Use Plan and Restoration Guidelines for the Swiss Factory Lodge at Montgomery Place Annandale-on-Hudson, NY

Margaret Elizabeth Gaertner
University of Pennsylvania

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Disciplines
Historic Preservation and Conservation

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USE PLAN AND RESTORATION GUIDELINES
FOR THE SWISS FACTORY LODGE AT MONTGOMERY PLACE
ANNANDALE-ON-HUDSON, NY
Margaret Elizabeth Gaertner

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Supervisor
Roger W. Moss
Adjunct Associate Professor,
Graduate Program in
Historic Preservation

Reader
Geoffrey B. Carter
Director of Preservation,
Historic Hudson Valley
Tarrytown, NY

Graduate Group Chair
Frank G. Matero
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At Montgomery Place

Geoffrey B. Carter
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Kate Johnson
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Past and present residents of Annandale-on-Hudson:

"Young" Joe Bloomer
Dorothy (Dot) Moore
Margaret Schaeffer
Martha Klepats Watkins

University of Pennsylvania

Roger Moss
Gail C. Winkler
Use Plan and Restoration Guidelines for the
Swiss Factory Lodge at Montgomery Place
Annandale-on-Hudson, NY

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Introduction

The 1867 Swiss Factory Lodge ("the Swiss Lodge") in Annandale-on-Hudson, NY was designed by noted American architect Alexander Jackson Davis (1803-1892). A.J. Davis was a prolific architect whose designs successfully incorporated numerous revival and regional styles; the Swiss Lodge is the only surviving Davis building in the Swiss Style. The Swiss Lodge is also unusual as it is the work of a major nineteenth century American architect, yet it was built to be inhabited by working class men or families. Although Davis and his frequent collaborator Andrew Jackson Downing published numerous descriptions of houses for the working class, examples of such designs put into practice are not common.

This paper began as a restoration plan for the Swiss Lodge. It was quickly realized, however, that what would truly save this building was not restoration but usefulness. To restore this building without a plan for its use would create an isolated artifact requiring funds and personnel for maintenance from an organization operating on a strict budget. Clearly the Swiss Lodge requires restoration; however, it also needs a specific role and function within the estate so Historic Hudson Valley will consider it an integral part of its operations, realize a benefit from the initial investment required for restoration, and have incentive to provide long-term maintenance.
This paper is organized into three major sections: past, present and future. The “past” of the Swiss Lodge provides the historic and cultural context and establishes the architectural significance of the structure. The “present” explores the role of the Swiss Lodge within a site which has changed from private estate to public museum. The “future” makes proposals which define a contributing role for the building within historic site; physically and functionally reintegrate the Swiss Lodge into the estate; and establish guidelines for the eventual restoration of the Swiss Lodge.

Research and documentation for a Historic Structure Report for the Swiss Factory Lodge were completed last summer through funding provided by the Kress Foundation. Archival research and physical investigation were combined to develop a record of the history, physical evolution and use of the physical structure. Materials consulted included architectural drawings, the architect’s day books, maintenance surveys, and a set of HABS drawings and field notes. Wills, census records, federal and local tax records, manufacturing schedules, geographic maps, historic photographs, manuscripts, diaries, correspondence, and insurance records were also reviewed. Interviews with former residents of Annandale filled in many of the blanks in the written records. Secondary sources such as local histories, newspapers, periodicals, and scrapbooks were also used. This material was used to suggest schemes which include the Swiss Lodge and perhaps the hamlet in the interpretation of Montgomery Place. The most valuable
resources however is one which is the most difficult to document. The opportunity to work with the staff of Historic Hudson Valley and explore the buildings and landscape over the course of several months has provided invaluable impressions and insights which can not be cited.
Brief History of Montgomery Place and the Swiss Factory Lodge

The estate known as Montgomery Place, originally called Chateau de Montgomery, was created by Janet Livingston Montgomery (1743-1828) in 1802. The Livingston name is a well known one in the Hudson River Valley, due to the varied accomplishments and vast landholdings of its many family members. A Livingston signed the Declaration of Independence, two held the office of Secretary of State, and two served as Ambassador to France. One Livingston was governor of New York, another, New Jersey, and other Livingspons have served as Senators and Congressmen. An exhibit at Clermont calls the region the “Livingston River Valley,” with good reason, as much of the land and many of the major estates, including Clermont, Wildercliffe, and Rokeby, were Livingston homes.

Janet Livingston Montgomery was the eldest of the ten children of Robert and Margaret Beekman Livingston of Clermont. As heir to shares of both the Livingston and Beekman fortunes, Janet Livingston was wealthy; she was also well known for her independent personality. Janet was nearly 30 years old when she married an Irishman, General Richard Montgomery (1736-1775), in July 1773. Together the couple built a house, Grassmere, on their large farm near Rhinebeck, New York. The Montgomerys were married

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1 Material for this section was taken from: Claire Brandt, An American Aristocracy The Livingstons (1986; Paperback edition: Poughkeepsie, NY: 1990) and Jacquetta M. Haley, “The Creation of a Country Estate” (Sleepy Hollow Restorations, Tarrytown, NY, June 1987, photocopy), Montgomery Place files. The latter is an thoroughly researched and documented paper which provides the definitive scholarly history of the estate.
less than two years when the General was killed during the American attack on Quebec in December, 1775. Janet lived alone at Grassmere for the next twenty five years, until 1802, when she purchased a 250 acre farm on the Hudson from John Benthuysen.²

Janet, with the help of William Jones, a nephew of her deceased husband, built for herself an austere Federal style residence with a view of the Hudson. The remainder of the 240 acres was a commercial farm which produced grains and food for the people and livestock on the estate, with the remainder shipped to New York City. In addition, Janet established a successful and profitable commercial nursery which specialized in fruit trees, including apples, cherries, pears, peaches, plums, apricots, and nectarines; grapevines and various berries; and seeds.³

Richard and Janet had no children, and Janet developed an unfortunate habit of surviving her chosen heirs. Her first heir was William Jones, with whom she had built Chateau de Montgomery, but after a lengthy illness, Jones passed away in 1815.⁴ Janet rewrote her will and left everything to Lewis Livingston, the son of her youngest brother, Edward, and his first wife. After the death of his mother, Lewis had been sent to live with his Aunt Montgomery at the Chateau. Lewis suffered from tuberculosis and went overseas in search of a better climate, but found no improvement. He

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² Jacquetta Haley, p. 10.
³ Jacquetta Haley, p. 20.
attempted to return to the States but died at sea in 1821.\(^5\)

Finally Janet rewrote her will for the last time, leaving Montgomery Place to her youngest brother, Edward Livingston (1764-1836). Edward had graduated from Princeton, and then studied law in Albany. He was elected mayor of New York. While in New York, an employee stole a large sum of money, and Edward assumed the responsibility of repaying. He moved to New Orleans, hoping to make a fortune, and continued his political service. He eventually served as a Congressman and later a Senator from Louisiana. It was in Louisiana that Edward met and married his second wife, Louise D'Avezac de Castera Moreau de Lassy, and where their only child, Coralie, was born.\(^6\) Edward later served as Secretary of State under President Andrew Jackson, and finally as Minister to France.\(^7\) Perhaps his greatest accomplishment was his rewrite of the Louisiana Penal Code, which was first published in the United States, and then quickly reprinted in Great Britain, Germany and France.\(^8\) The document was considered so brilliant and just the King of Netherlands awarded Edward a medal, and parts of the Code were adopted by the government of Guatemala.\(^9\) However, despite his political successes, Edward was never a financial success.

\(^{4}\) Jacquetta Haley, p. 25.
\(^{5}\) John N. Lewis, *Reminiscences of Annandale...,* published transcript of a speech delivered 12 February 1895, Box 155, Folder 1, Delafield Papers, Princeton University Library, no page numbers given.
\(^{6}\) Claire Brandt, p. 158.
\(^{7}\) Claire Brandt, p. 170.

6
Edward Livingston inherited Montgomery Place after his sister’s death in 1828. The Edward Livingstons continued Janet’s farming and orchard operations on a smaller scale, and added walks and trails through the wooded areas north of the mansion. Edward had little time to make improvements, as his duties as Congressman from Louisiana kept him in Washington, D.C. and only summers were spent at Montgomery Place. After Edward Livingston was appointed Secretary of State in 1831, he found it difficult to even spend the summers at Montgomery Place. From 1833 to 1835, the family--now consisting of Edward, Louise, Cora, and her husband, Thomas Barton--lived abroad while Edward served as Minister to France.

The family returned to Montgomery Place in 1835, and Edward looked forward to a quiet retirement as a gentleman farmer. He planned a new wing for the house, and began a new orchard. Unfortunately, he died suddenly in 1836.

After her husband’s death, Louise Livingston devoted her energies to straightening out Edward’s financial affairs. After those issues were resolved and she had an ample, not to mention predictable, income, Louise Livingston began to create the Romantic landscape for which Montgomery Place became known. Noted architect A.J. Davis was hired to recreate Janet Livingston’s simple Federal house into a gracious, classical villa. It was a beginning of a professional relationship, first with Louise Livingston, and later with Cora.

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9 Claire Brandt, p. 168.
and Thomas Barton, which would last over 30 years and involve Davis’ participation in nearly every structure on the estate. He recreated the mansion, and designed a classical coach house, a bracketed farmhouse, a mill, the Swiss Lodge, and numerous garden structures.\(^\text{10}\)

In 1841, Louise Livingston and her northern neighbor, Robert Donaldson of Blithewood, purchased the land on either side of the Saw Kill where it emptied into the Hudson. Included in the purchase was the lowest of the three falls of the Saw Kill, a dramatic rush of water known as the Cataract. The two estate owners made an agreement never to use the stream for industrial purposes, preserving the scenic beauty of the falls. Both owners made the Cataract a focal point in the design of their woodland walkways.

After Louise Livingston died in 1860, Montgomery Place passed to her daughter and son-in-law, Cora and Thomas Barton. Cora had worked closely with her mother and A.J. Davis on the redesign of the mansion and the construction of the Coach House, and after her mother’s death Cora continued working with A.J. Davis on new projects for the estate.

In May 1860, Thomas Barton purchased a 8-1/4 acres of land from Joseph Spurr.\(^\text{11}\) The land was on the River Road, just south of the Saw Kill,

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\(^{11}\) Deed, Joseph and Elizabeth Spurr to Thomas Barton, May 1 1860, xerographic copy, Historic Hudson Valley Archives, Tarrytown, NY.
and included a woolen mill next to the dam which formed the mill pond. After the purchasing the land, the Bartons hired Peter Harris, a local builder who had built the coach house, to construct barns on the newly acquired land, west of the mansion and near the River Road (the present day Farmhouse/Barn Site). The construction of the barns, and later, the farmhouse, on this site established a separation between the formal and functional areas of the estate. This land use pattern--formal grounds along the river, and farming or industrial operations inland--had begun with Louise Livingston's agreement not to industrialize the Cataract, and is typical of Dutchess County development.

In 1861, Cora Barton hired A.J. Davis to design a farmhouse for the newly acquired property. An existing farmhouse was apparently moved and set into a bank on a new location on the River Road; this house is the one now known as the Spurr Cottage. The new farmhouse was constructed on top of a hill near the barns. The cottage was designed in the Bracketed Mode, which Downing had described in his *Architecture of Country Houses*.

The location of the new farmhouse was closer to the hamlet of Cedar

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12 Jacquetta Haley, p. 56.
13 Hudson River District National Register Nomination, Section 7, p. 4.
14 Jane Davies, “Alexander J. Davis at Montgomery Place” (Sleepy Hollow Restorations, Tarrytown, New York, 1986, photocopy), Montgomery Place files, p. 19.
15 “Inventory of Montgomery Place taken by John Ross Delafield,” 1921, Historic Hudson Valley Archives, Tarrytown, NY.
Hill, the small hamlet just north of the Saw Kill on River Road, than the mansion at Montgomery Place. The Spurr, placed north of the farmhouse on the River Road, was even closer to Cedar Hill. The four tenant houses owned by Montgomery Place—the Farmhouse, the Spurr, the Swiss Lodge, and the North—were included in a detail map of Cedar Hill printed in Beer’s Atlas of New York (1867). During the nineteenth century, the village had approximately thirty buildings including a hotel, a store, a blacksmith shop, numerous residences, and two mills, one of which was a woolen mill owned by Montgomery Place.

In 1867, Cora Barton hired Davis again, this time to design a lodge for workers. Exactly who was to live there is not clear. Davis labeled his drawings “Barton Factory Lodge,” but the Montgomery Place owned woolen mill only employed six people in 1860, not enough to justify the construction of a double residence with twelve bedchambers. The Bartons also already owned the Spurr and North, which would have housed three families. The demand for blankets and other woolen materials during the

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17 Until the late nineteenth century, Cedar Hill and Annandale were two separate entities. Annandale was actually the next hamlet north on the River Road, near the Bard estate. After the Annandale post office was moved to Cedar Hill, both villages were called by the same name. The name Cedar Hill had fallen from use by the time Beer’s Atlas of the Hudson River Valley was published in 1891.
18 For a more complete history of Cedar Hill, please see the next section: “Brief History of Cedar Hill,” p. 19.
20 1860 Manufacturing schedule.
Civil War may have enabled a substantial expansion of the milling operations, or perhaps Cora Barton enlarged the mill when she rebuilt after the 1866 fire. Gray's *New Illustrated Atlas of Dutchess County* (1876) shows two buildings on the mill site, suggesting some sort of expansion. The 1870 Manufacturing Schedule was destroyed in a fire, so neither hypothesis could not be verified.

If the Swiss Lodge was ever used as an actual "lodge," that is, a building which housed numerous unrelated single men, it seems likely the tenants would have been a combination of mill and farm laborers. During the 20th century, the Swiss Lodge served as a double house for one or two families rather than a "lodge."

The Swiss Lodge was constructed by Peter Harris, the carpenter who had constructed the Coach House, also designed by Davis. The Swiss Lodge appears on 1867 and 1876 maps of Cedar Hill, in a cluster with the Farmhouse, the Spurr, and the North. The farmhouse was usually included in the lease to the man who managed the orchard and farming operations. In 1894, the Hunt's lease to Norman Decker also allowed him the use of the "Spurr House" for a hired hand and his family, free of charge, provided it be for the

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21 Jacquetta Haley, p. 68.
22 *Leases, Box 159, Folder 5, Delafield Papers, Princeton University Library.* This folder contains a series of leases dating from 1861 through 1908, although not all years are accounted for.
help or hands only.”

In 1870, the Montgomery Place mill was not included in the list of "Woolen Mills" found in Vail's Dutchess County Directory, so perhaps it was not in use. Cora Barton traveled to Europe in 1870 and remained abroad for nearly two years and in her absence the mill may have remained empty.

Thomas Barton died in 1869 and Cora in 1872. In her will, Cora specified that her distant relations and very close friends, Carleton and Louise Livingston Hunt, were to have a life tenancy at Montgomery Place. The Hunts did not have the income of the Bartons and Livingstons, and during their occupation, additions and improvements to the estate ceased. There was little money for maintenance of ornamental structures, and during the Hunt tenancy the conservatory and the garden structures disappeared. Instead, the Hunts focused on making the estate produce an income.

After Carleton Hunt's death in 1921, the estate passed to Livingston descendant John Ross Delafield and his wife, Violetta. They began making repairs and renovations to the mansion, including the installation of indoor

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23 Estate records from the nineteenth century have not survived and census records did not list street addressees, only the town name. The city directories which listed Annandale and Cedar Hill separately only listed property owners, not tenants.

24 Jacquetta Haley, p. 76.


26 Will of Cora Livingston Barton, presented for probate 27 September 1873, Liber 2, Page 237, Surrogate's Court, Dutchess County, NY, xerographic copy, Historic Hudson Valley Archives, Tarrytown, NY.

plumbing and electricity supplied by a generator in the Saw Kill. The house was in a Colonial Revival color scheme of white walls and green shutters. A sleeping porch was added over the north verandah. Violetta was an avid amateur horticulturist who devoted her energies to improving the gardens and grounds. She brought back the Rose Garden, designed the Rough Garden, the Ellipse, the Herb Garden, and had a new potting shed and greenhouse constructed. The Delafields also created the dramatic terraces and ponds on the west lawn between the mansion and the Hudson.

The Delafields used the estate as a summer retreat, and made additions to accommodate their recreational activities. A tennis court was installed on the east lawn, on the site of the former conservatory, and the Squash Court was built near the mansion in 1928. Delafield also modernized the farming operations. The farmhouse site was electrified, and the orchards enlarged and replanted. Delafield also began making repairs to the Tenant Houses. In 1921, he wrote to a local carpenter requesting his opinion on work required for the Swiss Lodge. Specifically, Delafield asked whether the two exterior stairs could be repaired or should they be replaced, and if the roof could be patched or was a new roof required. He also mentioned that a new pump was to be installed in the well next to the Swiss Lodge, and that a cover was required for

29 Jacquetta Haley, p. 93.
30 Jacquetta Haley, p. 93, p. 95.
In the 1940's, the Spurr, the Swiss Lodge and the North were electrified and indoor plumbing installed. In 1941, the interior of the north half of the Swiss Lodge was modernized. Narrow strip floors were installed in every room, plywood paneling was installed on the ceilings, and sheetrock was installed over many of the walls. Numerous panes of glass were replaced, and door locks and sash locks installed. After these renovations were made, Dorothy (Dot) Moore moved into the north side of the Swiss Lodge. In 1946, indoor plumbing was installed in the Swiss Lodge and the other Annandale tenant houses.

Although she did spend several years living in the Farmhouse, Dot Moore lived in the north side of the Swiss Lodge for well over forty years. Dot Moore’s husband was an employee on the farm, and later her son and daughter-in-law were also employed by the Delafields. Although she was not a regular employee, Dot did seasonal work for the Delafields such as picking

31 J.W. Delafield to Orson Ackert, 21 September 1921, Historic Hudson Valley Archives, Tarrytown, NY.
33 Frank W. Coons, Contractor and Builder to Gen. John Ross Delafield, November 1941, Annandale Files, Historic Hudson Valley Archives, Tarrytown, NY.
34 Dorothy (Dot) Moore, former resident of the Swiss Lodge, interview with the author, Annandale-on-Hudson, NY, July 1997.
35 Louis A. Downing, Plumbing and Heating Contractor to Gen. Ross Delafield, 1 February 1946, Historic Hudson Valley Archives, Tarrytown, NY.
peaches and working at the farm stand.\textsuperscript{36}

Other residents of the Annandale tenant houses were employees of Montgomery Place, or relatives of employees. The Oswald and Louise Klepats family moved into the north half of the North Cottage in 1956; Louise Klepats lived there for over 30 years.\textsuperscript{37} Louise Bloch Kleplats was one of the daughters of Julius Bloch, who had been farm manager for the Hunts.\textsuperscript{38} After her father’s death, Louise acted as the estate manager for several months.\textsuperscript{39} She later worked in the mansion for the Delafields.\textsuperscript{40} Oswald Klepats worked for the Delafields until he was injured while working in the barns. One of Louise’s sisters, Frieda, was married to Lou Dorsey, farm manager for John Ross Delafield. The Dorseys lived in the farmhouse.\textsuperscript{41} “Old” Joe Bloomer, a general hand in the orchards, lived in the south side of the Swiss Lodge during the 1960s and 70s.\textsuperscript{42} Another branch of the Bloomer family, Harold, Pearl and their five children, occupied half of the Swiss Lodge in 1957-58, although they were not employed by Montgomery Place.\textsuperscript{43} Pearl Bloomer

\textsuperscript{36} Dorothy (Dot) Moore, former resident of the Swiss Lodge, interview with the author, Annandale-on-Hudson, NY, July 1997.
\textsuperscript{37} Martha Klepats Watkins, former resident of the North Cottage, interview with the author, Annandale-on-Hudson, NY, 27 August 1997.
\textsuperscript{39} Letter, Historic Hudson Valley Archives, Tarrytown, NY.
\textsuperscript{40} Martha Klepats Watkins, former resident of the North Cottage, interview with the author, Annandale-on-Hudson, NY, 27 August 1997.
\textsuperscript{41} Martha Klepats Watkins, former resident of the North Cottage, interview with the author, Annandale-on-Hudson, NY, 27 August 1997.
\textsuperscript{42} Rent Book, Annandale Files, Historic Hudson Valley Archives, Tarrytown, NY.
\textsuperscript{43} Rent Book, Annandale Files, Historic Hudson Valley Archives, Tarrytown, NY. David Bloomer, former resident of Swiss Lodge and Thompson House, telephone interview with the author, 30 August 1998.
later rented the Thompson House during the 1970s.\textsuperscript{44}

After the death of John Ross Delafield in 1964, Montgomery Place was inherited by his son John White Delafield. John White Delafield focused on making a profit from the orchards, allowing the house and gardens to decline.\textsuperscript{45} The Annandale properties continued to be rented to employees or other tenants.

In 1976, a survey group from the Historic American Buildings Survey (HABS) documented the Farmhouse and the Swiss Lodge. Some time after that visit but before May 1986, John White Delafield had the entire south half of the Swiss Lodge gutted and rebuilt. All the partitions and staircases were removed, and the floor plan rearranged. These “improvements” were intended to make the house more attractive to Bard College students, the new tenant market. Around the same time, similar renovations were made to the north half of the North Cottage.\textsuperscript{46}

After the death of John White Delafield in 1986, his son J. Dennis Delafield, sold the entire estate to Sleepy Hollow Restorations for 3.75 million. The sale included the mansion, the land and numerous houses in Annandale. In a separate transaction, Sleepy Hollow Restorations purchased

\textsuperscript{44} David Bloomer, former resident of Swiss Lodge and Thompson House, telephone interview with the author, 30 August 1998.
\textsuperscript{45} Jacquetta Haley, p. 99.
\textsuperscript{46} At the time the south half of the Swiss and the north half of the North Cottage were renovated, Louise Bloch Klepats and Dot Moore had life tenancy agreements with minimal rents for the remaining halves of those buildings. Thus, their units were not renovated and today still retain their historic interiors.
the Annandale Hotel.47

After Sleepy Hollow Restorations acquired the estate, Montgomery Place was divided into several entities. The Town of Red Hook was concerned that the entire estate would be organized as a not-for-profit and therefore be exempt from paying local property taxes.48 As a compromise, only the approximately 100 acres immediately surrounding the mansion is owned by Historic Hudson Valley and thus tax exempt.49 The remaining land, including the orchards, the Farmhouse and barns, and the Annandale properties were organized into several for-profit subsidiaries including Montgomery Place Orchards and Annandale, Inc.50

After the sale of the estate was completed, Sleepy Hollow Restorations began completing much needed repairs to the mansion and grounds. The exterior of the mansion was extensively restored and the interiors and furnishings stabilized. The overgrown grounds were brought under control, and work was begun on preserving and replanting the gardens and trees. The site opened to the public as a museum in 1988.51 Continuing work on the area around the mansion has resulted in the conversion of the Squash Court into meeting space and rest rooms and the restoration of the deteriorated

greenhouse and potting shed. The gardens have been brought back to their former glory; this work included extensive replanting and the reconstruction of the Rough Garden. Many of the historic trails through the North and South woods have also been reopened and can be enjoyed by visitors.\textsuperscript{52}

\textsuperscript{52} www.hudsonvalley.org. See "Appendix C: Historic Hudson Valley Web Site, 9, 10 April 1998."
Although the Swiss Lodge was constructed by the owners and on the grounds of Montgomery Place, geographically and socially it was as much a part of the adjacent hamlet of Cedar Hill. During the nineteenth century, Cedar Hill was a typical Hudson Valley hamlet with an economy comprised of milling, small scale businesses, and agriculture. Two mills produced variety of items, including woolen yarns, blankets, flour, chocolate and mineral paint. Cedar Hill mills typically produced goods made from indigenous materials: wool yarns from the local sheep, flours from locally grown wheat and rye, and paint from nearby mineral deposits. Cedar Hill businesses included country stores, a black smith, and small hotels. Census records and country directories suggest many of the residents were independent farmers owning from 30 to 150 acres of land. The farming operations produced everything from apples to wheat to violets.

The location of Cedar Hill was critical to its development. The village grew around the junction of two roads, River Road and a road which led to Red Hook and Upper Red Hook, and a stream with falls which served as a power source for mills. The potential for mills on the three Saw Kill falls was

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54 O.W Gray, New illustrated atlas of Dutchess County, New York. Complied and drawn from personal examinations, surveys under the personal supervision of O.W. Gray & Son... (Reading, PA: Reading Publisher House, 1876).
recognized as early as 1725 in a deed which referred to water rights.\textsuperscript{56} Less than a mile from Cedar Hill was Barrytown, which had both a railroad depot and a dock for shipping products to down the Hudson River to New York City. The dock at Barrytown was established sometime before the Revolution,\textsuperscript{57} and the railroad depot in the nineteenth century.

Each of the two Saw Kill falls at Cedar Hill had a series of mill buildings. The upper falls, located at the dam which formed the mill pond, was the site of the mill owned by Montgomery Place (see Illustrations 1, 2, and 3, next two pages). When surveyed in June 1860 the mill was “woolen manufactury” run by Joseph Spurr. The mill employed six men and produced 30,000 pounds of yarn a year, which were valued at $6,000.00.\textsuperscript{58}

In February 1865, Thomas Barton leased the mill to Robert Smith of New York for $500 a year.\textsuperscript{59} The lease was to begin on May 1, 1865, and continue for five years; the building was not to be used for any purpose except the manufacture of wool or cotton. “Spurr’s little outbuilding used as a summer kitchen” was to be relocated to a site selected by Barton. Thomas Barton also retained the rights to all the muck from the Factory Pond.

In November 1866, the entire mill “formerly known as Spurr’s


\textsuperscript{58} Manufacturing Schedule for Dutchess County, 1860.

\textsuperscript{59} Lease, Thomas Barton to Robert Smith, February 1865, Historic Hudson Valley Archives.
The Montgomery Place dam at Annandale-on-Hudson

This dam was built at the uppermost of the three falls in the Saw Kill. It is located just west, or upstream, of where the River Road bridge crosses the Saw Kill. The Montgomery Place mill stood to the west, or right, of the dam.

*Photograph by Margaret Gaertner, 1997.*
Illustrations 2 and 3.
The Mill Pond at Annandale-on-Hudson

Milling operations were already in place when Cora and Thomas Barton purchased this site from Joseph Spurr in 1860. Today, the dam is scenic rather than functional, and the pond is choked with weeds.

*Photograph by Margaret Gaertner, 1997*
Factory” burned. A newspaper account reported that new machinery for the manufacture of woolen cloths had recently been installed in the mill.\(^{60}\) At the time of the fire, the mill was conducted by Hanson, Horsefield and Co., and was producing blankets.\(^{61}\) Mrs. Barton decided to rebuild, and A.J. Davis was called in to draw plans for the reconstruction of the mill.\(^{62}\) In 1867, the site contained a woolen mill managed by E. Harrison and Co. which made “Flannels & Blankets.”\(^{63}\) In 1870, the mill was not included in a list of Woolen Mills found in Vail’s Dutchess County Directory; apparently it was not in use. Mrs. Barton traveled to Europe in 1870 and stayed nearly two years.\(^{64}\) Perhaps the mill was not rented during her absence.

After Cora Barton’s death in 1872, Carleton Hunt and his sisters assumed tenancy of Montgomery Place. The Hunts did not have the financial means of the Bartons; they viewed the mill as a potential source of income. In 1873, Louise Livingston Hunt attempted to rent the Montgomery Place mill at Cedar Hill. An advertisement placed in the Daily Register and Weekly Gazette of Hudson offered “A BARGAIN!...The Factory at Adar [sic] Hill, Barn

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\(^{60}\) Red Hook Journal, 30 November 1866, p. 3.
\(^{61}\) James H. Smith, p. 198.
\(^{62}\) Jane Davies, “Alexander J. Davis at Montgomery Place” (Sleepy Hollow Restorations, Tarrytown, NY, 1986, photocopy), Montgomery Place files, p. 19.
\(^{64}\) Jacquetta Haley, p. 76.
and Stable included. Could be used for any kind of Mill.” In 1876, the site was labeled in Beer’s Atlas as a Woolen Mill owned by C. Hunt and Sisters, and two buildings were shown. In 1882, the mill produced mineral paint. The mill burned a second time in 1884, and the Hunts decided to collect the insurance money rather than rebuild. The mill was not shown on an 1891 map.

To the west (downstream) of the upper falls was a second mill site. Here a mill may have been established as early as 1797 by General John Armstrong, who owned the land that later became the Bard estate. At one time, this site contained both a saw and grist mill. No grist mills appeared in the 1860 manufacturing schedule for the Town of Red Hook, although they may have been recorded in a separate section. In 1866, a newspaper article reported Mr. P.C. Fritz, “the well known and enterprising miller at Cedar Hill,” had been robbed of $9,000.00. In 1866, the Montgomery Place mill was run by Hanson, Horsefield and Co., so Mr. Fritz must have been running the other mill. In 1867, the lower mill was a grist mill run by a D. Fritz. In 1870, this mill was apparently operated by Francis F. Bonard as a flour and feed

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65 Receipt dated 13 February 1874, Box 148 Folder 18, Edward Livingston Papers, Princeton University Library.
66 James H. Smith, p. 198.
67 Letter, Louise Livingston Hunt to Carleton Hunt, dated July 25, Box 148, Folder 17, Edward Livingston Papers, Princeton University Library.
70 F.W. Beers, Atlas of New York and vicinity... (1867).
mill.\textsuperscript{71} An 1876 atlas showed a mill of unknown use was owned by R.S. Livingston.\textsuperscript{72} \textit{Vail’s Directory} for 1876-77 listed a flour and grist mill owned by R.S. Livingston in Annandale; the same directory listed R. & A. Barter as the owners of a flour and grist mill in Annandale in the “Business Changes” listing, so perhaps Livingston leased the mill that year. In 1879, a mill on the Saw Kill owned by White and Buckhout typically employed two men, who were paid one dollar per day. The mill had a turbine powered by a twenty-four-foot fall and milled mostly buckwheat flour, small quantities of wheat and rye, and no corn or barley. In 1882, the lower mill was described as a “large flouring operation” managed by White and Buckhout.\textsuperscript{73} In 1896, William H. Baker established his chocolate factory on the site; he moved to a new factory in Red Hook Village in 1904.\textsuperscript{74}

Businesses in the hamlet underwent similar ownership changes, as well as extensive physical movement. A hotel might later become a residence, a residence might become a hotel, or a store could become a hotel. The triangle, now an empty green, contained two buildings, including a store which became a hotel. The post office moved into three different buildings, and buildings were even moved to different locations (see map, next page).

\textsuperscript{71} \textit{Vail’s Dutchess County Directory, for 1870-71 Containing the Farmers, Merchants, Business and Manufacturing Establishments} (Poughkeepsie City: John P.A. Vail, 1870), p. 171.
\textsuperscript{72} F.W. Beers, \textit{Atlas of New York and vicinity...} (1867).
\textsuperscript{73} James H. Smith, p. 198.
\textsuperscript{74} Frank Hasbrouck, p. 688.
In 1867, the building now known as the Thompson House (see Illustration 4, next page) was owned by "J. Conway" and known as the Union Hotel. Turn of the century photographs show the house stood right next to River Road; it has since been moved back away from the road to its present location. In 1867, two buildings stood in the triangle (see Illustration 5, following) one of which was a "Country Store and Grocery" owned by C.P. Robinson. Other businesses were a blacksmith shop owned by H. Elsworth. There were twenty other buildings in Cedar Hill, most of which were apparently residences.

In 1870, an additional business arrived in Cedar Hill: George Smith, boot and shoe maker. Conway's Union Hotel remained, but John Regan had taken over as the local blacksmith. Charles Robinson's store remained, and sold wines and liquor in addition to groceries.

In 1876, the Thompson House was still a hotel, but the owner's name was not given. The store on the triangle was owned by E. Harris. The blacksmith shop had moved, and not as many residences were shown.

On a map made in 1891, the Thompson House was no longer labeled as

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76 James H. Smith, p. 918.
78 _Vail's Dutchess County Directory, for 1870-71_, p. 171.
79 O.W Gray, _New illustrated atlas of Dutchess County, New York. Complied and drawn from personal examinations, surveys under the personal supervision of O.W. Gray & Son..._ (Reading, PA: Reading Publisher House, 1876).
Illustration 4.
The Thompson House

This house has been moved back from its original site closer to River Road. During the 19th century, the Thompson House was a hotel and later a private residence. The Delafields purchased it from John and Marguerite Thompson, independent farmers who ran an orchard and two violet houses. The Delafields rented the house to employees at Montgomery Place or other nearby estates. Today, Historic Hudson Valley rents the house to Bard College students.

Photograph by Margaret Gaertner, 1997.
Illustration 5.

The "Triangle" at Annandale-on-Hudson once contained two buildings which housed a store and a hotel. Today, only the well which stood in front of the hotel remains.

*Photograph by Margaret Gaertner, 1997.*
a hotel. Apparently it was still used as hotel, and was run by John Plass.\textsuperscript{80} A second hotel was located on the triangle, in the same building as the store. In 1882, this hotel was kept by Edward Harris\textsuperscript{81} and the bar and restaurant in the hotel were popular with students from St. Stephen’s College, now Bard College, up the road in Annandale.\textsuperscript{82} It is not clear why such a small village needed two hotels.

By 1891, the Annandale post office had been moved to Cedar Hill, causing the name Cedar Hill to fall out of use. The post office was on the east side of River Road, north of the Annandale Hotel in a building which has since been demolished.\textsuperscript{83} The post office subsequently moved several times: to the Bathrick house, to a hipped roof building which was once a store, and the first floor of the Walters house, and finally back to the “real” Annandale, when it was moved to Bard College.\textsuperscript{84}

After John Ross Delafield inherited Montgomery Place in 1921, he began purchasing properties in Annandale. In 1920, he purchased the McMichael property, which included a small store at the street with a 1-1/2 story house behind. The house and store stood between the Bathrick and Walters houses; the store was moved back from the road, and then to its present location next to Walters’ where it remains as a garage. In 1930,

\begin{flushleft}
\textsuperscript{80} James H. Smith, p. 918.
\textsuperscript{81} James H. Smith, p. 918.
\end{flushleft}
Delafield purchased the Simmons’ (Bathrick) house. In 1931, he purchased the Thompson House and Barn, and tore down the greenhouses which stood on the north side of the millpond and were used to grow violets.85

Between 1986 and 1996, Historic Hudson Valley acquired additional properties in Annandale as they became available. Two houses, known as Briggs and Walters after their former owners, were purchased and rented to Bard College students.86

In 1987, Sleepy Hollow Restorations commissioned a study to determine the future of the hamlet of Annandale, including the Swiss Lodge. A plan was made to convert the Annandale Hotel into a four star restaurant; the remaining houses were to become guest cottages in a bed-and-breakfast village.87 Due to a lack of funding, these plans were never executed. Limited exterior restoration work was completed on the Annandale Hotel, but it remained vacant.88

By 1989 Historic Hudson Valley had begun negotiations with Bard College to lease the residences to the college for faculty housing. “Because of

81 Martha Klepats Watkins, former resident of the North Cottage, interview with the author, Annandale-on-Hudson, NY, 27 August 1997.
the historic value of the hamlet, the buildings would not be suitable for student housing," said then college president Leonard Bottstein. The smaller houses were rented to Bard College students. When the life tenants in the Swiss Lodge and North Cottages moved out or passed away, those units remained empty. The Spurr also remained empty.

In 1997, Historic Hudson Valley sold several of the houses and the Annandale Hotel to Bard College. The organization retained ownership of the Farmhouse, Spurr, Swiss Lodge and North as they have historically always been part of the estate. Historic Hudson Valley also kept the Thompson House and Barn to ensure control over water rights to the Mill Pond.

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89 Claire O'Neill Carr, "Annandale for rent?" The (Rhinebeck, NY) Gazette Advertiser, 1 January 1989.
91 Lucy Kuriger, Site Director, Montgomery Place, electronic mail to author, 17 March 1998.
The Swiss Style in America: Theory and Practice

The genuine Swiss cottage may be considered the most picturesque of all dwellings built of wood. Bold and striking in outline, and especially in its widely projecting roof, which is peculiarly adapted to a snowy country, rude in construction, and rustic and quaint in ornaments and details, it seems especially adapted to the wild and romantic scenery where it originated.93

-A.J. Downing, 1850

While Swiss cottages were often written about by American critics and pattern book authors, in practice they were not as widely built as dwellings in the Italianate, Gothic Revival, or Bracketed Styles. Although individual elements of Swiss architecture—especially a gable roof with deep overhangs, supported by brackets—were incorporated into Bracketed Style cottages, wholly Swiss buildings apparently were too exotic to have a widespread appeal to average American tastes. Instead, Swiss cottages were built as summer houses, or as curiosities by travelers who had visited the Alps.

The Swiss Style may not have been as popular as other styles, but it was found in nearly every part of the country. It appeared in rural areas with mountain scenery, such as Vermont,94 and also in townscape settings such as

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Newport, Rhode Island\textsuperscript{95} and Hartford, Connecticut.\textsuperscript{96} An excellent example survives in Rockport, Illinois,\textsuperscript{97} and even New Orleans had at least three.\textsuperscript{98}

The Swiss Style, in part, was popularized by the pattern books of John Claudius Loudon (1783-1843) in Great Britain and Andrew Jackson Downing (1815-52) in United States. Both men were proponents of picturesque styles for cottages and villas, and the rustic simplicity of the Swiss was found to be an appropriate inspiration for cottages for the working class.

In his exhaustive \textit{An Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture} of 1833, Loudon included two examples of Swiss Style houses. The first, called “Design IX.- A Dwelling in the Swiss Style,”\textsuperscript{99} included the elements which would become standard in Swiss-inspired cottage designs: a shallow pitched roof, supported on heavy brackets, with deep overhangs at the eaves and gables; bold chimneys; shallow balconies with decorative wood details, also supported on heavy brackets; wood siding in contrasting patterns to add visual interest; and the use of the gable end as the primary facade (see Illustration 6, next page).

Loudon apparently intended Design IX to serve as inspiration rather

\textsuperscript{95} Photograph collection of the author.
\textsuperscript{97} The Tinker Swiss Cottage. Laura M. Bachelder, Museum Curator Tinker Swiss Cottage, letter to the author, 26 January 1998.
Illustration 6.
J.C. Loudon’s “Design IX. A Dwelling in the Swiss Style”

than a usable pattern. His primary objection to the example was its wood construction, as wood neither fireproof nor as durable as stone or brick. He found the full balcony undesirable, as it ran in front of the bedroom windows and thus compromised the privacy of the inhabitants. Loudon concluded: "We, therefore, by no means, recommend this style for any country."\(^{100}\)

In the accompanying description, Loudon discussed the setting of a true Swiss cottage. Houses in Switzerland were often set on a hillside. Sinking the house into the hill gave it a more stable appearance, he noted, and the verticality of the hill contrasted well with the horizontal lines of the building. The house should be set with the gable facing forward; if the house were set "across the slope," it would appear less stable, and also less picturesque. Loudon also observed that the firs, pines or other "spiry topped trees" which typically surrounded such a house contrasted well with the horizontal lines of the roof.\(^{101}\)

Loudon’s second design, titled “XXVI.- A Cottage Dwelling in the German Swiss Style,”\(^{102}\) was more rustic than his first example (see Illustration 7, next page). The first floor walls were built of rough stone, and the shallow pitched roof was of thatch, with a "truncated gable" (jerkin head roof) and dormer windows. Other Swiss elements were the balconies on

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\(^{100}\) J.C. Loudon, p. 48.
\(^{101}\) J.C. Loudon, p. 49.
\(^{102}\) J.C. Loudon, pp. 98-99.
Illustration 7.
J.C. Loudon’s “Design XXVI.- A Cottage Dwelling in the German Swiss Style”

three sides of the building and an exterior stair. The first story accommodated stalls for horses and a cow and a storage room for farm implements; the second floor included a sitting room and kitchen, while the attic contained the sleeping chambers.\(^{103}\)

In each of his descriptive essays, Loudon cautioned the reader against blindly copying peculiarities in design which, although required in one culture or climate, would be absurd in another. Heavy stones on a roof were necessary in a Swiss valley subject to violent winds, but would be inappropriate on a Swiss-inspired dwelling elsewhere. Likewise, including a stable in a human dwelling might provide extra warmth in a climate with harsh weather, but would be unacceptable in Great Britain.

Loudon’s *Encyclopaedia* also included a design for a “small Inn or Public House” in the Swiss Style (see Illustration 8, next page). Most of the text is devoted to the construction and fitting up of inns; however, the drawing of the exterior shows the inn had many of the exterior details shown in Design IX, although more delicate in detail and complicated in design: a shallow pitched, deeply overhanging roof supported on brackets; balconies with decorative railings; and contrasting patterns of board siding. The plan and mass of the inn building allowed dramatic cross gables which were enhanced by the deep overhangs of the roof. The Inn featured a cross plan,

\(^{103}\) J.C. Loudon, p. 985.
Illustration 8.
J.C. Loudon's "Design VIII.- A small Inn or Public House in the Swiss Style"

with the main block three stories high and the wings only two. In a collection of details, Loudon also included railings of flat sawn boards typically found on Swiss buildings.\textsuperscript{104}

In the United States, Loudon’s ideas for Swiss cottages (and many other subjects) were adapted and popularized by A.J. Downing in his three books and his magazine, \textit{The Horticulturist}.\textsuperscript{105} Downing felt the essential characteristics of native Swiss dwellings—the dominant, broad roof line, strong brackets, galleries, balconies, and large windows—made the style an excellent example of domestic architecture.\textsuperscript{106} Other native Swiss elements Downing incorporated into his cottage designs included deep overhangs at the eaves and gables; jerkin head roofs; heavy brackets under roofs and balconies; and contrasting wood siding patterns, perhaps with shingles.

In his \textit{Architecture of Country Houses}, Downing included two Swiss cottages which incorporated ideas from J.C. Loudon’s examples and Swiss vernacular architecture. Rather than merely presenting actual Swiss cottages, Downing instead offered designs which were modified to fit the American landscape, economy, and building technology.

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\textsuperscript{104} J.C. Loudon, p. 985.
\textsuperscript{105} Many scholars have already noted and analyzed the influence of Loudon’s writings in Downing’s work: David Schuyler, \textit{Apostle of Taste Andrew Jackson Downing 1815-1852} (Baltimore: The Johns Hopkins University Press, 1996), p. 22.
Downing’s first Swiss cottage example, “Design XL,” was a tenant house designed by architect G.J. Penchard and built on the estate of E.P. Prentice, near Albany, New York\(^{107}\) (see Illustration 9, next page). The L-shaped plan of the tenant house created dramatic cross gables. The shallow roof featured a broken pitch, jerkin heads, and brackets. Decorative balustrades of flat, sawn boards adorned the galleries and balconies, and contrasting siding patterns enriched the walls. The tenant house included Swiss details—galleries, balconies, a shallow roof with overhangs and brackets—but the details were lighter and more delicate than those found on actual Swiss examples.

In his “Design XV.- A Farm-house in the Swiss Style,” \(^{108}\) Downing offered a cottage inspired by a Swiss dwelling, but adapted and refined for an American setting (see Illustration 10, following). He retained the balcony and decorative railings, overhanging roof, dormer windows, and bold chimneys. The brackets under the roof and balcony were omitted, and a decorative verge board added. The house was sided with vertical boards, planed and grooved for a smooth, finished appearance. Overall, this example is much simpler than the first, probably because it is a farmhouse intended to be built by an independent farmer rather than a cottage on the large estate of a

\(^{107}\) Although the jerkin headed, broken pitched roof is more elaborate in mass, spirit, and detail, Mr. Penchard’s design, especially the elevation, bears a striking resemblance to the cottage and inn designs included in the 1846 supplement to Loudon’s *Encyclopaedia*. Reprinted in: John Gloag, *Victorian Taste*... (Newton Abbot, Great Britain: David and Charles, 1962), p. 58.

Illustration 9.
"Design XI. A Swiss Cottage"

This Swiss cottage was a tenant house designed by architect G.J. Penchard for the estate of E.P. Prentice near Albany, NY.

Illustration 10.
“Design XV. A Farm House in the Swiss Manne.”

wealthy landowner. With this design, Downing included a sketch of a Swiss Cottage built in England which emphasized a rustic feel\textsuperscript{109} (see Illustration 11, next page). Brackets, porch posts, and railings were rough hewn, and the walls, presumably of masonry, were finished with a rough textured stucco. An exterior stair led to the second floor, probably because the first floor contained a stable.

Both of Downing’s designs were, in comparison, more refined than the British example, with smooth, planed siding, dressed porch posts, and neatly finished or decorative railings. Downing believed that a building should harmonize with its setting, and while a rustic Swiss cottage was well suited to its “wild and romantic” setting, its American counterpart should be more refined in its details to reflect the tamer scenery.

Again probably taking his cue from Loudon, Downing felt a hilly, picturesque setting set off the Swiss Style of architecture to its best advantage. The Swiss Style was particularly suited to a hillside site: “the true site for a picturesque cottage is in a bold and mountainous country, on the side, or at the bottom of a wooded hill, or in a wild and picturesque valley.” The “low and spreading” form of a Swiss Style house contrasted well with the verticality of a hilly backdrop.\textsuperscript{110} As Loudon had, Downing also cautioned his reader against blindly imitating inappropriate features--the cellar stable, and

Illustration 11.
“A Picturesque Swiss Cottage”

stones on the roof—found in Swiss buildings.

After Downing’s death, other pattern book authors included Swiss-inspired houses in their works. Over time, the designs became less authentic and more Americanized. In their Village and Farm Cottages of 1856, architects Cleaveland and Backus included a design for a Swiss cottage. As Downing had borrowed from Loudon, Cleaveland and Backus borrowed from Downing, although their design was more Americanized than Downing’s. Their drawing showed a two story house set into a hill side, with the primary facade on the gable end. The roof was more steeply pitched, the chimney less prominent, and the brackets more delicate and detailed. The roof overhang formed a porch, which was accessed by an exterior stair, creating a Stick Style version of the rustic Swiss cottage illustrated by Downing in The Architecture of Country Houses. The authors even suggested using the porch framing as an arbor for growing grapes, just as Downing had.\textsuperscript{111}

In 1876, E.C. Hussey included two Swiss-inspired houses in his Home Building A Reliable Book of Facts....\textsuperscript{112} Plate No. 16 illustrated a house in which “The exterior effect and finish partakes, moderately, of the Swiss villa

\begin{footnotesize}
\begin{enumerate}
\item E.C. Hussey, Victorian Home Building A Transcontinental View (1876; reprint, Watkins Glen, NY: American Life Foundation and Study Institute, 1976), Plate 16.
\end{enumerate}
\end{footnotesize}
Hussey’s example retained only a shallow pitched, bracketed roof with deep overhangs to suggest its Swiss origins. Hussey even added a decorative iron roof cresting which certainly was never seen in Switzerland. Rather than shallow balconies, a deep verandah ran around three sides of the building. Hussey’s porch posts were paneled and chamfered, rather than the plain or rustic posts Downing had recommended. The gable was still on the primary facade, but the deep verandah diminished its importance. Hussey’s drawing conveyed little of the building’s site; however, it is clear that this house was set on flat land, not into a hillside.

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A.J. Davis’ Swiss Factory Lodge

Davis wrote little about his projects, or about his guiding principles, theories or goals. His only book, *Rural Residences*, included only a one page introduction, and short descriptions of each plate. Thus, an understanding of A.J. Davis must gained primarily from an analysis of his drawings and buildings, and the writings of his frequent collaborator, A.J. Downing.

Some of the influences on Davis’ designs for the Swiss Lodge can be easily traced. As A.J. Davis never traveled to Europe, his concept of a Swiss cottage must have been developed from books, such as the architectural pattern books found in his extensive library. Travel books of the nineteenth century included both written descriptions and occasionally drawings of Swiss dwellings in their native settings. Pattern books of the early and mid nineteenth century included more detailed drawings of actual Swiss residences and designs for Swiss-inspired cottages.

J.C. Loudon’s *An Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture* (1833), which Davis owned and recommended to his clients, clearly served as an inspiration for the Annandale Swiss Lodge. In his “Design IX.- A Dwelling in the Swiss style,” Loudon illustrated a building which has much in common with the Annandale-on-Hudson Swiss

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115 Representative examples of 19th century travel guides to Switzerland may be found in the collections of the Free Library of Philadelphia and The German Society of Pennsylvania (Philadelphia).
Lodge, including a shallow pitched roof with deep overhangs, supported on all sides by heavy brackets; decorative wood siding; a field stone foundation; and bold chimneys. A balcony runs around all sides of the building, and although it is not drawn in the example, Loudon commented that if the house were set into the hillside, the balcony would then terminate on the surface and could be entered from the outside. This is the arrangement used by Davis in the Swiss Lodge, although the balcony has since been altered.

Davis most certainly would have been familiar with the Swiss tenant house built at Mount Hope, the estate of E.P. Prentice near Albany. Downing had included the design in his Architecture of Country Houses of 1850. Whether Davis actually visited the house or only saw it in drawings is not known, but it is a local precedent for the Swiss Lodge.

Downing's books may offer, although indirectly, insights into Davis' ideals and theories for architecture. Rather than an influence, Downing was Davis' contemporary and a collaborator. Many of the designs in Downing's two architectural pattern books were either designed or heavily influenced by Davis. Downing would send a rough sketch to Davis, who would refine the plan and elevation. As their working relationship progressed, Downing's sketches became rougher, and Davis' input greater.118

116 Amelia Peck, editor, p. 60.
Neither of the designs presented by Downing in *The Architecture of Country Houses* was an exact replica of Swiss residential architecture. Rather, Downing adapted the style to an American climate, landscape and lifestyle. Similarly, Davis’ Swiss Lodge is not a precise copy of a Swiss building, rather, it incorporates refined versions of Swiss elements. Rather than inaccuracies caused by the ignorance of an untraveled architect, the building is a deliberate attempt to balance inspiration with appropriateness.

An unidentified sketch at the Avery Library shows a design for a Swiss cottage as interpreted by Davis.\textsuperscript{119} Although it is not known for whom the sketch was made, or where the cottage was intended to be built, it does suggest the features Davis considered essential in a Swiss cottage: the shallow pitched roof supported by decorative brackets, large central chimney, side entrance at the second floor, and decorative balconies.

The Swiss Lodge has the typifying elements of Swiss architecture considered by Loudon, Downing, and Davis to be essential to the style: a shallow pitched, overhanging roof, supported by brackets, dominant chimneys, shallow balconies with decorative railings, and wood siding. The Lodge adheres to Downing’s caution against blind imitation of European precedents: “...local characteristics should never be transplanted out of a country where they are in keeping with the manners and customs of the

\textsuperscript{119} Plan of the Chrystie House, Pencil Sketch by A.J. Davis, Folder 28-17, Davis Collection II, Avery Architectural Library, Columbia University.
people, into one where they are not." The details are more delicate, more refined than the Swiss originals illustrated by Loudon and Downing. The brackets are lighter in scale, and have a decorative swan board infill panel. The balcony has a decorative railing of diagonal members and chamfered center panels, and a decorative sawn barge board with sawn wood pendants adds interest to the gable. The broad roof is relieved by a false dormer with decorative wood siding. Davis used local materials and construction techniques, such as timber framed construction, wood siding and shingles, drylaid foundations of local stone, and brick.

The site of the Swiss Lodge was ideal for a Swiss dwelling as prescribed by Downing. At Annandale-on-Hudson, the Saw Kill forms a gentle valley and the houses on either side of it are set on slopes of varying steepness. The Swiss Lodge sits along a private lane which leads to the River Road and is separated from the rest of Annandale by the Saw Kill, a physical and mental barrier which establishes the three houses as part of the estate as well as the village.

The hamlet of Annandale-on-Hudson sits on either side of the River Road, just north of the bridge over the Saw Kill. The Saw Kill flows east to west into the Hudson; however, its three sets of falls have always made it more useful for milling and scenic purposes rather than navigational use.

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The River Road parallels the Hudson River, running though small inland villages, and connecting the estates, which front the River.

At Annandale-on-Hudson, the Saw Kill forms a gentle valley and the houses on either side of it are set on slopes of varying steepness. The Swiss Lodge and two other houses owned by Montgomery Place sit along a private lane which leads to the River Road. The three tenant houses are separated from the rest of Annandale by the Saw Kill, a physical and mental barrier which establishes the three houses as part of the estate as well as the village. In his plans for the Swiss Lodge, Davis took full advantage of the natural attributes of the site. Davis' design uses the hillside, the Saw Kill, and the roads to accentuate the best views of the Lodge, and to create the framed, scenic views from within the cottage. In his plans for the Swiss Lodge, Davis took full advantage of the natural attributes of the site. Davis' design uses the hillside, the Saw Kill, and the roads to accentuate the best views of the Lodge, and to create the framed, scenic views from within the cottage.

According to Downing, "regularity, uniformity, proportion, symmetry, are beauties of which every cottage is capable, because they are entirely
consistent with the simple forms of the cottage."\textsuperscript{121} Irregularity and variety were only suitable for larger residences, which had a greater number of parts in their composition. The picturesque nature of a cottage residence came from its relationship to its setting, rather than the design. In his essay "What a Cottage Should Be," Downing wrote "Small cottages can scarcely be very irregular in form and outline, unless they are built in very picturesque situations, such as a mountain valley, or a wooded glen, when they form part of the irregular whole about them..."\textsuperscript{122}

This philosophy is very clear in the relationship of the Lodge to its site. The main facade and overall form of the Lodge are symmetrical; the picturesque composition is created by the relationship of the Lodge to its site, rather than within the form of the Lodge itself (see topographic map, next page). The Lodge is set into the side of a hill, with its the main facade and roof ridge line perpendicular to the slope. This is a typical orientation for a Swiss cottage, and it allows the gable end to serve as the front and primary facade. The cottage sits on a lane which leads to the River Road, and one approaches the cottage at an angle rather than straight on. Davis took full advantage of this approach, and he added a large dormer to the southern roof, creating picturesque arrangement of contrasting roof lines. This dormer was

\textsuperscript{121} A.J. Downing, \textit{The Architecture...}, p. 47.
\textsuperscript{122} A.J. Downing, \textit{The Architecture...}, p. 47.
SWISS FACTORY LODGE
ANNANDALE-ON-HUDSON, NY
SITE MAP WITH TOPOGRAPHY
DRAWN BY: Margaret Gaertner
DATE: February, 1998
SCALE: 1" = 50'
PAGE: 54
omitted from the north roof, as this was an “exit” view rather than an “entrance.”

Downing and Davis both felt orientation was critical to the plan of a house. The Swiss Lodge is at a slight angle to the compass points; the main facade faces east, but is angled slightly south. The placement no doubt was determined more by the constraints of the stream and the hillside than the architect. The siting ensures that the sun hits the building at an angle, and Davis used battens and a deeply overhanging roof lines to create dramatic shadows on the facades of the buildings.

The Saw Kill runs in front of the Lodge, and the windows in the common rooms frame views of the rippling stream. The moving water also helps to muffle the sounds of traffic on the River Road.

The Swiss Lodge is the only surviving Swiss Style building designed by A.J. Davis; it may be the only one ever built. In addition to the Factory Lodge at Annandale-on-Hudson, Davis designed a Swiss cottage for Anthony Constant in Hastings-on-Hudson, New York in 1850. That cottage apparently was never built.

As a building type, the Swiss Lodge is also unusual—if not unique—among Davis’ work as it was a residential dwelling to be inhabited by

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123 Jane Davies list of Davis’ works and projects includes only two Swiss residential buildings: the Swiss Factory Lodge and the Anthony Constant Cottage. Amelia Peck, editor, pp. 105-119.
unrelated working men or multiple families. Rarely did a member of the working class live in an architect-designed house during the nineteenth century. Cora Barton depended on Davis' advice on nearly every aspect of Montgomery Place, so it is not unusual that she hired him to design a house which fronted the main road to the estate. Perhaps she had in mind the advice of Downing, who prescribed the moral benefits of good housing for all classes:

But it is easy to see that, in this country, where so many are able to achieve a home for themselves, he who gives to the public a more beautiful, and tasteful model of a habitation than his neighbors is a benefactor to the cause of morality, good order, and the improvement of society where he lives.\(^{126}\)

Description of Existing Conditions and Problems

Montgomery Place is a National Historic Landmark and one of five historic sites operated by Historic Hudson Valley.\(^\text{127}\) Historic Hudson Valley, formerly called Sleepy Hollow Restorations, is a not-for-profit educational and preservation organization, which interprets the history, culture and landscape of the Hudson River Valley.\(^\text{128}\) Visitors to Montgomery Place enjoy guided tours of the mansion and its collection of antique furnishings and decorative arts. Visitors may also stroll the beautiful landscape with its numerous garden settings, woodland trails, and working orchards. In 1998, a full range of special events and educational programs, including history programs for school children, antique shows, garden tours and talks, and horticultural internship programs, was offered.\(^\text{129}\)

During the analysis phase of this project, three major destinations within the estate were identified. In this proposal, the three areas will be referred to as: the Mansion/Visitor’s Center; the Farmhouse/Barn Site; and the Annandale Tenant Houses. A map is included to identify these areas (see map, next page). As Montgomery Place expands its interpretation beyond the

\(^{127}\) Montgomery Place was designated a National Historic Landmark in April, 1992. “Welcome to Montgomery Place...,“ Brochure with map, (Historic Hudson Valley, Tarrytown, NY, no date).


\(^{129}\) www.hudsonvalley.org. See “Appendix C: Historic Hudson Valley Web Site, 9, 10 April 1998.” For internships, see “Internships at Historic Hudson Valley...,“ Brochure, (Historic Hudson Valley, Tarrytown, NY, no date).
Mansion, these three areas will serve as focal points within the larger site and will require pedestrian and automobile circulation routes between them.

The “Mansion/Visitor’s Center Area” includes the mansion and the immediately surrounding landscape. As the planning phase of this paper focuses on land usage, the numerous features in this area are viewed as a single destination within the estate. This area includes the Mansion, the Visitors’ Center/Gift Shop Building, and the main parking lot. Other buildings included in this area are the Coach House, the Squash Court, and the Greenhouse and Potting Shed.

The Farmhouse/Barn Area includes several historic barns, the A.J. Davis-designed farmhouse, and a prefabricated utilitarian building known as the Agway building. The landscape surrounding the Farm Site is functional rather than formal, and the pear and apple orchards continue right up to the barns.

The Annandale Tenant House Site is comprised of five nineteenth-century frame houses on either side of River Road, also known as Dutchess Route 103. On the west side and south of the Saw Kill are three houses along a gravel lane. The Spurr is a single house of unknown date, although it appears to be eighteenth century. The Swiss Lodge and North Cottage are twin houses dating from the mid-nineteenth century. On the east side of River Road are two other nineteenth-century buildings owned by Historic Hudson Valley, Thompson House and Thompson Barn, as well as the mill
pond, the dam, and the site of a former mill owned by Montgomery Place.

Montgomery Place includes over 400 acres of land. Throughout the history of the estate, land use has been divided between pleasure grounds and working farms and orchards. Today, only the approximately 100 acres surrounding the mansion, sometimes referred to as the "historic core," are presented to the public. Buildings in this area include the mansion (1803-5; later additions by A.J. Davis, 1843-4, 1863-4), and several nearby outbuildings: the Coach House (1860, A.J. Davis, architect); the Squash Court (1928), the Greenhouse and Potting Shed (ca. 1929), and the Visitors Center (1986.)

The "historic core" is largely an ornamental or natural rather than utilitarian landscape. Surviving mid-19th century features include Thomas Barton's arboretum, described by A.J. Downing in his magazine, The Horticulturist in 1847. Walking trails through the woods to the Cataract—a scenic waterfall in the Saw Kill—were first cut during the 19th century and were also described by Downing. The Rough Garden, the Ellipse, the Rose and Herb Gardens were created by Violetta White Delafield and date from the 1920s and 30s.

Montgomery Place is interpreted for the public as a "continuum" rather than a "restoration." There has been no effort to "restore" the site to a

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particular date in history by removing later additions and alterations.\textsuperscript{131} This interpretive approach reflects Historic Hudson Valley's philosophy that each generation of inhabitants and their changes to the mansion and estate are of equal importance.\textsuperscript{132} "Unlike other historic homes, it is not frozen in time."\textsuperscript{133} Thus, multiple layers of landscape design and generations of buildings are presented to show the growth of the estate from 1802 through the 1980s.

The only exception to this approach was the decision to restore the exterior of the mansion. After Historic Hudson Valley acquired the property in 1986, the exterior of the mansion was restored to its 1864 appearance, as it appeared after A.J. Davis' renovations were completed. It was felt that alterations made by the Delafield's during the 1920s, including painting the mansion in a Colonial Revival color scheme of white with green shutters and adding a sleeping porch over the portico, compromised the design of an important American architect.

The continuum approach is especially appropriate as it reflects the practice of the former residents, who typically added to, yet rarely removed, anything from the mansion. Thus, although A.J. Davis made extensive additions to the mansion--the east portico, north porch, and south wing--the core of the mansion, including Janet Montgomery's center hall plan, was

\textsuperscript{131} L. Kuriger, Site Director, Montgomery Place, electronic mail to author, 1 April 1998.
\textsuperscript{132} "Montgomery Place Interpreter Training Manual," p. 7.
More curiously, as each generation added new cooking apparatus to the kitchen, they did not remove the existing. Today, the kitchen still contains its original open hearth and masonry “range,” a 20th century gas stove, and a later 20th century electric stove.

Visitors to Montgomery Place are given a brochure of the site which identifies major points of interest (see Illustration 12, next page). A map includes sketches and descriptions of buildings which are open to the public such as the Mansion, Squash Court, Coach House and Visitors’ Center; buildings which are closed to the public such as the Gardener’s Cottage and Farmhouse; and buildings which no longer exist such as the Conservatory. Landscape features including the trails, arboretum, orchards, and gardens. The farm is identified, and the “pick your own” fruit business is mentioned. Annandale is merely labeled; there is no image or description to encourage guests to visit.

During tours of the grounds and mansion, interpreters point out landscape features such as the allee and the arboretum, and encourage visitors to walk the scenic trails through the woods, and play lawn games as the Delafields would have done.135 Interpreters only suggest visitors visit the Farmhouse/Barn Area when the “pick your own” fruit operation or the

Illustration 12.
Site map given to visitors at Montgomery Place


Source: “Welcome to Montgomery Place...,” brochure printed by Montgomery Place, Historic Hudson Valley. Note: Map is shown at 85% of its original size.
produce stand are open.\textsuperscript{136} Visitors are not encouraged to visit Annandale or the Swiss Lodge.

The Historic Hudson Valley Web Site (www.hudsonvalley.org) also focuses on the mansion and formal grounds. The Montgomery Place page includes photographs and descriptions of the mansion and its dining room, the gardens, and the trails through the woods. Visitors are encouraged to enjoy the garden and grounds, including the orchards and the “pick your own” fruit operation. There is no mention of Annandale anywhere in the web site.

There are several reasons why visitors are not presently steered towards the Farmhouse/Barn Area and the Annandale Tenant Houses.\textsuperscript{137} The primary reason is the absence of interpretive materials for these two areas, either in the form of a tour, brochure, or exhibits. In addition to the lack of interpretation, visitors can not be encouraged to visit Annandale and the Swiss Lodge as existing road conditions and a lack of parking make access difficult and somewhat hazardous for both pedestrians and automobiles.

The Annandale tenant houses--North Cottage, Spurr, Swiss Lodge, and Thompson House--continue to serve their original roles as rental properties, although the residents today are Bard College students rather than estate

\textsuperscript{136} L. Kuriger, Site Director, Montgomery Place, electronic mail to author, 5 March 1998.
\textsuperscript{137} L. Kuriger, Site Director, Montgomery Place, electronic mail to author, 5 March 1998.
\textsuperscript{138} For a more thorough discussion of the Interpretation Plan for the Annandale Tenant Houses and the Farmhouse/Barn area, please see “Project 4: Design and implement interpretation of working areas of estate,” p. 101.
employees. The shift from employee to student tenants has severed the social and functional connection of these houses to the estate. Changes in the landscape, have added to the physical separation. The landscape behind the Swiss Lodge and North was a grassy field with numerous trees; today, dense shrubbery has obscured the visual connection to the farm. The loss of an interior lane between the North, the Swiss Lodge and the Farmhouse has further separated the Tenant Houses from the rest of the site.
Solutions to the Problems

Introduction and Methodology

The following proposals were developed using a three step methodology: creation of a program, research and analysis of existing conditions, and development of solutions. First, a program was developed through formal and informal interviews with the site management. The mission of the organization, the needs of the historic site, and available resources were all explored. The second phase included research and analysis of existing conditions. As this plan is for a historic site, “existing conditions” included the history of the estate and the hamlet as well as the physical, financial and organizational components of those entities today. This phase also included review of past proposals and the reasons they were not implemented so mistakes would not be repeated. Finally, development and refinement of solutions to the defined problems were completed through brainstorming, investigation of historic precedents, mapping exercises, and analysis of other historic sites.

This exercise resulted in a four step plan for the incorporation of Annandale into Montgomery Place. The plan is broken down into manageable phases, so individual projects can be completed as funds become available through grants and fundraising. First, Annandale should realize its full income potential. Second, the building exteriors and landscape will be stabilized. Third, safe travel routes between Annandale and the main site
must be provided. Finally, interpretation of Annandale and the Tenant Houses can be developed and implemented.

Several goals were prioritized in planning the incorporation of Annandale into the historic site. The relationship of the Swiss Lodge to the larger estate and the hamlet of Annandale was a critical factor in planning the future of the Lodge. The Swiss Lodge has always existed as an auxiliary building within a large estate, and all plans must consider the goals of the larger site. The interpretation of Montgomery Place must be understood to design an appropriate supporting role for the Lodge within existing interpretation of the historic site.

Historically, Annandale was an self sufficient hamlet with several small businesses. The Montgomery Place tenant houses supported the income producing portion of the estate. Today, Annandale remains a source of income: the orchard operations continue and Montgomery Place rents the tenant houses. A conscious effort was made to balance the interpretive experiences of visitors without compromising the income potential of the site.

Whenever possible historic solutions were used to answer modern problems. For example, there is no safe pedestrian route between the Swiss Lodge and the rest of the estate. Rather than cut a new route, it is suggested that a historic lane be reopened. Using a historic route allows the visitor to experience the landscape as former residents would have.
Finally, previous proposals and the reasons they were not implemented were examined. Earlier proposals were too far reaching and required large initial investments. When an unfortunate financial crisis arose, the plans were quickly abandoned. Thus, the proposals in this paper are designed to be implemented in phases.
Project 1: Complete work required to realize financial potential of Annandale rental properties.

- Site improvements, including water supply, sewage, and drainage
  North Cottage, Spurr, Swiss Lodge, and Thompson House; total of six residential units
  Provide systems for eventual utilization of Thompson Barn.

- Installation of fire detection and alarm systems
  Swiss Lodge

- Upgrade or installation of heating and plumbing systems
  Four buildings/six rental units

- Cosmetic repairs to interiors
  Two rental units

Project 2: Stabilize building exteriors and control landscape.

- Farmhouse site:
  Barns
  Annandale Tenant Houses
  North Cottage, Spurr, Swiss Lodge, Thompson House,
  Thompson Barn

- Annandale landscape
  Clear away invasive flora.
Stabilize and rebuild dry laid stone walls.

Project 3: Provide and/or improve physical access to Annandale tenant houses.

- Automobile access and parking
- Pedestrian access to and from Mansion/Visitors’ Center and Farmhouse/Barn Area

Project 4: Design and implement interpretation of working areas of estate.

- Focus areas:
  1. Farmhouse/Barn Area: Orchards, farmhouse and barns
  2. Annandale:
      Mill site including dam and pond.
      Montgomery Place tenant houses
      Thompson House and Barn
- Emphasize “working” side of estate. Barns, orchards, mill, tenant housing and Cedar Hill/Annandale have all played critical economic and social roles in the history of Montgomery Place and the region.
- Balance visitor experience with profit producing functions required of orchards, barn and rental residences.
- Interpretation initially will present site and building exteriors; may
include presentation of recreated interiors or permanent exhibit at a future date if material and funding become available.
Project 1: Complete work to realize financial potential of Annandale rental properties.

The four Annandale buildings--North Cottage, Spurr, Swiss Lodge and Thompson House--contain seven residential rental units: two each in the Swiss Lodge and North, one in the Spurr, and one in the Thompson. Presently, only three of these units, the north half of the North, the south half of the Swiss Lodge, and Thompson House, are rented. With a 50% vacancy, clearly, the economic potential of these buildings is not being realized. The chart below compares the potential income for these properties with the income currently earned:

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Number of Units</th>
<th>Monthly Rental Rate per Unit</th>
<th>Potential Income for Building</th>
<th>Current Income for Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Cottage</td>
<td>2</td>
<td>$500.00</td>
<td>$1,000.00</td>
<td>$500.00</td>
</tr>
<tr>
<td>Spurr Cottage</td>
<td>1</td>
<td>$700.00</td>
<td>$700.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Swiss Lodge</td>
<td>2</td>
<td>$900.00</td>
<td>$900.00</td>
<td>$900.00</td>
</tr>
<tr>
<td>Thompson</td>
<td>1</td>
<td>$700.00</td>
<td>$700.00</td>
<td>$700.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>$3,300.00</td>
<td>$2,100.00</td>
</tr>
</tbody>
</table>

The above chart makes several assumptions. The Spurr is not
currently rented; the potential rent shown is an estimate derived from comparison of the number of bedrooms and rental rates in the other properties. Second, it is assumed that the north half of the Swiss Lodge will not be rented as it is the most likely space to be used for exhibition or interpretation. If the north half of the Swiss Lodge is included, the potential vs. realized ratio drops to 50%. Before the presently vacant units can be brought on line, the properties require analysis of and improvements to the sewage, water supply, and drainage systems. The three vacant rental units also require some capital investment, such as plumbing and heating upgrades and installation of fire detection and alarm systems. Finally, the vacant units will need interior cosmetic repairs before they can be rented.

An engineer has already been retained to analyze the existing sewage and water supply situation and make recommendations for improvements which will comply with current performance and environmental standards. This work has been prioritized by Historic Hudson Valley, and construction will begin as soon as funding becomes available.

After adequate sewer and water supply are in place, the vacant units can be brought on line. The south half of the North and the north half of the Swiss Lodge have inadequate propane space heaters and will require new ambient and hot water heating systems. Existing propane fueled and electric baseboard units in the Spurr, Swiss Lodge and Thompson may also require upgrading. The propane is a fire hazard; it is stored in large tanks next to the
buildings where it is unsightly as well as dangerous. Insertion of heating systems into the buildings should be designed by an engineer experienced in dealing with historic buildings.

Plumbing systems in the Spurr and south half of the North will also require upgrades. An engineer will be able to determine whether the existing supply and waste lines and fixtures meet current building codes. The existing propane hot water heaters are inadequate and potentially unsafe.

Finally, a fire detection, alarm and call system should be installed in the Swiss Lodge. This building is an architecturally significant timber frame building which is currently at risk of total loss due to the habits of the tenants. The South side of the Swiss Lodge is rented to students who use nearly every conceivable from of open flame, including smoking cigarettes, burning candles and incense, and cooking on gas stoves. The Swiss Lodge is equipped with individual smoke detectors which are not wired to a central system and are easily disabled.

There are several options which would remove or at least reduce this risk. The first and most obvious: remove the students and find more responsible tenants or an alternate use. It is unlikely that the south side of the Swiss Lodge will ever be interpreted, as the interior finishes have been completely removed. There is little point in recreating these rooms when the north half survives intact. If the Swiss Lodge is to remain as a rental property, a more responsible tenant, such as an employee of Montgomery
Place or a faculty member from Bard College, should be found. Some upgrading of the interior finishes may be required to draw this type of tenant.

Alternate uses for the south side of this Swiss Lodge might include auxiliary office or storage space. Unfortunately, the Swiss Lodge is too far from the Mansion and Visitor’s Center or the Greenhouse to be a convenient location for offices for the general or horticultural staff.

The interiors of the south half of the North Cottage and the Spurr will also require finish work before they can be rented. The North requires carpentry repairs including rehanging doors and securing a loose stair balustrade. The staircase has pulled away from the wall and must be rebuilt. All the rooms require painting of walls and trim.

Financially, it makes sense to invest in these improvements. At present, management is spending money to maintain all four buildings, yet realizing only 64% percent of the total potential income. Operating costs including exterior building maintenance, landscape maintenance (road maintenance, snow removal, yard work), and security, remain the same whether the building is wholly or partially rented. Also, occupied buildings are less subject to damage or loss from vandalism.
Project 2: Stabilize building exteriors and control landscape.

Before the Farmhouse/Barn Area and the Annandale houses can be interpreted and presented to the public, the building exteriors require minor repairs and painting. The landscape requires more work, as it is choked with sumac, poison ivy, and underbrush. In addition to being unattractive and a health hazard, the dense growth is accelerating deterioration of the buildings.

A thorough interpretation plan based thorough research will ultimately determine the exterior appearance of buildings in the Farmhouse/Barn Area and the Annandale Tenant Houses. The conservative approach proposed in this paper does not require a true "restoration," only the documentation and removal of distracting modern alterations such as aluminum screen doors and propane tanks; minor carpentry repairs; and painting. A conservative, reversible approach is recommended as significant research has not yet been completed into the history of the farmhouse, barns, Spurr, North and Thompson Houses so major changes at this stage would be irresponsible.

The exterior of the barns and farmhouse are generally in good condition. All are painted a pale yellow which is apparently not historic. When it is time to repaint these buildings, it would be worthwhile to have the chronology of the paint campaigns researched and more appropriate colors specified.
The Agway building is a prefab metal building erected after 1974 which presently houses the carpentry shop and farm equipment. This modern metal structure visually is out of place and had no role in the historic development of the estate. If this area is to be interpreted for the public, removing this building should be considered. Many of the barns are presently empty, and carpentry shop and farm equipment could be relocated into one of these buildings.

The present tenants of the farmhouse are aware of the architectural and historical significance of their home, and keep the building in excellent repair. As mentioned, the pastel yellow and green color scheme of the farmhouse is probably not historically accurate, and it would be worthwhile to investigate the historic colors of this building. The exterior should be painted with the original colors to present the intent of architect A.J. Davis, as the Mansion does.

The Swiss Lodge, the Spurr, the North and Thompson House are all in fair to good condition. The houses maintain a high level of architectural integrity, with many original features, including wood clapboards, porches, window sash, wood cornices, shutters and other details. All of the houses, however, require minor carpentry repairs, including replacement of missing portions of

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trim and removal of modern elements such as replacement doors, aluminum storm doors, and propane tanks.

The exteriors of the Spurr, North, Thompson and Thompson Barn should be stabilized, including minor carpentry repairs, documentation, removal and storage of glaringly modern elements, and repainting in appropriate colors. Work must be limited to cosmetic repairs such as painting and duplication of missing sections of millwork until thorough studies of the individual buildings are completed. As the interior finishes of both units are historic, it is recommended that the interiors be stabilized rather than renovated and as much historic fabric be retained as possible.

As thorough research and documentation of the Swiss Lodge has already been completed, Historic Hudson Valley is prepared to complete more extensive work on that building as funds become available. A recently completed Historic Structure Report documents the building’s history and physical evolution, and will be used in planning the stabilization and repair of the Swiss Lodge.\(^\text{140}\) Both the exterior and part of the interior of the Swiss Lodge will eventually be presented to the public.

Comparison of historic and modern photographs suggests the existing porch on the Thompson House is a replacement. The original porch had a

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flat roof; the existing is hipped. Decorative brackets at the top of the posts are missing; the diagonal bracing under the railings is also a replacement. When the Thompson house stood in its original location more of the foundations were exposed. The extra height allowed a two-story porch such as those found on Walters, Briggs and North. Today the house is closer to the ground; the space under the porch is enclosed with a lattice screen (see Illustration 13, next page). Removing the enclosure, excavating the foundations and recreating the two-story porch would add greatly to the sense of place and visual cohesiveness of the hamlet.

The paint on all four of the Annandale houses is presently the same shade of pale yellow and in various states of failure. It is not known when this color was applied, but it is not historic and presents a false uniformity. The Swiss Lodge was once a dark peach color; the colors of the other building are not known. Paint analysis and archival research can be used to determine the chronology of paint campaigns applied to the individual buildings.

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141 Popular legend holds that John Ross Delafield painted all the buildings yellow after buying several drums of yellow paint at a bargain price. This has not been confirmed.
142 Dorothy (Dot) Moore, former resident of the Swiss Lodge, interview with the author, July 1998.
Illustration 13.
The Thompson House

This house has been moved back from the River Road. The original site had a steeper slope which exposed more of the foundations and allowed a two story high porch. The extant porch is a replacement.

Photograph by Margaret Gaertner, 1997.
Photographs taken in 1937 by Violetta White Delafield of the Swiss Lodge and Spurr\(^{143}\) and a turn of the century photograph of the Thompson House provide additional information.\(^{144}\) Determining a comprehensive color history for the Annandale buildings would be an excellent project for a graduate-level intern with experience in conservation science.

Once the paint chronologies have been determined, color selections can be made. The Annandale tenant houses have always been auxiliary buildings to the larger estate, and thus their interpretation as presented through their exterior appearance should support the interpretation of the larger estate.

As Historic Hudson Valley recently sold many of the Annandale properties to Bard College, they no longer have control over the appearance of the remaining buildings in the village. Restrictive covenants in the deeds should prevent any drastic alterations, however, and some sense of place will be retained. Other houses owned by Bard College located just north of the triangle are kept in excellent repair, so it does not seem likely that the buildings will be allowed deteriorate.

Equally important as the stabilization of the buildings is the maintenance of the landscape in Annandale. Comparison of photographs

\(^{143}\) Violetta White Delafield, Scrapbook, Historic Hudson Valley Archives, Tarrytown, NY.

\(^{144}\) The original image has disappeared; scanned copy is included in: Beyer Blinder Belle Architects and Planners, “Annandale-on-Hudson Phase I: Survey and Analysis,” (New York, June 1987, unpublished proposal for Montgomery Place Orchards), p. 29.
taken in 1937 and 1997 show the underbrush and secondary growth trees have become overgrown and out of control. In 1937, the hill behind the Swiss Lodge and the Spurr was covered in long grass and scattered with trees. The landscape surrounding the tenant houses served as a continuation of the farm, and residents recall chickens and sheep grazing around the houses.\textsuperscript{145} This openness also allowed a visual connection between the farm and the tenant houses.

Today, much of Annandale is completely choked with sumac and other brush. In the summer, the slope behind the Swiss Lodge is smothered with poison ivy, knot weed, and sumac (see Illustrations 14 and 15, next page). The North Cottage and the Thompson Barn sites are equally overgrown. This dense growth holds moisture around the buildings and blocks sunlight and natural ventilation, hindering drying and accelerating moisture caused deterioration. The dense growth has also severed the Annandale tenant houses from the Farmhouse/Barn Area and the rest of the site. The dense growth has obscured the lane which once served as a physical connection to the farmhouse, and obliterated the visual connection as well.

\textsuperscript{145} Dot Moore, interview with the author, former resident of the Swiss Lodge, Annandale-on-Hudson, NY, July 1997.
Illustrations 14 and 15.
East facade of the Swiss Factory Lodge in late winter and summer

These two photographs show the dense foliage which smothers the building each summer.

*Photographs by Margaret Gaertner, March 1995 and August 1997.*
Large trees should be retained, but the low shrubbery should be removed and the slope planted with grass. The grass does not need to be kept short, as this was an agricultural rather than formal landscape.

Dry laid stone walls of local stone are found throughout Annandale. These walls appear in the 1937 photograph, and are apparently historic. They add to the visual continuity of the hamlet, and should be preserved.
**Project 3: Improve or provide physical access to Annandale tenant houses.**

Before the Annandale Tenant Houses can be interpreted and presented to the public, they must be physically integrated with the rest of the museum site. Many physical barriers separate the Tenant Houses from the Visitors’ Center and Main Parking Lot, including distance, overgrown landscape, a stream and a public road. As the Farmhouse/Barn Area is between the Mansion Area and the Annandale Tenant Houses and integral to the history of both, circulation routes analyzed and proposed in this paper include all three areas.

Visitor access to the Annandale tenant houses from the Mansion/Visitors Center Area and the Farmhouse/Barn Area is presently awkward by automobile and dangerous on foot. Before Historic Hudson Valley can begin to encourage the public to visit Annandale, safe and convenient access routes for drivers and pedestrians must be designed and implemented.

River Road, also known as Country Route 103, is a public road which runs north south through Dutchess County. Historically, this was a secondary road which connected a string of estate entrances and small, inland hamlets. River Road connects the main entrance to Montgomery Place, including the Visitor’s Center, the main parking lot, and the Mansion; an entrance to the Farm House/Barn Area; and the hamlet of Annandale-on-Hudson and the Tenant Houses. (See map, next page).
Gravel roads within the estate connect the Mansion, Visitors’ Center, and Farmhouse/Barn Area. The primary internal gravel road runs from River Road to the mansion; it is a historic route which appears on an 1867 atlas. Secondary gravel roads branch off from this main approach. One leads to the Farm House/Barn Area, and another to the Visitor’s Center. The road to the Farmhouse/Barn Area may not be original, as it does not appear on 19th century maps. The gravel road to the Visitor’s Center was added in 1986.

Three of the tenant houses--North, Spurr, and Swiss Lodge--are along a gravel lane off the west side of River Road. To drive into this lane from the south requires a left hand turn across a lane of traffic; to enter from the south requires a sharp right hand turn. This lane is only wide enough to accommodate one car at a time; the lane can not be widened due to the proximity of the Saw Kill. Although the lane accommodates the limited traffic of the residents, it could not safely accommodate the additional cars of museum visitors. At one time, this lane made a loop and ran behind the North and Swiss Lodge to the Farmhouse. The lane is now so overgrown it is impassable. The remaining Annandale buildings owned by Historic Hudson

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146 Beer’s Atlas for 1867 and Gray’s New illustrated atlas... for 1876 show the farmhouse, but no roads leading to it. Obviously there was some sort of road, but its location is not known. F.W. Beers, Atlas of New York and vicinity; from actual surveys, by and under the direction of F.W. Beers, assisted by Geo. F. Warner & others (New York: F.W. Beers, A.D. Ellis and G.G. Soule, 1867). O.W Gray, New illustrated atlas of Dutchess County, New York. Compiled and drawn from personal examinations, surveys under the personal supervision of O.W. Gray & Son... (Reading, PA: Reading Publisher House, 1876).
Valley--Thompson House and Thompson Barn--are on the east side of the River Road.

Analysis of existing circulation patterns revealed inadequacies and potential hazards which require correction (see map, next page). In planning improvements, three goals were prioritized:

1. Minimize automobile traffic between areas of the museum site.

2. Provide parking for those visitors who are unable to reach Annandale without a car in a location which does not interfere with interpretation and visitors' experience.

3. Eliminate vehicular traffic from interpreted areas (Farmhouse/Barn Areas; lane to Tenant Houses) during hours the site is open to the public.

Historic sites such as Kykuit (Tarrytown, NY) and the N.C. Wyeth Studio (Chadds Ford, PA) use vans to shuttle guests from remote parking lots to the historic site. This practice allows management total control over the number of visitors on site at any given time and removes all unnecessary vehicles from the grounds. This would be the most obvious way to remove visitor traffic from Annandale, but is not recommended due to the expense. In addition to the initial investment in vehicles, operating expenses such as insurance, drivers' salaries, and gasoline make this type of service impractical.

Visitors who wish to visit Annandale should be encouraged to do so on foot. The walk from the Mansion to the Farmhouse/Barns Area to Annandale allows the visitor to view and experience the formal grounds,
Notes

1. Bridge is not safe for pedestrian traffic; no barrier between walkway and cars.
2. Entry to lane is difficult to find. Requires sharp turn when approaching from North.
3. Gravel lane is only wide enough for one car. This is not presently a problem as the lane is rarely used. The lane can not be widened due to proximity of the Saw Kill.
4. Former location of dirt lane to Farm House/Barn Area, now overgrown.
5. Exit requires awkward sharp turn.

General Notes

* There is no planned parking for the Tenant Houses. Residents pull over on the side of the lane, where ever there is room.

The Triangle
To Bard College
River Road
Saw Kill
Mill Pond
To Main Entrance of Montgomery Place

Legend

<table>
<thead>
<tr>
<th>Building- Owned By H.H.V.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Thompson Barn</td>
</tr>
<tr>
<td>B. Thompson House</td>
</tr>
<tr>
<td>C. Garage/Shed</td>
</tr>
<tr>
<td>D. Spurr</td>
</tr>
<tr>
<td>E. Swiss Lodge</td>
</tr>
<tr>
<td>F. North Cottage</td>
</tr>
<tr>
<td>G. Farmhouse</td>
</tr>
<tr>
<td>H. Barn</td>
</tr>
<tr>
<td>I. Agway Building</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building- Owned by Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Circulation</td>
</tr>
<tr>
<td>Automobile Circulation</td>
</tr>
<tr>
<td>Hazard Point in Existing</td>
</tr>
<tr>
<td>Circulation Pattern</td>
</tr>
<tr>
<td>Note Number</td>
</tr>
<tr>
<td>Parking Spot</td>
</tr>
</tbody>
</table>

SWISS FACTORY LODGE
ANNANDALE-ON-HUDSON, NY

ANNANDALE TENANT HOUSES AND FARMHOUSE/BARN AREA
CIRCULATION DIAGRAM- Existing Conditions

DRAWN BY: Margaret Gaertner
DATE: February, 1998
SCALE: Not to scale

PAGE: 89
including the arboretum and gardens, as well as working components of the estate such as the orchards, the barn complex, the pump house and the A.J. Davis-designed farmhouse. All of these elements would be missed in a car driving on River Road. Also, there is little space available in Annandale for parking cars.

Internal gravel lanes from the Visitor’s Center/Mansion Area to the Farm House/Barn Area are already in place and should be utilized for pedestrians walking between these two areas. The grassy shoulder of the internal lanes is walkable, and the posted speed limit of 10 m.p.h. within the site provides safety for pedestrians. Visitors should be discouraged from using River Road to walk to the Farmhouse/Barn Area, as it has no shoulder, and numerous hills make it difficult for drivers to see pedestrians.

At present, there is no pedestrian route between the Farmhouse/Barn Area and Annandale. A gravel lane leads from the Farmhouse/Barn Area to River Road, but for reasons already discussed, visitors should be discouraged from walking on River Road until a proper path is constructed.

A lane behind the Swiss Lodge and the North leads to the Farmhouse, but it is now overgrown and impassable. Also, this lane is not an ideal approach as it runs behind the Swiss Lodge; thus visitors would approach the rear (west) facade of the building rather than the front (south and east facades). A.J. Davis clearly designed the Swiss Lodge to be viewed at an angle,
with the South and East as the primary facades (see Illustration 16, next page). These facades have the most elaborate detailing, including a false dormer with decorative siding. The rear and north facades of the building are not as articulated as the South or East facades, as they were the “rear” of the building. The north roof does not have a dormer.

The emphasis on approach may seem trivial, but experiences at other sites shows that a visitor’s first impression of a building is critical to his understanding of its architecture. At Lyndhurst, curving drives through a landscape of carefully placed trees present the mansion in a series of planned angles and vistas. The National Trust understands the importance of the setting, and visitors follow the historic routes to gain the same views. After parking, guests are led into the house through the front door. Olana once had a similar approach of curving lanes and interspersed, planned vistas through a wooded landscape. Unfortunately, the State of New York now has visitors park behind the building and approach the servant’s wing rather than the front of the villa. This entrance presents the least successful facade of the building to the public, and makes it difficult if not impossible to understand the relationship of the building to its site.

There are two possible routes for pedestrians to travel from the Farmhouse/Barn Area to Annandale. First, a walking path could be constructed on the west side of the River Road, between the road and the dry stone retaining wall. Visitors could walk down the short lane to the River
Illustration 16.
The Factory Lodge viewed at an angle

This photograph shows the south and east facades of the Factory Lodge as viewed from the junction of the River Road and the Lane. Davis intended these to be the "primary" facades of the structure and they are more highly detailed than the north and west sides.

Photograph by Margaret Gaertner, 1997.
Road, and then along the walk, to the lane to the Tenant Houses. Or, a walking path could be cut from the Farmhouse/Barn Area down to start of the lane which leads to the Spurr, the Swiss Lodge, and the North. The second option, although not historically accurate, provides a safer route for pedestrians. All of these routes should be accessible to the physically challenged, with minimal slope and surfaces of fine gravel.

Not all visitors will be physically able to walk from the Mansion or the Farm Area to Annandale, so space for automobile parking must be provided. Those driving to Annandale should use the River Road rather than the gravel lane through the Farmhouse/Barn Area. Cars are a visual and aural distraction, a safety hazard for guests visiting the Farm, and added traffic will interfere with the farm operations. The secondary exit from the Farmhouse/Barn Area is poorly marked and requires a sharp, awkward turn (see map, page 89).

Historic Hudson Valley recently sold much of their property in Annandale to Bard College; thus only a few areas with enough room for parking remain. A large open field behind the North Cottage would make an excellent, concealed parking facility; however, the only access to this field is the narrow lane running in front of the Spurr, Swiss Lodge and North. This lane is too narrow to safely accommodate one lane of cars and pedestrians, let alone cars going to and from the parking lot. Due to the proximity of the Saw Kill, the lane can not be widened. Also, the visitors’ experience would be
diminished by the distraction of cars driving back and forth on the lane in front of the houses.

Two places have been identified as possible locations for a small parking lot to serve visitors touring Annandale and the Farmhouse/Barn Area. Due to the close proximity of these two areas, it is assumed that both can be served by one lot. The first is near the Agway building in the Farmhouse/Barn Area, the second is the field behind the Thompson House. Each option has advantages and disadvantages which are analyzed below.

Neither of these areas has enough space for tour busses to turn or park. Tour busses should drop passengers off at the lane to the Farmhouse/Barn Area or at the lane to the Annandale Tenant houses, and then return to the main parking lot at the Visitors Center to wait until their passengers are through touring.

Finally, interpreted areas should be closed to vehicular traffic during the hours the site is open to the public. Cars parked in front of the buildings are an eyesore. Automobiles distract visitors, and pose a safety hazard when pedestrians and cars share narrow gravel lanes. Historic Hudson Valley is well aware of the distractions posed by cars in historic settings, and recently went through a complete redesign of Van Cortlandt Manor to relocate the parking lot at that site away from the manor and gardens. At Philipsburg Manor, a long bridge provides complete separation between the modern Visitor's Center and parking lot and the historic environment. The
maintenance staff does not drive its own trucks on site during visitation hours, preserving the integrity of the setting.

Closing the lane to the public will require Historic Hudson Valley to negotiate parking arrangements with tenants in the Spurr, Swiss Lodge, and North Cottages. Tenants could park in front of their houses after the site is closed. During visitation hours, tenants could park across the street, behind the Thompson House. As most of the tenants are students at nearby Bard College, they could also make arrangements to park in the lot adjacent to the Annandale Hotel. Swiss Lodge residents have parked their cars there in the recent past.

Similar restrictions must be enforced across the street at the Thompson House. Presently, the tenants drive on a gravel drive and park their cars on the lawn in front of the house. While this is not a hazard, it does detract from the appearance of the house and ruins the vegetation. Instead, tenants should park their cars behind the house.
Proposal A: Parking Area Near the Agway Building

One possible location for an auxiliary parking lot is in front of the Agway building, in the Farmhouse/Barn Area (see map, next page). Visitors would park their cars, walk through the Farmhouse/Barn Area and then continue on foot to Annandale. Cars would not drive through the area as this would interfere with the farm operations and pose a potential hazard for visitors. Also, the short lane from the Farmhouse/Barn Area to River Road has an awkward exit which visitors’ should be discouraged from driving.

This plan has several disadvantages. First, cars would be driving on the internal lane which is also used by pedestrians. As they would be driving slowly, they do not pose a safety hazard. However, cars are a visual and aural distraction, and they stir up uncomfortable amounts of dust. Second, it requires guests to pass through the Farmhouse/Barn Area to reach Annandale. Should Historic Hudson Valley enter into a long term lease agreement with managers, the managers might decide they do not want this area to be open to the outside traffic. Finally, this scheme requires creating an additional foot path between the Farmhouse and the Spurr to allow visitors to approach and view the Swiss Lodge as A.J. Davis intended.
Notes

2. Location of new footpath between Farmhouse and Lane to Tenant Houses.

3. Install Removable barrier; no visitor automobiles beyond this point.

4. Widen existing lane as required to accomodate cars driving in two directions.

5. Proposed location of Parking Lot.

6. Thompson Barn may eventually be renovated to contain restrooms and exhibit space.

7. Install footbridge over dam. Alternate location: down stream, between dam and bridge.
   Note: Exact location of terminus of footbridge to be determined after archeology of mill site is completed.

8. Construct Pedestrian Crossing, with appropriate line markings on street surface, traffic warning signange or signals, and guard rails.

9. Install removable barrier at entry to lane. Restrict lane to pedestrian use only; no automobile traffic permitted in lane during hours site is open to the public.

10. Reopen overgrown lane to the farm. Tree trunk electrical poles to remain.

Legend

- Building-Owned By H.H.V.: A. Thompson Barn  
  B. Thompson House  
  C. Garage/Shed  
  D. Spurr  
  E. Swiss Lodge  
  F. North Cottage  
  G. Farmhouse  
  H. Barn  
  I. Agway Building

- Building-Owned by Others

- Proposed Parking Lot Location

- Proposed Pedestrian Crossing

- Note Number

SWISS FACTORY LODGE
ANNANDALE-ON-HUDSON, NY

ANNANDALE TENANT HOUSES AND
FARMHOUSE/BARN AREA
CIRCULATION DIAGRAM-Proposal A

DRAWN BY: Margaret Gaertner
DATE: February, 1998
SCALE: Not to scale
PAGE: 97
Proposal B: Parking behind the Thompson House

In the second scheme, parking would be placed behind the Thompson House (see map, next page). Guests would visit the exhibits in the Thompson Barn, view the exterior of the Thompson House, and cross the Saw Kill on a footbridge. Unless the existing bridge is improved to accommodate pedestrian use, visitors should not be encouraged to use it. They would see the dam and mill site, and cross the River Road. After viewing the Tenant Houses, including the interior of the north half of the Swiss Lodge, they would use the historic lane to walk to the Farmhouse/Barn Area.

This scheme has several advantages. First, it removes the visitors’ cars from the Farmhouse/Barn Area, reducing interference with the operations of the orchards. This scheme also allows maximum separation between pedestrian and automobile circulation routes. In this scheme, guests begin rather than end their visit at the Thompson Barn where exhibits would provide an orientation for the buildings in the site. A third advantage is that this route allows visitors to approach the Swiss Lodge from the lane, and thus a foot path would not have to be added between the Farm and the Spurr.

The main disadvantage is that placing the parking lot near the Thompson House requires pedestrians to cross a public road to reach the Swiss Lodge, Spurr and North. However, the only way to remedy this situation is to keep visitors on the west side of the road, in which case they would miss Annandale and the mill sites. The second drawback is that the
Notes

1. and 2. Signage to announce parking is ahead.

3. Signage at entry to parking lot.

4. Widen existing lane as required to accommodate cars driving in two directions.

5. Proposed location of Parking Lot.

6. Thompson Barn may eventually be renovated to contain restrooms and exhibit space.

7. Install footbridge over dam. Alternate location: down stream, between dam and bridge.
   Note: Exact location of terminus of footbridge to be determined after archeology of mill site is completed.

8. Construct Pedestrian Crossing, with appropriate line markings on street surface, traffic warning signage or signals, and guard rails.

9. Install removable barrier at entry to lane. Restrict lane to pedestrian use only; no automobile traffic permitted in lane during hours site is open to the public.

10. Reopen overgrown lane to the farm. Tree trunk electrical poles to remain.
ground behind the Thompson House slopes, and thus the parked cars may be visible from the River Road and the Swiss Lodge. However, this lot could be screened with trees and is less intrusive than a lot next to the Barns (Scheme A).
Project 4: Design and implement interpretation of working areas of estate.

Historic Hudson Valley has already successfully developed and implemented the interpretation of the Livingston family and Montgomery Place. The mansion and the formal landscape have been stabilized and repaired, their histories researched, and an interpretation scripted. Despite these efforts, the Montgomery Place story remains incomplete. The orchards, farming operations and estate employees all played critical roles in the history of the estate, but they are not presented to the public.

Many historic sites in the middle Hudson Valley region interpret the houses and lives of wealthy or famous landowners; none present the lifestyle of the working class which comprised the majority of the region’s residents. The Vanderbilt Mansion, Springwood, Franklin D. Roosevelt’s home at Hyde Park, Clermont, Wilderstein and Olana all present architecturally significant homes of famous residents to the public. No sites present the homes or daily lives of the working class which were intrinsic to the local economy.

During the nineteenth century, agriculture was the “leading branch of
industry” in Dutchess County, New York. By 1891, there was not a single, dominant crop, rather, a diverse range of products was harvested. Grain including corn, oats, rye, wheat, and buckwheat, were grown. Tobacco was also widely cultivated. Fruit production included the orchard fruits such as those grown at Montgomery Place and high quality grapes. Livestock production—which was centered in the eastern part of the county—included dairy cows, pork, and sheep, although by 1882 the sheep industry was “...far less extensive than half a century ago.”

From its establishment, Montgomery Place produced a wide variety of crops. Each owner hired a farmer who was responsible for managing the crops and livestock; the leases offer insights into what was grown on the estate from 1810 to 1910. Janet Montgomery’s agreements with Martin Lyle and Philip Dederick indicate the farm produced grain for the estate; any excess was shipped to New York City for sale. Janet’s endeavors focused on her nursery tree and seed business, and she hired a gardener to run that business. The Bartons worked with several farmers, as did the Hunts. The Hunt leases are the most detailed, specifying each duty of the farmer as well as supplementary tasks to be done for additional money.

The Farmhouse/Barn Area and the Annandale Tenant Houses are

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147 James H. Smith, p. 77.
149 Numerous leases can be found in the Livingston and Delafield Collections at the Princeton University Library.
150 Leases, Box 159, Folder 5, Delafield Collection, Princeton University Library.
ideal settings for presenting the “working side” of Montgomery Place as well as larger issues in region development of agriculture and industry. Interpretation should include numerous themes, including the roles of agriculture and workers in the history of Montgomery Place. Equally important is the complex social and economic history of nineteenth century Dutchess County as typified by Cedar Hill. It is not the purpose of this paper to fully develop each of these story lines, but instead to identify the major issues, locate sources of information, and suggest ways to develop and present the material.

Farmhouse/Barn Area

The farmhouse, barns and orchards provide numerous opportunities for interpretation. Montgomery Place has been a working farm since its establishment in 1802. For nearly 200 years orchards, fields and livestock have supplied the families and provided additional income.

The Farmhouse is one of the four A.J. Davis designed buildings at Montgomery Place. It is an excellent example of a “Bracketed Farmhouse” as advocated by A.J. Downing. A farmhouse, Downing wrote, must be different from cottages or villas: the farmhouse must be plainer than a villa, but more spacious than a cottage.151 Downing felt the bracketed mode was appropriate for a farmer’s house as “neither ambition nor ostentation [is] visible in its

Most of the barns are historic, and thus would provide an excellent setting for interpreting historic farming techniques. There are actually numerous barn buildings, built over a number of years as additional or use specific spaces were required. Research into the history of the barn buildings will establish the chronology of the individual buildings, including the usage histories of each.

Interpretation of the Farmhouse/Barn Area is difficult to plan as the future of this area is uncertain. Historic Hudson Valley is considering a long term lease arrangement with the current farm managers. If this lease is signed, the managers would lease land, buildings and equipment from Historic Hudson Valley and would no longer be employees. Such an arrangement could result in restricted public access to these areas.

Interpretation for the Farmhouse/Barn area should be minimally intrusive. It should be assumed that visitors will be limited to viewing the exteriors of the buildings, as the farm house is occupied and many of the barns are actively used. However, the barns and orchards play a critical role in the estate, both historically and today, and their inclusion contributes greatly to the understanding of the working aspects of the estate. The farm managers currently run a very successful educational program for school

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153 L. Kuriger, Site Director, Montgomery Place, electronic mail to author, 5 March 1998.
The popularity of the program suggests there is definitely a public interest in the orchards and farming activities of Montgomery Place.

Initially, interpretation would include docent led walks or self guided tours through the Farmhouse/Barn Area. Presentations would include the history of the farming and orchard operations, including types of crops, farming techniques, the individual buildings and their use. The relationship of pleasure grounds to working landscape should also be included. Research is required to develop the scripts and guidebooks for this area, an ideal program for a graduate student in horticulture or landscape history.

A “living history” presentation, in which costumed interpreters recreate the past with demonstrations of trades and lifestyles, would not be appropriate for Montgomery Place. The site presents a continuum history, which conflicts with the philosophical premise of living history in which a specific era is presented. At Philipsburg Manor (Sleepy Hollow, NY), costumed interpreters successfully present mid 18th-century life with appropriate dress, restored buildings, farm animals, and reenactment of farming, milling, coopering, and other trades. However, Montgomery Place presents over 180 years of history and reenactment of such a time span would be confusing to visitors, not to mention logistically impossible. Philipsburg Manor and other sites which present farming through living history typically

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do not expect their farming operations to make a profit; they are educational tools. Montgomery Place, however, is a working orchard which must be run as profitably as possible. It would not be financially practical to expect employees to always work near the barns in historic dress in case visitors stroll by. Finally, Montgomery Place is an orchard as well as a farm and its operations cover over 100 acres. The farming activities at Philipsburg Manor and Old Sturbridge Village (Sturbridge, MA) are in confined areas where visitors can see a variety of activities.

Special programs might include lectures or even a symposium on useful and ornamental historic plant species. Documentation and propagation of heirloom varieties is currently of great public interest as evidenced by the number of companies specializing in historic seeds and plants; even Burpee now offers a special catalog of heirloom seeds. Old Sturbridge Village (OSV; Sturbridge, MA), Monticello (Charlottesville, VA), and Canterbury Shaker Village (Canterbury, NH) are a few of the historic sites which have developed programs and exhibits focusing on historic plants. OSV and Monticello offer catalogs of historic seeds and plants. In addition to the descriptions of historic plants and seeds, the Old Sturbridge catalog includes narrative descriptions and diagrams of the historic herb gardens at

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the site, and a list of upcoming programs and symposia. The catalog serves both as an educational tool and a marketing device for both the site and the product lines. The Montgomery Place archives and the collection of specimen trees and plants on the estate are excellent resources for developing programs and product lines.

Cedar Hill/Annandale

During the nineteenth century, Cedar Hill (later called Annandale) was a small village of approximately 30 buildings. Its economy included a mix of businesses: mills, independent farmers, small hotels, and country stores. Two small mills, employing two to six men, processed locally grown raw materials: wool and grain. Many of the residents were independent farmers; a few were employed at Montgomery Place.

During the late nineteenth century, manufacturing was less extensive than farming in Dutchess County, and it was apparently on the decline: "...the disparity between agricultural and mechanical pursuits is increasing to the detriment of the latter."\(^{158}\) Never-the-less, in 1860 there were eight establishments involved in manufacturing in the Town of Red Hook, Dutchess County.\(^{159}\) The businesses included a carpet yarn manufacturer, two woolen manufacturers, a carriage maker, a wagon maker and blacksmith, a tin and sheet iron worker, a tin smith, and a tobacco and segar (cigar) manufacturer. Although the carpet yarn and "segar" factories employed twenty and seventeen men respectively, the typical establishment only employed between three and six men.\(^{160}\)

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\(^{158}\) James H. Smith, p. 77.

\(^{159}\) In Dutchess County, a "town" is actually a township and includes all the land surrounding a village. Thus, there is a Village of Red Hook in the Town of Red Hook, and a village of Cedar Hill in the Town of Red Hook. On the census and manufacturing schedules, the pages are typically labeled with the name of the Post Office (Tivoli, Madalin, Red Hook, Annandale) and the Town of Red Hook.

\(^{160}\) Manufacturing Schedule for Dutchess County, 1860.
In 1879,\textsuperscript{161} twelve manufacturers were operating in the town of Red Hook.\textsuperscript{162} Five were black smiths, two were tin smiths, and two were cooperages. There was also a tobacco factory and a wagon maker. The typical business employed one to four men; the only exception was the tobacco factory which employed 40 men.

Cedar Hill (Annandale) has undergone extensive physical changes since its apex in the nineteenth century. Buildings have changed use, been moved, and disappeared. As mentioned, the Thompson House has been moved back from River Road. The building adjacent to the Walters House, most recently used as a garage, once stood on River Road next to Bathrick. It was used as a store by the McMichael family and also housed the post office.\textsuperscript{163} It appears in its former location in photographs taken in 1937 and 1962.\textsuperscript{164} Also visible in the 1962 photograph is one of several small frame buildings which stood between the bridge and the Annandale Hotel on the west side of the River Road. These buildings contained a barber shop and other small businesses. The Bathrick house once contained a blacksmith shop, and had a large sliding door on its front facade. A standard entry door and porch were

\textsuperscript{161} The 1870 Manufacturing Census is not available as it was destroyed in a fire.
\textsuperscript{162} This list does not seem to be complete. It does not include either mill in Cedar Hill. The Madalin survey included carpenters, but the Red Hook survey omitted the Harris family who were still active as carpenters in 1870-1.
\textsuperscript{163} Martha Klepats Watkins, former resident of the North Cottage, interview with the author, Annandale-on-Hudson, NY, 27 August 1998.
constructed later and the building was used as post office and soda shop before it finally became a residence. The Annandale Hotel was constructed as a residence and later became a hotel.

A turn-of-the-century photograph shows the River Road, looking south towards the bridge over the Saw Kill. Ninety years ago, the Annandale streetscape appeared much “denser.” Both sides of the road were lined with buildings placed close to the road. Large trees stood between the buildings and the street, which added a sense of verticality and enclosure. Physical features at either end of River Road established definite boundaries of the village. The buildings on the triangle defined the northern edge; the bridge over the Saw Kill marked the southern boundary.

This sense of place has been significantly altered by the demolition and relocation of buildings and the loss of trees. Removal of buildings and trees on the east and west sides of River Road has created a more open feeling. The buildings which once marked and enclosed the northern end of Cedar Hill have been demolished, and the triangle is now an open green.

Historic photographs suggest most of the buildings in Annandale conformed to a standard typology (see Illustrations 17 and 18, next page). The typical building was frame construction on a stone foundation, one and a half to two stories high, four bays wide, with end chimneys. Most of the houses had the ridge line parallel to the road. Every building, whether commercial or residential, had a porch running the full width of the front facade. Many
Illustrations 17 and 18.

The Briggs (above) and Walters' (below) houses are typical Cedar Hill residential structures. Both are clapboard clad, frame buildings on stone foundations. They are set close to the River Road, and into a hillside so the cellar is exposed on the street side. Each is one and a half or two stories high, three or four bays wide, and has (or had) end chimneys. A two story porch runs the full width of the building.

Photograph by Margaret Gaertner, 1997.
the houses, including Briggs, Walters, North and Thompson, were set into a hill side and had a two-story porch. The porch for the main living floor was actually at the second level. Most of the buildings appear to have been built between 1840 and 1860.

A second, less common building type was a one-story, one-room structure used for commercial purposes. These buildings also had full width porches across the front facade when they were on the River Road. The Bathrick House was once this type of building, although it was later enlarged with a rear wing. The garage behind the Walters House was also a one-room, one-story commercial structure. A one room carpentry shop which stood behind the Briggs house was a third example of this building type.

The exceptions to these building types are the Annandale Hotel, which is a slightly later and larger building, and the Spurr, which is considerably earlier and smaller, and, of course, the Swiss Lodge, which was architect designed.

The adherence to a typology is typical of vernacular buildings which were designed and constructed by carpenters following built examples rather than an architect’s drawings. Buildings were built to resemble existing examples rather than architectural drawings of individual designs, creating a consistency in form. The Harris family of Annandale may have built many of the buildings in Cedar Hill. “J.M.,” “J.M. Jr.,” and “P.A.” were each listed as “Carpenter and Builder” on Beers’ Atlas of 1867. Peter Harris was the
carpenter who constructed the barns, the farmhouse and the coach house on at Montgomery Place, and the Swiss Lodge. Members of the Harris family were listed as carpenters in County Directories as late as 1901.\textsuperscript{165}

Use of a standard typology enabled the frequent changes in building use within Cedar Hill. There was no specific building form for a store or house or hotel. Thus, the functions were interchangeable. This enabled a fluidity within the village and probably contributed to the survival of the buildings as none became obsolete.

The consistency of form establishes the sense of place in Cedar Hill. Consequently, it is critical that the remaining buildings and their character defining elements--especially the porches--be preserved. Historic Hudson Valley placed restrictive covenants in the deeds when they sold the Annandale properties to Bard, thereby providing protection against insensitive development or alterations.

As Cedar Hill is representative of many hamlets in Dutchess County, exhibits could also cover issues pertinent to the entire region. Milling and farming, the effects of industrialization on a rural society and economy, 19th-century village life all occurred in Dutchess County and could be presented within the context of Cedar Hill. Interpretation of Cedar Hill should be geographically focused on the hamlet itself, rather than the tenant houses owned by Montgomery Place. Residents of the tenant houses certainly would have interacted socially with the hamlet, but economically and geographically
they were more tied to the estate. An ideal location for an exhibit would be in the Thompson Barn. The barn is not presently utilized, so converting it to exhibit space would not result in lost rental income. The barn is located near the mill site, the mill pond and dam, orchards, the violet houses and the hamlet. The Thompson property represents several aspects of Cedar Hill’s economic history: small hotel, independent farm, and, finally, a tenant house on a large estate.

Perhaps most critical is the physical condition of the barn. Existing physical conditions suggest this building is the most likely candidate for housing the climate control systems required for the exhibition of delicate historic artifacts. The barn has no interior finishes. Insulation with vapor barriers, ventilation, and ductwork could all be installed without the destruction of historic fabric. Insulation is necessary for the efficient operation of heating, cooling and humidification systems; properly installed vapor barriers and ventilation are required to insure that condensation resulting from the insertion of these systems does not rot the building’s structure.

Exhibits in the barn would explore the social, economic and physical history of the hamlet. The establishment of the first mills and the subsequent growth of the town to its commercial high point in the 19th-century, and its decline and the disappearance of the hotels, stores, and other businesses, would be explored. Also important is the relationship of the town to
surrounding estates, especially Montgomery Place, which had all but swallowed the town by the 1930s.

The Swiss Lodge

The Spurr, the Swiss Lodge, and the North are significant because they functioned historically as part of both an estate and a rural hamlet. The Swiss Lodge was apparently built to house employees who worked in the Montgomery Place mill, and the North was occupied by people who worked in the mansion. These employees were economically dependent on the estate, but socially more connected to the hamlet. This dual role allows the Tenant Houses to represent two interacting histories, those of the working estate and the hamlet.

The Spurr, the north side of the Swiss Lodge, and the south half of the North are presently empty. As previously stated, it is recommended that the North and the Spurr be made habitable and the rental income realized. As these buildings have always been auxiliary structures within Montgomery Place,\(^\text{166}\) their interpretation necessarily must be woven into that of the larger estate. Thus, the interpretation will mirror that of the Mansion and present a continuum. Each period of history, from the establishment of the first mill during the late 18th century to the growth of the hamlet during the mid-nineteenth century to its decline during the twentieth century, will be

\(^{166}\) The Thompson House is a different case, as it was not part of Montgomery Place until the 1930s.
examined and presented to visitors. Thus, the buildings should not be restored to a specific point; instead, they should be presented in a manner which best represents the entire timeline.

Within a continuum restoration, the buildings could be interpreted in their present state, as slightly rundown tenant housing in an overgrown landscape. The houses more or less appear as they did at the time Historic Hudson Valley acquired the property, excepting the removal of hub cap collections and broken motorcycles. However, existing conditions would probably have little visual appeal or educational value for visitors.

It is recommended that the exterior of the houses be presented as they appeared during the late nineteenth century, just as the exterior of the mansion is restored to its c. 1864-1921 appearance. Distracting alterations dating from the 1920s were removed from the mansion to reveal the work of a great architect. The interiors and surrounding landscape represent the work of earlier and later generations. Similarly, the 1864-1921 time frame represents the peak of Cedar Hill/Annandale's development. Presenting the Annandale houses as they appeared during this period allows them to complement the interpretation of the mansion and to represent the most active years of the village.

The time frame at first seems to cover a broad range; however, during the Hunt tenancy (1873-1921) only minimal changes were made to the estate. Also, the houses retain a high level of architectural integrity; only limited
alterations have been made since 1921, most notably the addition of mechanical and electrical systems.

After research is completed, more extensive restoration may be considered. Although only the exteriors of the Spurr and the North will be presented to the public, all three buildings should be included in brochures, maps, tour scripts and exhibits as they all contribute the historic setting and story.

Although cosmetic alterations were made to the interior of the north half of the Swiss Lodge in 1941, the original finishes are preserved in place behind more recent layers. Historic Hudson Valley has not renovated this unit for rental due to the historic significance of these concealed materials. It is unlikely that research will ever reveal enough information to allow the recreation of accurately finished and furnished rooms. If the interiors are presented as period rooms, they will be “typical” interiors rather than specific recreations. It is suggested instead that the restored interiors house exhibits rather than furnishings. Should additional documentation be discovered, the exhibits could be removed and furnishings installed.

The Swiss Lodge is not capable of providing the constant temperature and humidity required for delicate objects. Individual cases would provide some humidity control, but temperatures will fluctuate. These limitations must be understood when designing exhibits to be placed in this building. Exhibits could cover numerous subjects. The Swiss Lodge housed workers
from the Montgomery Place mill across the street, and it would be an appropriate setting for exhibits on milling and industrialization in Cedar Hill and along the Hudson in the 19th-century. Montgomery Place typifies the tensions caused by industrial development: Louise Livingston and Robert Donaldson purchased the Cataract to prevent industrialization of the lower Saw Kill, while at Cedar Hill the same stream powered two mills including the Baker’s chocolate factory.

Residents of the Swiss Lodge also worked on the estate. Exhibits about the lives of estate workers, and the role of agriculture in Montgomery Place and Dutchess County, could be presented here. As the interiors of the buildings in the Farmhouse/Barn area will probably not be open to the public, exhibits on the orchard and farming operations would be staged here as well. The Swiss Lodge would also be the perfect setting for an exhibit about A.J. Davis, A.J. Downing and picturesque design along the Hudson.

Interpretation will be phased in after physical access routes are in place and exterior stabilization is completed. Initially, interpretation will be through guided tours or written brochures. During busy hours or at scheduled times, tours of the Farmhouse/Barn Area and Annandale could be led by a guide. During the off season, a brochure with a map could be given out at the main Visitor’s Center. The tours and brochures could be researched and written by graduate students working under the direction of the site director and curator.
The Historic Hudson Valley web site (www.hudsonvalley.org) should not be overlooked as a means of publicizing and disseminating information about the Swiss Lodge, the Farmhouse/Barn Area, and Annandale.\textsuperscript{167} In depth articles, such as the piece about the Montgomery Place Gardens currently included on the web site, serve as advertising, educational tools, and guide books for potential visitors. Any material produced for guide books or tour scripts should also be presented on the Web Site with appropriate images.

Another option is to commission a video presentation which combines historic photographs and other images with a narrative based on oral histories. A video is, of course, more expensive to produce; however, it offers numerous advantages. A video ensures a consistent quality of presentation. Unlike a volunteer docent, videos do not call in sick or have a bad day. Video presentations also allow the physically challenged to view areas they can not reach. The Alice Austen House (Staten Island, NY) uses an excellent video presentation to tell the story of the photographer’s life. This site is generally only staffed by one person, and the video acts as a “tour guide” while the staff person collects tickets and runs the gift shop.

As information, artifacts, funding and staff become available, interior spaces will be brought on line and exhibits installed in the Thompson Barn.

\textsuperscript{167} See “Appendix C: Historic Hudson Valley Web Site, 9, 10 April 1998.”
and Swiss Lodge. The Thompson Barn would also be an appropriate location for public rest rooms.
Stabilization of the Swiss Lodge

A complete “restoration” plan will be determined by Historic Hudson Valley after the interpretive role of the Swiss within Montgomery Place is determined. The following analysis of the Swiss Factory Lodge identifies conditions and causes of deterioration which should be corrected during stabilization of the building. The analysis was prepared according to the methodology described by Samuel Y. Harris in his article “A Systems Approach to Building Assessment.” A chronology of major changes to the building which can be used in planning the restoration follows the analysis. Finally, some thoughts on the eventual restoration are included.

Analysis of Existing Conditions and Deterioration Mechanisms

Structural System

The Swiss Factory Lodge is a three-story timber framed structure supported on stone foundations. The first floor of the building is only half as deep as the second and third floors. The structural system was difficult to analyze as most of it is still concealed within exterior siding and interior finishes. While symptoms of stress or failure may be visible on the surface of the building, most of the structural members themselves are not visible.

The foundations of the building were difficult to analyze as they have been significantly altered. Foundations concealed behind sheathing on the south facade are drylaid walls built from stone collected on site. Drylaid foundations of local stone were used on other buildings in the area, and it is possible they were used for the Swiss but subsequent work conceals all evidence of the original masonry construction.

Foundations on the south, east and north facades have been repointed with a cement-based mortar. A cement curb encases the west foundation wall. It was impossible to determine the original material or mortar technique; core drilling may provide more information. The north foundation wall is exposed on the interior, but has also been repointed with cement-based mortar. The east foundation wall is visible in the stairway and Room 104, and is local rubble stone laid with lime mortar; there is no coursing or pattern.
It is unlikely that the foundation walls can ever be restored to their historic appearance. Removal of cement based mortars from stone is difficult if not impossible. Because the cement actually adheres to the masonry, removal of cement typically results in the removal of some of the adjacent stone.

The curb on the west foundation was installed to repair a symptom--deteriorated masonry or timbers--rather solve than a problem--moisture. This “solution” is most likely accelerating the deterioration of the first floor sills and joist at the rear of the building. The cement is less porous then the original foundation materials, drylaid stone or stone and mortar, and thus moisture which inevitably collects behind the foundation wall can not escape. The trapped moisture will cause deterioration in the wood sills and joists. Extensive damage in this area should be anticipated.

The west foundation wall is a source of moisture penetration into the building. The plaster on the east walls of the first floor was parged directly onto the stone foundations; portions of the plaster have failed in Room N104 and the stair hall in Room N103. On the south side, all the walls have been refinished with gypsum wallboard which shows no damage.

Moisture caused damage on the first floor of the north half is no doubt worsened as that half of the building is unoccupied. The lack of ventilation

allows moisture to collect; the lack of heat results in a lower dew point and increased condensation. On the south half, heating equipment has been installed in the northeast corner room (Room S103). The heating equipment dries the air, and this room shows no sign of active moisture damage in the joists or studs. Active use of the south half keeps air moving and disseminates moisture.

Removal of sheathing boards on the south west corner of the building revealed serious deterioration in the corner post and sills. It should be assumed that the northeast corner will have similar damage. The bottom of each siding board on the west facade has been removed and patched and a concrete curb encases the entire foundation. This indicates moisture-caused deterioration on the west facade has been an ongoing problem. In the northwest corner (Room 104), the sill and studs have been patched with modern two by four lumber, again due to moisture damage.

The source of this moisture is most likely the site. The Swiss Lodge is set into a hill, and water runs down the hill and collects at the foundation. The hill blocks sunlight, keeping the east facade cooler and wetter than the facades which have the benefit of solar gain. The dense underbrush and trees around the house produce moisture and block ventilation, thus hindering drying, and accelerating deterioration. On the north facade, an overgrown
hollow next to the house collects leaves which hold moisture around the building.

Removing or controlling the moisture around the building is critical, however, alleviating the moisture in the north half may be difficult. Past residents indicate that Rooms N204 and N104 were “always” damp and thus rarely used (see Illustration 19, next page).  

Historically, moisture was not an issue in Room N104 as it was used as a storage cellar and was not heated. Until 1941, Room N104 had dirt floors and bare stone walls.

It is unlikely that French drains can be installed around the Swiss; the building is set into rock and excavation is most likely impossible. Instead, site work--clearing away trees and undergrowth--is recommended. Flora produces moisture, inhibits ventilation, and blocks sunlight, all of which create a damp environment which accelerates rot.

**Vertical Enclosure**

The vertical enclosure system consists of board and batten siding, wood doors, and wood sash windows. This system is in good condition; however, most of the paint has failed and nearly the entire surface is crazed. Paint is more than cosmetic; it serves as a moisture barrier and an opaque barrier. In

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170 Dorothy (Dot) Moore, former resident of the Swiss, interview with the author, Annandale-on-Hudson, NY, July 1997.

171 Frank W. Coons, Contractor and Builder, to Gen. John Ross Delafield, November 1941, Annandale Files, Historic Hudson Valley Archives, Tarrytown, NY.
Illustrations 19 and 20
Moisture damage in the Swiss Lodge, north half.

Left: Evidence of moisture damage found in Room N204 included efflorescing plaster on the walls and a deteriorated, delaminated plywood ceiling. The plywood conceals a plaster ceiling.

Below: The joists in Room N104 exhibit mold and mildew growth. Although the joists are sound, the floorboards show signs of rot.

Photographs by Margaret Gaertner, 1997.
addition to its aesthetic role, a tight coat of paint protects the wood members from moisture related deterioration and ultraviolet degradation.

Many of the siding boards on the north and south facades have deteriorated along their bottom edges. The deterioration is caused by the previously described site conditions, as well as accumulated leaves and plant growth. On the south facade, accumulated leaves and soil partially buried the water table and lower edge of the siding boards, resulting in severely accelerated deterioration. The dirt and leaves were removed last summer and it is important that this material not be allowed to accumulate in the future. On the south facade, a sumac tree grew in between the water table board and the siding. As the tree grew, it forced the water table off the building. On the west facade, a poison ivy vine grew in between the siding and a batten. Vegetation finds it way between wood members when it is young; as it grows, its increasing diameter forces the battens away from the siding.

As mentioned, siding boards on the north and west facades have been patched. The replacement battens are wider than the originals, and should be replaced with properly sized lumber. On the south facade, sumac has pulled the water table board away from the siding.

Doors and windows are in good condition. The north half of the Swiss retains its original windows and balcony doors. The entry door on the north facade appears to be original. The entry doors on the west facades is a modern
replacement; the entry door on the east facade is a relocated interior door which should be removed and stored. Dot Moore remembers the east facade door had a glazed circle in it so one could see who was outside.

All the historic doors and windows require repairs such as replacement of missing glass lites, replacement of missing putty, and painting. However, nearly all are in good enough condition that they can be restored rather than replaced. On the west facade, poison ivy has grown between the sash and into the structure, yet another example of the need to bring the vegetation under control.

All the doors and windows in the south half of the Swiss were replaced sometime between 1974 and 1986. The stiles and muntins on the replacement windows are thicker than the originals and the replacement doors to the balcony have much smaller windows than the originals. Although these units are all in good working order, they compromise the architect's design and will be replaced when the exterior of the building is restored. One of the missing doors to the balcony was found stored in a barn and should be reinstalled. It is possible that the original entry doors from the first floor/east facade, second floor/west facade, and second floor/south facade may be stored in the barns as well. It is also possible that they are installed in another building on the site.
Horizontal Enclosure

The horizontal enclosure system includes the roof materials including sheathing, shingles, bargeboards, and flashings. The existing roof and flashings are in good condition and can be expected to have at least another five years of useful life. The bargeboards are severely deteriorated. When the roof is replaced at the end of its useful life, several historic details which have been removed should be reinstalled.

A 1937 photograph shows the building had gutters but no leaders. As shown in the photograph, the gutters would have discharged water to the outside corners of the building. If the gutters are reinstalled, it may be better to reverse the slope of the rear gutter as that corner of the building has already deteriorated due to water damage.

The HABS documentation shows that in 1974 a molding ran along the eave and gable; a metal drip edge was installed under the bottom course of shingles. A similar detail remains in place on the dormer (see Illustration 20, next page). This molding allowed a deeper overhang of the bottom course of shingles, which shed the water further away from the cornice. When the building was last reroofed this molding was not reinstalled, resulting in a shallower overhang. Water has caused significant deterioration of the bargeboards (see Illustration 21, following).

The chimney flashings are poorly detailed replacements which presumably were installed when the building was last reroofed. The flashings
Illustration 21.
Dormer detail

This dormer retains the metal drip edge and molding which were removed from the main roof. The overhang, drip edge and molding shed water away from the bargeboard.

Photograph by Margaret Gaertner, 1997.
Illustration 22.
Detail of bargeboard deterioration

The molding and metal drip edge have been removed from the main roof. The existing roof edge detail does not shed the water away from the bargeboard, and as a result it is severely deteriorated.

Photograph by Margaret Gaertner, 1997.
are not set into a reglet but instead are sealed with black asphalt or bitumen. This material has several problems: it requires annual inspection and frequent reapplication, is prone to failure, is unattractive and is causing the underlying brick to deteriorate. The bricks near the flashings have spalled, and pieces of asphalt with imbedded brick were found on the surface of the roof. When the bricks become wet, the nonporous black coating inhibits evaporation of water. When the bricks freeze, the force of the expanding water breaks the brick. When a new roof is installed on the Lodge, new flashings should be installed. The upper edge of the flashing should be pointed into a reglet.

The cricket of the chimney is flat and collects leaves and water. Moss was found growing on the metal. When the flashings are replaced, they should be angled to shed water. This may not be a historically accurate detail, but as it is not visible from the ground and may prevent leaks, it should be considered.

**Climate Stabilization**

Climate stabilization, more commonly refereed to as heating, ventilation, and air-conditioning are minimal in the south half and nonexistent in the north half of the Swiss Lodge. When the south half was remodeled some time before 1986 modern heating systems--a combination of electric baseboard and propane-fueled space heaters--were installed. There are
no thermostats or other controls. Each unit is turned on and off by the tenants as required.

The north half of the Swiss has no active heating systems. The first floor was once heated with a propane-fueled space heater which is now disconnected. Stove pipe covers in rooms N103, N201 and N204 indicate the second and third floors were once heated with stoves. The stoves were removed at an unknown date and these floors have not been heated for some time.

When the north half of the Swiss is interpreted for the public, the historic heating system will be recreated visually if not functionally. Wood or coal stoves appropriate to the interpreted date should be placed in the Rooms N102, N201, and N204. If a forced hot air system is installed, ducts could be installed in the flues and vents concealed in the stoves.

There is no ventilation “system” in the Swiss Lodge. Windows and doors open and close, creating accidental or deliberate air movement. The south half has been insulated with fiberglass batting, which has reduced the amount of air filtration into the building. The replacement windows with storms have also reduced the amount of air filtration. The north half is not insulated and has original windows with no storms and thus has significantly higher air filtration than the south half. There is no air-conditioning in either half of the building.
Water Supply and Removal

It is already known that the supply, removal and drainage systems which serve the Swiss Lodge and the rest of Annandale are inadequate. An engineer has been contracted to survey the systems and he will recommend the work required to bring these systems into compliance with current codes.

Plumbing and fixtures in the south half of the Swiss are adequate for the current occupancy load. Hot water is provided by a propane-fueled hot water heater. On the first floor, there is a powder room with a sink and toilet and a kitchen with a sink. There is a full bathroom with sink, toilet and tub with shower on the second floor. The north half of the Swiss has plumbing only on the first floor. There is a sink in the kitchen, a full bath with footed tub but no shower, a toilet, and small sink. A propane-fueled hot water heater was removed from the bathroom. The use of the north half of the Swiss will ultimately determine the plumbing requirements. The Swiss Lodge did not have indoor plumbing until 1946. If the interior of the Swiss is restored and the 1941 finishes are removed, the plumbing should be removed from the interpreted areas as well.

Energy Distribution System

It appears that the south half of the Swiss was rewired when it was renovated after 1974. The south half of the Swiss has adequate, modern lighting and outlets. An engineer should be retained to verify that all the supply lines and boxes are in compliance with modern codes. The electrical
system in the south half of the Swiss Lodge has not been upgraded. Each room has a single, porcelain socket fixture with a pull chain in the center of the ceiling. There are no wall switches. Each room as one duplex outlet, typically installed in the baseboard. If the lighting fixtures are left in place for interpretive purposes, they may still require rewiring. Also, the pull chains may not meet code and are impractical for a guide who is leading a group into a strange building. A concealed master switch which controls the entire building should be considered. The pull chains would be left in place for interpretive purposes.

The Swiss Lodge also requires fire detection and alarm systems. The Swiss is an architecturally significant timber framed building which is at risk of total loss should a fire start. Smoke detection devices connected to a fire call system should be installed.
Chronology of Physical Changes to the Swiss Lodge at Annandale-on-Hudson

The succeeding charts list physical changes made to the Swiss Lodge. The alterations were identified through analysis of photographs and drawings and investigation of the building fabric.\(^{172}\) The following items were used as evidence in establishing this timeline:

- a c.1937 photograph taken by Violet White Delafield
- a series of bills dating from 1941 which list renovations made to the interior of the Lodge\(^{173}\)
- Field drawings, photographs, and measured drawings prepared by a Historic American Buildings Survey (HABS) team in 1974\(^{174}\)
- Photographs by Beyer Blinder Belle (BBB) in 1986\(^{175}\)
- Documentation prepared by Margaret Gaertner in 1997\(^{176}\)

The tables below contain descriptions of alterations which have been

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\(^{173}\) Frank W. Coons, Contractor and Builder, to Gen. John Ross Delafield, November 1941, Annandale Files, Historic Hudson Valley Archives, Tarrytown, NY.


\(^{175}\) Only the photographs in the Beyer Blinder Belle report were used in assembling the chronology. The drawings in the BBB report are the 1974 HABS drawing and do not reflect many of the changes shown in the photographs, including the removal of the porch foundations and the rebuilt chimneys. Beyer Blinder Belle Architects and Planners, “Annandale-on-Hudson Phase I: Survey and Analysis,” (New York, June 1987, unpublished proposal for Montgomery Place Orchards) Montgomery Place Files.

made to the Lodge and roughly date the work by placing it between two of the above listed benchmarks. For example, an alteration listed in the first chart was made after the initial construction of the Lodge in 1867, but before Violet White Delafield photographed it in 1937. Due to limited surviving documentation, more precise dating was impossible. If a more specific date was located, it is mentioned and cited.

A c.1954 photograph of the Swiss was included by Beyer Blinder Belle in their proposal for Annadale. Unfortunately, this photograph has since disappeared. The photograph as reproduced in the report is not clear enough to provide much information so it is not included as a separate benchmark. However, it did provide some information and is referred to.

The first column lists the location of the alteration, either a facade, major building element such as the roof, or interior room number. The second column describes the alteration, and the third contains the physical or documentary evidence of the alteration. The 1941 interior renovations and 1946 plumbing installation are listed separately, as they can be assigned a specific date within a larger window of time.

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1867: Initial Construction

<table>
<thead>
<tr>
<th>Location</th>
<th>Alteration</th>
<th>Comments on Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Facade</td>
<td>Single window--first floor, south facade--made into double window</td>
<td>Joint in drip cap and sill suggests window originally may have been a single unit.</td>
</tr>
<tr>
<td>S, W, + N Facades</td>
<td>Continuous second floor balcony on south, east and north facades, presumably with detailing to match extant third floor balcony, was replaced with three balconies on east facade and a partial balcony on south facade</td>
<td>Extant metal plates cover mortises cut into sill plate which indicate balcony ran along three sides of Lodge.</td>
</tr>
<tr>
<td>Roof</td>
<td>Original wood shingle roof replaced with composition product, installed in strips; date unknown</td>
<td>Surviving wood shingles found in southern attic compared with 1937 photograph.</td>
</tr>
</tbody>
</table>

1937: Photograph by Violet White Delafield
### 1937: Photograph by Violet White Delafield

<table>
<thead>
<tr>
<th>Location</th>
<th>Alteration</th>
<th>Comments on Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Wood sheds north and south of Swiss built between 1937 and 1954</td>
<td>Do not appear in 1937 photograph; shown in c.1954 photograph</td>
</tr>
<tr>
<td>East Facade</td>
<td>First floor windows altered from four over four to one over four.</td>
<td>Comparison of 1937 and 1974 photographs</td>
</tr>
<tr>
<td>East Facade</td>
<td>Propane tanks installed; ambient or water heating? Vent pipes installed.</td>
<td>Tanks do not appear in 1937 or 1954 photographs; visible in 1974 photographs</td>
</tr>
<tr>
<td>East Facade</td>
<td>Exterior stairs installed in front of house.</td>
<td>Tanks do not appear in 1937 photographs; visible in 1976 photographs</td>
</tr>
<tr>
<td>Roof</td>
<td>Composition roll type roofing replaced with composition shingles.</td>
<td>Comparison of 1937 and 1974 photographs</td>
</tr>
<tr>
<td>Roof</td>
<td>Gutters removed.</td>
<td>Comparison of 1937 and 1974 photographs</td>
</tr>
</tbody>
</table>

### 1974: Photographs and Drawings by HABS
### 1974: Photographs and Drawings by HABS

<table>
<thead>
<tr>
<th>Site</th>
<th>Wood sheds to north and south of Swiss demolished</th>
<th>Shown on HABS field drawings; missing today</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Exterior staircase from lane to North half of Swiss rebuilt</td>
<td>HABS field drawings show stair with landing and 90 degree turn; 1986 BBB photograph shows straight stair</td>
</tr>
<tr>
<td>East Facade</td>
<td>Porches rebuilt; stone porch foundations removed</td>
<td>Stone foundation appear in 1974 HABS field photographs; do not appear in 1986 BBB photographs</td>
</tr>
<tr>
<td>East Facade</td>
<td>Aluminum screen door installed, entry door to north half</td>
<td>1974 field sketches show different door than appears in 1986 BBB photographs</td>
</tr>
<tr>
<td>E + S + W Facades</td>
<td>Windows replaced, south half of building, all floors.</td>
<td>HABS field sketches show stepped top; 1986 BBB photographs show straight profile</td>
</tr>
<tr>
<td>East Facade</td>
<td>Two balcony doors replaced, south half.</td>
<td>HABS field sketches and photographs show eight light over two panel doors; 1986 BBB photographs single light doors</td>
</tr>
<tr>
<td>Chimneys</td>
<td>Chimneys were rebuilt using modern brick and CMU's</td>
<td>HABS field sketches show stepped top; 1986 BBB photographs show straight profile</td>
</tr>
<tr>
<td>Roof</td>
<td>Moldings on barge board and metal drip edge removed</td>
<td>Appear in HABS field sketches; missing in BBB photos</td>
</tr>
<tr>
<td>Interior; south half</td>
<td>Entire interior gutted and rebuilt</td>
<td>HABS team measured interior of south half; field sketches show original layout</td>
</tr>
</tbody>
</table>

### 1986: Beyer Blinder Belle photographs
## 1986: Beyer Blinder Belle photographs

<table>
<thead>
<tr>
<th>Site</th>
<th>Poured concrete steps to south half installed.</th>
<th>Steps do not appear in n HABS field sketches; are visible in BBB photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Facade</td>
<td>Entry door to north half replaced</td>
<td>Door show in BBB photographs has at least six lights of glass; door found in 1997 has only three</td>
</tr>
</tbody>
</table>

## 1997 Documentation by Margaret Gaertner
1941 Interior Renovations, as per surviving estimate

Unless noted otherwise, all alterations were listed in Coons’ estimate and corroborated with visual examination.

<table>
<thead>
<tr>
<th>Location</th>
<th>Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td>N101</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>Walls laminated with plywood.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td></td>
<td>Walls laminated with plywood.</td>
</tr>
<tr>
<td></td>
<td>NOTE: None of the work in N101 was included in the estimate. However, there is no seam in the floorboards between the rooms. Also, the materials and workmanship are the same and it is assumed these finishes were installed at the same time as those in the rest of the building.</td>
</tr>
<tr>
<td>N102</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td>N103</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>South wall laminated with sheetrock.</td>
</tr>
<tr>
<td></td>
<td>Door in south wall (between north and south halves) filled in.</td>
</tr>
<tr>
<td></td>
<td>Closet door and threshold in west wall repaired.</td>
</tr>
<tr>
<td></td>
<td>Lock and sash locks installed.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td>N104</td>
<td>Walls plastered.</td>
</tr>
<tr>
<td>Location</td>
<td>Description</td>
</tr>
<tr>
<td>----------</td>
<td>-------------</td>
</tr>
<tr>
<td>N201</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>Stair partition laminated with sheetrock.</td>
</tr>
<tr>
<td></td>
<td>Sheetrock installed over wallpapered beaded board stair enclosure.</td>
</tr>
<tr>
<td></td>
<td>Sheetrock installed in mantel opening over existing lath. Base board reinstalled.</td>
</tr>
<tr>
<td></td>
<td>Sash locks installed</td>
</tr>
<tr>
<td></td>
<td>Two door saddles furnished and installed.</td>
</tr>
<tr>
<td></td>
<td>Rim lock installed on door to balcony.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td></td>
<td>Note: estimate states south and east walls were to be laminated with sheetrock; these walls are plaster so apparently this work was not completed.</td>
</tr>
<tr>
<td>N202</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>Opening in west interior wall filled in.</td>
</tr>
<tr>
<td></td>
<td>Saddle installed at exterior door to balcony.</td>
</tr>
<tr>
<td></td>
<td>Two doors- one to balcony, one to Room N201- were adjusted and two locks installed. Interior door has since been removed.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td>N203</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>Door furnished by owner installed; lock and hinges supplied and installed by contractor.</td>
</tr>
<tr>
<td></td>
<td>Opening in east interior wall filled in.</td>
</tr>
<tr>
<td></td>
<td>Walls were to be covered with sheetrock; beaverboard was used instead.</td>
</tr>
<tr>
<td></td>
<td>One light of glass was replaced; sash lock was installed. Door and windows adjusted.</td>
</tr>
<tr>
<td></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td>N204</td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td></td>
<td>North and west walls laminated with sheetrock.</td>
</tr>
<tr>
<td></td>
<td>Windows adjusted; three lights of glass replaced.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Door (exterior or interior not specified) adjusted and two locks installed.</td>
<td></td>
</tr>
<tr>
<td>Closet doors adjusted.</td>
<td></td>
</tr>
<tr>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
<td></td>
</tr>
<tr>
<td><strong>N205</strong></td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Door adjusted; glass, lock sill and threshold installed. Note: this door has since been removed.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Four foot high plywood wainscot installed on north and south walls.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
<tr>
<td><strong>N206</strong></td>
<td>Narrow strip fir flooring installed. Quarter round molding installed at baseboard.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Door adjusted.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Window stop and one light of glass installed.</td>
</tr>
<tr>
<td><strong>&quot;&quot;</strong></td>
<td>Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter.</td>
</tr>
</tbody>
</table>

**Third Floor**

<p>| <strong>N301</strong> | Narrow strip fir flooring installed. Quarter round molding installed at baseboard. |
| <strong>&quot;&quot;</strong> | Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter. |
| <strong>N302</strong> | Narrow strip fir flooring installed. Quarter round molding installed at baseboard. |
| <strong>&quot;&quot;</strong> | Plywood panels installed over plaster ceiling with wood strips over seams and l-molding around perimeter. |
| **N???” | Window adjusted and hardware installed. |
|  | Hole plaster and new base installed. |</p>
<table>
<thead>
<tr>
<th>N102</th>
<th>Sink and toilet installed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>N103</td>
<td>Sink installed.</td>
</tr>
<tr>
<td>N104</td>
<td>Laundry/tray sink installed.</td>
</tr>
</tbody>
</table>

1946 Plumbing Installation\textsuperscript{178}

\textsuperscript{178} JWD (John White Delafield), to Louis A. Downing, 1 February 1946, Annandale Files, Archives, Historic Hudson Valley, Tarrytown, NY. Louis A. Downing, Estimate for plumbing work to General John Ross Delafield dated 26 April 1945, Annandale Files, Archives, Historic Hudson Valley, Tarrytown, NY.
Guidelines for Future Work

Once the functional and interpretive roles for the Swiss Lodge have been developed, a responsible plan for stabilization or restoration will be completed. The completed documentation of the past and existing state of the building will be critical in making educated decisions. The restoration plan will include recommendations for repair or replacement of deteriorated structural members, repairs to the exterior envelope, recreation of historic features which have been replaced with inappropriate modern substitutions and upgrading or insertion of mechanical systems. Evaluation of site conditions will be critical as the siting of the building and the vegetation around it compromise the condition, appearance and interpretative potential of the structure.

Inserting mechanical systems into the Swiss will be one of the biggest challenges in making this building usable. The existing systems in the north half are inadequate, obsolete and even potentially hazardous. Heating consists of propane burning and electric base board units. The second and third floors have no heating at all. Existing plumbing is also limited to the first floor. The interpretation of the Swiss will in part determine the type of mechanical systems to be installed in the building. Ultimately, it will be the site’s decision how the interior will be presented.

In the mansion, all the accumulated layers of finishes and systems were left in place to represent the continuing history of the building. One approach would have the interior of the Swiss follow the same philosophy, in which case the plywood ceilings, narrow strip floors, and gypsum wallboard should be left in place. The bare bulb light fixtures would also remain in place.

Historic Hudson Valley has already expressed a desire to remove the 1941 finishes and present the original interior finishes. Physical investigation and analysis suggests that the modern finishes--plywood paneled ceilings and beaver board sheathed walls--were installed at about the same time as the electrical system. Thus, if the finishes are removed then the lighting fixtures should be as well. If the lighting is removed, historic kerosene lighting could be replicated and installed. For safety reasons, battery powered lights should replace open flame in replicated fixtures. The plumbing would also be removed, as it was not installed until 1946, five years after the finishes were.

Of equal importance to the stabilization of the Swiss is the clearing and maintenance of the landscape around the structure. The dense growth which surrounds the building each summer creates moisture and blocks sunlight and natural ventilation, hindering drying and accelerating deterioration.

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180 Geoffrey Carter, Preservation Director, Historic Hudson Valley, telephone interview with the author, 15 February 1998.
This work should be completed immediately, even if restoration work and other repairs are not.

The Swiss Lodge can not be expected to perform as a modern museum; it can not provide the stable environment required for delicate artifacts. First, insulating the Swiss would be next to impossible without the removal of historically significant finishes. Maintaining constant temperature and humidity in an uninsulated frame building is exorbitantly expensive if not impossible. Air-conditioning a frame building will result in condensation in the wall cavities which can lead to rotting framing in an undetectable location. Typically, a vapor barrier is installed. However, installation of a vapor barrier would require destroying historic interior finishes.
Appendix A: Photographs of the

Swiss Factory Lodge at Annandale-on-Hudson,

1937 to Present
The anatomy of the leg's

Some features include:

- Anterior view of the leg
- Posterior view of the leg
- Lateral view of the leg

In detail:

1. The tibia
2. The fibula
3. The patella
4. The ankle joint

This page continues with more detailed descriptions of the leg's anatomy, showing the various structures and their functions.
Illustration A.
Ca. 1937 photograph taken by Violetta White Delafield

In this 1937 photograph, the Swiss Lodge already shows signs of neglect. The decoratively sawn bargeboard is deteriorated, and the roof over the porch on the South facade is sagging. The original porch with its decorative railing has been replaced by four smaller porches with plain railings.

Numerous details, presumably original and since removed, are visible. Note the shape of the chimney top, the door to the South facade porch, and the window fenestration.

Although the roof is not the original, the moldings which once ran along the upper edge of the bargeboard are still in place. Also note the gutters, now missing.

Source: Archives, Historic Hudson Valley.

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Illustration B.

The Swiss Factory Lodge in 1976.

Illustration C.
Ca. 1986 photograph taken by James Rhodes, FAIA

Source: James Rhodes, FAIA, Beyer Blinder Belle Architects.
Illustration D.
East facade of the Swiss Factory Lodge, 1996

Photograph by Margaret Gaertner, March 1996.
Appendix B: Measured Drawings Prepared by the Historic American Buildings Survey, 1974

Appendix C: Historic Hudson Valley Web Site

Following is a partial printout of the Historic Hudson Valley Web Site (www.hudsonvalley.com) made 9, 10 April 1998. The pages have been reduced by 15% to fit the format of this paper. The page numbers at the bottom center of each page were added by the author for the convenience of the reader.

Home Page (Historic Hudson Valley Explorer’s Guide) ..........160
Historic Hudson Valley Profile ..........162
Montgomery Place ..........164
Read all About It! (link page) ..........166
Gardens of Montgomery Place ..........167
Calendar of Events ..........169
Welcome to Historic Hudson Valley. Click on the images below to visit six magnificent historic landmarks, or explore other areas of our site by clicking on the icons in the "Hudson River", at left. Scroll down for a complete description of this web-site.

Perhaps it's the mix of romantic landscapes, stunning architecture, and powerful history that makes the Hudson River Valley an unforgettable destination for visitors. We hope that you will visit us in person and decide for yourself. Many of the sites listed are within 30 miles of Manhattan. We've included information and links in this web-site that can help you plan your trip. Meanwhile, why not get a glimpse of glorious gardens, fine art, and more, by joining us for a virtual tour?

Tour six national historic landmarks in the Hudson River Valley, including:

- **Sunnyside**, Washington Irving's romantic riverfront home, in Tarrytown, N.Y.
- **Philipsburg Manor**, a 300-year-old working farm and gristmill in North Tarrytown, N.Y.
- Kykuit, The Rockefeller house & gardens, in North Tarrytown, N.Y.
- The Union Church of Pocantico Hills, with stained glass windows by Marc Chagall and Henri Matisse.
- Van Cortlandt Manor, with its manor house, tenant farmer's house and 18th-century tavern, in Croton-On-Hudson, N.Y.
- Montgomery Place, a 434-acre riverfront estate with formal gardens, woodland walks, a “pick your own” orchard, and a mansion overlooking the Hudson River and Catskill Mountains and Annandale-On-Hudson, N.Y.

Historic Hudson Valley is a non-profit educational organization, based in Tarrytown, New York. Learn more about us by clicking here, or on the Profile of Historic Hudson Valley icon.

In addition to fascinating daily programs and tours, we offer a series of special events throughout the year. Click on Calendar of Events for details.

If you are looking for directions, information on train and boat excursions, hotels in the area, shopping opportunities, or more, click on our Traveler’s Guide.

Teachers and group travel leaders will find useful information by clicking on School and Group Tours.

We’ve included a list of links to some of our favorite sites, including museums, living history sites, corporate partners, and many others. Explore at your leisure, as each link is reciprocal, offering the opportunity to return to the cozy surroundings of Historic Hudson Valley’s home page. Click on Our Favorite Links.

Our museum shops offer unique gift items, including books, videos, historic reproductions, and more. Click on Museum Shops to take a look.

Access press releases issued by Historic Hudson Valley, or browse articles of interest from publications in the fields of travel, history, and more, by clicking on Read All About It.

After exploring our site, you may be ready to enter the Legends Contest which takes its name from Washington Irving’s famous tale, “The Legend of Sleepy Hollow.” Winners will be eligible for prizes that include free membership, free tickets aboard a NY Waterway cruise from New York City to Kykuit, the Rockefeller House, and more.
Historic Hudson Valley, founded as Sleepy Hollow Restorations in 1951 by John D. Rockefeller Jr., is a non-profit educational and preservation organization that interprets the history, culture, and landscape of the Hudson River Valley. An acknowledged leader in the field of historic preservation, HHV offers lively special events, school programs, and daily presentations that reach hundreds of thousands of visitors.

Historic Hudson Valley gratefully acknowledges the support of the New York State Council on the Arts, the Institute of Museum Services, the National Endowment for the Humanities, the National Endowment for the Arts, corporations, foundations and individual members.
Join the Friends of Historic Hudson Valley. Benefits of membership include:

- Free admission to five magnificent historic sites
- Guest passes for family and friends
- Free admission to special events and exhibitions
- Discount tickets for Kykuit, the Rockefeller house and gardens
- Free calendar of events
- Discounts in our museum shops, and more.

Call 914-631-8200 x612 for more info.

To obtain a printed calendar of events, or for information on school and group tours and accessibility, E-mail or write to:

Historic Hudson Valley
150 White Plains Road
Tarrytown, NY 10591
or call: (914) 631-8200
Fax: (914) 631-0089

Text Telephone (TDD) users welcome:
relay # (800) 662-1220
Montgomery Place, recently named a National Historic Landmark by the Department of the Interior, is a magnificent 434 acre Hudson River estate in the hamlet of Annandale-on-Hudson, New York, on historic River Road, just north of the Kingston-Rhinecliff Bridge.

Now open to the public, Montgomery Place features a meticulously restored mansion, handsome gardens with greenhouse, nature walks and trails, extensive pick-your-own orchards, magnificent views of the Hudson River and the Catskill Mountains, and a museum and garden shop. Picnicking is encouraged and permitted anywhere on the estate.

Montgomery Place was established by Janet Livingston Montgomery, widow of Revolutionary War hero General Richard Montgomery. She built the house in 1804-05 in the Federal style, and established a prosperous commercial nursery. During the next fifty years, her descendants were responsible for the estate's reputation as one of the most beautiful in the nation. They were assisted in this endeavor by two of the most important designers in the country, landscape designer Andrew Jackson Downing, and architect Alexander Jackson Davis.

In 1859, Downing wrote that Montgomery Place "...is one of our oldest improved country seats...nowhere surpassed in America in point of location, natural beauty, or landscape gardening charms." In the 1930s, the generation living there created a 20th century horticultural showcase at Montgomery Place which flourishes today.

Montgomery Place is located in the Great Estates Historic District, which includes a number of other properties open to the public. These include Olana, the home of Frederick Church; Wilderstein, a Victorian confection; the Beaux-Arts style Mills Mansion; and historic Clermont, all of which are open to the public on regular schedules.

Montgomery Place is open every day except Tuesdays from April through October; open weekends in November and December. An extensive program of...
special events takes place at Montgomery Place. For more information, a free calendar of events and information about group tours, call Historic Hudson Valley in Tarrytown, New York, at 914-631-8200 or call Montgomery Place directly at 914-758-5461.

Montgomery Place is a favorite location for weddings and for commercial photography. For information, please call 914-758-5461.

Enter the LEGENDS CONTEST to win Hudson Valley Weekend for two!
Recomended Reading

- Gardens of Montgomery Place
GARDENS OF MONTGOMERY PLACE

Excerpted from the book
Gardens of The Hudson River Valley
Text by Ogden Tanner, Harry N. Abrams Publisher

Of all the fine estates along this portion of the Hudson, this is said to be the most perfect in its beauty and arrangements. Waterfalls, Picturesque bridges, romantic glens, groves, a magnificent park, one of the most beautiful of the ornamental gardens in this country, and views of the river and the mountains, unsurpassed, render Montgomery Place a retreat to be coveted, even by the most favoured of fortune.

So wrote historian Benson Lossing in his 1866 treatise The Hudson From the Wilderness to the Sea. Landscaper Andrew Jackson Downing declared the estate "nowhere surpassed in America in point of location, natural beauty, or landscape gardening charms." With the addition of fine gardens in the 1920s and 1930s, painstakingly restored by Historic Hudson Valley, Inc. and opened to public in 1988, this 434-acre showpiece is probably the most richly varied, and closest to perfection, of any of the river's great country seats.

It all started when Janet Livingston Montgomery—widow of Revolutionary War hero General Richard Montgomery—purchased a farm north of Rhinebeck in 1802. Raised at Clermont, the Livingston manor a few miles farther north (see section on Clermont), she adorned the property with an elegant new mansion in the Federal style. She also brought a family love of horticulture to her new home, adding to the farm's thriving orchards her own commercial nursery, which for years supplied seeds, bulbs, and fruit trees to other homeowners eager to improve their grounds.

On Janet's death her brother Edward Livingston, U.S. Secretary of State and Minister to France, took over the property and enthusiastically set about turning it into a "pleasure ground." When Edward died unexpectedly the next year, his wife, Louise, daughter Coralie and son-in-law Thomas Barton carried on, calling on their friend Downing for landscaping advice as well as nursery plants. Downing marveled at the miles of scenic trails that had been cut through the woods to reveal views of a cascading stream, two pretty ponds, and the Hudson River below.

The Delafields, descendants of the Livingsons, continued to improve Montgomery Place. Most of the present gardens were the inspiration of Violette White Delafield, a talented gardener and amateur botanist, who inherited the estate in 1921. She turned her attention to an overgrown swale beside the mile-long approach to the house, which presents a park-like aspect with magnificent black locusts, sycamores, oaks, and other specimen trees. Here she transformed an eyesore into a pretty woodland garden laced with paths, stone steps, and a man-made brook, planting it with trilliums, primulas, Canada lilies, ferns, hostas, rhododendrons, and early spring bulbs. She named her creation the Rough Garden when she discovered how quickly it could be overrun by weeds.
At the south end of the Rough Garden, the main path ascends stepping stones to emerge in an area Violetta named the Ellipse, a quiet oval of lawn framed by dark hemlocks and centering on an oval pool graced by water lilies, irises, and day lilies, with a single flowing dogwood at its edge.

From the Ellipse a path continues through a grape arbor to Violetta's formal gardens, which she began in 1929. Directly ahead is her wisteria-covered potting shed and greenhouse, which has been restored and now supplies plants for Montgomery Place as well as other showpieces maintained by Historic Hudson Valley. To the left is the rose Garden, in whose symmetrical beds she arranged old-fashioned varieties by color-red, pink, yellow, and white-bordering them with a hedge of Marquise de Bocella, an 1842 pink hybrid perpetual the family adopted and christened the "Livingston Rose."

To the right is the Herb Garden, which Violetta created in 1939. It has been carefully reconstructed according to the plan she drew, with some 40 varieties of herbs around a central sun dial. Faithfully reproduced are the original brick paths, which Violetta had instructed her mason to lay in a slightly undulating pattern to soften the garden's straight lines. Beside and beyond this garden is a series of decorative perennial borders, including displays of pillar roses, delphiniums, peonies, and irises, all dominated by a large tulip tree more than a century and a half old. Tucked away in a far corner are four small headstones that memorialize four family favorites of Montgomery Place, three dogs and a cat.

For those who would like to explore the site's abundant natural beauties, there are free maps in boxes at the head of the walking trails. Notable are the spectacular cataracts of the Saw Kill River on the northern edge of the property, the open western meadows and the South Woods, more than 80 acres of unspoiled native forest with trees several centuries old.

Back To Read All About It
Historic Hudson Valley

CALENDAR OF EVENTS

SPECIAL EVENTS AT HISTORIC HUDSON VALLEY
Spring - Summer 1998

SPRING/SUMMER HOURS:
March through April
Sunnyside and Philipsburg Manor are open weekends only, March 7-8 through March 28-29, from 10am to 4pm with the last tour starting at 3pm. Call: (914) 631-8200 for directions.

April through October
Sunnyside, Philipsburg Manor, Van Cortlandt Manor, and Montgomery Place are open six days per week (closed Tuesdays) from 10am to 5pm with the last tour starting at 4pm. Call: (914) 631-8200 for directions.

The Union Church of Pocantico Hills: Tours are available weekdays (except Tuesdays) from 11am-5pm, Saturdays from 10am-5pm and Sundays from 2pm-5pm, unless church activities are being held. Call: (914) 332-6659.

Kykuit, the Rockefeller house and gardens: Tours are available six days per week (closed Tuesdays) from May 1, 1998 to November 1, 1998 by advance reservation only, and depart from the Philipsburg Manor Visitors Center. For reservations, call: (914) 631-9491, or purchase tickets on the Internet at: www.hudsonvalley.org.

FERRY AND TRAIN TRIPS UP THE HUDSON RIVER

May 15-October 26: NY Waterway offers a brand new season of "Sleepy Hollow Cruises." Cruises up the Hudson River from New York to Tarrytown, with visits to several historic properties, are offered weekends, throughout the season. Cruises depart from West 38th Street and 12th Avenue in Manhattan at 10:45am and return at 5pm. One cruise brings visitors to Sunnyside and Philipsburg Manor. Another cruise option offers a visit to Kykuit, the Rockefeller estate. The round-trip ferry, site admission, and ground transportation between the historic properties are included in one low fare. Call: NY Waterway at 1 (800) 533-3779 for reservations and complete details.

May 23-October 25: "The Sleepy Hollow Excursion" from Metro-North. All aboard the Sleepy Hollow Express! Board a train in Grand Central Terminal and 39 minutes later you're in Tarrytown, in the heart of Sleepy Hollow Country. Every Saturday and Sunday, from mid-May through late October, the designated trains will be met by the Historic River Towns Trolley at Tarrytown station. The trolleys run continuously to three nearby historic sites: Sunnyside, Lyndhurst, and
Philipsburg Manor. Purchase a "Sleepy Hollow Excursion" ticket in Grand Central Terminal. The ticket includes round-trip train and inter-site transportation, and is valid for discounted admission to the historic sites. Call: Metro-North at 1 (800) METRO-INFO to confirm these tentative dates. In New York City, call: (212) 532-4900. Reserved train trips to Kykuit are available, as well. To reserve these trips, call: Historic Hudson Valley at: (914) 631-9491.

May 3 - October 29: Gray Line Bus Tours to Rhinebeck and Montgomery Place
A marvelous full-day outing that departs from New York City at 8:15am and travels to Rhinebeck, a picturesque Dutchess County village with antique stores, galleries and the oldest continuously operated Tavern in the United States. In the afternoon the bus heads to nearby Montgomery Place, an 1805 mansion with more than 400 acres of gardens, walking trails and rolling lawns overlooking the Hudson River and Catskill Mountains. The tour is offered on Monday’s and Wednesdays. Call: (212) 397-2620.

Saturdays, May 25 - September 7: METRO-NORTH Train Package
Montgomery Place/Rhinebeck/Clinton Vineyards
A scenic train trip along the Hudson brings visitors from Grand Central Terminal to Poughkeepsie, where they are met by a shuttle bus for the short trip to Rhinebeck. This historic town offers great antiquing, restaurants and more. Attractions include Montgomery Place, overlooking the Hudson River and Catskill Mountains, and the Clinton Vineyards. Also offered Saturdays and Sundays from Labor Day through October 25. Call 1 (800) METRO-INFO for details. In New York City, call (212) 532-4900.

SPECIAL EVENTS

April

April 4-5: Washington Irving’s Birthday Celebration at Sunnyside. A great weekend for families to step back into the year 1855 and help Washington Irving celebrate his birthday. Children can enjoy a shadow puppet performance of "The Legend of Sleepy Hollow," join in period games and create birthday cards to present to the great author. In honor of the day, Irving’s yarns will be spun in a participatory style by master storyteller/musician Jim Keyes. "Washington Irving" and his family will be on hand to offer the traditional birthday toast and Mr. Irving will cut the first slice of cake. Lemonade and birthday cake will then be served to all. Food is available at Sunnyside’s Courtyard Cafe. 10am. to 5pm. For information call: (914) 591-8763. Sunnyside is located in Tarrytown, New York.

April 18-19: Sheep to Shawl at Philipsburg Manor. Returning stars this year are Scottish Border Collies displaying their amazing skill at rounding-up sheep in the pasture with demonstrations throughout the day. This popular annual event also includes demonstrations of each step in the process of turning wool into cloth using 18th-century techniques -- from shearing sheep, to dyeing wool and weaving cloth. Everyone can enjoy special hands-on activities, and the antics of spring lambs on the farm are a favorite of children. 10am-5pm. For information call: (914) 631-3992. Philipsburg Manor is located in Sleepy Hollow, New York.
May

May 1 - Summer: Gallery Exhibition: The Miniature & Sentiment.
The gallery at Philipsburg Manor, Sleepy Hollow, New York. Call (914) 631-8200, for details.

May 1: Kykuit, the Rockefeller house and Gardens opens for the season.
Kykuit was home to four generations of the Rockefeller family. The house and
grounds are a property of the National Trust for Historic Preservation. Historic
Hudson Valley manages the visitation program at Kykuit, and offers two tour
options: the "House & Garden Tour," and the "Special Garden & Sculpture Tour."
Tours of Kykuit are available by reservation only, and may be obtained by
calling Historic Hudson Valley at (914) 631-9491, or online at:
www.hudsonvalley.org. Kykuit is open six days per week (closed Tuesdays) from
May through October. All tours of Kykuit begin at the Philipsburg Manor visitors
center on Route 9, in Sleepy Hollow, New York. The visitors center includes a
cafe and gift shop.

May 8: Historic Hudson Valley's 2nd Annual Victorian Luncheon.
Abigail Kirsch's "Tappan Hill" is the setting for this year's Victorian Luncheon.
An annual fundraising event for Historic Hudson Valley. Call (914) 631-8200 for
details and reservations.

May 9-10: Artists On The Hudson at Sunnyside.
This Mother's Day, treat Mom to a romantic afternoon at Sunnyside. Interact with
Hudson Valley artists dressed in 19th-century costume as they recreate
Washington Irving's Sunnyside on canvas and paper. In the spirit of the day,
children and adults can pick up a brush and help paint a giant landscape mural or
become a character in a living painting. Guests may purchase a Victorian picnic at
the Courtyard Cafe to enjoy on the picturesque lawns. Tours of the historic cottage
and gardens will highlight a special day at Irving's romantic estate. 10am to 5pm.
For information call: (914) 591-8763. Sunnyside is located in Tarrytown, New
York.

May 10: Out of the Garden at Montgomery Place.
The "Out of the Garden Festival" returns to Montgomery Place to celebrate the
beauty of the Spring garden. The festival features horticultural workshops and
lectures, garden vendors, and a speakers' luncheon with an elegant menu
sponsored by Oliver Kita Fine Catering. For further information and a brochure,
please call: (914) 758-5461. Montgomery Place is located in Annandale-on-Hudson, New
York.

May 10-11: Twilight Garden Walk at Montgomery Place.
Visitors will enjoy a twilight walk from 6:30pm to 8:30pm through the historic
estate with a member of the horticultural staff. The tour will come to a close on
the west terrace where visitors can enjoy a light dessert prepared by chef Oliver
Kita (the former pastry chef at the Russian Tea Room) and view the sun setting
over the majestic Hudson River. Pre-registration is required. Call: (914) 758-5461
for reservations. Montgomery Place is located in Annandale-on-Hudson, New
York.

May 16-17: Pinkster at Philipsburg Manor. The Pinkster Festival announces the arrival of spring in the Hudson River Valley with a colorful explosion of music, dance, and revelry. This historic cross-cultural carnival celebrates the region's early 18th century African and Dutch heritage and traditions. Festivities include unique presentations of traditional African and Dutch dances, African storytelling, and demonstrations of traditional African instruments. The event provides guests with an opportunity to participate in what was once a week long celebration during the 18th century. A wonderful weekend for the whole family. 10am to 5pm. For information call: (914) 631-3992. Philipsburg Manor is located in Sleepy Hollow, New York.

May 23, 24, 25: Animals & Acrobat at Van Cortlandt Manor This annual celebration of the early American circus at Van Cortlandt Manor has become a favorite of children throughout the Hudson Valley. Held each year during the three-day Memorial Day Weekend, "Animals & Acrobat" brings an 18th-century traveling road show to life. Elephant and camel rides steal the show, but don't miss old-fashioned magic shows, tight rope walkers, and other surprises. Picnic food is available throughout the day. 10 am to 5pm, Saturday through Monday. Call: (914) 271-8981 for information. Van Cortlandt Manor is located in Croton-on-Hudson, New York.

May 30: Literary Reading at Sunnyside. Historic Hudson Valley, in association with The Hudson Valley Writers' Center, presents Frank McCourt, best selling author of "Angela's Ashes" and winner of the Pulitzer Prize. Before the reading, between 6:00pm and 7:00pm, take a guided tour of the home of Washington Irving, America's first professional author. The reading begins at 7:30pm and is followed by a book signing and reception. Advanced ticket purchase is recommended. Call: (914) 631-8200 Ext. 628. Sunnyside is located in Tarrytown, New York.

May 30: Community Day at Montgomery Place. A free grounds pass is offered today as the staff at Montgomery Place says "thank you" to the community with special nature walks, garden tours, music and much more. Call: (914) 758-5461. Montgomery Place is located in Annandale-on-Hudson New York.

June

June 8-9: Twilight Garden Walk at Montgomery Place Visitors will enjoy a twilight walk from 6:30pm to 8:30pm through the historic estate with a member of the horticultural staff. The tour will come to a close on the west terrace where visitors can enjoy a light dessert prepared by chef Oliver Kita (the former pastry chef at the Russian Tea Room) and view the sun setting over the majestic Hudson River. Pre-registration is required. Call: (914) 758-5461 for reservations. Montgomery Place is located in Annandale-on-Hudson, New York.

June 13-14: The 3rd Annual Hudson Valley Wine & Food Festival at
Montgomery Place.
Enjoy an unforgettable weekend of fine food and wine tasting amidst the natural splendors of Montgomery Place. Sample the best of the Hudson River Valley including gourmet delicacies from prepared foods to fine herbs and spices, a farmer's market with fresh produce, cooking demonstrations and workshops, and more. Wine exhibitors on the grounds of the 434-acre Hudson River estate will include Cascade Mountain Winery, the Clinton Vineyards and the Millbrook Winery. There will also be music in the gardens, scenic woodland walks, storytelling, Paul Peabody's marionettes, and more. 11:00am to 6:00pm. Call: (914) 758-5461 for details. Montgomery Place is located in Annandale-on-Hudson, New York.

June 13: "The Summer Frolic '98" at Sunnyside.
A 19th-century style family picnic on the grounds of Sunnyside from 6pm to 9:30pm will include fireworks and entertainment. This fundraising event is a benefit in support of Historic Hudson Valley's educational programs. Reservations are required and may be obtained by calling (914) 631-8200, ext. 612. Sunnyside is located in Tarrytown, New York.

July

July 4: Independence Day festivities at Sunnyside.
Celebrate July 4, 1855 in true 19th century style. Returning favorites include the annual pie judging, and performances of the slack-rope walker and juggler. Visitors will hear rousing speeches on the burning issues of the day, enjoy period music, and join in traditional country dancing. New for this year is a chance for visitors to participate in a pick-up game of "Town Ball," the 19th century predecessor of today's baseball. Bring a picnic or buy food on the property. 10 am to 5pm. For information call: (914) 591-8763. Sunnyside is located in Tarrytown, New York.

July 4: Independence Day celebration at Van Cortlandt Manor.
Visitors can join in the fun of a 1798 4th of July! Cannon-fire launches the festivities, and everyone is invited to parade through the manor along with its costumed residents. Stirring patriotic speeches and songs will follow the Independence Day Parade, offering a lively, interactive look back at the new Republic. An enjoyable assortment of food and beverages are available from Country Cooking, or visitors can bring a picnic lunch to enjoy along the Croton River. 10am to 3pm. Call: (914) 271-8981 for information. Van Cortlandt Manor is located in Croton-on-Hudson, New York.

Week-long sessions of day camp offered at Philipsburg Manor, Van Cortlandt Manor and Sunnyside focus on historic activities. Call: (914) 631-8200 ext. 633 for more information or ext. 628 for reservations.

July 8-9: Twilight Walk at Montgomery Place.
Visitors will enjoy a twilight walk from 6:30pm to 9:30pm through the historic estate with a member of the housekeeping staff. The tour will come to a close on
the west terrace where visitors can enjoy a light dessert prepared by chef Oliver Kita (the former pastry chef at the Russian Tea Room) and view the sun setting over the majestic Hudson River. Pre-registration is required. Call: (914) 758-5461 for reservations. Montgomery Place is located in Annandale-on-Hudson, New York.

July 11, 18, 25, 26: Eighteenth Century Dinners at Van Cortlandt Manor.
Travel back in time with us and dine on foods selected from original Van Cortlandt family recipes, freshly cooked and served by waiters in period costume. Immerse yourself in an evening of "high capers" under a tent overlooking the tranquil Croton River. Period music completes the festive mood for a dining experience that you won’t forget. Appropriate wines, ales and cider are offered with dinner, and 18th-century games are brought out with dessert for the enjoyment of the guests. Seating is limited to 50 persons per night, and reservations are required (due to the success of last year's dinners, visitors are encouraged to book well in advance). Call: (914) 631-8200. ext. 618. Also offered in August. Van Cortlandt Manor is located in Croton-on-Hudson, New York.

July 12: Antique Car Show at Montgomery Place.
Vintage automobiles grace the lawns of this spectacular river-front estate from 10am to 4pm. Children and adults alike will enjoy a close-up look at ten classes of antique and classic cars, ranging from a Model-T to a Mustang convertible. Call: (914) 758-5461 for details. Montgomery Place is located in Annandale-on-Hudson, New York.

July 13-17 & 20-24: Summerweek at Montgomery Place.
Week-long sessions of day camp offered at Montgomery Place focus on historic activities. Reservations required. Call: (914) 758-5461 ext. 10 for more information. Montgomery Place is located in Annandale-on-Hudson, New York.

July 14-17: Teachers' Institute at Van Cortlandt Manor
The Teachers' Institute is an intensive four day, hands-on course exploring life in the 18th century. Workshops include: open hearth cooking, blacksmithing, textile production, and brick making. Attendees will receive a certificate for in service credit. Call: (914) 631-8200, ext. 628 for registration details.

July 18: Camp-Out at Sunnyside. (Rain Date July 25)
Bring your family to the banks of the Hudson, and sleep under the stars at Sunnyside! Arrive at 4pm to set up your tent. Join us for a picnic dinner at 5:30 followed by period games on the lawn. At dusk, campers join a costumed guide for a spooky flashlight walk to some of Irving’s favorite haunts. Then, everyone gathers around the bonfire for some scary folk tales of the Hudson Valley. Coffee, juice and doughnuts will be served for breakfast the next morning. Campers must provide all their own gear. One adult required for every two children, and no children under 6 permitted. Pre-registration is required. Call: (914) 631-8200, ext. 628, for reservations. Sunnyside is located in Tarrytown, New York.

July 25: Antique Show and Sale at Montgomery Place.
Over 200 dealers from across the Northeast will offer an enticing array of fine antiques and collectibles. Booths are set on the broad shady lawns of this historic
estate overlooking the Hudson River and Catskill Mountains. Stroll through the
gardens and nature trails or take a tour of the mansion before and after browsing
the antiques. Delicious food will be for sale throughout the day, and the estate is
perfect for picnicking. The antique show is scheduled from 10am to 5pm. Call:
(914) 758-5461 for details. Montgomery Place is located in
Annandale-on-Hudson, New York.

August

Thursdays throughout August: From a Child’s Perspective at Sunnyside.
Every Thursday in August parents and children are invited to take a specially
tailored tour of the home of Washington Irving. Highlights of the tour include
tales of Sunnyside’s child residents, an interactive scavenger hunt, hands on
activities, and displays of period toys. Visitors are given a child’s eye view of the
19th century with this highly engaging, educational tour. For information
call:(914) 591-8763. Sunnyside is located in Tarrytown, New York.

August 1, 2, 8, 15, 22: Eighteenth Century Dinners at Van Cortlandt Manor.
Travel back in time with us and dine on foods selected from original Van
Cortlandt family recipes, freshly cooked in the 18th century style and served by
waiters in period costume. Immerse yourself in an evening of “high capers” under
a tent overlooking the tranquil Croton River. Period music completes the festive
mood for a dining experience that you won’t forget. Appropriate wines, ales and
cider are offered with dinner, and 18th-century games are brought out with dessert
for the enjoyment of the guests. Seating is limited to 50 persons per night, and
reservations are required, (visitors are encouraged to book well in advance due to
the success of last year’s dinners). Call: (914) 631-8200, ext. 618, for reservations.
Van Cortlandt Manor is located in Croton-on-Hudson, New York.

August 6-7: Twilight Garden Walk at Montgomery Place.
Visitors will enjoy a twilight walk from 6:30pm to 8:30pm through the historic
estate with a member of the horticultural staff. The tour will come to a close on
the west terrace where visitors can enjoy a light dessert prepared by chef Oliver
Kita (the former pastry chef at the Russian Tea Room) and view the sun setting
over the majestic Hudson River. Pre-registration is required. Call: (914) 758-5461
for reservations. Montgomery Place is located in Annandale-on-Hudson, New
York.

August 29-30 The 3rd Annual Sunnyside Jazz Festival.
Spread out a blanket or lawn chair and enjoy continuous open-air jazz
performances beside the Hudson River from noon to 7pm. World-class performers
include Mark Morganelli & the Jazz Forum All-Stars, and groups offering a taste
of everything from Dixieland and Swing to Brazilian and modern jazz. To
compliment the day’s music visitors will be able to purchase an eclectic offering of
food and beverages, served up by Country Cooking. For information call: (914)
591-8763. Sunnyside is located in Tarrytown, New York.

CALL (914) 631-8200 FOR INFORMATION ON ANY SPECIAL EVENT
Unless otherwise noted.
Historic Hudson Valley gratefully acknowledges the support of the New York State Council on the Arts, the Institute of Museum Services, the National Endowment of the Humanities, the National Endowment for the Arts, corporations, foundations and individual members.
Appendix D: Sources to be used in developing interpretation of the Swiss Lodge and Annandale

**Primary Sources:**

**Local Newspapers**

*Red Hook Journal*

Established in 1859.¹

*Rhinebeck Gazette Advertiser*

Published during the nineteenth century.

*Poughkeepsie Journal*

Photo morgue may have photographs of Annandale-on-Hudson.

**Diary of John Neher Lewis (1830-1914) for the year 1869**

This diary was transcribed by his grandson, O. Nelson Lewis, in 1991 and provides detailed descriptions of the residents and businesses in Cedar Hill.

**Senior Papers, Bard College**

Bard College has a very active Hudson Valley Studies Department and several students have completed Senior Papers covering different aspects of local history:


Johnson, Joanne F. “Schuyler’s Patent.” Senior paper, Bard College,

1950.

Ms. Johnson’s paper includes interviews with local residents about life in Annandale during the late 19th and early 20th century and several historic photographs not available elsewhere.


Ms. Majovski used census data and maps to create a detailed analysis of families in Cedar Hill in the nineteenth century. Includes analysis of occupations, genealogies, ethnicity, and physical movement of families.

Studies commissioned by Montgomery Place


Taped interviews with Cedar Hill/Annandale residents. Montgomery Place files.

When Montgomery Place acquired Annandale, a series of interviews with former residents, including Frieda Bloch Dorsey, Louise Bloch Klepats, were made.

Records in National Archives

Manufacturing schedules for 1860, 1880 (1870 was burned)

Census records
Histories published during the Nineteenth Century


Includes descriptions of local water ways, geology, soils, weather, history, industries, and "important" residents.

John N. Lewis. "Reminiscences of Annandale, New York A Lecture delivered before the officers and Students of St. Stephen’s College, Annandale, Dutchess Co., N.Y., at their request.” A printed transcript of this 1895 speech is in the Delafield Family Papers at the Princeton University Library.


Hudson River District National Register Nomination.

Provides good analysis of regional development and context.
Appendix E: Former residents of Annandale-on-Hudson, NY

<table>
<thead>
<tr>
<th>Year</th>
<th>Building</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1922</td>
<td>Swiss</td>
<td>“Harris Brothers”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mrs. Louis Clark to ?, March 14, 1922, with complaint of two years of loud parties; letter, 11 July 1922 regarding money order for $2.50 for rent from Harris Bros. Source: HHV Archives.</td>
</tr>
<tr>
<td>1923</td>
<td>Swiss</td>
<td>Mr. Robert Mahoney was asked to move out by Jan. 1, 1924</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Letter, 11 27 1923, HHV Archives.</td>
</tr>
<tr>
<td>1942</td>
<td>North CottageSouth half</td>
<td>Oswald and Louise Bloch Klepats and family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Martha Klepats Watkins, interview with the author, 1997. Martha moved into the Swiss when she was 13, in 1942.</td>
</tr>
<tr>
<td>1945 to 1955</td>
<td>Swiss (?)</td>
<td>Mr. and Mrs. John Moore (Dot)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Dutchess County Phone Books.</td>
</tr>
<tr>
<td>1948-1958</td>
<td>Spurr</td>
<td>Harold V. Moore</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$25.00/month</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Dutchess County Phone Book 1948-9; 1950-51; 1954-55; 1955-56; 1956-57; 1957-58; Rent Book, HHV Archives.</td>
</tr>
<tr>
<td>1956</td>
<td>North CottageSouth half</td>
<td>Oswald and Louise Bloch Klepats and family</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$12.00/month; 1957: $20.00/month</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Rent Book, HHV Archives.</td>
</tr>
<tr>
<td>1956</td>
<td>North CottageNorth half</td>
<td>Mrs. Tetro (Dot Moore’s mother)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$12.00/month; $20.00/month after August 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Rent Book, HHV Archives.</td>
</tr>
<tr>
<td>1957</td>
<td>SwissSouth</td>
<td>Charles Murphy; Nov. 1957 through March 1958 $50.00/month. Note: Charles Murphy did not work for the Delafields. His wife, Peggy, was Pearl Bloomer’s sister and “Young” Joe Bloomer’s wife’s sister.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Source: Rent Book, HHV Archives.</td>
</tr>
<tr>
<td>Year</td>
<td>Location</td>
<td>Residence</td>
</tr>
<tr>
<td>-------</td>
<td>-----------</td>
<td>--------------------</td>
</tr>
<tr>
<td>1957-8</td>
<td>Swiss</td>
<td>North half</td>
</tr>
<tr>
<td>1956-7</td>
<td>Farmhouse</td>
<td></td>
</tr>
<tr>
<td>1962</td>
<td>Farmhouse</td>
<td></td>
</tr>
<tr>
<td>1962</td>
<td>Bathrick</td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>Spurr</td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>Swiss</td>
<td>North</td>
</tr>
</tbody>
</table>
ca. 1974  Thompson House  Pearl Bloomer and children
Source: David Bloomer, son of Pearl and Harold Bloomer, telephone interview with the author, 30 August 1998.

NOTE: Phone books are not the most reliable sources as they do not list street addresses. Even today, the houses in Annandale do not have street addresses.
APPENDIX F: BIBLIOGRAPHY

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Davis, A.J. Collection II. Avery Architectural Library, Columbia University, NY.


Downing, A.J. *Untitled article, The Horticulturist, and Journal of Rural Art*


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Map Collection. Dutchess County Historical Society, Poughkeepsie, NY.


Vail’s Dutchess County Directory, for 1870-71 Containing the Farmers, Merchants, Business and Manufacturing Establishments. Poughkeepsie City, NY: John P.A. Vail, 1870.
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Rhinebeck (NY) Gazette, 1865-92.
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Rhodes, James W., FAIA Beyer Blinder Belle. Letter, with enclosures, to

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Ring, Elaine, former employee of Montgomery Place. Telephone interview with the author, 29 August 1997.

Schaeffer, Margaret, resident of Annandale. Interview with the author, Annandale-on-Hudson, NY, 18 August 1998.


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