

HOUSE PROFILE

Glenholme

Story by ABBY LUBY | Photography by ANDREA B. SWENSON
and courtesy of CHRISTIE'S INTERNATIONAL

From a lofty hill overlooking the Hudson River,

the stately Victorian mansion in Upper Nyack known as Glenholme radiates a deep sense of place. This is a home that speaks to character, permanence and stability from outside to within. The three-story tiered structure seems to float, dotted with copper dormers and arching brackets, uplifting the iconic mansard roof and clarifying its profound aesthetic of balance and harmony.

History is here. The house, according to some, was first built in 1854 at a time when the Second Empire Victorian style was popular among the affluent. By 1907, major renovations were done by then owner, Frank Crumbie, who was mayor of Upper Nyack from 1912 to 1937. The house was dramatically modified and expanded. Major changes included moving the kitchen from the solid rubble stoned basement to the first floor, repositioning stairways, installing second floor bathrooms and finishing off the third floor. Some seventy years later in 1981, owners Julia and Charles Grudzinkas restored the exterior clapboards using colors befitting the Victorian period. A few years later they rebuilt the three chimneys and matched the landscaping to further reflect the period leaving borders of redwoods, Japanese maples and, more recently were joined by pink magnolias. In 1993 the Historical Society of Rockland County awarded the Grudzinkas for their adept preservation and restoration efforts.

For well over 160 years Glenholme has been the recipient of much tender loving care by its devoted owners, including the present owner who, seven years ago started a project of extensive and detailed renovations, including an all new slate roof and copper dormers. Today, this rejuvenated 5200-square foot house with its sweeping three-sided veranda embellished with Doric columns, formal dining room, seven fireplaces

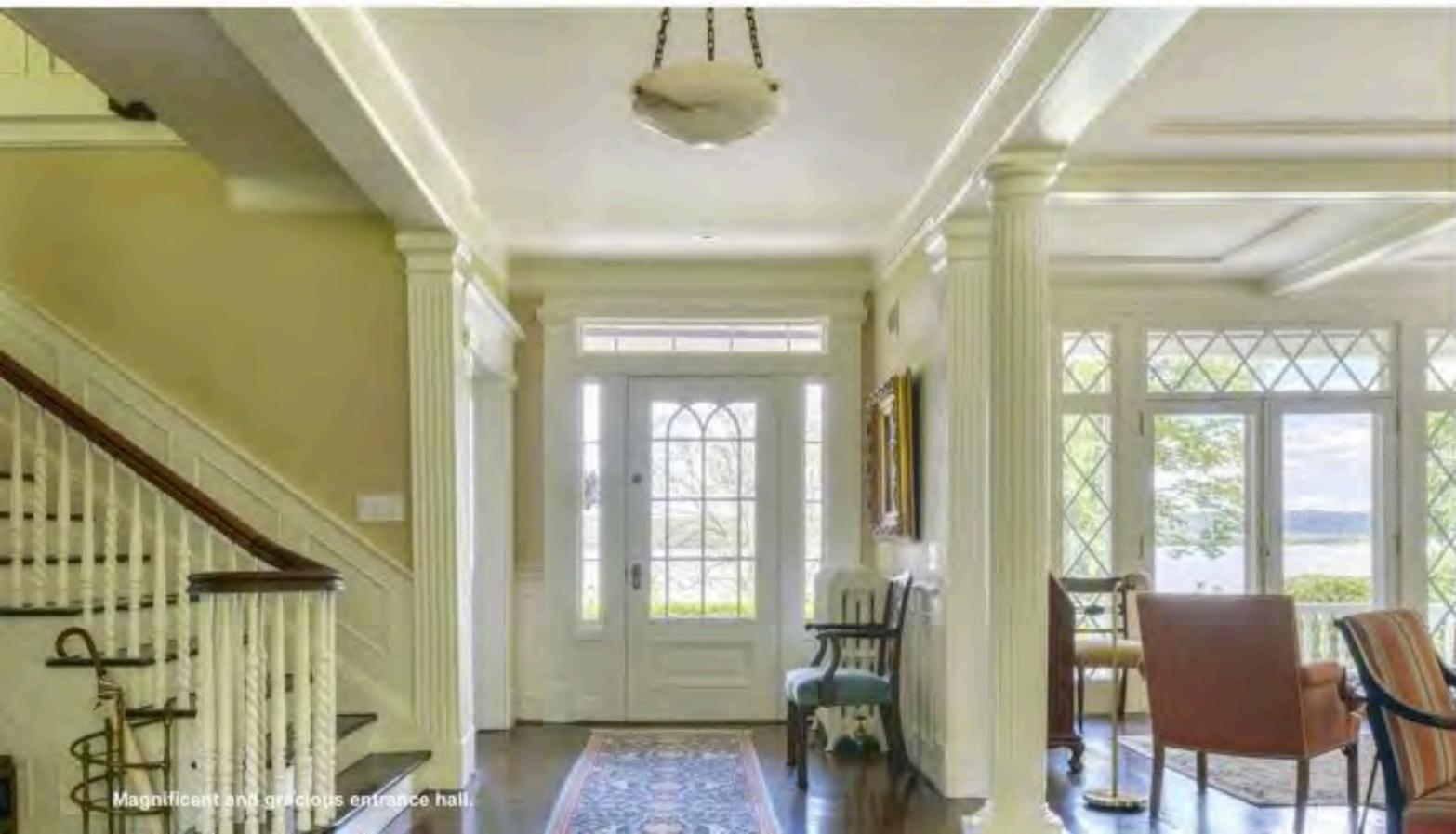
The estate's private rolling lawn with a stone wall.



Aerial view showing Crombie's Brook and the home's proximity to the water.



Luxe dressing room in master bedroom suite.



Magnificent and gracious entrance hall.



New wide stone Flagstone terrace across the entire east elevation of Glenholme.



Glenholme's west elevation from North Broadway.



New bridge across Crombie's Brook connecting the manicured gardens; Completely reconstructed stone wall's of Crombie's Brook and multiple cascading waterfalls.



View from the outstanding three sided wrap-around veranda.

and perfectly placed fluted columns is graciously warm and welcoming.

Glenholme has also seen star-power walk through its doors. It is frequently referred to as the Stepmom house because it featured prominently in the 1998 film *Stepmom* starring Julia Roberts and Susan Sarandon. The house was also in the 2010 Jennifer Aniston-Gerard Butler rom-com, *The Bounty Hunter*. In the 1950s, famous writer and playwright Horton Foote lived in Glenholme who, in his award-winning play "The Trip to Bountiful" put Nyack as one of the stops in the story.

Entering Glenholme one finds a nuanced overture to step into ei-

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spindled balusters and richly grained floors of herringbone white oak. For a brief change in ambience, in contrast, is the powder room decorated in a spirited, floral patterned wallpaper and border tile.

The gentle bow of five large windows in the dining room gives a panorama of the Hudson River; one side of the fireplace is a curiously

ther an intimate parlor, a study or a spacious coffered ceiling living room with four sets of French doors and fireplace. The walls in the study are a deep berry, but most walls throughout are bathed in muted teals, corals, creams and smoky grays, allowing light to sweep through the house accentuating architectural details such as diamond-shaped glass panes,

hidden panel that presents as a wall replete with glass doored cabinets. The false panel swivels open to reveal a stunning gourmet chefs eat-in kitchen with radiant heat floors, three Dacor ovens, two Miele dishwashers, two SubZero refrigerators, wine cooler, farmhouse and large stainless sinks.

Staircases in Glenholme are less treads to the next floor but more alluring invitations to what's aloft. The enticing grand staircase leads to a cozy sitting niche with fireplace where one can pause in the ascent away from the formality of the first floor. This nook is flanked by two small curved staircases like arms embracing the respite before leading to the second floor.

The three bedrooms on the second floor all have views of the river and the roomy, private master suite is adjoined by an exquisite en-suite bath with delicately tiled floors and windows replaying the diamond theme. The connecting octagonal shaped dressing room is open and airy. Three bedrooms and a utility room on the third floor offer the refined tilt of dormers emphasizing coziness while welcoming light and air.

Outside, skirting the one-and-a-half-acre property is the Upper Nyack Brook that flows downhill to the nearby Hudson River. The picturesque stone and concrete channel has been re-built to preserve the brook's natural curve and flow with small cascading waterfalls filling a few clear pools as it gurgles its way under a small walking bridge and eventually feeds the Hudson. Historical accounts say that in summer, Native Americans followed a path along this brook down to the river where they would fish and camp. The mansion, with its nooks and crannies that wink at the elegant setting, combines playfulness with a solid formality. Adding a special layer are the views of the Hudson River and the Cuomo bridge, a significant reminder of how a restored Glenholme kept pace with over a century and a half of cultural change and growth.

Glenholme is listed by David Sanders of Christie's International. Price upon request. 845-304-3344.

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Entering Glenholme one finds a nuanced overture to step into either an intimate parlor, a study or a spacious coffered ceiling living room with four sets of French doors and fireplace. The walls in the study are a deep berry, but most walls throughout are bathed in muted teals, corals, creams and smoky grays, allowing light to sweep through the house accentuating architectural details such as diamond shaped glass panes, spindled balusters and richly grained floors of herringbone white oak. For a brief change in ambience, in contrast is the powder room decorated in a spirited, floral patterned wall paper and border tile.

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