

RESOLUTION NO. 5

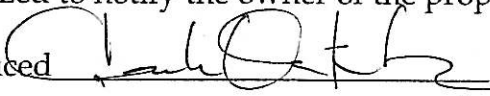
A RESOLUTION DESIGNATING  
CAVELL HOUSE AS  
AN INDIVIDUAL LANDMARK

Dated: April 18, 2006

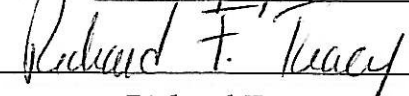
WHEREAS, upon notice to affected property owners and following a public hearing, the Historic Preservation Commission has recommended designation of Cavell House located at 69 Prospect Avenue in the City of Hudson as an individual historic site; and,

WHEREAS, the proposed designation being submitted to the Common Council, and there being due deliberation by the Common Council.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Hudson City Code Chapter 169, Section 169-4 (A) (1) and (2), that Cavell House located at 69 Prospect Avenue, Hudson, NY, is hereby design, as a historic landmark pursuant to Hudson City Code, and the Hudson Preservation Commission is hereby authorized to notify the owner of the property of the designation.

Introduced 

Seconded 

Approved 4/14/06  
By   
Richard Tracy, Mayor

# Cavell House

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1889

APPLICATION FORM FOR AN INDIVIDUAL HISTORIC SITE  
CITY OF HUDSON, NEW YORK  
HISTORIC PRESERVATION COMMISSION

Date of application 1/3/06

Applicant Hallenbeck, Mary S.

Address 1 Carole Lane Hudson, NY 12534

Phone/e-mail 518-828-8466 email calefe@mhcable.com

PROPERTY CLASSIFICATION

1. Buildings Common Or Current Name Cavell House/Cowell Cancer Treatment Program
2. Buildings Historic Name Cavell House
3. Street Location 69 Prospect Ave Hudson, NY.
4. Present Owner & Address Columbia Memorial Hospital  
71 Prospect Ave Hudson, NY 12534
5. Organization (if any) \_\_\_\_\_

ACCESSIBILITY TO PUBLIC

Circle all that apply

- a. Exterior visible from public road  yes  no  
b. Interior accessible  yes  no  
c. restricted  yes  no

PROPERTY CLASSIFICATION

Circle all that apply

- Category  a. building  
 b. site  
 c. district

- OWNERSHIP  a. private  
 b. site

USE OF PROPERTY: Please note "H" historic use "C" for current use

- a. agriculture
- b. commercial
- c. educational
- d. museum

- e. park
- f. private residence "H"
- other Cancer Treatment Center "C"

**PROPERTY DESCRIPTION**

Circle all that apply

**Building material**

- a. clapboard
- b. stone
- c. brick
- d. stucco
- e. cobblestone
- f. shingles
- g. board & batten
- other \_\_\_\_\_

**Structural system  
(if known)**

- a. wood frame light members
- b. masonry load bearing walls
- c. post & beam
- d. plank
- e. metal
- other Brick lined walls; cement flooring in basement

**Exterior condition &  
Integrity**

- a. excellent
- b. good
- c. fair
- d. deteriorated
- e. ruins
- f. unexposed
- g. altered
- h. unaltered
- i. exterior only
- j. original site
- k. moved with date
- unknown \_\_\_\_\_

List major alterations and dates for above (if known) Some interior alterations were made: 1927 14 room wing added to north side. 1937 - 14 rooms wing added to South side. 1970's windows replaced with thermopane 1990's Radiation unit added to S.W. elevation.  
Source of the above information, shutters removed.

Conversation with maintenance men.  
Personal knowledge from having lived 3 yrs in the Bldg and being head of house committee during the yrs it was a residence for students.

**THREATS TO BUILDINGS:**

Circle all that apply

- a. none known
- b. zoning

- c. development
  - d. roads
  - e. deterioration
  - f. fire
  - g. water
- } these are always threats.

**Related outbuildings & property**

- a. barn
- b. garage
- c. shed
- d. carriage house
- e. greenhouse
- f. privy
- g. shop
- h. gardens
- i. stable
- j. landscape features
- k. well
- l. fencing
- m. gazebo
- other \_\_\_\_\_

**Surroundings**

Circle all that apply

- a. openland
- b. woodland
- c. commercial
- d. densely built up
- d. scattered buildings
- e. residential
- f. industrial
- g. waterfront
- other Pre-school

Interrelationship of building and surroundings. Cavell House is located on property of Columbia Memorial Hospital. There is a pre-school bldg. on the S.W. corner, large parking lot in the front and under construction to the north are a parking garage & Medical office bldg.

Other notable features of building and site (style, details, interior features if known)

Style is Victorian with Italianate elements, pedimented roof and brackets. large veranda spanning entire front of main house. Palladian window on 2nd floor directly over main entry doorway. Interior has center hallway with cherry bannister and fire escape type stairs leading from each wing to basement which, as stated previously has a concrete floor.

SIGNIFICANCE

Circle and justify below

Period

Area of significance

1700-1799

1800-1849

1850-1899

1900-1919

1920-1941

1942-1960

- a. Archaeology
- b. agriculture
- c. architecture
- d. art
- e. commerce
- f. communications
- g. conservation
- i. education
- j. engineering
- k. exploration/settlement
- l. historic
- m. industry
- n. invention
- o. landscape
- p. law
- q. philosophy
- r. politics & government
- s. science
- t. sculpture
- u. social & humanitarian
- v. theater
- w. transportation

Other (specify) personages

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List the following and your source (s) of information

Architect, if known unknown

Builder, if known: unknown

Source:

**Historical and architectural importance.**

Please attach any additional material, which might be useful in considering the site for landmark designation, copies of newspapers clippings, magazine articles; old photographs, etc. are acceptable.

Please be advised that no materials can be returned.

**Sources of information**

**Photographs required**

**Current views**

**Minimum size 4" x 6"**

**Color prints**

**Two (2) sets of each photograph**

**Include all exterior views (front, back, sides), showing complete elevation of all structures to be considered.**

**Map required: (see guidelines)**

**Tax ID number required: 110, 62-1-22**

**Signature of applicant** Mary D. Hallenbeck **Date** 1/3/06

**Date receiver**

**Signature of receiver**

4/04/05

8/18/05

Cavell House located on the grounds and that are owned by Columbia Memorial Hospital is bounded on the south by E. Prison Alley, West by 8th St., North by Columbia St and East by Prospect Ave. (See tax map)

## SIGNIFICANCE

Significance of the property located at 69 Prospect Avenue , Hudson , N.Y. now known as Cavell Cancer Treatment Program formerly called Cavell House.

“ An imposing brick structure on the west side of Prospect Avenue , towering far above every other house in the city. The spectacular view from the observatory , grassy lawns and grand old cedars , stables , surrounded by four acres of land “ is how this property was described in an article which appeared in a copy of the New York newspaper THE WORLD in 1889.

Now, this former palatial Victorian style house with Italianate elements is surrounded by black – top parking lots both front and back with a brick building on the southwest corner used as a pre school called THE STARTING PLACE ( which is non – contributing ). The stately cedars and pines , lawns , pathways, and swimming pool which was in the rear of the house are gone as is the stable that was demolished by Columbia Memorial Hospital in 2004 to make way for a parking garage and medical office building.

While there is no record to be found about a prominent architect or builder of this house it does possess historic interest and value as part of the cultural , economic , and social history of the City of Hudson and Columbia County through the notable personages who once owned the house.

The house dates from the early 1800's . It is possible that the house was built around 1819 by Obed Folger father of Frederick Fitch Folger . The Folger family are among the early settlers of the City of Hudson. Frederick Folger 's early life was spent in Hudson where he received his education at the old Hudson Academy , a noted institution of learning that was not too far from where he lived. After leaving school , Frederick embarked on a remarkable business career . At age 25 he was offered a position in a mercantile house in New Orleans with liberal pay and opportunity for advancement. Still another opportunity for advancement and higher pay was offered him which he took . Frederick had made himself such a valuable employee that during the country's economic decline in 1837 when this company went into liquidation all interests were purchased by Folger in 1842 He brought his brother to New Orleans and thus entered the hardware and ship chandlery trade. By 1853 Frederick had acquired a satisfactory fortune and decided to return to Hudson where he purchased “ The Bronson Place “ which he named Glenwood and sought retirement but still retaining a large interest in New Orleans. .The Civil War nearly wrecked the business so he returned to New Orleans. By 1869 he finally retired from business and returned to Hudson. There is no record as to when he sold the Bronson Place and purchased the property at 69 Prospect Avenue but it is assumed that he purchased the property c. 1869 and sold the house in 1883 to Charles Frisbee of Stuyvesant Falls , New York , who used the house as a winter home so his children could attend school . Mr. Frisbee was owner and operator of the cotton mills in Stuyvesant Falls.

During his lifetime in Hudson , Mr. Folger became interested in improving public institutions , was a mover in advancing the old academy to a high grade school , was instrumental in improving and perfecting the City cemetery , and he was involved in the water works system . For twenty years he was a director of the Farmer's National Bank where he served as Vice President . He declined to serve as President and also declined to serve as a Vestryman at Christ Church Episcopal. He died in Hudson at age 87 and left a widow Harriet who was active in Hudson Fortnightly Club and the D A R

In May of 1897 the house was purchased by Catherine E.B. Smock wife of Dr. John Conover Smock ., They had spent four summers in the Catskills before buying the property which, in the beginning , was also a summer home for them . When Dr. Smock retired they made the Hudson mansion their permanent home for twenty four years. Dr. Smock was born in Holmdel , New Jersey in 1842. In 1862 he graduated from Rutgers College , and in 1863 he was hired by the New Jersey Department of Geology . He traveled to Germany for advanced language study , and he accepted the Chair of Mining and metallurgy at Rutgers, a position he held for fourteen years. He was appointed New Jersey State Geologist in 1880 and remained in that capacity for 10 years . In 1885 he became an assistant in charge of the New York State Museum in Albany , giving special attention to the iron ore districts and the building stone industry.

Dr. Smock was interested in horticulture , and he regretted the way the graves in the old cemetery were brought right up to the edge of the street. When the new cemetery , Cedar Park , was to be opened , he landscaped the entrance with the help of Frederick Law Olmstead , a man famous for designing parks in Boston and New York City where he helped lay out Central Park. By the cemetery and around the Smock home , it was said that almost every tree and shrub that would grow in this climate was represented , and people came from miles around to view the beautiful plantings.

Far ahead of his time , Dr. Smock deplored the mutilation of natural resources , especially the forests . In the Catskills , Dr. Smock had witnessed devastation of the hemlock trees, the bark of which was used to make charcoal , important to tanning industry. It was too late to save the Catskills and the Berkshires , but he worked hard , lecturing and writing , in hopes of alerting people to the danger before the Adirondacks too were ruined. He was instrumental in saving this important natural resource in that area.

The life of this family adds prestige to the hospital's history. The hospital was built during the time the Smocks lived at 69 Prospect Avenue. World War 1 broke out . Always generous with religious and humanitarian enterprises, the Smocks donated the house to Hudson City Hospital in 1918 for convalescing soldiers and sailors who had been involved in WW 1 . After the war ended the Smock home was renovated for the School of Nursing that started in 1901 . The home was named Cavell House in honor of the heroic English nurse Edith Louisa Cavell , who aided 200 french and british soldiers to escape from the Germans for which she was arrested , sentenced for treason , and executed by a firing squad on a firing range in Belgium October 12 , 1915 . She was imprisoned for ten weeks before her sentence.

As time went on, enrollment increased in the School of Nursing which required more rooms. In 1927 a wing consisting of fourteen rooms and four bathrooms was added to the north end of Cavell this wing was called the Fritts Memorial Wing in honor of Dr. Crawford E. Fritts, noted physician and donator of the first nurses' residence on upper Columbia Street near the hospital. In 1932 a south wing was added for use by the faculty of the nursing school.

During the time Cavell House was used for a nurses' residence the windows were replaced with thermopane windows with funds from the Helene Fuld Foundation.

This is a very solidly built house with cement floors throughout the basement and steel staircases in each wing. There is a partial slate roof.

The house was in use by the school of nursing from 1919 until 1982 when the school admitted married students and the inception of the ADA came about which would have made the cost prohibitive for renovations to accommodate students with special needs.

Since 1982, Cavell House was the home of the Hospital Auxilliary thrift Shop, served as sleeping quarters for on-call physicians and lab personnel, and physical therapy. Between 1982 and 1999 there was talk of demolishing the building but with the help of a group of interested citizens the building was saved from the wrecking ball and was taken over by a cancer treatment program and is now operated by New York Hematology Oncology. A radiation unit was added to the back of the building and there have been minor alterations to the interior.

This building, as one can see, has long served the City of Hudson, Counties of Columbia – Greene, and the United States of America. Several prominent citizens used this building as a private home. For the past 87 years plus the building has, in one way or another, played a vital role within the healthcare delivery system of the surrounding area.

Therefore, without question, Cavell House meets criteria 1 and 2 of the Local Law of Historic Preservation Commission of the City of Hudson and deserves to be nominated as a historic landmark.



Edith Cavell

(2) Margaret Cole, *Women of Today* (1938)

Edith Cavell was arraigned, with thirty-five other persons, on the charge of having facilitated the escape of enemy subjects from Belgium into neutral territory. This was, naturally, an offence against German military law; but it was not a capital offence. However, the prosecution further asserted, and was prepared to prove, on Miss Cavell's own confession, that she had provided English and French soldiers with funds and with guides to enable them to get across the frontier and so back to their own countries - in order, presumably, to fight once more against the Germans. It was also said that she herself had admitted to having received letters from repatriated soldiers, thanking her for enabling them to "fight another day". If that were so, the German prosecutor contended, she was clearly guilty of attempts to conduct soldiers back to the enemy fronts; and for that, under the German military code, the penalty was death.



Scale of Feet  
0 10 20 30 40 50 100  
Copyright 1983 by The Southern Map Co.

18

E. PRISON ALLEY

ROSSMAN BX

18

PROSPECT

AV.

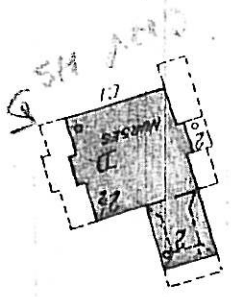
N.O. CROSSURE

(45)

(150)

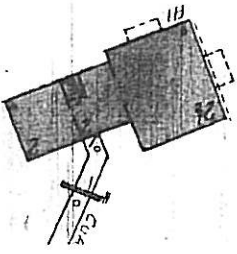
6" W. PIPE

6" W. PIPE



TOOL ROOM

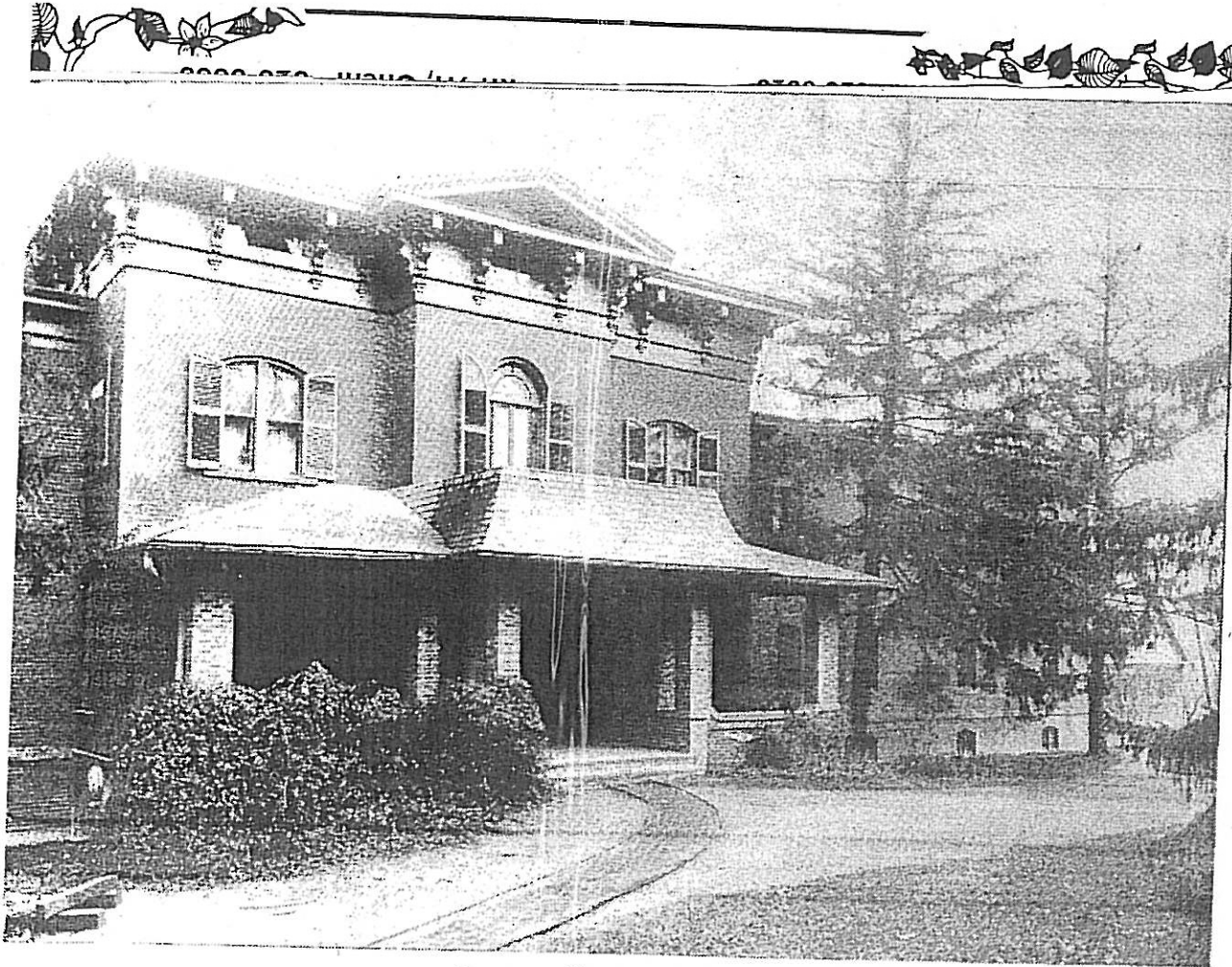
LABORATORY



77

Deed of Catherine E B Smock  
of Lowell House to Hudson City  
Hospital

This is to certify that I have offered and conveyed  
the said premises, with lot 29 the day of April  
the year nineteen hundred and eighty. Before  
Catherine E B Smock of the City of Hudson  
County of Columbia and State of New York, Party  
of the first part, and the Hudson City Hospital  
a domestic corporation having its principal office  
in the City of Hudson, County of Columbia and  
State of New York, party of the second part, witness  
whereby that the said party of the first part, for  
consideration of the sum of (\$100) Dollars in money  
of the United States, paid by the party of the second  
part, duly hereby grant and release unto  
the said party of the second part, with its heirs, assigns  
and assigns forever, All the tract of land  
situate in the Third Ward of the City of Hudson  
County of Columbia and State of New York, bounded  
and described as follows: Beginning at the  
Point by the water side of the Hudson River  
of Perry Alley with the partition line  
of Perry Street and surrounding three acres of  
nearly land of Perry Alley to a point of land  
line distant one hundred and twenty feet  
the westerly line of eighth Street, thence  
south east mentioned point and distance of



## ***Cavell House***

The Edith Cavell House, next door to Columbia Memorial Hospital, was a residence for student nurses after first being used as a home for convalescent soldiers and sailors. It was donated to the hospital, then called Hudson City Hospital, in 1918 by Dr. and Mrs. John Smock.

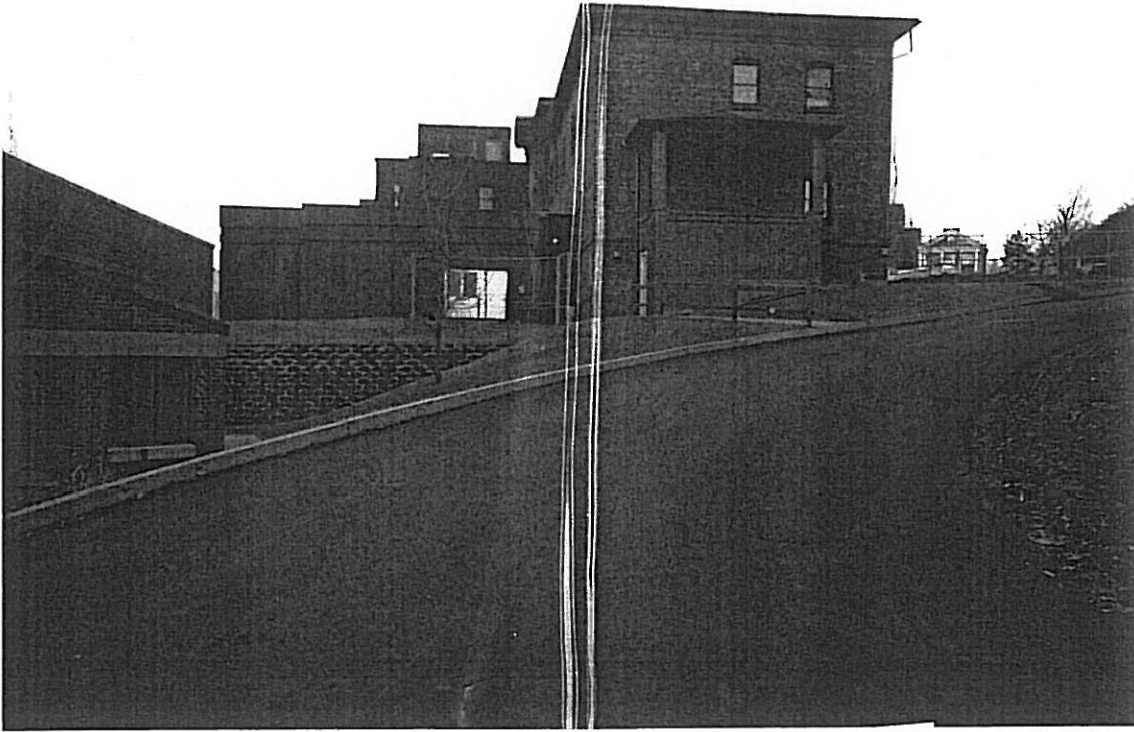
**CAVELL HOUSE**



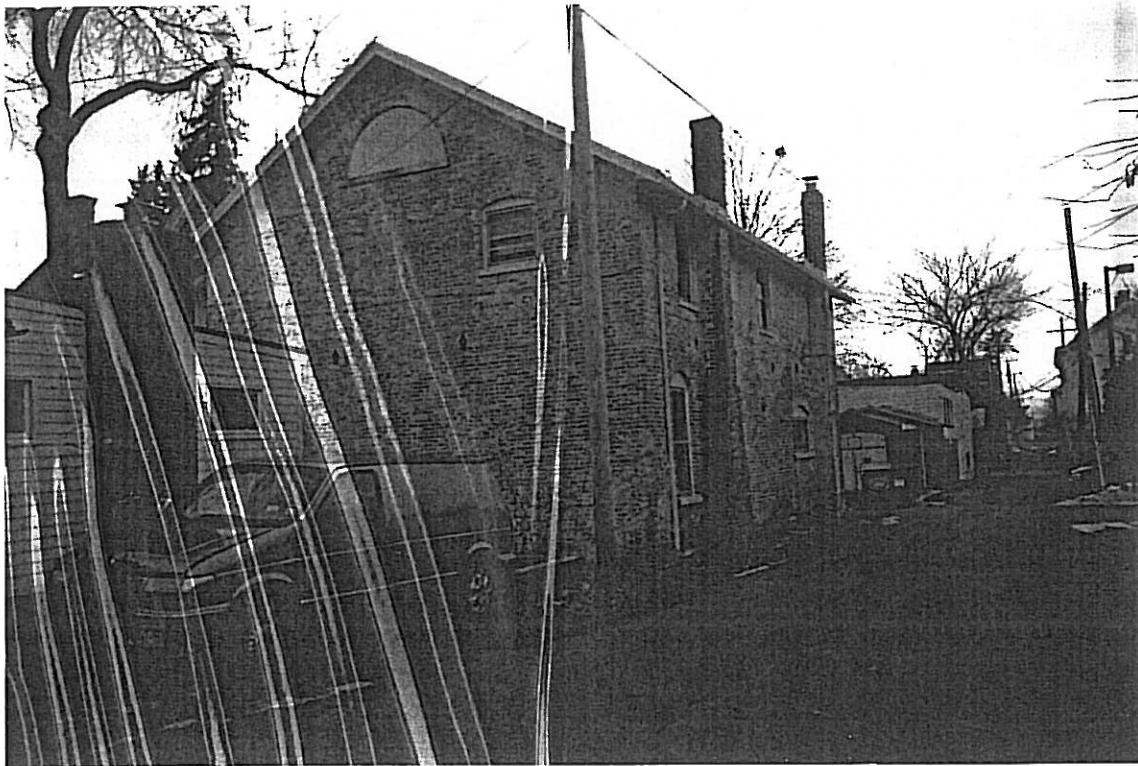
**EAST ELEVATION  
ORIGINAL MAIN HOUSE**



**NORTH ELEVATION  
FRITTS MEMORIAL WING  
1927**



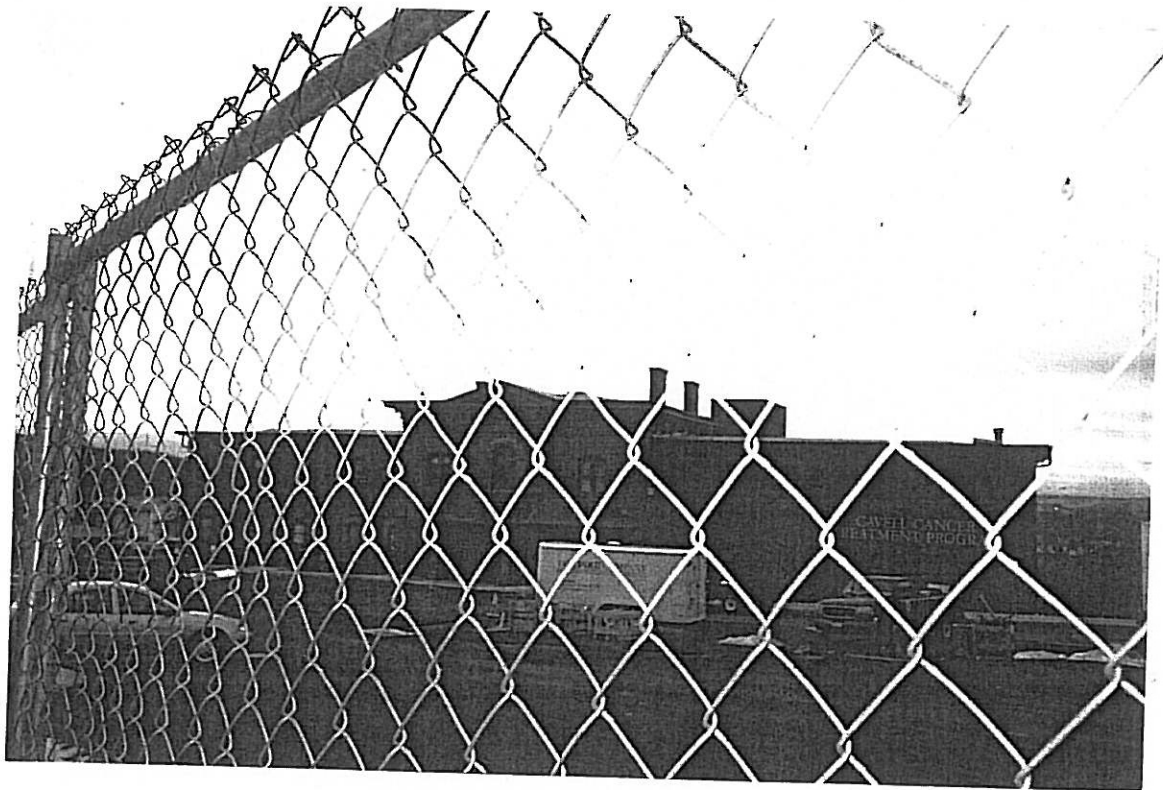
**SOUTH ELEVATION  
WING ADDED 1932  
RADIATION UNIT ADDED 1998**



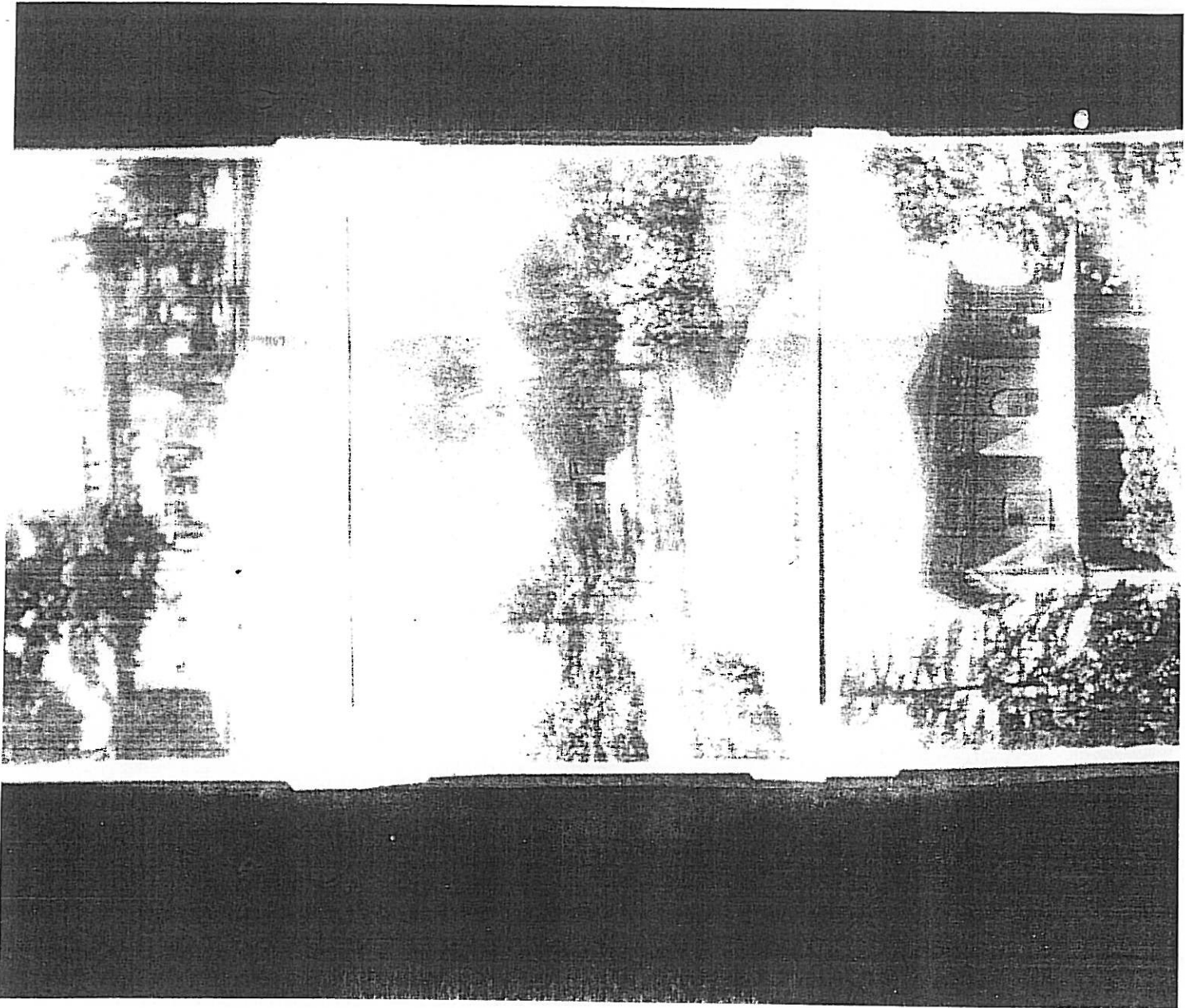
**FORMER CARRIAGE HOUSE  
OF FOLGER PROPERTY.**



EAST PRISON ALLEY



EAST ELEVATION 105



## FREDERICK FITCH FOLGER

Frederick Fitch Folger, (deceased), was born in Kortright, Delaware County, N.Y., on December 24, 1812, son of Obed Worth Folger and Mary Mayhew Fitch, his wife. Both his paternal and maternal American ancestors were of excellent English stock, and down through the several generations to the subject of this article were substantial, honorable people. The first of the family to emigrate from England, in 1635. On his mother's side she was descended from Rev. James Fitch, who traced his descent from John Fytche, of Fytche Castle, in the parish of Widdington, England. His mother was born in Horton, Nova Scotia, January 22, 1784, and was married to his father on December 13, 1801. She died in Hudson, December 21, 1884. About 1819 Obed W. Folger returned with his wife, four sons and three daughters, from Delaware County to Hudson. Here the early life of Frederick was spent. He received his education at the old Hudson Academy, then a noted institution of learning, among his instructors being the late Amasa Parker. After leaving school he evinced a remarkable predilection for business, which was gratified by his filling several mercantile clerkships, advancing all the time in the duties and responsibilities intrusted to him. While still a young man, scarce twenty five years of age, he was offered a position in a mercantile house in New Orleans with liberal pay and opportunity for advancement. The commercial crisis of 1837, which, a year after his arrival in New Orleans, caused a contraction in all business enterprises, compelled his employers to reduce their force of clerks; but Mr. Folger, having proved his ability and made himself of special value to his employers, was retained with increased salary. About this time an attack of yellow fever paralyzed his efforts, but, by the aid of a naturally strong constitution and a temperate life, he survived the dread disease. In 1842, through a reorganization of the house with which he was connected, an interest therein was offered him; but his keen foresight led him to decline the offer, whereupon a high position with a munificent salary was created and given him, in order that the firm might retain his services. However, the effects of the recent financial crisis were more than the house could overcome, and in 1842 it went into liquidation and all its interests were purchased by Mr. Folger. Thus he entered the hardware and ship chandlery trade, taking as a partner his brother, under the style of Frederick F. Folger & Co. In 1853, having acquired a satisfactory fortune, he returned to Hudson, purchased the "Bronson Place," which he named Glenwood, and sought the rest of retirement from active business, still retaining, however, a large interest in New Orleans. The Civil War nearly wrecked the business of

the house and at its close he felt forced to leave the quiet of his Northern home and again put on the harness of active business life in New Orleans. In 1869 he finally gave up the cares of business and returned to Hudson. Mr. Folger, by nature, was not a man who could remain entirely inactive. He at once became interested in various public matters in Hudson, giving freely of his time, means and counsel for the improvement and development of public institutions. He was the main mover in advancing the old academy to a high grade school; in improving and perfecting the city cemetery to its present beautiful condition; city water works system. For twenty years he was a director of the Farmer's National Bank, and, declining after insistent pressure the presidency, served as vice-president of that institution until the time of his death. Mr. Folger was a Democrat in politics, but in 1896 found himself not in accord with the element that, being in the majority, he believed would disrupt the party, and therefore, came near to supporting the measures of the Republican party; his keen financial knowledge made him a firm adherent to the gold standard, and when that wing of his party made its nomination for president and vice-president, he cast his influence and vote in its favor. He never held any political office.

Mr. Folger died at Hudson, on March 26, 1899, in his 87th yr. survived by his widow, three daughters and two sons. Mrs. Folger was Harriette A., youngest daughter of the late Col. Elisha Camp, of Sackets Harbor, Jefferson County, New York.

Mr. Folger was a member of Christ Episcopal Church in Hudson. Folger was asked by the Wardens and Vestrymen of Christ Church if he would be a Vestrymen of the Church. At a meeting of the Wardens and Vestry of Apr 12, 1877 a letter was read from Mr. Folger declining the office of Vestryman.

HUDSON GAZETTE, THURSDAY, JUNE 20, 1918

Smock property in this city given to the Hudson Hospital for the use of Hospital Authorities in caring for convalescing soldiers and sailors who are in the service of the United States--after war can be used for purposes in connection with hospital.

At a meeting of the Board of Trustees of the Hudson City Hospital held on June 15, announcement was made that Dr. and Mrs. John C. Smock had given their place on Prospect Avenue to the hospital for the use of the hospital authorities in caring for convalescing men from the United States service, ~~the place to be known as Liberty Home~~, and after the war to be devoted to other hospital uses.

The last annual report of the hospital had a note referring to the part which the hospital might take in caring for invalid and wounded men in the government service; and it was this note which arrested the attention of the donors and suggested the gift.

The large and well-built house is in perfect order and capacious enough to afford room for a goodly number of convalescents; and the environments of flowers, shrubbery and trees is well adapted to help in making a cheerful home for those who may be placed here for the restoration of health and strength, and the reinvigoration of soul and body for further service in the cause of Liberty, or for useful activities in the homeland.

The Surgeon-General of the army has been notified of the hospital's willingness to devote this property to the uses of wounded and convalescing soldiers and sailors, and the offer has been placed on file with expressions of thanks for the same, and there is no doubt that when the hospitals near the New York port of debarkation are filled, this property will be called upon. When that time comes, the necessary war nursing aids will be called for and trained and the property placed in readiness for service.

COLUMBIA COUNTY AT THE END OF THE CENTURY

PROFESSOR JOHN CONOVER SMOCK

Professor John Conover Smock of Hudson was born in Helmdel, N.J., September 21, 1842, a son of Isaac G., who was a native of Somerset County, N.J. The family settled in Monmouth County in 1712. Prof Smock was graduated from Rutgers College in 1862, and has devoted his life to geological studies in the State of New Jersey, holding the position of State Geologist for the past ten years, from 1885 to 1890. . He was assistant in charge of the State Museum under Prof. James Hall, being a resident of Hudson from 1886 to 1890. In 1890 he removed to New Jersey, and in 1897 chose Hudson as his summer home. Prof. Smock is the author of several works on the geology of New Jersey.

HUSON GAZETTE, MAY 18, 1922

MRS. J.C. SMOCK

Mrs. J.C. Smock died Friday ~~from~~ at her home, she and her husband had been occupying since last Dec., the former Peyton F. Miller place on Allen St.

She was born in Brooklyn 74 years ago on Jan 1, 1848, being the daughter of Abram J. Beekman and Catherine Schoonmaker.

She became the wife of Mr. Smock in 1874 and the first years after marriage were spent in Trenton, N.J., and then resided in New Brunswick. From 1885 to 1890 Mr. Smock was connected with the State Museum at Albany, and they lived in Hudson at the Worth, Mr. Smock commuting to Albany. He was appointed State Geologist of N.J., and removed to Trenton.

When he retired from this position, they passed four summers at Catskill, and then took up their home in Hudson, buying the handsome place on Prospect Avenue where they resided for 24 years, giving these fine premises to the Hudson Hospital during the war, as the war closed soon after, the place was used for a nurses home, being named The Edith Cavell Home.

After that Mr. & Mrs. Smock traveled for a time and they lived at the Worth and more recently on Allen Street. She was a member of the Collegiate Church of St. Nicholas, N.Y. City, and among the benevolence in which she perhaps showed the most marked interest was that of the Mission to Arabia of the Reformed Church. She was a member of the Fortnightly Club of this city.

She is survived by her husband and several nephews. She was one of 3 sisters of which she was the last.

DEEDS FOR THE CAVELL HOUSE

April 29, 1918

Between Catharine Smock of Hudson, party of the first part  
and The Hudson City Hospital for the lawful some of \$1.00

Deed Book 104, page 138

Recorded May 1, 1897

Between Theodore Traver & Anna, his wife, parties of the  
first part and Catharine Smock of the 2nd part.

Deed Book 89, page 315

Recorded Jan 2, 1891

George Canaway and Catharine, his wife, of Albany, parties  
of the 1st part and Theodore Traver of Hudson, party of  
the 2nd part

\$15,000

Deed Book 89, page 245

Recorded Nov 26, 1890

Charles Frisbee and his wife Anna of Stuyvesant and George  
Canaway of Albany

Book 74, page 191

Recorded May 1, 1883

Frederick Folger and Harriet his wife of Hudson and  
Charles Frisbee of Stuyvesant

\$17,500