features he enjoys! John's example lines up well with what most people are looking for in the question, as discussed above. Let's look at another common example we see often. Mary is in for an oil change with her 2003 Impala. While performing the oil change the technician noticed her car needs further repairs totaling \$3,000. Mary is torn between fixing her car and buying a new one. We always recommend buying a new one if the repairs exceed the value of the vehicle. Sorry Mary, its time to part with Old Betsy!



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Community banking

When the Bank of Millbrook first opened its doors in 1891, four years before the Village of Millbrook incorporated, we served an area with a population of fewer than 700 people. Northern Dutchess County has grown a lot since then – as have we – but in both cases, not too much, and not too fast.

We want you to feel like you're an important part of this community when you walk in our door. We want you to know that someone is always here to help you with challenges, big and small. And we want you to have the confidence that your resources are safe with us, something we're so serious about that Bauer Financial has awarded the Bank of Millbrook their Superior Five Star rating for an unheard of 25 consecutive years.

A lot has happened in our 126 years, from installing our first phone line, in 1902, to launching our first banking app two years ago – we're still not sure which is the bigger innovation – but one thing will never change: our mission to provide you and this community with the resources you need to do your business and live your life.

Stacey M. Langenthal
Executive Vice President
(845) 677-5321 x102



YOU NEED TO KNOW WHO REPRESENTS YOU

New York State law requires real estate licensees to advise their potential buyers or sellers about the nature of their agency relationship and the rights and obligations it creates.

Whether you're buying or selling real estate, chances are you're working with a real estate agent and it's important to understand your relationship with that agent. This is known as an 'agency relationship' and it creates certain obligations which can be critical as you go through the buying or selling process. In short, a seller's agent has fiduciary duties to the seller and does not represent the interests of the buyer. A buyer's agent has fiduciary duties to the buyer and does not represent the interests of the seller. In a fiduciary capacity the agent owes their client undivided loyalty, confidentiality, full disclosure, obedience and duty to account. If the fiduciary relationship doesn't exist your agent is only obligated to provide reasonable care, deal honestly, fairly and in good faith and disclose all known material facts.

Historically real estate agents always worked for and represented the best interest of the seller. In more recent times we've seen the introduction of the buyer's agent; one who works for the buyer and has no relationship with the seller. A real estate agent may also represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. This is known as dual agency and means that the agent will not be able to provide the full range of fiduciary duties to both parties.

The legal ins and outs are complicated so if you're unsure, ask questions and make sure you understand!

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HW Guernsey Realtors, Inc.

Residential real estate firm. (845) 677-5311. 3295 Franklin Ave., Millbrook, NY. hwguernseyre@gmail.com. hwguernsey.com

Since 1908 (when the young entrepreneur and agency founder, Homer W. Guernsey, drove off in a Model T to list his first farm), H.W. Guernsey Realtors, Inc. has had a singular goal: to provide the finest, most personalized real estate service. The guidelines then, as now, are professionalism and integrity. Over a century later, the firm is proud to be the oldest real estate agency in beautiful and historic Dutchess County, specializing in luxury real estate in northern Dutchess- and southern Columbia counties. With both domestic and international clients, and property and land values ranging from six figures to millions, the agency has developed a distinctive style of marketing, which is largely responsible for its impressive history of accomplishments. Seasoned by experience and influenced by prosperity, staff and management function as a winning team, offering the kind of collaboration, insight and astute judgment which is critical to success in their volatile industry. H.W. Guernsey Realtors represents with utmost discretion some of the world's highest profile personalities from top levels of government, finance, business and entertainment, who seek the firm's professional execution of the sensitive sale of country homes, historic and classic estates, and premier land to its buyers. It is their pleasure to serve you, and they look forward to working with you on your next real estate adventure.



Orvis Sandanona Shooting Grounds

Quality clothing, fly-fishing gear, and more. (845) 677-0092. 3047 Sharon Turnpike Millbrook, NY. orvis.com

Orvis has many stores through the country, but we are lucky enough to have one right in Millbrook. The Millbrook location is unique in the fact that it has been a shooting grounds since 1901 – it is the oldest licensed shooting preserve in the country. Orvis purchased this land in 1995 and continued the hunting tradition as well as sporting clays, fly fishing, and corporate event outings. In addition, they also offer school and guided fishing, shooting schools, private shooting lessons, a large retail store with clothing, gear, and more. There is something for everyone to enjoy and patrons are welcome from the Tri-state area, both from near and far. Orvis is conveniently open seven days a week, offer services for novice and experienced shooters alike, and have exceptional facilities for shooting, shopping, lunch, fishing, and corporate events. In the years to come the Orvis team hopes to inspire more people to enjoy the outdoor world and take in what nature has to offer. Senior Manager Peggy Long says, “The myriad of customers that we meet every day and seeing so many enjoying the inspiration and love of nature is truly rewarding.” Next time you are in Millbrook, be sure to stop by Orvis with your friends and family for a good, clean, safe, and fun experience. Don't forget to also keep an eye out for special events that take place throughout the year.



Crisp Architects

Designers for architectural projects. (845) 677-8256. 3788 Route 44 Millbrook, NY. crisparchitects.com

James Crisp started Crisp Architects in 1985. Originally from Louisiana, he moved and lived in NYC for a few years but also had a weekend house in the Hudson Valley. While visiting, James continued to work on more projects in the area and decided it was time to move permanently. Crisp Architects services the Tri-state area, Berkshires and beyond – most recently finishing a project in Virginia. James and his talented team provide architecture designs for new homes, renovations, and additions including historic structures. At Crisp Architects they feel that the construction of any special place to live is a process, which requires a partnership between owner, architect, and builder. That partnership requires hard work, talent, commitment, and trust from everyone involved. Each design will affect its owners and their descendants for generations; striving to infuse unique ideas and personality into every one of their designs. “We are proud to be a part of unique opportunities such as restoring older homes and also designing and building new homes, helping our clients achieve their dream home and watching our designs come to life is also very rewarding,” says James. The future for Crisp Architects is strong. They look forward to continued growth with designing, building, and renovating. Feel free to contact James and his team today with any architectural questions. In addition, they offer free consultations, too.



Hoofprint Cheese Company

Raw goat milk, yogurt, and cheeses. (917) 405-6305. 3684 Route 82, Millbrook, NY. hoofprintcheesecompany.com

Husband and wife, Brendan and Katelyn Foley started Hoofprint Cheese Company in 2015. Both grew up in Millbrook, NY, and after attending college and trying to live and work in NYC, the couple longed to return to the farm in Millbrook. Katelyn's love of dairy goats has been with her her entire life. She grew up raising dairy goats and showing them in 4-H. “As soon as we made the decision to start a goat dairy and creamery we set to work purchasing goats and getting the business off the ground.” Hoofprint Cheese Company is unique in that they focus on providing local, fresh, and healthy products to their customers. Their product line includes raw goat milk, goat's milk yogurt, a variety of cheeses such as feta, a raw milk-aged cheese, a Camembert style cheese, and their fresh chèvre, which is soft and creamy. They also make a few spreadable cheeses including cranberry and walnut as well as a pistachio and chive. Hoofprint Cheese Company products are served in local restaurants and small markets, but as one of the few licensed raw milk goat dairy farms in the area, Hoofprint Cheese Company sells their products right from the farm, Locust Hill Market, (as per NYS law) in mason jars that people can bring back and have refilled. When visiting the farm, you can also meet the animals who call Hoofprint Cheese Company home!

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² ATM Fee Refunds up to \$25.00 per cycle when all qualifications are met. ATM Fee Refunds are automatically paid on the last day of your monthly statement cycle. International ATM fees are not refunded.

*APY – Annual Percentage Yields are accurate as of 10/01/2018. Minimum deposit to open account is \$25. Reward Rate tiers are as follows when qualifications are met: If your daily balance is \$.01 up to \$25,000, the interest rate paid on the entire balance will be 1.98% with an annual percentage yield of 2.00%. An interest rate of .50% will be paid only for that portion of your daily balance that is greater than \$25,000, and the annual percentage yield for this tier will range from 2.00% to .50% depending on the balance in your account. The Base Rate of 0.05% APY will be earned on all balances if qualifications are not met. Rates may change at any time, and may change after the account is opened. Fees may reduce earnings. Available for personal accounts only. Certain restrictions may apply, please contact a Customer Associate at 860.596.2444.

Please see our separate Fee Schedule for other fees that may apply to this account.