NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012) 1023

United States Department of the Interior
National Park Service

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Nat. Register of Historic Places
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name F.R. Bain House

other names/site number

2. Location

street & number 57 Montgomery Street [ ] not for publication

city or town Poughkeepsie [ ] vicinity

state NY code NY county Dutchess code 027 zip code 12601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Ruth A Pierpont DSHPO 12/7/15
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Joe Edson for Beall 2.2.16
Signature of the Keeper Date of Action

F.R. Bain House
Name of Property

Dutchess County, NY
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC / Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN / Queen Anne

Materials
(Enter categories from instructions.)

foundation: Brick
walls: Clapboard, Shingle
roof: Asphalt
other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The F.R. Bain House is located at 57 Montgomery Street in the City of Poughkeepsie in Dutchess County. Montgomery Street runs just south of Poughkeepsie's downtown core and forms the northern boundary of one of the city's early residential neighborhoods. The house is situated just outside of the Garfield Place Historic District (NR Listed 1972), which encompasses the entirety of Garfield Place and includes some smaller houses at the end of Montgomery Street. The small district includes a collection of high-style homes on larger lots dating to the mid-to-late 19th century. Poughkeepsie's middle-class professionals were attracted to the neighborhood's attractive architecture and proximity to the downtown business district. While the houses on Garfield Place feature a deeper setback than the more modest, but still stylish homes on Montgomery Street, both streets are lined by trees and sidewalks; the Bain House, as well as the majority of the houses on Montgomery Street were excluded from the Garfield Place district due to the difference in the lot size and scale of the houses. The Bain House is surrounded by a grassy lot with minimal plantings; a driveway runs along the east side of the house.

Narrative Description

The F.R. Bain House, constructed in 1888, is a two-and-a-half story, frame building designed in the Queen Anne style. The three-bay by four-bay building features a cross-gable roof and multiple stepped projections on each elevation but generally retains a rectangular plan. The house is covered in clapboard siding on the first floor, fish-scale shingles on the second floor, and rests on a raised brick foundation. A dramatic molding forms a beltcourse between the first and second floor; the second floor walls curve out slightly above the beltcourse. A central brick chimney is visible over the roofline.

A one-story, front-gabled entry porch supported by turned posts with corner brackets projects from the east side of the façade (north elevation). A two-row, square patterned screen and a continuation of the beltcourse runs under the base of the fish-scale-shingled front gable. Later steps lead up to the porch; the area under the porch is covered with a wood screen. The porch frames the entrance door, which features a large upper pane of glass and a combination of horizontal bands and wooden panels. An irregular two-story bay window projects slightly from the west side of the façade; consistent with the rest of the building, it is covered in clapboard on the first story and fish-scale on the second story. The first story is lit by paired, contemporary one-over-one windows; the projecting bay does not fully extend to the corner. The second story of the bay curves out slightly over the first floor and extends to the corner; a bracket supports the bay at the corner. Narrow paired windows light the second story. The bay is capped by a front gable with false half timbering. A cornice and frieze with rosettes underscores the gable. A tripartite window is located on the second story above the porch; the easternmost window is an elongated replacement and the other two sash windows have a large central pane surrounded by smaller, square, colored glass panes. A slightly projecting prow extends over the paired, contemporary windows in the front gable; cornice returns accent the gable.

A contemporary window lights the northernmost bay of the east elevation on the first floor. The two westernmost bays on the floor are filled by a dramatic, angled bay window. Each of the two angled sections are filled by contemporary one-over-one windows. The central panel features three narrow windows filled with 21 panes of colored glass. On the second floor, one contemporary window lights the side-gabled section corresponding with the façade; the frieze with rosettes underneath the roofline is continued from the façade. A three-bay-wide, front-gable extends out from the elevation on the second story; a large bracket supports the eastern corner of the projection, which extends to meet the first-floor bay window. A small front-gable with cornice returns and a central ox-eye window with colored glass and keystones highlights the northernmost bay of the large projecting gable. One contemporary window lights the second story. A projecting prow and paired contemporary windows fill the front gable, which has an asymmetrically higher cornice return on the south end

of the elevation. A one-bay-wide, one-story rear addition with an enclosed porch is visible from this elevation. The balustrade with turned posts and three rows of square details under the roofline were retained when large windows were installed during the early 20th century; the area underneath the porch is enclosed with a wood screen.

As on the east elevation, the rear three bays on the west elevation are dominated by a large, projecting front gable. On the first floor, the projection is slightly inset from that on the upper floor; this difference is highlighted by a decorative bracket. A historic sash window with a large central pane surrounded by smaller panes on both sash on the northernmost end of the projection. A secondary bay window projection extends from the rear bay within the cross gable. On the first floor, this bay is lit by two contemporary sash windows. On the second floor, one contemporary sash window lights the northernmost bay. A semicircular window and a one-over-one sash window light the second floor. On the second floor, the projecting bay is lit by one contemporary sash window and by narrow contemporary windows on its north and south sides. The secondary bay window projection is capped by a front gable with cornice returns. A projecting prow and paired contemporary windows decorate the peak of the primary gable, which has an asymmetrically lower cornice return on the north end of the elevation.

The rear (south) elevation features a one-story, one-bay-wide hipped roof rear section that extends across the full elevation. The easternmost portion is a small porch; three rows of square details are located under the roofline. A glass and panel door provides access to the bay. Two narrow contemporary sash windows light the central bay of the section, and a contemporary door leads into the section on the west. Access doors into the raised brick basement are visible on this elevation. The second floor is lit by three contemporary sash windows.

On the interior, the first floor is divided into a central foyer and hall, parlor, dining room, kitchen, and pantry. Original flooring, doors, trim, plaster medallions, and details have been retained throughout the house. The foyer features a parquet floor with wood squares in a herringbone pattern; a Greek key design frames the floor. A picture frame molding decorates the ceiling of the foyer. An impressive staircase and wooden archway dominates the hallway. The wooden archway features sunburst patterns in both corners near the rounded arch and scrollwork details and chamfering on the posts supporting the arch. The staircase's slightly curving balustrade runs along a short section of stairs and extends to the turned newel post at the center of the hallway; the curve corresponds with a built-in bench that addresses the foyer. The stairway has two landings and secondary newels before reaching the second floor. The dining room retains its original flooring, dentil molding along the ceiling, window and door trim with rosettes, and a built-in cabinet.

The second floor is divided into a central landing, three bedrooms, and a bathroom. The third floor has an additional bedroom and bathroom. These floors retain their original flooring, decorative butted moldings around the doors, doors, trim, and details.

F.R. Bain House
Name of Property

Dutchess County, NY
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture

Period of Significance
1888-99

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Arnout Cannon

Period of Significance (justification)

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The F. R. Bain House, built in 1888, is significant at the local level under Criterion C as a good and exceptionally intact example of a Queen Anne style residence created by architect Arnout Cannon. F. R. Bain, a successful young real estate developer, purchased a lot on Montgomery Street, adjacent to the fashionable Garfield Place neighborhood, and promptly commissioned Arnout Cannon to design his first home. Cannon, one of Poughkeepsie's most prominent late 19th century architects, was known regionally for his mastery of the ostentatious style and was responsible for many residential, commercial, and institutional projects in Poughkeepsie. Cannon applied the hallmarks of Queen Anne style, including an asymmetrical plan and exuberant use of materials, textures, and details, with an unstinting hand, despite the constraints of Bain's narrow urban lot. This level of detail also extended to the interior, which features a dramatic stairhall, original woodwork and built-ins, and multi-paned stained glass windows. The house and its location reflected Bain's arrival as he continued to increase his local influence in real estate, transportation, and utility development in Poughkeepsie.

The Bain Family in Poughkeepsie

One of the oldest communities along the Hudson River, Poughkeepsie was initially settled during the late seventeenth century. Though it grew slowly, it was well situated near the major transportation routes of the Hudson River and Albany Post Road and was named the county seat in 1717. The village became a center of commerce and trade and by the nineteenth century its economy came to be dominated by industry and manufacturing; this was spurred by the completion of the Hudson River railroad to Poughkeepsie in 1849. After the city was incorporated in 1854, local leaders focused on adding amenities like gas lights and a water works. New residential and institutional development followed, notably that of Vassar College in 1861.[1]

As the Dutchess County seat grew, new opportunities in the hotel industry attracted well-established hotel managers such as Columbia County natives Milton and Charlotte Bain. The Bains moved to Poughkeepsie in 1878 to manage the Poughkeepsie Hotel following previous stints managing hotels in Chatham, Brewster and Dover Plains.[2] Ferdinand Bain, the youngest of Milton and Charlotte Bain's three sons, was 16 when his family arrived in Poughkeepsie. Here Bain's formal education ended when he left school to help his father and his brother Horatio run the Poughkeepsie Hotel.

After Milton Bain's death in 1881, his son Horatio went on to become a socially prominent and highly successful hotelier, eventually operating not only the Poughkeepsie Hotel and the Nelson House in Poughkeepsie but also the elegant Palatine Hotel in Newburgh (with assistance from his wife Carrie Belding Bain, daughter of a wealthy banker and horseman from Dover Plains).[3] In 1885, after eight years of hotel clerking in the shadow of his brother's growing success, Ferdinand Bain left the hotel business at age 24 to make his own mark on Poughkeepsie – opening F.R. Bain and Company, an insurance, investment securities and real estate brokerage firm.

Bain began his business career in partnership with Edmund Young – a wise choice of partners indeed, for Poughkeepsie had long benefited from the independently wealthy and civic minded Young family, who had settled in Poughkeepsie in 1853 on the South Hamilton St. estate known as "Cedarwood." The Youngs were leading investors in two of the city's key public utilities, the horse car street railway and the gas lighting industry.[4] Modernizing and improving these key public

[1] Frank Hasbrouck, ed., *The History of Dutchess County* (Poughkeepsie, N.Y.: S.A. Matthieu, 1909), 200-208, 221-223; Larson Fisher Associates, "Town of Poughkeepsie, Dutchess County, New York: Reconnaissance-level Historic Resource Survey Update," prepared by Larson Fisher Associates, Woodstock, New York, for the Town of Poughkeepsie Historical Commission, Poughkeepsie, New York, September 2011, IV-6, 19, 29, 31-35.

[2] "Milton Bain," *Poughkeepsie Daily Eagle*, January 7,1881.

[3] "Carrie Belding Bain Dies at Poughkeepsie," *Harlem Valley Times*, November 7, 1929; "Death Calls H.N. Bain," *Poughkeepsie Sunday Courier*, March 10, 1918.

[4] "F.R. Bain to Open Business," *Poughkeepsie Daily Eagle*, August 16, 1885; *Poughkeepsie News-Press*, August 17, 1885.

utilities was crucial to Bain's work as a real estate broker and real estate buyer keen on developing new Poughkeepsie neighborhoods throughout the 1890s.

Bain's efforts to build up Poughkeepsie involved a shrewd assembling of political influence, financial backing and bold, new ideas. To attain political clout, Bain got himself twice elected to city council (in 1886 and in 1888) and once to the county legislature in 1890. In 1894, Bain was appointed to the position of city assessor.[5] These political positions held great value for Bain's real estate goals. For example, in the public transportation industry, city council members held power of approval over expanding and electrifying the city's street car system into areas of the city where Bain planned to develop new housing.

F.R. Bain House

In 1888, Bain and his wife, Hattie, purchased a lot on Montgomery Street on the edge of the fashionable Garfield Place – Academy Street neighborhood. This affluent enclave of handsome Victorian homes was within easy walking distance of Poughkeepsie's commercial hub on Market Street, where both Bain's office and his family's hotel business were located. To design his home, Bain selected architect Arnout Cannon (1839-1898), one of Poughkeepsie's most prominent late 19th century architects.[6]

As the son of a well-known Poughkeepsie builder, Cannon served a four-year carpentry apprenticeship in his father's employ, followed by two years of architectural study in the New York City office of architect Frederick Diaper. Except for a period of distinguished service in the Union army during the Civil War, where he served as Lt. Colonel of the 97th United States Colored Infantry, Cannon made his life in Poughkeepsie practicing residential, school, church, and commercial architecture throughout the Hudson Valley.

At the start of his career, Cannon supplemented his architectural practice by acting as a builder, erecting some of Poughkeepsie's most notable landmarks, including Vassar Brothers Old Men's Home (now the Cunneen-Hackett Arts Center), Vassar College Chemistry Laboratory Building and Vassar Brothers Institute. Starting in 1884 until his death in 1898, Cannon abandoned his career as a builder to focus exclusively on his work as an architect while also receiving income from his invention, the "Cannon Patented Dumbwaiter," which was sold throughout the nation.

In addition to designing 57 Montgomery Street for F.R. Bain in 1888, Cannon also worked with other members of the Bain family on the remodeling of Poughkeepsie's Nelson House Hotel in 1886 and 1890 (for Horatio Bain) and the creation of the new Palatine Hotel in Newburgh in 1892 (for Francis and Horatio Bain).

Until failing eyesight and depression halted his career in 1895, Cannon was noted throughout the Hudson Valley, and particularly in Poughkeepsie, for his skill and his adeptness in the Queen Anne architectural style, which was at its greatest popularity during the peak years of his career. He was particularly well known for his ability to transform older, unfashionable Italianate homes into embodiments of the popular Queen Anne style - most notably the Herrick House at 12 Garfield Place in Poughkeepsie in 1887, the Suckley family estate "Wilderstein" in Rhinebeck in 1888, and the Brinckerhoff House at 85 S. Hamilton Street in Poughkeepsie in 1893.[7]

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[5] "F.R. Bain," *Commemorative and Biographical Record of Dutchess County* (Chicago: J.H. Beers, 1897).

[6] "F.R. Bain Purchases Lot on Montgomery," *Poughkeepsie Courier,* February 5, 1888; "House of F.R. Bain," *Poughkeepsie Daily Eagle*, April 21, 1888; *Poughkeepsie Daily Eagle*, July 3, 1888.

[7] "Arnout Cannon," *Commemorative and Biographical Record of Dutchess County* (Chicago: J.H. Beers, 1897); "Arnout Cannon," in *Encyclopedia of Biography of New York* ed. Charles E. Fitch (Boston: American Historical Society 1916), 75-78; "Arnout Cannon Dead," *Poughkeepsie News-Telegraph*, April 2, 1898; *Poughkeepsie Sunday Courier*, April 3,1898; *Poughkeepsie Daily Eagle*, April 1, 1898.

In new residential construction, Cannon advertised himself as the creator of "tasty cottages" costing from $1,200 to $4,000.[8] Several modest cottages designed by Cannon and built in 1882 and 1883 survive at 7-17 Carroll Street in Poughkeepsie. Larger and more elaborate Queen Ann houses by Cannon, with details similar to the Bain home, are present throughout Poughkeepsie at 26 Carroll St. (1885), 28 Carroll St. (1886), 19 Garfield Place (1887), 28 S. Clover St. (1887), 204 Church St. (1888), 222 Church St. (1890), 5 Garfield Place (1891), 18 Barclay St. (1891), 137 Montgomery St. (1891), 24 Balding Ave. (1891), 34 Carroll St. (1893), and 310 Mill St. (1895).

In the commercial field, Cannon designed not just the Bain family hotels but several other hotels as well, including the United States Hotel addition in Newburgh in 1893 and the Mizzentop Hotel Annex in Pawling in 1886. Several important public buildings in Poughkeepsie were designed by Cannon, including the remodel of the Masonic Temple on Cannon Street in 1894, the Elting Building in 1891 (292 Main), the Welles Zimmerman Building in 1891 (284 Main, now demolished), and the M. Shwartz Building (303-307 Main) in 1891. Cannon's 1888 design for his own home at 204 Church Street still stands.

The residence at 57 Montgomery retains much of its original detail thanks to the Timmins family, who purchased the house from the Bains in 1899 and carefully maintained the property for over 50 years. Despite the house's narrow, urban lot, Cannon's design for the house bears all of the hallmarks of the popular Queen Anne style, which emphasized asymmetrical forms, an abundance of varied texture, detail, and materials, and a general exuberance and spiritedness of design. For textural richness, Cannon contrasted fish-scale shingle cladded upper floors with first floor clapboards. First floor bays, projecting walls and second floor overhangs with brackets break the wall plane into multiple surfaces - producing an asymmetrical effect further enhanced by irregular window placements, varying window sizes and double and triple window groupings. A cross gabled roof, a flaring overhang transitioning between floors and multiple secondary gables create a complex and inventive form. Half timbering and rosettes in the front secondary gable along with basket weave trim work, spindle porch balusters, an eyebrow window, an ox's eye window, and a scattering of colorful stained glass in multi-paned sash create a pleasing diversity of decorative elements. The direction of the front porch staircase was altered from east to north in the 1980s to allow for the construction of a small driveway on the east side of the house.[9]

As he established his own home, Bain continued pursuing his development plans for Poughkeepsie. In 1890, Bain boldly moved to organize a major development scheme utilizing a blend of political clout, wealthy backers and new ideas. With the support of the Young family, Bain and other members of the old horse car street railway syndicate created a new "South Avenue Surface Railway Company" in 1890 to provide a new trolley line driven by electricity and running from the junction of Main and Market Streets along South Avenue to the Poughkeepsie Rural Cemetery.[10] Five months later, at what was considered one of the most important real estate auctions in the city's history, Bain acquired the 75-acre parcel adjacent to the proposed new South Avenue trolley line using financial backing from a six-man syndicate. This largely undeveloped parcel was informally known as "Livingston Woods" and extended from the southern edge of the city to Poughkeepsie Rural Cemetery. Livingston Woods had once been an estate known as "Linlithgow" belonging to the Livingston family until purchased for industrial development in 1872 by the short lived and unsuccessful Hudson River Iron Company.[11]

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[8] Advertisement for Cannon's Tasty Cottages, *Poughkeepsie Daily Eagle*, December 23, 1883.

[9] "Titus will Build Bain Cottage, Plans by Cannon," *Poughkeepsie Courier*, April 8, 1888; "A. Cannon Architect of House for F.R. Bain," *Poughkeepsie Daily Eagle*, April 21, 1888.

[10] "A New Street Railway," *Poughkeepsie Daily Eagle*, November 4, 1890; "The City Railroad," *Poughkeepsie Daily Eagle*, October 10, 1892.

[11] "Sale of Livingston Property," *Poughkeepsie Daily Eagle*, April 27, 1891; "Valuable Property Goes Cheap," *Poughkeepsie News-Telegraph,* May 2, 1891.

Despite pleas by some members of the community to let Livingston Woods become a public park, Bain pressed on with clearing the land for development in 1892. The surprising discovery of large beds of fine quality moulding sand on the property postponed subdivision for housing in favor of mining.[12] But Bain's grand vision for a new Poughkeepsie suburb remained astonishing. The *Poughkeepsie News-Telegraph* noted the daring nature of the entire Bain enterprise, commenting: "…probably no other man in the city would care to undertake the improvement of 75 acres of farm and woodland in this neighborhood on the lines of real estate speculation. But Mr. Bain is indefatigable." The reporter went on to describe with wonder the way in which Bain planned to lay out 600 building lots with cross streets, a "broad avenue" paralleling South Road plus a scenic drive leading down to the river front and winding through the property past a ravine, a cliff and a brook. Several rocky knolls with views up and down the Hudson River picturesquely dotted the property, and Bain planned to leave these wooded with "little summer houses" for each adjacent lot holder. All in all, the paper pronounced, "Poughkeepsie never had a finer opportunity presented to its residents…"[13]

Over the next decade, Bain added to his holdings along the new South Avenue trolley line by acquiring and subdividing the Judge Gilbert Dean estate between Franklin and Livingston Streets. Although his own optimism about Poughkeepsie was strong, it was an optimism mixed with frustration that more local people did not seem to fully understand the city's potential. In an 1891 newspaper interview, Bain lamented, "If you want a fair valuation of your property, do not ask a Poughkeepsian to appraise it. Get a stranger. There is no reason in the world why Poughkeepsie should not be a place of 40,000 to 50,000 inhabitants with our rail and water facilities, splendid climate, sewer, water and school systems equal to any in this country and with our fast growing factories…"[14]

When appointed city assessor in 1896, Bain seized his chance to place higher valuations on city property. A public outcry resulted. To the amazement of the assessment grievance board, Judge Joseph Barnard (who was normally the judge charged with hearing assessment disputes) stepped forward to complain about his own assessment, particularly the lands at the rear of his property on Academy Street, which bordered the new electric streetcar railway along South Avenue. After the judge finished his statement, Bain jumped up and followed him out of the room, asking the judge if he was really ready to sell the land along South Avenue at the low price the judge claimed it was worth. As the papers later gleefully described the scene, "The judge said he meant his words and Mr. Bain purchased the property at once."[15]

Besides acquiring key development parcels at bargain prices and arranging for new trolley lines to serve them, Bain also understood the necessity of dependable and efficient gas and electric service in any speculative scheme. To that end, he became a key player in putting together the deals that created the two foundation companies that would later merge to become Central Hudson Gas and Electric. First in Newburgh in 1900 and then a year later in Poughkeepsie in 1901, Bain was instrumental in pulling together the investors and experienced managers capable of successfully consolidating the gas industry with the electric industry. Bain served as the first president of both the new Newburgh Light, Heat and Power Company and the new Poughkeepsie Light, Heat and Power Company – companies which would merge in 1911 to form Central Hudson Gas and Electric.[16] By 1901, as Bain turned forty, he had already occupied pivotal leadership roles in suburban real estate development, mass transit growth, and public utilities transformation – three of the major building blocks that would turn Poughkeepsie into a modern city.

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[12] "Livingston Woods," *Poughkeepsie Daily Eagle*, September 17, 1892; "For a Public Park." *Poughkeepsie News-Telegraph*, January 24, 1890.
[13] "A New Suburb," *Poughkeepsie News-Telegraph*, August 6, 1892.
[14] "Views of a Prominent Real Estate Firm," *Poughkeepsie Daily Eagle*, March 17, 1891.
[15] "Cleveland Admits His Wealth, Judge Barnard Denies His," *New York Herald*, September 8, 1897.
[16] " F.R. Bain President of New Utilities Company," *Poughkeepsie Sunday Courier*, January 18, 1900; "Mr. F.R. Bain Will Be President," *Poughkeepsie Sunday Courier*, September 30, 1901; "Pok Light Heat and Power Co," *Poughkeepsie Sunday Courier*, November 3, 1901; "Syndicate Created by F.R. Bain," *Poughkeepsie Daily Eagle*, July 13, 1901.

Later History of the F.R. Bain House

In 1899, Bain sold the house at 57 Montgomery Street. Five years later, he began disposing of most of his Poughkeepsie assets as his career shifted to New York City. After remarrying in 1911, Bain began a new life in California where he again excelled at consolidating and reorganizing public utility companies. Bain also became a national leader in model dairy farming practices and one of California's most noted exhibitor/breeders of Jersey cows raised at his celebrated ranch, "La Lomita."[17]

The Timmins family, owners of the "Timmins Shoe Emporium," purchased 57 Montgomery in 1899 and resided there for over 50 years. The family's retail shoe business was founded by Michael Timmins in 1868 and continued under his son, Edward M. Timmins, until 1916.[18] During their three generations in the shoe business, the Timmins family endured the tremendous changes brought about by the demise of traditional handcrafted shoemaking (performed by artisans like Michael Timmins's Irish born father, Edward). Throughout the second half of the 19th century, craftsmanship at the shoemaker's bench was increasingly replaced by factory produced "ready-made" shoes. Displaced artisan shoemakers were forced to find other work or eke out a living from shoe repair. The Timmins family, however, was among those who decided to move into ready-made shoe retailing – at first living over their shoe store and selling inexpensive ready-made shoes in the ethnic Union Square neighborhood of Poughkeepsie.

By 1883, the family was able to open a new store at 258 Main Street, selling higher quality goods in the heart of downtown at their new "three story shoe house." Clever and frequent advertising (with text such as "It's a fine feat to fit a foot and one with which we are perfectly familiar") made the Timmins store well known to thousands of customers across Dutchess County.[19] The family's success at transforming themselves from craftsmen shoe makers into prosperous shoe retailers enabled the purchase in 1899 of 57 Montgomery Street in a desirable residential neighborhood close to the Timmins city center store.

[17] John Steven McGroarty, *Los Angeles from the Mountains to the Sea*, vol. 2 (Boston: American Historical Society, 1921), 92-93; "A Great S. California Jersey Establishment," *Los Angeles Times*, December 21, 1924.
[18] "F.R. Bain has Sold to Edward Timmins," *Poughkeepsie Courier*, March 31, 1899.
[19] Clyde and Sally Griffen, *Natives and Newcomers* (Cambridge: Harvard University Press, 1978), 15; "The Right Shoe on the Right Foot," *Poughkeepsie Daily Eagle*, October 22, 1892; "Mr. Timmins to Rest," *Poughkeepsie Sunday Courier*, March 19, 1916.

9. Major Bibliographical References

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Poughkeepsie Sunday Courier, April 3, 1898.

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

F.R. Bain House
Name of Property

Dutchess County, NY
County and State

10. Geographical Data

Acreage of Property .11
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	589014	4616292	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to include the parcel historically associated with the Bain House.

11. Form Prepared By

name/title Holly Wahlberg (Design Historian), edited by Jennifer Betsworth (NY SHPO)
organization date October 2015
street & number 35 Garfield Place telephone
city or town Poughkeepsie state NY zip code 12601
e-mail

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

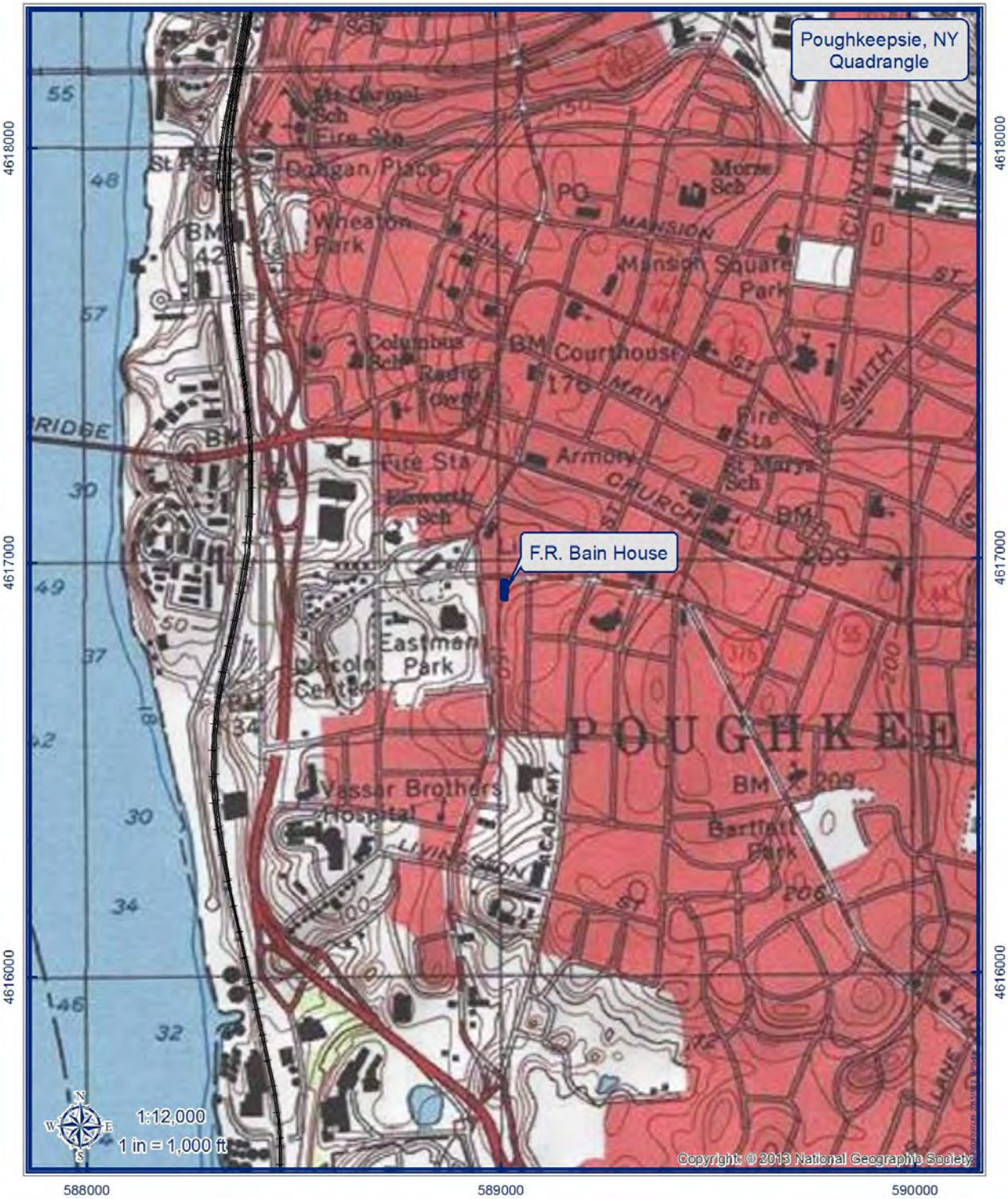
  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

F. R. Bain House
City of Poughkeepsie, Dutchess Co., NY

57 Montgomery Street
Poughkeepsie, NY 12601



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
0 330 660 1,320

F.R. Bain House

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

F. R. Bain House
City of Poughkeepsie, Dutchess Co., NY

57 Montgomery Street
Poughkeepsie, NY 12601

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 75 150 300 Feet

F.R. Bain House

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Bain House

City or Vicinity: Poughkeepsie

County: Dutchess State: NY

Photographer: Kim Breden

Date Photographed: October 2015

Description of Photograph(s) and number:

NY_Dutchess Co_FR Bain House_0001
Façade, facing south

NY_Dutchess Co_FR Bain House_0002
West elevation, facing east

NY_Dutchess Co_FR Bain House_0003
East elevation, facing southwest

NY_Dutchess Co_FR Bain House_0004
West elevation, detail, facing northeast

NY_Dutchess Co_FR Bain House_0005
Front door, facing south

NY_Dutchess Co_FR Bain House_0006
Foyer and staircase, facing north

NY_Dutchess Co_FR Bain House_0007
Dining room, facing southwest

NY_Dutchess Co_FR Bain House_0008
Parlor, facing southwest

NY_Dutchess Co_FR Bain House_0009
Hallway, facing south

NY_Dutchess Co_FR Bain House_0010
Bedroom, facing east

F.R. Bain House
Name of Property

Dutchess County, NY
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

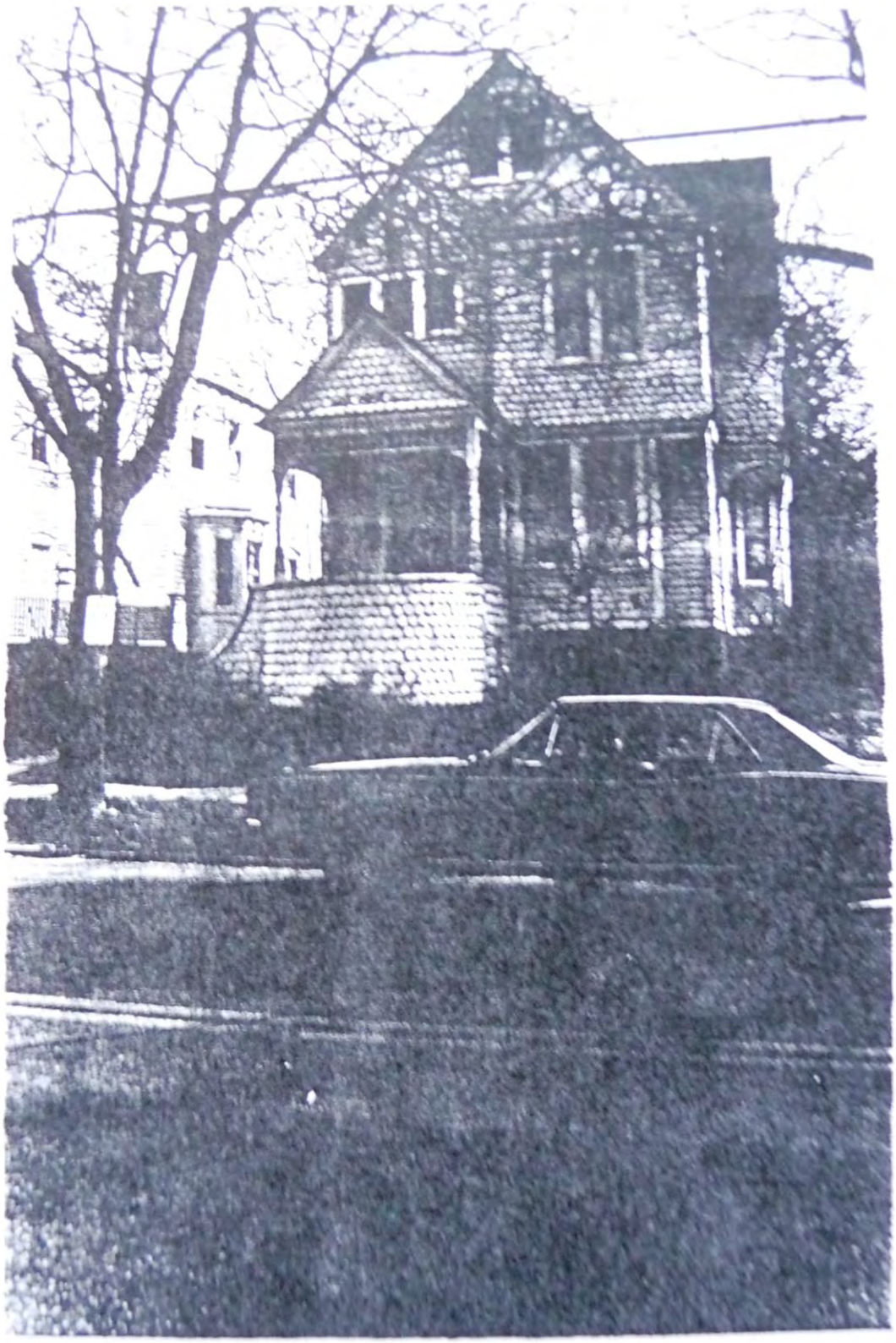
name Kim Breden

street & number 57 Montgomery Street telephone

city or town Poughkeepsie state NY zip code 12601

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Bain House, ca. 1970. Courtesy of Kim Breden

WELCOME

NO PARKING
NO PARKING

WELCOME
57

Never
grow up