

## HUTTON BRICKYARDS' TRANSFORMATION



Set to open in April, the Hutton Brickyards development could expand the Hudson Valley's draw as a tourism destination while showcasing the region's rich history. PATRICK OEHLER/POUGHKEEPSIE JOURNAL

### \$20M project creating luxury resort with cabins, activities along Hudson River in Kingston

John W. Barry Poughkeepsie Journal | USA TODAY NETWORK

Imagine boarding a boat in Brooklyn, glass of champagne in hand, surrounded by family, friends or both.

You are about to embark on a nautical excursion that will take you across New York Harbor and around the tip of Manhattan before heading north to the Hudson Valley, where you will be a guest, or maybe even the bride or groom, at a wedding.

You arrive at Hutton Brickyards on the City of Kingston's Hudson River shoreline.

Once ashore, you will check into any one of 31 cabins or suites, many of which have river views. You dine in an open-air restaurant, unwind in a sauna or kick back at a fire pit.

You can stroll the site's two miles of hiking trails or

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Karl Slovin and his partners picture their venture as an open-space haven for those seeking respite from the COVID-19 pandemic. JOURNAL FILE



A pile of discarded bricks from the Hutton Brickyards at Kingston Point Beach sit near the resort's development site in Kingston on Monday. PHOTOS BY PATRICK OEHLER/POUGHKEEPSIE JOURNAL

## Resort

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traverse paths on a 520-acre Scenic Hudson park next door. And if that's not enough exercise, an archery range, croquet lawn and guided kayak tours also await you.

All of this unfolds in the vision that Hutton Brickyards owner Karl Slovin has for the latest incarnation of the former industrial site he owns within site of northern Dutchess County.

Slovin and his partners picture their venture as an open-space haven for those seeking respite from the COVID-19 pandemic; a luxury resort capable of hosting corporate retreats of large-scale concerts where once bricks were crafted to be used in New York City buildings.

Set to open in April, the reimagined Hutton Brickyards could expand the Hudson Valley's draw as a tourism destination while showcasing the region's rich history and the role that the outdoors play in the local economy.

"I'm very excited and I'm very optimistic," said Slovin, who lives in southern California but grew up in Manhattan and spent weekends, as he does on a regular basis today, at a family home in Rhinebeck.

Hutton Brickyards in Kingston over more than a century produced hundreds of millions of bricks, some of which were used to build the Empire State Building and the old Yankee Stadium.

Now, after previous ventures trying to repurpose the site as a concert venue and open-air food market, Slovin and partners are enacting a \$20 million plan to draw New York City residents north. And, rather than replacing the concert venue, which famously hosted Bob Dylan on its opening night more than three years ago, Slovin pictures the resort as a complement to it, enabling it to draw national headliners and their fans.

Tourism is big business for the mid-Hudson Valley, and the draw of the region has only increased as the pandemic has led many to seek the outdoors. In 2018, tourists spent \$651.5 million in Ulster County, according to the office of Ulster County Executive Pat Ryan. Visitors to Dutchess in 2018 spent \$642.2 million, according to Dutchess Tourism.

The sprawling site measures 76 acres, and will soon be expanded to 100.

Salt Hotels is the exclusive operator of the Hutton Brickyards resort and will oversee all the lodging; events large and small; food; and beverage. Though, Slovin was given input on design aspects of the operation.

"This amazing site doesn't really exist anywhere else," said Salt Hotels CEO and founder David Bowd, who as COO of Andre Balazs Properties used to run the famed Chateau Marmont hotel in Los Angeles. "It's magical. It has so many layers."

Salt Hotels maintains operations in Provincetown, Massachusetts, and Asbury Park, New Jersey. Illustrating the circles within which the Salt team moves is the company's management of the revitalized Asbury Lanes in Asbury Park, which welcomed Jersey Shore rocker Bruce Springsteen for its 2018 reopening.

### Old meets new

Anchoring the property is are colossal, fenced-off, dilapidated and long-abandoned brickyard buildings

### Looking for a job?

One aspect of the Salt Hotels endeavor at Hutton Brickyards complements the resort's plan for employing local residents and, Salt founder and CEO David Bowd said, making a commitment to the community.

Salt Hotels at Hutton prior to the resort launching will open one of its "Salt Schools," an eight-week, approximately 25 hour intensive introduces enrollees to multiple aspects of the hospitality industry. Courses are taught by industry leaders and cover "The Business of Hospitality;" "The Guest Experience;" human resources and workplace behavior; revenue management; hospitality and the law; financial principles; food and beverage; technology and social media; and sales and marketing. For those who are accepted into this program, the cost is free and enrollees are free to work somewhere other than Hutton. Send an email to at [huttonbrickyards@salthotels.com](mailto:huttonbrickyards@salthotels.com) for information.

connected side-by-side.

Far from diminishing the Hutton Brickyards vibe, the structures generate a sense of place that is old but not dated, and evoke the allure and mystique of the Netflix thriller "Stranger Things."

The structures also offer stark contrast to more than two dozen hip new cabins to the south. Fire pits and two saunas shaped like oversized-barrels sit a short walk from the cabins, which are reachable from the main site by inviting paths.

A view of the Hudson River, Dutchess County and the surrounding Hudson Valley is punctuated by landmarks that include the Kingston-Rhinecliff Bridge to the north, Rhinecliff Train Station to the east and, visible from a promontory that towers above the old brickyard, the Esopus Meadows Lighthouse to the south. Expanding it all is the Scenic Hudson park that sits adjacent to Hutton. And the City of Kingston in a few weeks will open a 1.3-mile bike and walking path through the Scenic Hudson site.

### A pandemic pivot

Kingston Mayor Steve Noble said the development of a former industrial site speaks to his city's efforts to consider the broader impact of revitalization, whether that impact resonates within his local community or throughout the region. For example, he said, breathing new life into the Hutton site has not displaced any residents.

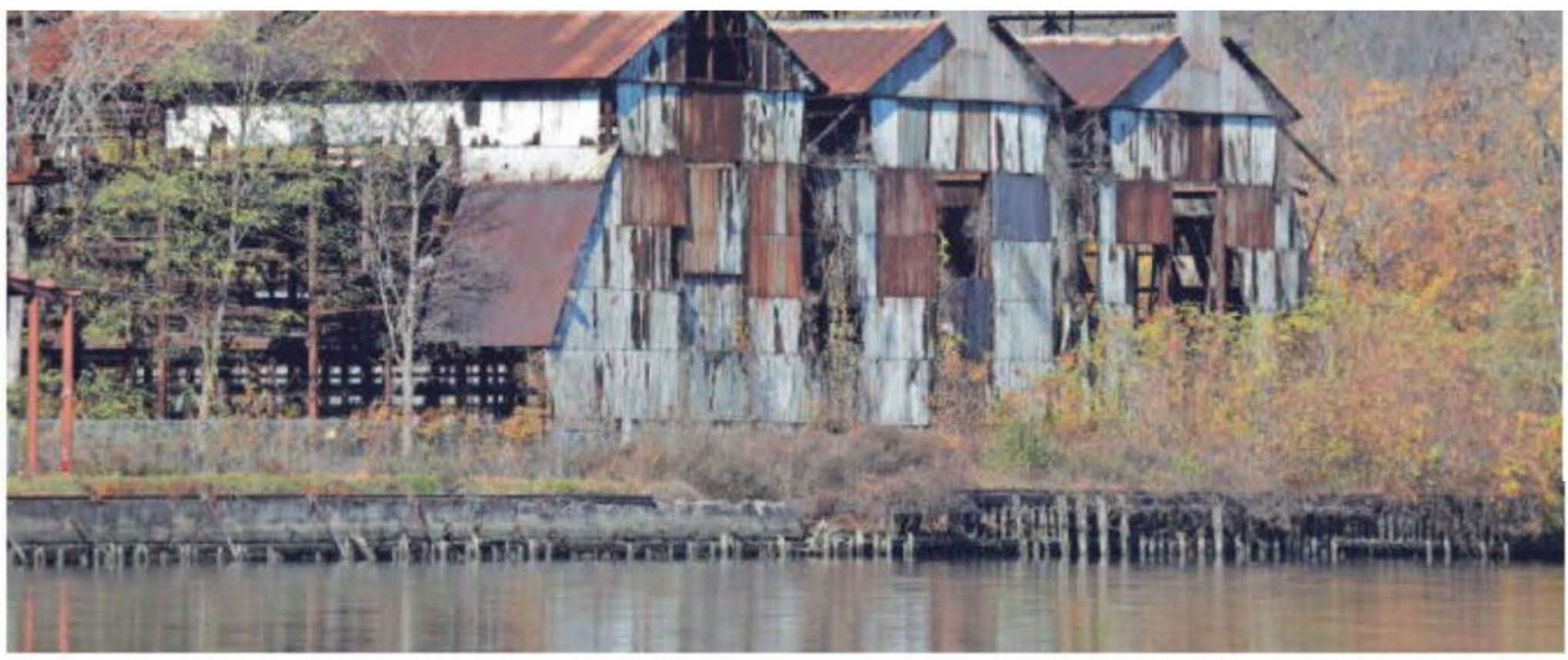
"We've really tried to think about what the ripple effects are, with the changes we're making," he said.

With an outdoor space populated by 31 cabins and a stand-alone cottage, Slovin and Bowd are also looking to provide alternative vacation and work spaces that they believe could provide a measure of safety during the coronavirus pandemic. As the health crisis continues to surge, restrictions on public gatherings continue and individual spaces, just like the Hutton cabins, could offer a sense of security. Slovin said 80% of the event space is covered, open-air structures.

And when coronavirus restrictions are lifted and live music returns, large-scale concerts in the spirit of the Dylan shows are slated for the site. Anyone who

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Long-abandoned brickyard buildings connected side-by-side, serve as a reminder of the site's past.



Cabins recently constructed at Hutton Brickyards are pictured Monday.

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attended either of two shows Dylan played at Hutton in June 2017 will find plenty that is familiar at the upgraded site, in terms of the layout of the land.

Gregg Woolston of Fishkill was at one of those Dylan shows and was impressed with the site, particularly its spot on the riverfront and the fact that some fans watched the performance from boats anchored just offshore. He would definitely return to Hutton for a concert, should they return.

"I thought it was pretty cool," he said.

### New York City

Playing a pivotal role in all of this is New York City. The Hutton Brickyards-Salt team is hoping that those who have remained in the Big Apple as their neighbors relocated to the Hudson Valley, before and during the pandemic, settling in significant numbers in Dutchess, Ulster and Sullivan counties, will find a temporary haven at Hutton.

"This year, the Hudson Valley's sweeping vistas and crackling creative energy are whispering to New Yorkers like never before," reads an announcement of the Salt project as it refers to New York City residents.

"Hutton makes an easy trip for New Yorkers seeking a respite from the city," the announcement says. "Next year,

guests will come by seaplane, helicopter, boat, train or car – experiencing a romantic sense of arrival."

Bowd expanded on that, saying someone who travels by Amtrak from New York City to Rhinecliff could be picked up at the Dutchess train station by boat and ferried back to Hutton across the Hudson.

Once there, according to the Hutton-Salt team, the good times will get under way with a bang.

According to the team, the grounds, "will feature whimsical invitations to fun" with an archery range, croquet lawn, firepits, bicycling, hiking, guided kayak tours, paddle-boarding, running, outdoor yoga, snow-shoeing, cross-country skiing and bee-keeping, among other offerings.

The kitchen in the open-air restaurant slated for the site will be powered by wood-fired ovens and grills fueled by lumber recovered from the grounds. Fireplaces in the restaurant – which will be open to the public – will provide warmth on cooler days while adding ambience to the dining experience. And once opened – no date has been set – the Scenic Hudson park will welcome the public to forested and former industrial lands home to quarry ponds, industrial relics and river access.

Speaking of it all, with an emphasis on the partnership with Salt, Slovin said, "This is a perfect fit for us."

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