

United States Department of the Interior  
National Park Service



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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Hathaway

other names/site number V. Everit Macy and Edith Carpenter Macy Estate

### 2. Location

street & number 781 CR 25  not for publication

city or town Tannersville  vicinity

state New York code NY county Greene code 039 zip code 12485

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  See continuation sheet for additional comments.

Rudolf Purpant DSHPO 11/30/07  
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet for additional comments.

Signature of certifying official/Title Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] 2.12.08  
Signature of the Keeper Date of Action

**Hathaway**

Name of Property

**Greene County, New York**

County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
5	0	buildings
1	0	sites
0	0	structures
0	0	objects
6	0	Total

**Name of related multiple property listing**

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

**Number of contributing resources previously listed in the National Register**

0

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- DOMESTIC/single dwelling, seasonal residence
- DOMESTIC/multiple dwelling, hotel
- LANDSCAPE/garden, natural features

**Current Functions**

(Enter categories from instructions)

- VACANT

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- Late 19<sup>th</sup> and early 20<sup>th</sup> century revivals

**Materials**

(Enter categories from instructions)

- foundation stucco
- walls stucco
- roof asphalt
- other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Hathaway, the former V. Everit Macy and Edith Carpenter Macy Estate, is located on the south side of CR 25, on the outskirts of the village of Tannersville, Greene County. Greene County is within the Catskill Mountain region of New York. The high peaks of the Catskills are predominately covered with dense woodlands, picturesque waterfalls, and a sprinkling of small towns and villages. Hathaway, which is at an elevation of 2,500 feet, sits on the plateau of Onteora Mountain, formerly Parker Mountain, within the Catskill Park.<sup>1</sup>

The nominated property is east of the Onteora Club, one of three private summer cottage communities in the town of Hunter that illustrate the recreational development of the town in the late nineteenth and early twentieth century.<sup>2</sup> Onteora Club, developed between c1880 and c1930, contains approximately 130 buildings, including a club house, church and cottages, a golf course, and numerous hiking trails. Although the Macys were prominent members of the Onteora Club, their estate was always privately held and never within the physical boundaries of the club. Throughout its history, the club included other private owners of discontinuous properties, a tradition that continues today.

The Hathaway estate occupies a parcel of approximately two hundred acres, which is less than half of the historic Macy estate. The remaining Macy property was sold off after the family's residence and some of it has been developed, particularly west of the property on CR 25, where a contemporary residence retains a portion of the original roadside stone wall associated with Hathaway. The nominated estate is enclosed by a high stone wall on the north side and west sides, while the east and south boundaries are not as readily distinguishable from adjacent undeveloped land. The property includes a large residence and four outbuildings (carriage house,

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<sup>1</sup> The 1885 Forest Preserve Act created the Adirondack and Catskill Forest Preserves. In 1904 the Catskill Park was created and defined by a "blue line," which took in the town of Hunter. The original definition of the Catskill Park referred to land identified for future acquisition by the state; however, in 1912 that definition was changed to include all public and private land within the blue line. Today the Catskill Park encompasses 700,000 acres of both public *and* private land, including all of the forest preserve, that has been identified for conservation and recreation purposes.

<sup>2</sup> All three, Onteora Park, Twilight Park and Elka Park, have been listed on the National Register

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solarium, garage, and shed) constructed between 1907 and 1940. The buildings were constructed on a relatively small level site (with some terracing) close to the road. The solarium is southeast of the main house, while the carriage house is further to the southeast. The small shed is southwest of the main house. The north wall is interrupted by two entrances and a semi-circular driveway leads from the road to the main entrance of the house, before exiting at the east end of the property, where the garage is located at roadside. Behind the building complex, the land drops off very steeply to the south, as a panoramic view of the mountains opens up. The area immediately surrounding the estate house was formally landscaped and, although the vegetation is missing or overgrown, many of its elements survive. These include the overall plan and features such as terraces, planting beds, stone walls and paths, and a sundial. Outside the formal landscape, overgrown and new vegetation partially obscures some of the views. Other landscape features include a pond, a lawn, and thick woodlands.

### Estate House (1907)

The main house is a large, two-story rectangular residence surmounted by a hipped roof with deep overhanging eaves and exposed rafters. The building is divided into a large main block and a narrower wing to the east. Low rectangular dormers piece the roof in several places, and there are four interior chimneys (three on the main house and one on the wing). The building is constructed of concrete block with a stucco finish and the roof, originally cedar shake, is now asphalt. The main block is twelve bays wide and four bays deep. Windows, set within narrow wood frames with wood sills (except for the basement, where the sills are stone), are generally symmetrical and occur singly and in groups. They include double-hung wood sash with twelve-over-twelve, nine-over-nine, one-over-one, or eighteen-over-eighteen lights. The latter large windows occur on the first story, west elevation. There are entrances in the centers of the long north and south elevations. The main entrance, on the north, facing the entrance drive, is sheltered by a large, flat-roofed portico supported on massive posts with exterior lattice panels. Entrance is through a double wood door set within a substantial enframingent. The latter includes stucco pilasters, two sets of sidelights and a transom surmounted by a large wooden arched

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form designed to look like half-timbering. Two second-story balconies, each three bays wide with arched overhangs, flank the main entrance.

The rear, south, elevation, which enjoys a spectacular view of the Catskills, features continuous rows of windows and/or porches on both floors. On the first story, a long wood porch supported by rectangular posts and angled brackets spans the center bays. The porch was originally open, featuring decorative balustrades and a steep, exceptionally wide set of wood stairs, divided into three sections by balustrades, which provided access to the lawn. The porch was enclosed with glass c1975; the original balustrades and stairs do not survive. After the porch was enclosed, a deep, open wood deck was added on the south. A single set of centered wood stairs connects the deck with the terraced ground below, and a low set of brick and stone stairs eases the transition between the terrace and a lower grassy terrace. Another entrance, which leads to the basement, is located on the rear elevation under the porch. The area below the porch was once enclosed and featured lattice openings. On the second story, a wide recessed balcony across the center section of the building opens onto a deck (over the porch roof) enclosed by an original wood railing.

The wing, which is slightly recessed, is five bays wide and three bays deep. Because the land slopes down to the east, the wing is actually slightly lower than the main block. On the rear elevation, the basement is completely exposed, giving this side a full three stories. Based on available physical evidence, the wing is believed to be original and functioned to house estate staff; however, some local historians believe that it was added when the house became an inn to provide additional rooms. The form and materials of this wing are an exact match with those of the main block except that the windows are smaller (six-over-six) and there are no porches or grand entrances. There are two single-leaf wood doors, both at ground level, on the east and south elevations. The latter provides access to the basement.

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The estate house features a fairly simple floor plan. A long transverse hall extends east to west on both floors and in both wings, and rooms are dispersed on the long walls to the north and south of it. The main entrance leads into the large, central, main living space, which extends to the rear porch. This is flanked by a study and dining room on the south side, and an office, bedrooms, and a small contemporary kitchen on the north side. The office was divided off from the main living room in the 1940s to accommodate the lodge and features an open window with counter on the living room side. The three public rooms have views of the mountains and French doors that provide access to the porch. The exterior walls behind the porch have applied latticework. All of the first floor walls and ceilings are paneled with chestnut and feature wide vertical planks with applied battens. Dining room walls have a pattern of small wood squares to the chair rail and narrow vertical paneling above. Walls in the study are vertical panels with built-in book cases. First floor bedrooms have vertical wood paneling with narrow moldings at chair rail or picture rail height. Ceilings in first floor rooms have non-structural exposed rafters and floors are wood.

Most rooms on the first floor have fireplaces. In the main room, the east and west end walls feature wide rustic fireplaces with shelves supported on stone keystones. Similar, but smaller, fireplaces occur in the first floor bedrooms, with the exception of the northwest bedroom, which features a wood mantel and tile surround. The study fireplace is brick with a decorative course of small granite blocks and a narrow wood shelf surmounted by a large plaster overmantel depicting a group of cherubs playing musical instruments.

A double stair flanking the entrance leads to the second floor and intersects its east-west hall. Nine rooms flank the hall, most featuring original fireplaces and bathrooms. Walls are paneled with chestnut wood, either vertical board with chair or picture rail or vertical board with applied battens. Ceilings are either wood with exposed rafters or plaster. In the four corner rooms, chestnut paneling extends only two-thirds of the way up the walls. Above the paneling, the walls and ceilings in these rooms are finished with plaster. Fireplace designs are

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variations of those on the first floor. Several are stone, while others feature wood mantels. At least one has been converted for a contemporary heating system. Several wood stoves remain in the bedrooms. Bedroom doors are single-leaf paneled wood, and floors are wood. Bathrooms on both floors have plaster walls and ceilings and many retain original porcelain fixtures. The attic, accessed by a stair on the second floor landing, is a single, unfinished open space lit by the dormer windows.

The first floor of the wing contains a large kitchen, sitting room, bedrooms, bathrooms, and a stair accessing the second floor and the basement. The second floor is divided into bedrooms and baths. The bedrooms along the south wall (facing the mountains) are slightly larger. Finishes throughout the wing are plaster with wood baseboards and doors. The kitchen features contemporary fixtures and a linoleum floor.

The basement of the building lies under a portion of the main block and the entire servants' wing. The basement is divided into several rooms and originally served as the kitchen. It features plaster walls and ceilings and wood floors (with some areas carpeted). Original kitchen equipment, including a stove, built-in ice chest, walk-in cold storage unit, and storage cabinets, remains, as does a wood stove.

The building, which never had central heat, shows evidence of several heating systems. Heat was originally provided by fireplaces and wood stoves. A number of wood stoves were later converted for gas, and electric baseboards were added in some rooms.

Other than the enclosure and changes to the rear porch, the house is almost entirely intact to its original period, with a few changes representing the 1940 adaptation as a lodge. Some windows have been replaced and most have been fitted with aluminum exterior storms.

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### Carriage House (1907)

The carriage house, designed using forms, materials, and stylistic motifs similar to those of the main house, is a one and one-half-story rectangular building surmounted by a hipped roof with overhanging eaves and exposed rafters. Like the main house it was constructed of concrete block with a stucco finish and an asphalt roof. Both gabled and shed-roofed dormers pierce the roof.

The building is five bays long and three bays deep and consists of a long central section flanked by projecting cross-gabled pavilions on each end. Fenestration is wood and includes double-leaf doors, small square fixed windows, and double-hung windows with six-over-six or two-over-two lights. On the north side, the recessed center section is sheltered by a shed roof supported on wood posts. This elevation contained the original round-arched vehicle entrance bay, the shadow of which can be seen in the center of the concrete wall. When the building was converted for use as a guesthouse (c1940s-50s), the vehicle entrance was removed and replaced with a wood window. The interior, which originally had space for horses, carriages, and automobiles below and living quarters above, was converted to house children and their parents when Hathaway became a summer school in the later half of the twentieth century. The building is currently divided into small rooms; however, some original finishes and trim remain.

The following three small outbuildings are commonly believed to date to the lodge period; however, since the property sold in 1938 was described as having an estate house, garage, and "several small outbuildings," they may have been constructed during the Macy period. Not much is known about their original uses.

### Solarium

The so-called "solarium" is a small wood-frame building with wood novelty and clapboard siding. There is no documentation of its date or original use (or the origins of its name); however, historic photos suggest that this

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may be a pool shed that was moved a short distance southeast and enlarged. It is one story tall and surmounted by a steep gable roof with overhanging eaves, narrow wood cornice, and frieze. The building is sited on a steep hillside and the ground drops steeply to the rear so that the rear elevation is supported on tall wood posts. The building consists of three sections: a rectangular main block, a large shed-roofed wing on the south elevation, and a five-sided projection in the southeast corner. The entrance, which is on the west elevation, is sheltered by a half-hipped roofed porch supported on a single post. There are two double-hung wood-frame windows with two-over-two lights on the north elevation and one similar window on the rear. A brick chimney pierces the rear of the gable at the ridge line. The shed-roofed wing, which extends over sloping ground and is supported on tall wood piers, features a large picture window on the south elevation and two narrow rectangular windows on the north. The pentagonal addition features multi-pane awning sash in each bay. At least one window is without glass. The interior is divided into two spaces with wood floors and wood walls. The solarium is deteriorated and in poor condition.

### Garage

The small one-car garage is of wood-frame construction on a concrete foundation and wood novelty siding. The building is one-bay wide and one-bay deep with a steep gable roof and overhanging eaves. It features a single overhead wooden door with four glass panels and wood windows on the south and east elevations. The north elevation abuts the stone wall that separates the property from the road. Since V.E. Macy was known to have an automobile, this building may date to his period of residency.

### Shed

The shed (original use unknown) is a small, nearly square building of wood frame construction on a stone foundation. It features a gable roof with overhanging eaves and wood novelty siding. The entrance is located on the west gable end and consists of two large vertical plank barn doors. The north and south elevations

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feature rectangular multi-pane awning windows. A simple wood-plank deck has been constructed in front of the entrance. This building is similar to the "solarium" in style and materials.

### Landscape

The area immediately surrounding the estate house retains elements of a designed landscape. The house is set relatively close to the road; however, the high stone wall at roadside provided the opportunity to create an enclosed garden behind it. The rectangular garden is defined by the high stone wall on the north and low stone walls on the other three sides. The plot is laid out with a series of terraces and planting beds. A wide stone path, now overgrown, is on axis with the main entrance, and a sundial marks the center of the path. Low stone walls were also constructed along the north side of the house. The integrity of these walls is difficult to assess because they are vastly overgrown with thick ferns. Photos from the 1940s show vines overhanging the entrance portico and ornamental tress framing it. These are either non-existent or overgrown today.

On the south side of the house, a similar rectangular parcel also retains some evidence of design. This site is also terraced and there are some surviving low stone walls along some of the east and south edges. On the south, the wall divides the formal and informal landscapes. Photos from the 1940s, lodge era, show a picturesque swimming pool with stone ledges in this area. Literature described the pool as "fed by pure mountain streams." It is not known if the pool was original or added in the 1940s. Photos also show a small pool house southeast of the pool. It is possible that this is the building known as the solarium, now sited slightly to the east and enlarged. The resort era literature also mentions an apple orchard and bridle paths. There is no obvious evidence of these features today. Outside the formal landscape, the site is enclosed with fairly recent growth. While, this was originally a natural area, it is likely that selective clearing was done within the Macy property to enhance distant views, some of which are obscured at ground level today. As a whole, Hathaway retains a very high level of integrity and is virtually unchanged since its conversion to a hotel in the 1940s.

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Hathaway

Name of Property

Greene County, New York

County and State

**8 Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria considerations**

(mark "x" in all the boxes that apply.)

Property is:

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

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Recreation

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1907-c1950

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1907

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Delano and Aldrich, architects

\_\_\_\_\_

\_\_\_\_\_

**Primary location of additional data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

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### Summary

Hathaway is significant as an outstanding example of an early twentieth century Catskill Mountain estate and for its association with recreational development in the town of Hunter. The estate was constructed for Valentine Everit Macy and Edith Carpenter Macy, members of a prominent Westchester County family. The Macys were both extremely wealthy and well-known philanthropists. V. Everit Macy is especially known for the extensive reform program he developed and implemented at the Westchester County poor farm and penitentiary and for chairing the Westchester County Park Commission during the mid 1920s. Among other endeavors, Edith Macy served as chair of the Girl Scout National Board of Directors from 1919 until her death in 1925. Although the Macys had estates in Westchester and on Long Island, in 1906 they purchased land near Tannersville in the Catskills and commissioned the firm of Delano and Aldrich to design an estate house. Chester Aldrich, a college friend of V. E. Macy, took the lead on the commission, one of the first country houses designed by the relatively new firm, whose partners went on to become among the most prominent and highly regarded architects of country houses in America in the early decades of the twentieth century. The design of Hathaway reflects both the design principles of its architects and the character of its Catskill mountain site. Like many of Delano and Aldrich's country houses, Hathaway is characterized by an overall emphasis on form and massing combined with a restrained use of applied decoration. The broad, low roof and stucco finish are typical features of the firm's work, as is an informal and functional plan drawn to accommodate the building's specific uses. The building lacks the classical elements seen in much of Delano and Aldrich's work but recalls the English Arts and Crafts style that also influenced them. Hathaway also illustrates Delano and Aldrich's ability to adapt buildings to their sites. The estate house's long, linear form is oriented to the spectacular mountain vista, and the plan allows for visual and/or physical access to the view from as many rooms as possible. The interior design is especially distinctive, featuring elaborate chestnut paneling on walls and ceilings, stone fireplaces, and a variety of wooden mantels. After the Macy family sold the property in 1938, Hathaway was used as a lodge, hotel, and summer school by a succession of owners until the 1970s. This continuing adaptation of the property

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for recreational use illustrates a typical pattern of development in the Catskills and reflects an important theme in the region's history. The nomination includes an estate house, carriage house, garage, two small sheds and a designed landscape featuring a stone wall, entrance drive, and garden. The estate retains a large parcel of undeveloped land and a pristine level of integrity of design, materials, finishes, and features. Hathaway is an elegant example of the work of a well-known architectural firm, an excellent example of an estate entirely suited to its Catskill Mountain setting, and a property that reflects an important theme in local history

### Catskill Region<sup>1</sup>

The Catskill Mountains, which enclose the Hudson River Valley on the west, are part of the Appalachian chain, and much of Greene County is contained within their steep mountainous landscape. All of Greene County was once part of the Hardenburgh Patent, one of the state's largest land grants. Queen Anne granted the 1,500,000-acre patent to Johannes Hardenburgh, of Kingston, and seven other patentees in April 1708. Despite the remote and unsettled nature of much of the land, its original owners repeatedly sold their shares, substantially increasing the number of owners over the next few generations. By the end of the eighteenth century, Robert Livingston, Lord of the Livingston Manor on the east side of the Hudson, had purchased at least one-third of the patent to expand his holdings west of the river. In 1749, Livingston secured an agreement from the other landholders that the land be partitioned into Great Lots for lottery among them.

Stephen Day from Connecticut took one of the early leases in what is now the town of Hunter and brought fellow settlers with him. Mssrs. Van Gaasbeck and Tremper of Kingston also leased a tract, aware of the opportunities presented by the abundant creeks and streams. They built a sawmill, then a gristmill, on Hunter Mountain. They advertised these amenities, and settlers soon arrived in the rough country. As the deep

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<sup>1</sup> The first two sections of this nomination, "Catskill Region" and "Art, Tourism, Resorts," were substantially derived from Elise M. Barry, Twilight Park Historic District National Register of Historic Places Nomination, 2007, ed. Kathleen LaFrank.

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mountain passes used by the Indians were the only means of access for early settlers, settlement continued slowly, hampered by a lack of roads to transport goods and services. During the American Revolution, the Tories confiscated much of this land and displaced many dwellers. Permanent settlers began to repopulate the town in the 1780s.

Greene County was formed in 1800 from land taken from Albany and Ulster Counties. The town of Hunter (originally Greenland), located in the southeast quadrant of the county, was formed from Windham in 1813 and renamed a year later in honor of John Hunter, an early proprietor. Hunter's three primary hamlets were Hunter, Tannersville, and Haines Falls. Haines Falls is located at the western end of the Kaaterskill Clove, its site marked by a 150-foot waterfall (the second highest in the Catskills). Tannersville is a small community almost immediately west of Haines Falls, and Hunter is another few miles west of Tannersville.

Private turnpike ventures, not state roads, finally opened the Catskills at the beginning of the nineteenth century. The most important turnpike through Greene County was the 1801 Susquehanna Turnpike, one of the first private toll roads authorized by New York State, which connected the inland areas with the Hudson River at Catskill. The Susquehanna Turnpike took a northwest path from Catskill through the towns of Cairo and Durham. More important to the development of Hunter was the 1824 Hunter Turnpike, the first toll road through the challenging Clove area, which had been virtually inaccessible up until this time.<sup>2</sup> The Hunter Turnpike linked the town with Catskill and vastly increased its possibilities of settlement and development. Today, NY 23A, the most direct road to Haines Falls, Tannersville and Hunter, takes a gentler and more gradual path following the side of the Clove.

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<sup>2</sup> Justine Hommel, "The Road Through Kaaterskill Clove," *The Hemlock*, Fall 2006. <http://www.mths.org/thehemlock/hemfl06.html>

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n the town of Hunter, with many of its rocky and steep slopes ill suited to farming, the nature of the rural landscape influenced the development of industry. Logging was the earliest important economic activity in the forested mountain lands, while farming was undertaken in the gentler hills that stretched westward from Haines Falls. Just after the War of 1812, tanners began to purchase extensive acres of hemlock and build leather factories in the eastern Catskills, and by 1825, Greene County was finishing more leather than the rest of New York State. Most of the large tanneries were located in the villages of Hunter and Tannersville. It was more economical to ship hides from Argentina and Brazil up the Hudson River than to move the vast quantity of hemlock trees to harvest their bark for the tannin necessary in the tanning process. However, overuse of this resource depleted its supply, and hemlocks in the primeval forest of the Catskill Mountains were gone by 1867; most of the tanneries were closed soon afterwards. Several industries developed in their wake. Abandoned hemlock logs left behind were used to construct icehouses. Second growth saplings were used in hoop making, a business that reached its peak by 1890. Several chair factories also operated in the town. Bluestone quarrying became an important, but short-lived industry from 1870 to 1900. However, turnpikes and the rise of industry in the Catskills had improved road and river access to Haines Falls and surrounding areas and set the stage for the development of the next important phase in the region's economic and social history. The trains that traversed the steep grades of the Catskill Mountains beginning in the 1850s also opened the area to travelers. Previously, the location was remote and access was difficult, but efficient transportation removed those obstacles and nearly one million people found themselves within a day's journey of the fabled mountains.

### Art, Tourism, Resorts

The scenic beauty of the Catskills has been celebrated in art and literature for centuries. The Romantic era in the early nineteenth century gave rise to an unprecedented artistic and literary movement. The Hudson River School began near the Kaaterskill Clove and the Kaaterskill Falls. Sanford Gifford, Thomas Cole, Asher Durand, and Frederic Church immortalized the region with such powerful works of art as *Kindred Spirits* and

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*Kaaterskill Falls.* Washington Irving, James Fenimore Cooper, and William Cullen Bryant wrote about its unique features and breathtaking scenery and introduced specific locations in and around Haines Falls. Engravers and lithographers, including Currier and Ives, printed image after image of the dramatic and scenic views from the mountains. As advances in transportation created new mobility for society, Americans wanted to experience all of it firsthand. Artist colonies at Woodstock and Peekamoose formed, and John Burroughs lectured and wrote about the wonders of the natural landscape from his Ulster County home, Slabsides.

The great Catskill Mountain House, known as the premier resort and playground of the wealthy, began as a stage stop developed in 1823 by entrepreneurial coachman Erastus Beach. The twelve-room Pine Orchard Inn that he built became the Catskill Mountain House, which, in its prime, catered to 1,000 guests each season. James Fenimore Cooper described it as "the greatest wonder of all creation."<sup>3</sup> The enormous structure, located near Palenville, reportedly could be seen from the Green Mountains of Vermont. Beach and, later, his son Charles knew access to the area was critical to sustain the 300-room hotel and by 1882, Charles Beach had built the Catskill Mountain Railroad, a narrow gauge short line running from Catskill Landing to Palenville. A decade later, Beach invested in the Otis Elevating Railway to compete with the Ulster & Delaware line. The Otis line was a funicular railroad that climbed straight up the Wall of Manitou to the Catskill Mountain House (from 1892 to 1918). As the most famous hotel of its time, the Catskill Mountain House was a symbol of the nation's new wealth and cultural interests that emerged near the end of the nineteenth century, and its fame drew many travelers to the region.

Efficient train travel and the proliferation of smaller boarding and summer guesthouses also made leisure affordable for middle-class Americans. The night boats and the day liners from New York City and Albany

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<sup>3</sup>Tim Mulligan, *The Traveler's Guide to the Hudson River Valley from Saratoga Springs to New York City* (n.p., n.d.), 74.

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brought passengers to Kingston or Catskill and from there stages or railways transported visitors up the mountains. Tourists traveling to summer guesthouses became a viable industry by the later part of the 1880s, and guesthouses became prevalent near rail depots and stage stops.

Establishing summer residential communities became popular in the late 1880s because of changing recreational and vacation habits among American families. The posh resort hotels and modest boarding houses that populated mountain areas like the White Mountains in New Hampshire and the Adirondacks and the Catskills in New York often excluded children. Private residential communities at Tuxedo Park and Greenwood Lake developed locally, and the New England and New Jersey seaside districts began to grow. All these concurrent activities created the perfect environment to market a residential community that espoused intellectual pursuits and outdoor life. A cottage community offered two advantages to individuals and families wishing to spend their leisure time together enjoying family activities and associating themselves with people of like mind. The club format gave individuals with similar interests, and often, means, the ability to purchase property collectively, control development of and access to the community, and provide the members with the amenities that they desired as a group (i.e. dining facilities, guest rooms and recreational facilities). The town of Hunter was home to several of the most renowned Catskill communities: Twilight, Elka, and Onteora Parks all follow this model for residential colonization.<sup>4</sup>

### Tannersville

During the era of the tanneries, an Indian trail through the future site of Tannersville was reused as a path for tannery workers and travelers. Increased travel led to the development of a network of roads that converged at the "Four Corners," site of a tavern. The hamlet that grew around it, named Tannersville in reference to the dominant local industry, was initially defined by a sprinkling of residences, boarding houses, livery stables,

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<sup>4</sup> Twilight, Elka, and Onteora Parks have been listed on the National Register.

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blacksmith shops, and other services that catered primarily to the tanners. However, by the time the tannery business had exhausted the natural resources that it depended on, Tannersville had also established schools, stores and other services that attracted farm families from the surrounding areas. As transportation became more efficient, the village began to welcome greater numbers of summer visitors, and after the mid-nineteenth century tourism became increasingly important.<sup>5</sup> The combination of efficient transportation from the New York metropolitan area and affordable housing drew a large summer population. In the 1890s the first Jewish vacationers began to patronize the hamlet and by the end of the century Tannersville was substantially dependent on the Jewish resort industry. The village was incorporated in 1895.

Tannersville catered predominantly to middle class tourists. The village was dotted with small hotels, boarding houses and cottages. One of the best-known accommodations was Roggen's Mountain Home, whose guests arrived via the Ulster and Delaware Railroad. A critic described the village: "If one goes to the mountains simply to join a rollicking, highly varied crowd, which is bent on having a 'good time' without much expense or attention to conventionalities, the Tannersville district will suit him."<sup>6</sup> In part, it was this reputation for "a good time without attention to conventionalities" that sparked interest in private summer colonies, where members could decide exactly which conventions they *would* hold their members to.

### Onteora Park<sup>7</sup>

Among Hunter's three famed residential parks, Onteora stands out for its association with a number of prominent artists, the large role that women played in its early design and development, and its rich and varied domestic architecture. The community had its origins when Candace Wheeler, her brother Francis B. Thurber

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<sup>5</sup> Wilste, 103.

<sup>6</sup> In Wilste, 129.

<sup>7</sup> Section on Onteora Park derived from Ruth Piwonka, Onteora Park Historic District National Register of Historic Places Nomination Form, 2002.

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and his wife, Jeanette, fell in love with the area and purchased a 108-acre farm two miles north of Tannersville in 1883. The trio built the first few cottages on the property as summer residences. They were described as "quaintly constructed cottages...near Star Rock, one of the grandest vistas to be had of the valley...called the Kaaterskill Clove."<sup>8</sup> In 1888 the Thurbers purchased an adjacent 458-acre farm as the site of a proposed cottage community. The property was in turn sold to the Catskill Mountains Camp and Cottage Company, which served as the developer. The Onteora Club, composed of stockholders of the company, was founded in 1889. Additional cottage holders and renters were elected annually. After several additional transactions the Onteora Club became a corporation in 1903, the same year that a third farm, of 309 acres, was added to its holdings.

Candace Wheeler, a prominent textile designer, and her family were the driving forces behind the planning and development of Onteora Park. Between 1883 and 1888, they brought friends to the community to enjoy a rustic lifestyle devoted to the arts and inspired by the stunning natural beauty of the site. Over time, the club developed as a summer home for artists, writers, academics, and others, many of them famous. Today, the club includes more than 123 buildings, a golf course, tennis courts, a theater, a field house, a pool, and numerous rustic trails. Cottages are eclectic in design, incorporating motifs from a wide range of popular period styles and range in size from simple, small-scale structures to sophisticated and imposing complexes. Among the well-known architects represented are Edward Payne, Dunham Wheeler, George Agnew Reid, Lewis A. Coffin and William Wells Bosworth.

### Valentine Everit Macy and Edith Carpenter Macy

Valentine Everit Macy (commonly V. Everit Macy) was born in New York City in 1871.<sup>9</sup> He was the son of Josiah Macy Jr. and Caroline Everit Macy. The Macys were descended from a Quaker family that was among

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<sup>8</sup> Edwin C. Holton, "Hunter," in *History of Greene County, New York*, ed. J.B. Beers (New York: J.B. Beers & Co, 1884), 339.

<sup>9</sup> Most of the biographical information is from Macy's obituary, "Children Hasten To Arizona," *New York Times* 22 March 1930.

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the original purchasers of Nantucket. The family became prosperous and many members were influential citizens in their communities. In the early part of the eighteenth century, V. Everit's great-grandfather (Josiah) moved to Harrison, Westchester County. Josiah Macy was a prosperous sea captain who owned many ships and was involved in the whaling business. His son, William, and grandson, Josiah Macy 2<sup>nd</sup> (V.E.'s father), were pioneers in the oil industry in the United States. Their interests were later absorbed by John D. Rockefeller's Standard Oil Company, and Josiah 2<sup>nd</sup> became an prominent executive in that firm. Another prominent descendent of the Nantucket Macys was R. H. Macy, who founded the famous Macy's Department Store.

V. Everit Macy graduated from Columbia University in 1893 and initially took over the business interests of his father. Subsequently he served as director of the Mechanics and Metals National Bank, the Bank of Long Island, the Queensborough Gas and Electric Company, the Union Trust Company, and many other businesses. In 1917 Woodrow Wilson appointed him chairman of a commission for the settlement of labor disputes in shipyards, and in 1919 he was made "umpire" of the New York Harbor strike. Macy's business interests primarily centered on banking and finance; however, he also assembled a chain of fifteen local newspapers in Westchester County.<sup>10</sup> Macy's service on various boards and commissions are too numerous to mention. But despite his extensive and varied interests in financial, industrial, social, educational and archeological endeavors, V. Everit Macy was primarily known for his philanthropy and progressive reform work. Two of his most notable undertakings were serving as commissioner of public welfare for Westchester County (1914-1924) and as chair of the Westchester County Park Commission (WCPC) between 1926 and his death in 1930. As commissioner of public welfare (originally superintendent of the poor) for more than a decade, Macy undertook a complete and widely heralded reform of the county's poor farm and penitentiary. He was responsible not only for developing a new building complex but also for instituting a progressive new philosophy that sought to alleviate the conditions that led to poverty and crime instead of responding solely with charity or punishment.

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<sup>10</sup> "V. Everit Macy History," Westchester County Parks Department . <http://www.westchestergov.com/Parks/Parks.htm>

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Macy's four years at the WCPC was a crucial time in the history of the influential Westchester County Park System, developed between 1922 and 1934 to extend the recreational, planning and economic benefits of the influential Bronx River Parkway to the entire county. Led by engineer Jay Downer, the WCPC developed a countywide network of recreational features such as scenic roads, parks, picnic areas, trails, beaches, bridal paths, and an amusement park. Among other goals, this extensive system was laid out to ensure water quality, preserve open land, and dedicate recreational facilities in rapidly developing areas. By 1934, the county had developed more than 17,000 acres of parkland. Major projects completed during Macy's tenure include Playland Amusement Park (National Historic Landmark) and the Saw Mill and Hutchinson River Parkways. Macy was once described as a "millionaire theorist, because of his visionary ideas about public affairs."<sup>11</sup>

V. Everit Macy married Edith Carpenter, who was herself heavily involved in charitable work in the New York area. In 1923 she founded the Westchester County Children's Committee, later the Westchester Children's Association. She also served as chair of the Girl Scout National Board of Directors from 1919 until her death in 1925.<sup>12</sup> In 1926, as a memorial to his wife, V. E. Macy donated 300 acres and \$100,000 for the establishment of a girl scout camp (Camp Edith Macy) near Briarcliff.<sup>13</sup> The Macys had three children: V. Everit Macy, Jr., J. Noel Macy, and Edytha Macy Lewis. The family had a country home, Chilmark, in Scarborough, Westchester County, and estates at Tannersville and at Hewlett on Long Island.<sup>14</sup> The Long Island estate was designed by Albro and Lindeberg and constructed c1910. After the senior Macys' deaths, the family subdivided the 250-acre Chilmark estate in Westchester into a planned development laid out by the Olmsted firm.<sup>15</sup>

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<sup>11</sup> In Christopher Gray, "Hathaway: the Centennial of a Summer Dream," Report for Hunter Foundation, 2007.

<sup>12</sup> "Edith Macy Conference Center History: A Learning Center for More than 75 Years," Official Girl Scouts Web Site. [http://www.girlscouts.org/who\\_we\\_are/history/edith\\_macy/history.asp](http://www.girlscouts.org/who_we_are/history/edith_macy/history.asp)

<sup>13</sup> "Children Hasten To Arizona."

<sup>14</sup> Interestingly, Silvanus Macy (another son of Wm. Macy and V. E. Macy's uncle), a Rochester coal merchant, had an estate in Avon, Seneca County also named Chilmark. "Silvanus J. Macy," Obituary, *New York Times* 18 May 1903.

<sup>15</sup> This subdivision apparently survives today. Tessa Melvin, "If You're Thinking of Living in/Briarcliff Manor; Sweeping Vistas and Subdivided Estates," *New York Times* 20 February 1994.

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In 1906, the Macys purchased two parcels near Tannersville, totaling about one hundred acres in size, from Francis Fisher Wood. The land was located near the Onteora Club; however, it was not part of the land owned and managed by the club's corporation, and it never became part of the club's holdings. Nevertheless, the Macys became active members of the Onteora Club. Club records are unclear about exactly how this occurred; however, historically, the Onteora Club admitted members who owned private estates outside of its boundaries, a practice that continues today. According to local lore, Edith Macy wanted to build a country house in 1906, while her husband preferred to vacation in Europe. While he won the argument and the family left the country, Edith Macy made arrangements to have the house constructed upon their return. V. Everit was so surprised that he named the house "Hathaway" in honor of his wife because "she hath a way about her."<sup>16</sup> Apparently the estate was first used in the summer of 1907, as in June of that year, the *New York Times* reported that "the Macy cottage has been in the hands of a small army of workmen who have been working night and day getting it in readiness for the coming of the Macy family."<sup>17</sup> In 1908, the Macys enlarged the estate with the purchase of land from Cornelia B. Williamson, and in 1914 another parcel was purchased from Julius Dolan. Altogether there were nine transactions before the estate reached its final size, 550 acres, in 1926.

V. Everit Macy was well known in Tannersville for his wealth and fame, as well as for having one of the first automobiles in the area. Characteristic of his generous nature, he also allowed neighbors to "cut wood, hunt, take flowering bushes and have a general use of his land."<sup>18</sup> He served as president of the Onteora Club in 1914-15 and held occasional Presbyterian services in his home for fellow club members.<sup>19</sup>

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<sup>16</sup> Frederick Hawkins, "A Short History of the Onteora Club," Talk Given to Mountain Top Historical Society, 28 August 1975.

<sup>17</sup> "Summer is Near in the Catskills...Record Season Expected" *New York Times* 9 June 1907.

<sup>18</sup> Leah Showers Wiltse, *Pioneer Days in the Catskill High Peaks*, NY: Black Dome, 1999, Forward.

<sup>19</sup> Hawkins, 1.

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Both Macys died relatively young, Edith Macy in 1925 and her husband in 1930. V. Everit Macy left a thirty million dollar estate, which included the Tannersville property. Due to the effects of the Depression, it proved difficult to sell the estate and in 1938, V. Everit Macy Jr. sold it at auction for \$12,500 to Isadore Malvin of Manhattan and Max Reizen of Detroit. The sale included the "cottage...a seven-car garage and several outbuildings."<sup>20</sup>

### Delano and Aldrich<sup>21</sup>

The firm of Delano and Aldrich was formed by William Adams Delano (1874-1960) and Chester Homes Aldrich (1871-1940) at the turn of the twentieth century. Delano and Aldrich had much in common. Both partners had wealthy upbringings, attended the best schools, and established relationships with influential peers. Both men also studied architecture at Columbia University and the Ecole des Beaux Arts in Paris, and both had worked in the New York City office of Carrere and Hastings before starting their own firm in 1903. Delano and Aldrich established a reputation based on their first major commission, the Walters Art Gallery in Baltimore, in 1904 and subsequently for their extensive catalog of designs for clubhouses, public buildings, churches, college buildings, residences, and commercial buildings. However, they are best known for the prodigious number of large estates that they designed for New York's elite, particularly on Long Island. Indeed, they have been described as "the society architects of the period between 1910 and 1940" and "the successor of McKim, Mead & White in country-house design."<sup>22</sup> Although the exact number of their commissions has not been documented, in 1935 the firm claimed credit for 245 individual commissions; 111 these were for country

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<sup>20</sup> V.E. Macy Estate Brings \$12,000," *New York Times* 21 June 1938.

<sup>21</sup> Information on Delano and Aldrich was derived primarily from Robert B. MacKay, Anthony K. Baker, and Carol Traynor, ed., *Long Island Country Houses and Their Architects, 1860-1840* (New York: W.W. Norton and Co., 1997), 127-143.

<sup>22</sup> MacKay, et. al, 129.

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houses, and 32 of the estates were located on Long Island.<sup>23</sup> Many of their estate clients also commissioned city residences from the firm.

Among the firm's most famous early clients was John D. Rockefeller Jr., whose wife, Abby Aldrich, was a distant cousin of Chester Aldrich. In 1904 Delano and Aldrich designed the original Kykuit, the Rockefeller country house in Pocantico Hills for John D. Rockefeller Sr. and his wife, Laura Spelman Rockefeller. The design had been commissioned by John D. Rockefeller Jr., who worked closely with the architects during the design and construction process. Unfortunately the senior Rockefellers didn't like the finished house and it was substantially altered in 1910.<sup>24</sup> Other prominent clients include members of the Astor, Burden, Havemeyer, Kahn, Lindbergh, Pratt, Straight, Vanderbilt, and Whitney families.

Delano and Aldrich were eclectic in their use of stylistic idioms; however, much of their estate work can be described as embodying a restrained classicism. The firm's estate houses are characterized by an emphasis on overall form and massing, unobstructed by extraneous picturesque decoration, and facades are almost always balanced and symmetrical. Many feature central entrances with through axes. Decoration, often employing classical motifs, is always subordinate to the overall line and massing of the building. Some of their work shows the influence of the English Arts and Crafts movement, particularly the use of stucco finishes and broad hipped roofs with overhanging eaves.

The success of Delano and Aldrich's estate designs is in part due to the architects' astute sensitivity to siting and their ability to fit buildings that were often extremely large gracefully into the landscape. Buildings were also carefully sited in relationship to designed gardens, a specialty attributed to Aldrich, who studied Italian villas

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<sup>23</sup> MacKay, et al, 129 [note: multiple commissions for the same estate were apparently counted individually]

<sup>24</sup> Ron Chernow, *Titan: The Life of John D. Rockefeller, Sr.* (New York: Vintage Books, 1999), 512-17.

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and gardens throughout his life. Equally important to these architects was the plan, which Delano once noted came first and determined the exterior design.<sup>25</sup> The outer symmetry that marked their designs was not always carried through to the interior, where the architects more often opted for a functional arrangement of spaces more adaptable to an estate lifestyle. For their Long Island estate houses, many interiors were compactly organized around a central entrance and oriented to the garden. Overall, Delano and Aldrich's Long Island estate houses can be described as restrained, restful, and elegant.

### Hathaway Design

V. Everit Macy's relationship with Chester Aldrich was established during their student days, when they studied together at Columbia. During the period in which Aldrich was employed by Carrere and Hastings, John Carrere had been approached by fellow architect George Reid (who designed a number of buildings at Onteora, including All Souls Church) to design a building at the Onteora Club. This connection sparked Aldrich's interest in the artistic enclave and may have brought the Macy family to the area a few years later. It almost certainly influenced their choice of architects. As was the firm's practice, the partner who brought in the commission (in this case Aldrich) took the lead on the design. The Macy estate house was one of the earlier country houses designed by Delano and Aldrich, along with Kykuit (1904) and the Edgerton L. Winthrop Jr. House in Syosset (1903-4).

The design of Hathaway anticipates Delano and Aldrich's mature work in its emphasis on overall form and massing, symmetrical disposition of elements, and restrained use of applied embellishment. The long, low roof, small dormers, interior chimneys, and stucco finish are also familiar features. Also typical is the central entrance and through axis, here oriented both to the designed garden on the north (entrance) side and to the spectacular mountain views on the south (rear). The interior plan juxtaposes a transverse hall with an informal

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<sup>25</sup> In MacKay, et al, 132.

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arrangement of rooms in the public areas, in particular the living room, dining, study. Hathaway's plan demonstrates its designer's appreciation for the site, in that each of these rooms has views of and doors to the south side, where a long porch with a deck above it provides a transition between the house and the natural landscape. In addition, the linear nature of the plan allowed the architect to orient many of the guest bedrooms, the kitchen and service areas, the staff communal areas, and many of the staff bedrooms to the south, permitting as many occupants as possible to enjoy the view as they went about their daily activities. However, despite similarities to some of Delano and Aldrich's Long Island work, Hathaway's "rustic" interior finishes, including large stone fireplaces and chestnut paneled walls, are specific to its Catskills location. These features are exquisitely designed and highly crafted. The paneling was installed in a variety of patterns, including vertical tongue and groove and board and batten. The dining room walls are detailed with short battens used to create small squares, almost suggesting coffering, below the picture rail. Chair rails and picture rails are variously used to add diversity and visual interest in different rooms, and the library features built-in bookcases. Ceilings are usually chestnut as well, and some feature exposed beams. The living room, which occupies the largest portion of the first floor, is an especially distinctive space due to its size alone. The "great hall" effect is enhanced by the long, horizontal span of the beams, which extend from east to west, and matching large stone fireplaces at each end. A number of rooms feature smaller stone fireplaces, while others have fireplaces with chestnut mantels in a variety of designs. As a whole, the design of Hathaway can be described as a typical example of Delano and Aldrich's country house idiom; however, it is also entirely and spectacularly appropriate for its Catskill mountain setting.

The building is further distinguished by its outstanding state of integrity. Form, plan, finishes and materials all survive almost as built. In addition to the decorative features, original bathroom and kitchen fixtures also survive. Those changes that were made reflect the building's subsequent history as a resort either enhance its character or are relatively minor and unobtrusive.

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### Landscape

Delano and Aldrich were especially noted for their ability to set large buildings harmoniously into their sites and to integrate them with formal gardens. At Hathaway the architects made good use of their talents. The building site, although close to the road, was apparently selected because it was level. However, a tall decorative stone wall was constructed along the roadside to screen the house and create a private space in the front yard. Within this space, an intimate formal garden was laid out using the enclosing stone wall as a backdrop. A wide center path through the garden leads directly to the main entrance, thus creating a through axis into the main living area and out to the rear porch. At the rear, the remainder of the level area was terraced and developed either with grass or a pool (pool date unknown, see item 7). Beyond that, the land falls away sharply and the landscape opens dramatically. Several of the high peaks are visible in the distance and the steep slope conceals development south of the house (such as NY 23A and the village of Tannersville). The wide veranda, second floor deck, sleeping porches and windows on the rear of the house all provide spectacular views requiring no other intervention on the part of the designers with the exception of selective clearing to increase the number of vantage points. Both the entrance portico and the wall of the rear porch feature latticework, a typical Delano and Aldrich feature. This small touch suggests that the garden extends right up to the house itself and gives these transitional porch spaces the qualities of "garden rooms."

### Hathaway Lodge

In 1938, Isadore Malvin and Max Reizen acquired the Macy estate to serve as a rental property. Initially they rented Hathaway to the well-known German psychiatrist Dr. Arnold Hutschnecker.<sup>26</sup> The property changed hands in 1944, when it was sold to Max Reizen's brother-in-law, Sam Davis, and his wife, Molly Davis. Under the Davis' ownership, the estate, known as Hathaway Lodge, became a luxury lodge for adults. The estate house, or "lodge," could accommodate sixty-five guests. By the 1950s, Davis had altered the carriage house to

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<sup>26</sup> "Macy Estate in Catskills Leased," *New York Times* 12 June 1940.

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accommodate twenty additional guests, renaming it "Hathaway House." Hathaway Lodge, which advertised that it was only a 120-mile ride by train, bus, automobile or taxi from the city's railroad stations, attracted visitors primarily from New York City. Open year-round, it was also advertised as having American-Jewish cooking, a pool fed by mountain springs, a private solarium, tennis, fishing, ping-pong, horseback riding and golf.<sup>27</sup> Sam Davis even installed a ski-slope on the property with a powered tow.<sup>28</sup> When Davis died, the estate passed back to his brother-in-law, Max Reizen.

### Hathaway Inn and School

In 1965 Max Reizen sold the estate to Mansfield and Annabeth Showers, a well-known Tannersville family. Annabeth, a teacher at the local school, and Mansfield, the former superintendent of Onteora Club and a chauffeur (who, according to local legend, inherited money from the woman he chauffeured), continued to run Hathaway as a lodge until the 1970s, referring to the main house as the "Hathaway Inn" and the former carriage house as the "Snowdrop Chalet." During its ownership, the Showers family opened a summer school that was headed by Frederick Showers, son of Mansfield and Annabeth. The school catered to girls and boys, ages eight to twelve.<sup>29</sup> After Mansfield Showers died, the property was transferred to the Showers children and relatives. Annabeth Showers remained at Hathaway until her death in 2003; many of her belongings still occupy the house.

### Hunter Foundation

In 2005 the Hunter Foundation purchased the estate from the Showers family. The buildings are currently unoccupied and rehabilitation and reuse are in the early planning stages.

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<sup>27</sup> Hathaway Lodge advertising pamphlets

<sup>28</sup> Justine Hommel.

<sup>29</sup> Newspaper clippings, unknown paper, on file at Onteora Club Library, Tannersville, New York.

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United States Department of the Interior  
National Park Service

Hathaway  
Tannersville Vicinity, Greene County, New York

## National Register of Historic Places Continuation Sheet

Section number   9   Page   2  

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“V.E. Macy Estate Brings \$12,500.” *New York Times* 21 June 1938.

“V. Everit Macy History.” Westchester County Parks Department Website [get citation]

United States Department of the Interior  
National Park Service

Hathaway  
Tannersville Vicinity, Greene County, New York

## National Register of Historic Places Continuation Sheet

Section number   9   Page   3  

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Hathaway  
Name of Property

Greene County, New York  
County and State

**10. Geographical Data**

Acreage of property 206.5 acres

**UTM References ----- SEE CONTINUATION SHEET**

1  
Zone Easting Northing  
2

3  
Zone Easting Northing  
4

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Kathleen LaFrank, Program Analyst  
organization New York State Historic Preservation Office date August 2007  
street & number Peebles Island State Park, Box 189 telephone 518-237-8643 x 3261  
city or town Waterford state New York zip code 12188

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

Hathaway  
Tannersville Vicinity, Greene County, New York

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

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### UTM References - All Zone 18

1. 573073/4674108
2. 572842/4673284
3. 572602/4673197
4. 572374/4673080
5. 571718/4673227
6. 571618/4673577
7. 572313/4674295
8. 572693/4674527

### Verbal Boundary Description

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

### Boundary Justification

The boundary was drawn to include the current 206.5-acre parcel associated with this property. This parcel is less than half of the historic estate, which encompassed 550 acres. The boundary was drawn to include the largest intact portion of the historic estate. Excluded land was sold after the period of significance, subdivided, and some of it has been developed. It no longer retains integrity to the estate period. The nominated property includes all of the built features and landscaping associated with the estate and a substantial portion of open land that conveys its original expansive setting.

United States Department of the Interior  
National Park Service

Hathaway  
Tannersville Vicinity, Greene County, New York

## National Register of Historic Places Continuation Sheet

Section number 11 Page 1

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Research and documentation submitted by:

Alexis Casale and Cindy Hamilton  
Heritage Consulting Group  
82 Bethlehem Pike, Suite 200  
Philadelphia, PA 19118  
215.248.1260

See continuation sheet

United States Department of the Interior  
National Park Service

Hathaway  
Tannersville Vicinity, Greene County, New York

## National Register of Historic Places Continuation Sheet

Section number photos Page 1

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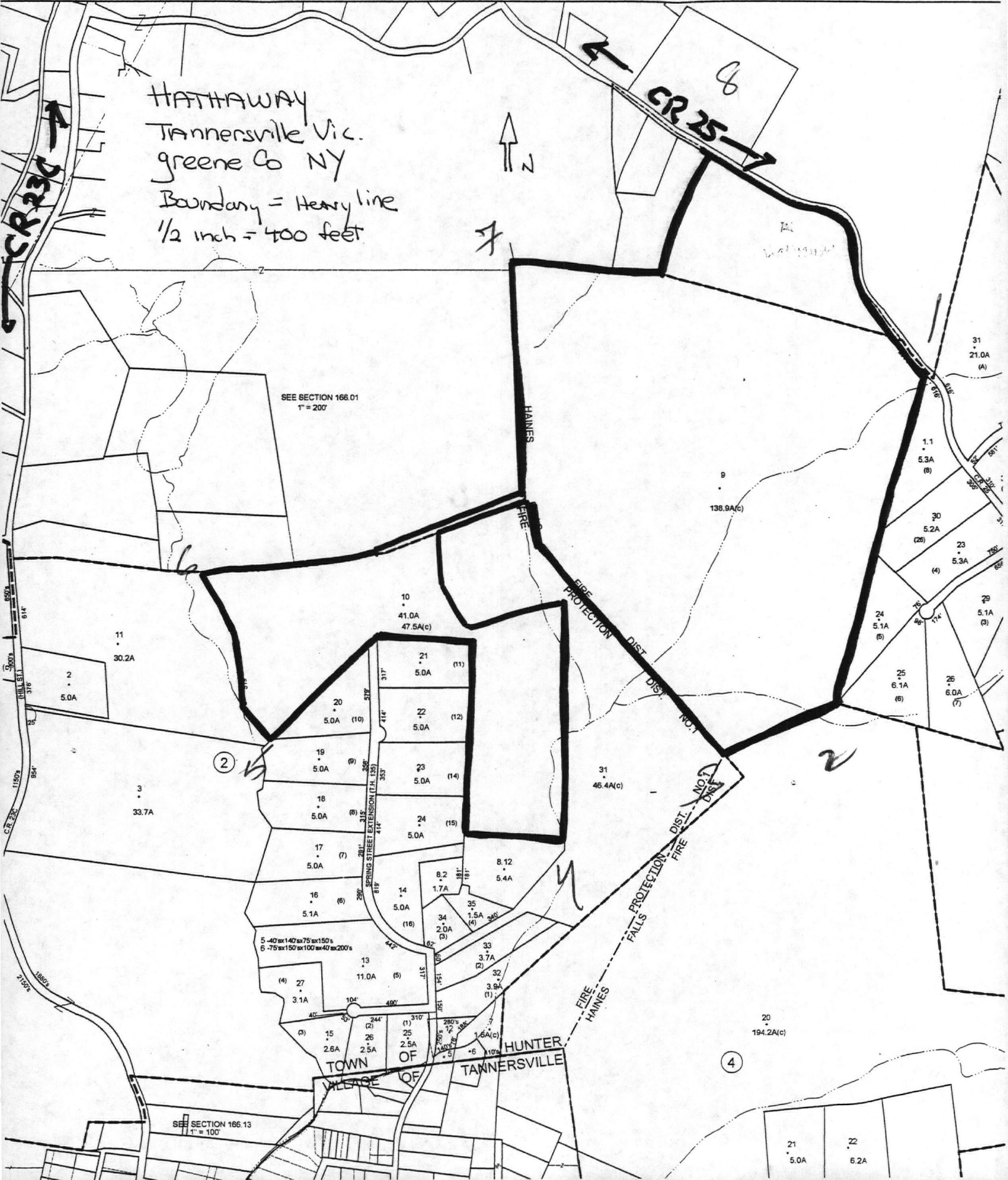
All photos by:

Cynthia Rose Hamilton, May 2007  
Heritage Consulting Group

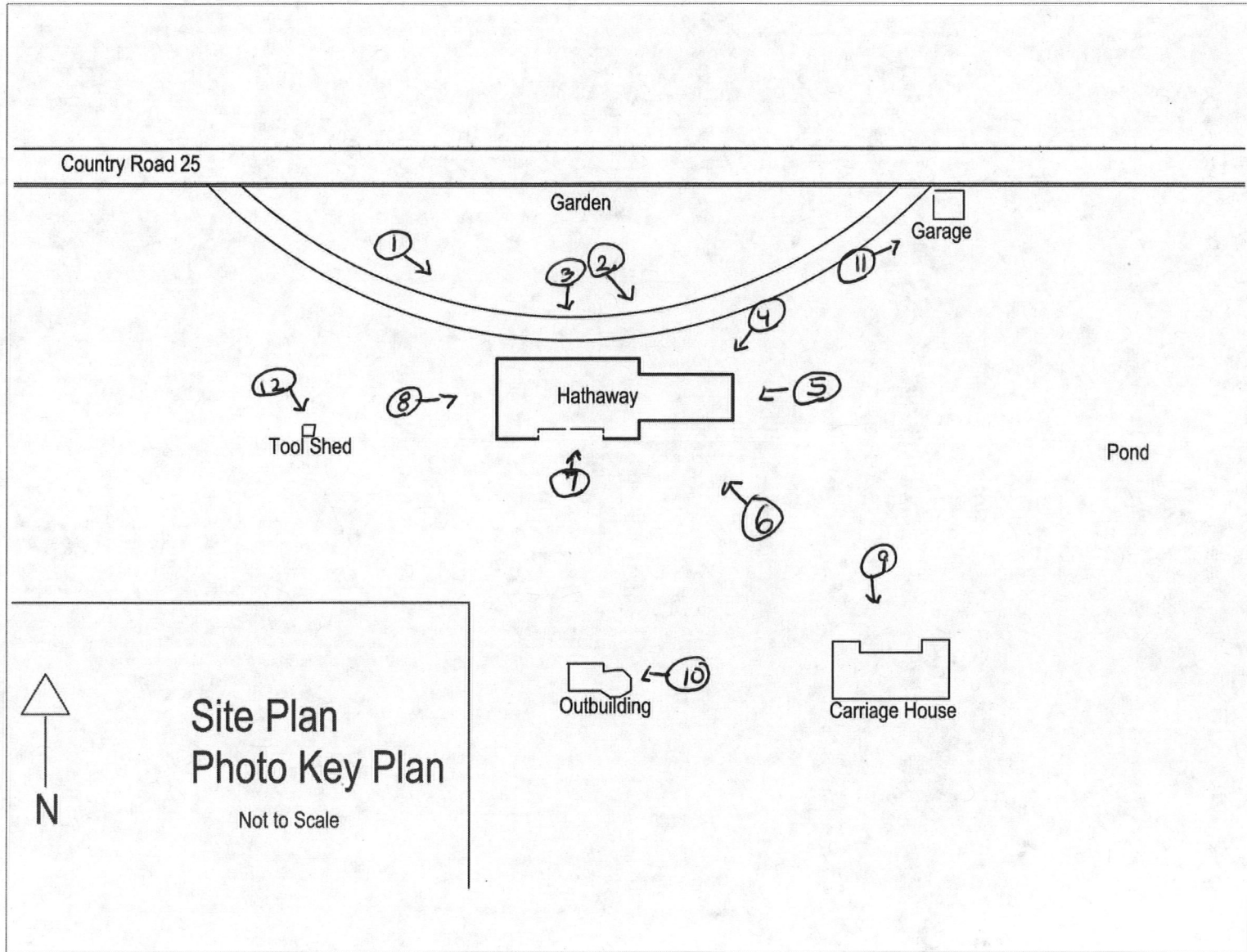
Views:

1. Main (N) and West Elevations, Looking Southeast
2. Main (N) Elevation, Looking Southeast
3. Main (N) Elevation, Detail of Entrance, Looking South
4. Main (N) Elevation, Servants' Wing, Looking Southwest
5. East Elevation, Looking West
6. Rear (S) Elevation, Looking Northwest
7. Rear (S) Elevation, Enclosed Porch, Looking North
8. West Elevation, Looking East
9. Carriage House, Main (N) Elevation, Looking South
10. Solarium, East Elevation, Looking West
11. Garage, Looking Northeast
12. Tool Shed, Looking Southeast
13. Basement Kitchen, Looking Southeast
14. 1<sup>st</sup> Floor, Detail of Main Entrance, Looking North
15. 1<sup>st</sup> Floor, Main Room, Looking Northeast
16. 1<sup>st</sup> Floor, Chandelier Room, Looking Northeast
17. 1<sup>st</sup> Floor, Dining Room, Looking Southwest
18. 1<sup>st</sup> Floor, Servants' Wing Kitchen, Looking Southeast
19. 2<sup>nd</sup> Floor, Room #25, Looking Southeast
20. 2<sup>nd</sup> Floor, Room #21, Looking North

HATHAWAY  
Tannersville Vic.  
Greene Co NY  
Boundary = Heavy line  
1/2 inch = 400 feet



HATHAWAY  
Tannersville Vic  
Greene Co NY



Country Road 25

Garden

Garage

Hathaway

Tool Shed

Pond

Outbuilding

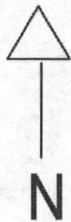
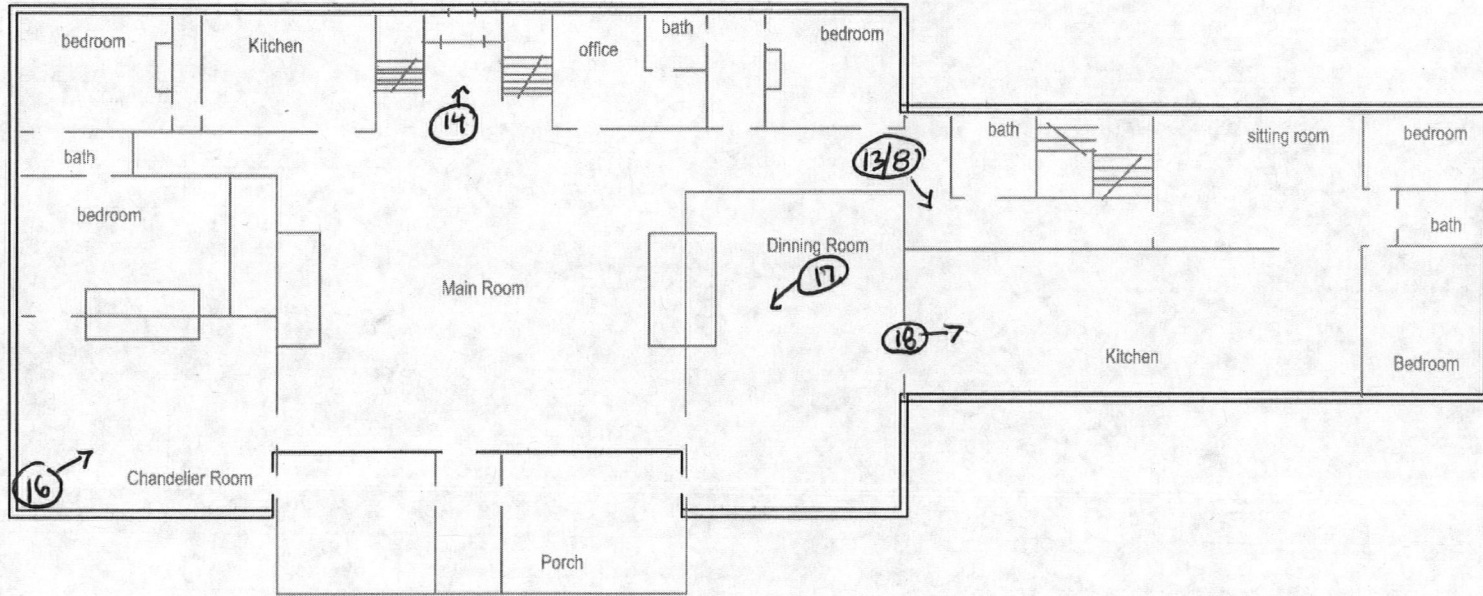
Carriage House



Site Plan  
Photo Key Plan

Not to Scale

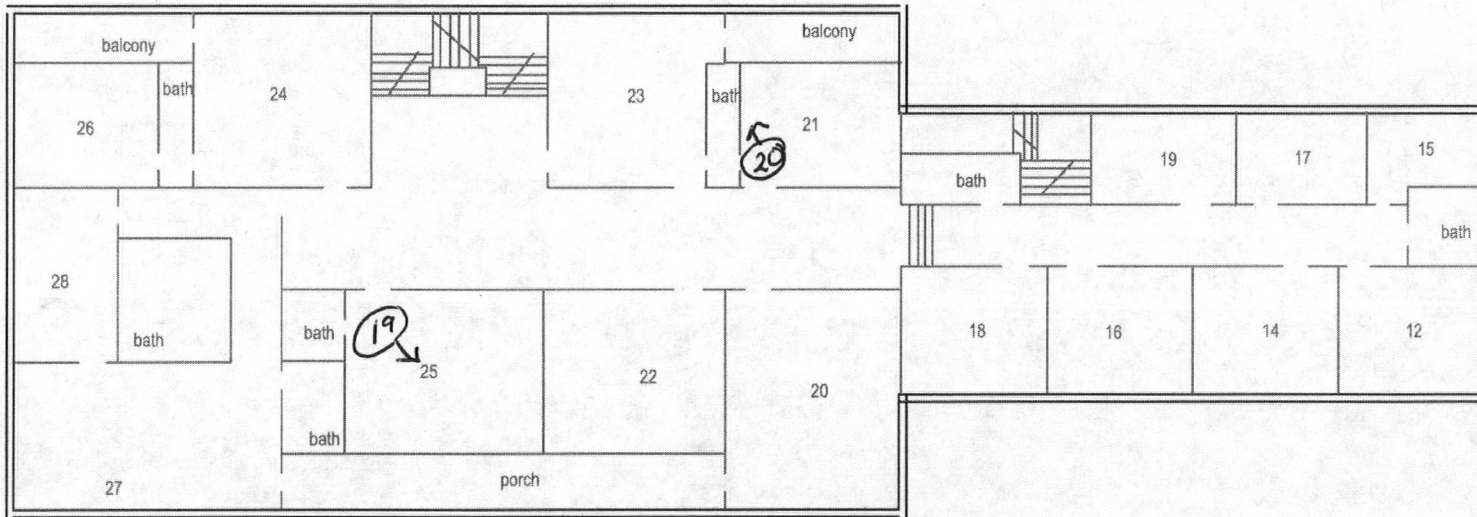
HATHAWAY  
Tannersville Pa  
Greene Co NY



# First Floor Plan Photo Key Plan

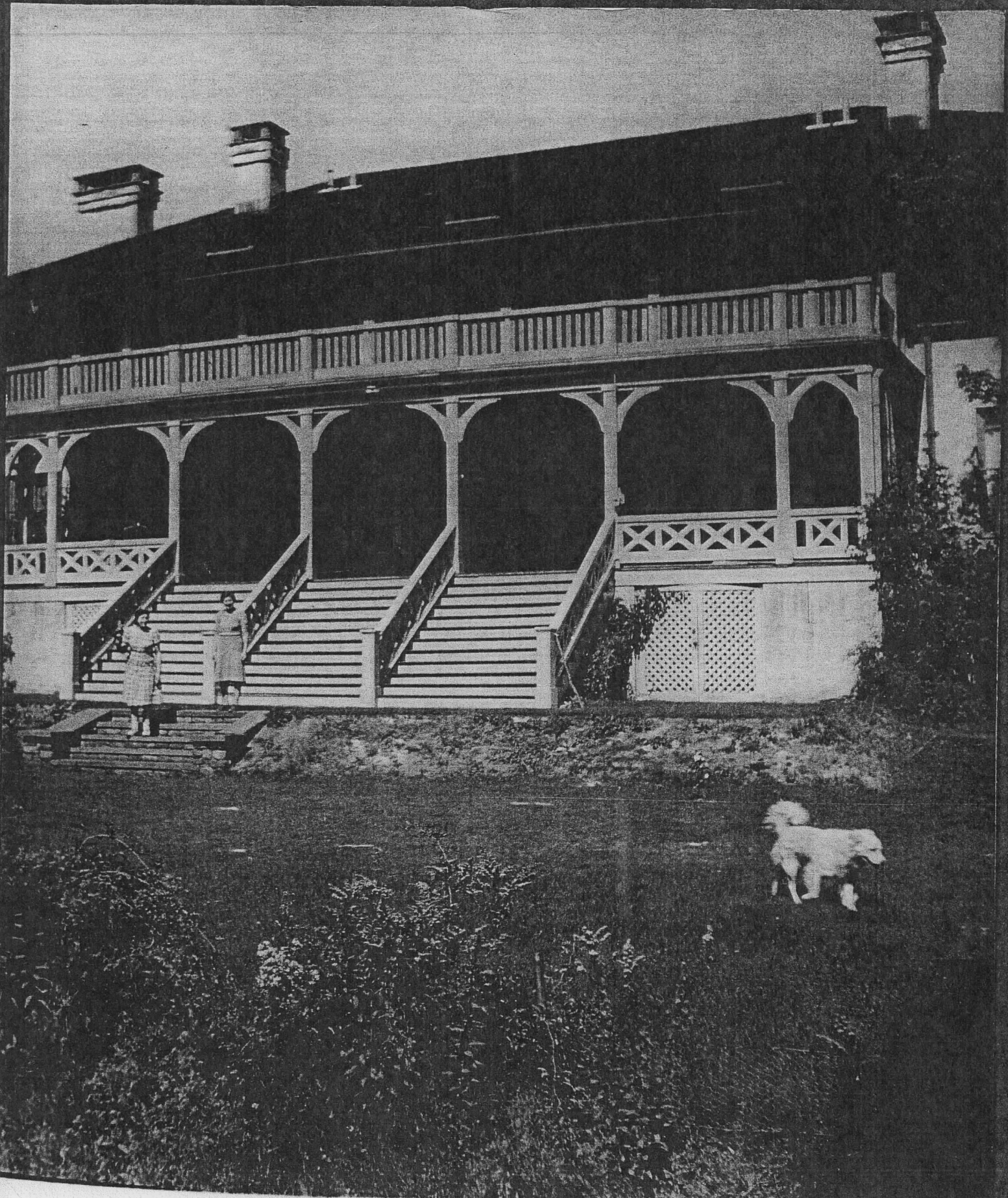
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Hartaway  
Tannersville Vic  
Greene Co NY

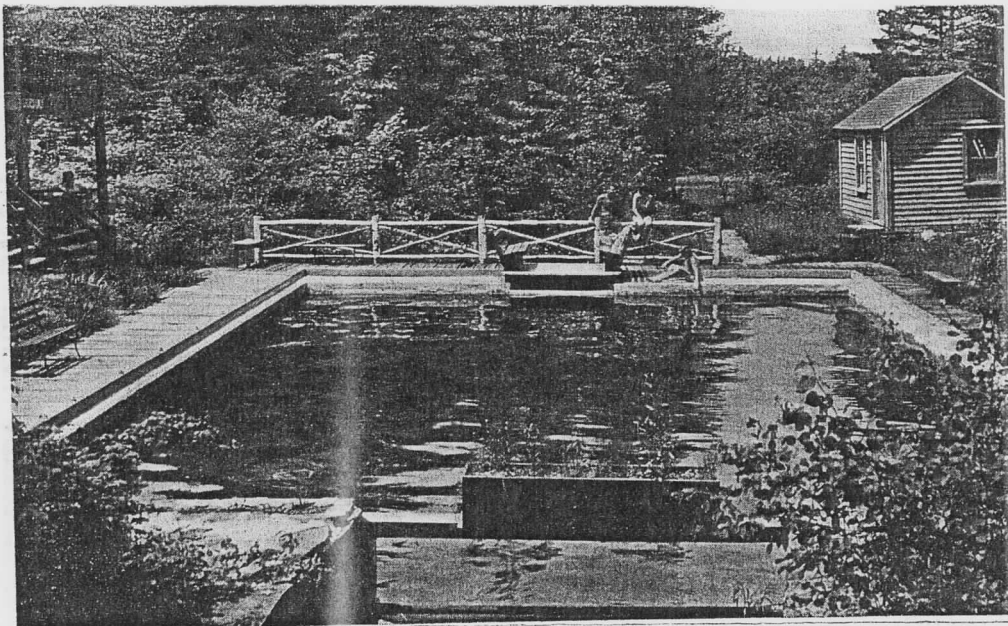


# Second Floor Plan Photo Key Plan

Not to Scale



Hatheway - Historic view of Rear Porch c1940s



*T*HIS is the story of HATHAWAY LODGE, formerly the magnificent 592 acre Macy estate.

Here, 2500 feet above the sea, is the place where perfect vacations are made. The sweeping mountain panoramas offer ever-changing moods of beauty while, at the Lodge itself, the wild, deep forest has been transformed into lovely, landscaped gardens.

## A VACATION YOU WILL NEVER FORGET

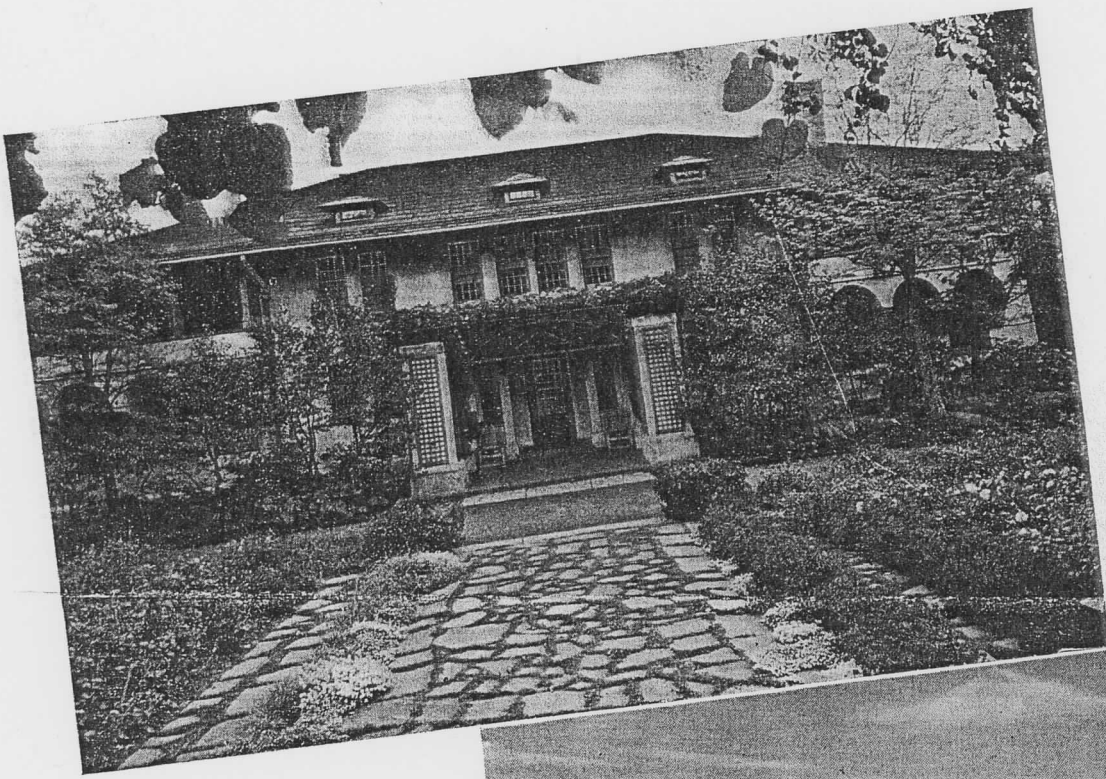
Hathaway's recreational facilities are

many and varied. Tennis, swimming, fishing in private streams, ping-pong, badminton, handball, horseback riding on private bridle paths, and golf on a fine course nearby at moderate green fees. Our beautiful swimming pool, fed by pure mountain streams, is set between the forest and a sun-drenched apple orchard. Adjoining the pool, high above the treetops, is our private solarium.

A fine collection of musical recordings is always available and our comfortable library offers books and magazines to meet every taste. Guests may enjoy informal dancing and television. The Hathaway game room, offers a variety of divertissements.

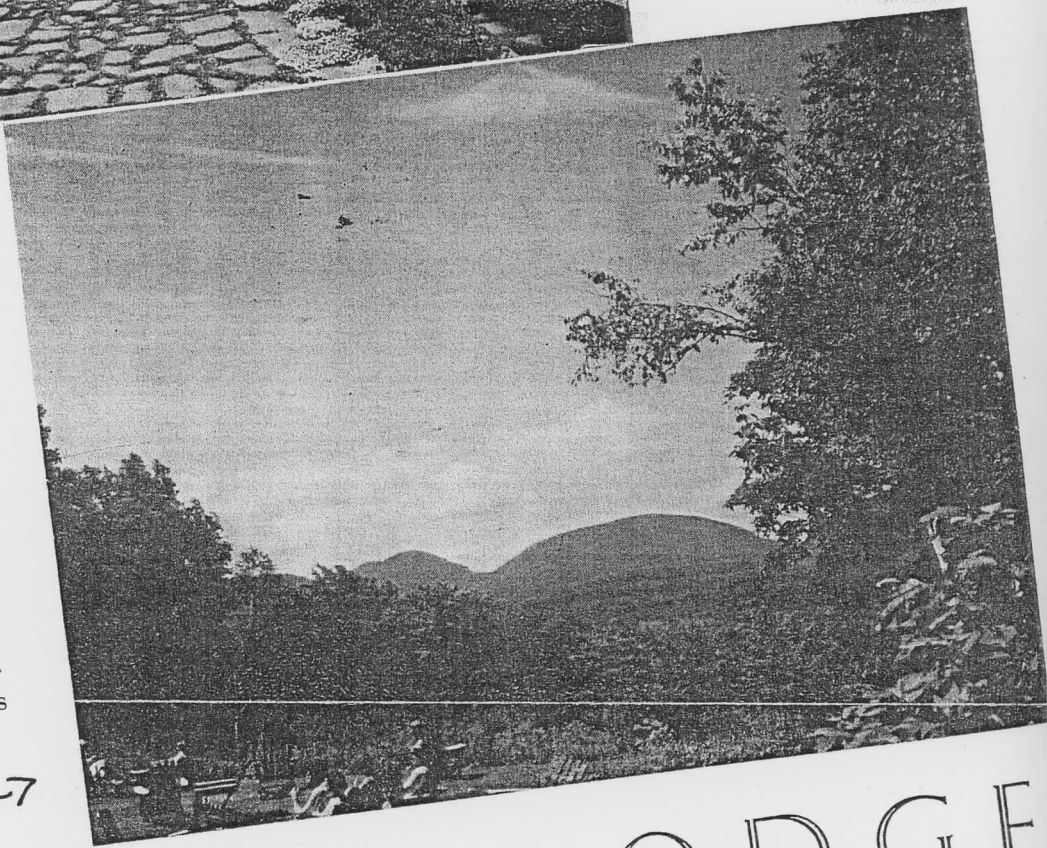
Many of the rooms at the Lodge have private porches and individual fireplaces, and most have either private or adjacent bathrooms. And the food? A competent dietitian and a fine chef combine their talents to make Hathaway's tables the happy meeting ground for lovers of superbly prepared American-Jewish cooking.

*Hathaway - historic view of pool - c 1940s*



facade + garden

AT Haines Falls in  
Greene County . . .  
where the Mohawks  
roamed the hills and  
called them Onteora,  
"Hills of the Sky" . . .  
where Mark Twain,  
John Burroughs,  
Washington Irving and  
other great artists filled  
their hearts with beauty  
and their pens with in-  
spiration . . . there lies



View from →  
rear

# HATHAWAY LODGE

FOR ADULTS

a vast, palatial estate that has for many years been the  
gathering place of a unique colony of congenial people.

Hathaway - Historic View of North-main-facade  
+ front garden - c.1940s

# HATHAWAY LODGE

## OF SUCH STUFF ARE DREAMS MADE . . . .

- . . . of woods and trees, the call of birds, the murmur of brooks, the sun rising over pine-covered hills stretching to the horizon.
- . . . of good books and music, warm, friendly companionship, while logs crackle and flames leap high in the open fireplaces.
- . . . of spacious rooms designed for leisurely, luxurious living.
- . . . of wholesome, hearty, tasty food.
- . . . of clean, fresh air and the stimulation of healthful, active sports.

*Hathaway - Historic view of main room - 1st floor - c1940s*



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hathaway  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Greene

DATE RECEIVED: 12/31/07      DATE OF PENDING LIST: 1/22/08  
DATE OF 16TH DAY: 2/06/08      DATE OF 45TH DAY: 2/13/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000023

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    2.12.08 DATE

ABSTRACT/SUMMARY COMMENTS:

*atv*  
National Register of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



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Greene County, NY  
1

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Greene County, NY  
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Greene County, NY

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Greene County, NY  
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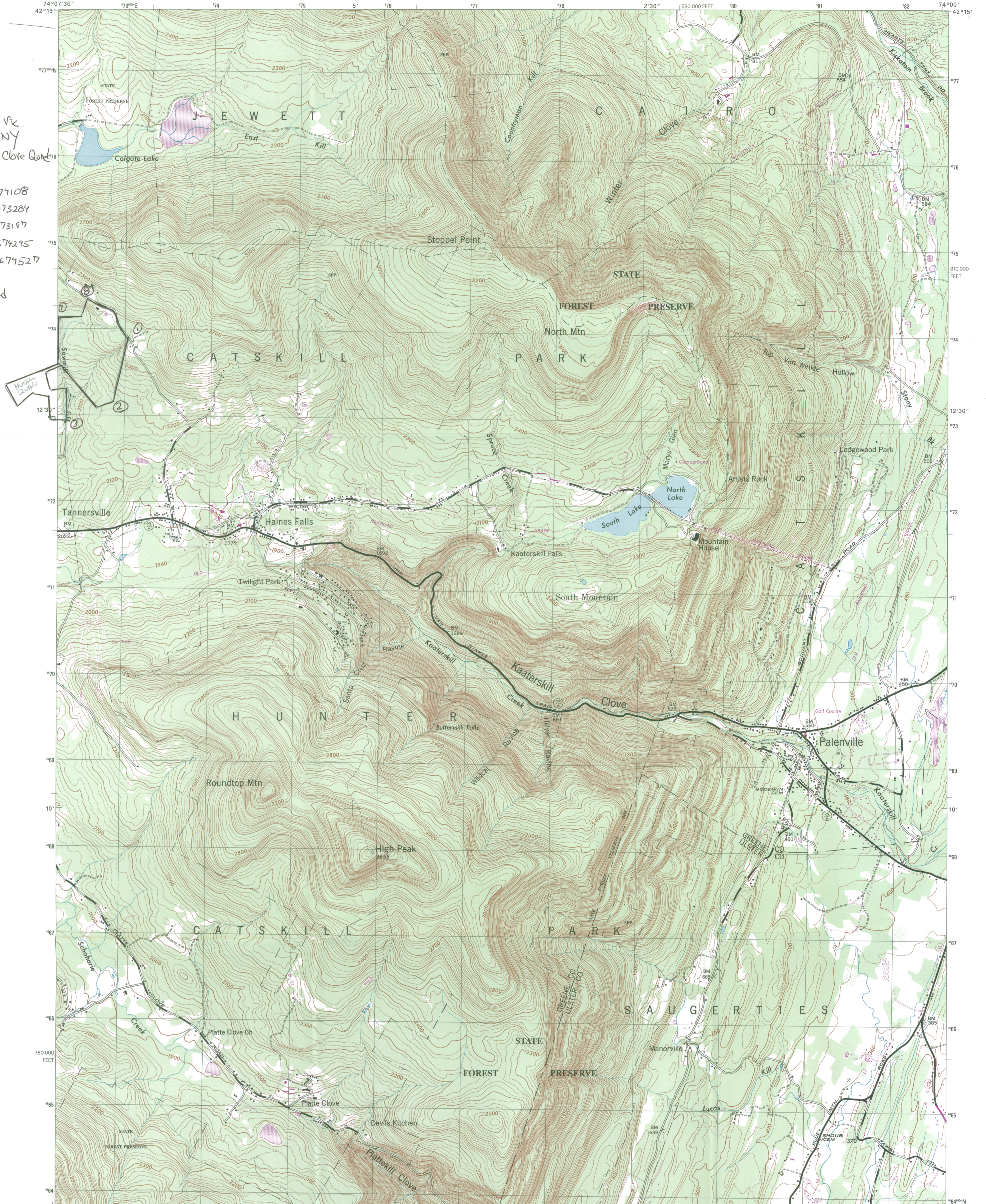
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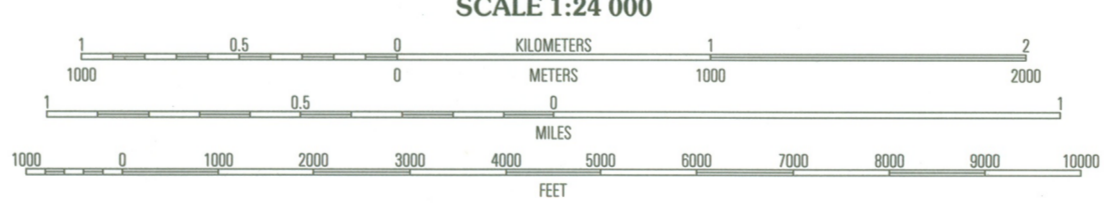
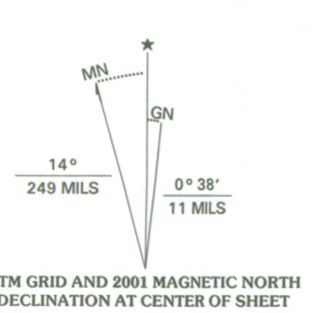


Hathaway  
Greene County, NY  
20

Hamtaway  
Tannersville Vic.  
Greene Co NY  
Kaaterskill Clove Quad  
zone 18  
1. 573073/4674108  
2. 572842/4673284  
3. 572602/4673197  
7. 572313/4674295  
8. 572693/4674527  
see also  
Hunter Quad



Produced by the United States Geological Survey  
Topography compiled 1943. Planimetry derived from imagery taken 1978 and other sources. Photoinspired using imagery dated 1997; no major culture or drainage changes observed. Survey control current as of 1943. Boundaries, other than corporate, revised 2000  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: New York coordinate system, east zone (transverse Mercator)  
1000-meter Universal Transverse Mercator grid, zone 18  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software  
There may be private inholdings within the boundaries of the National or State reservations shown on this map  
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION

Primary highway hard surface .....	Light-duty road, hard or improved surface .....
Secondary highway hard surface .....	Unimproved road .....

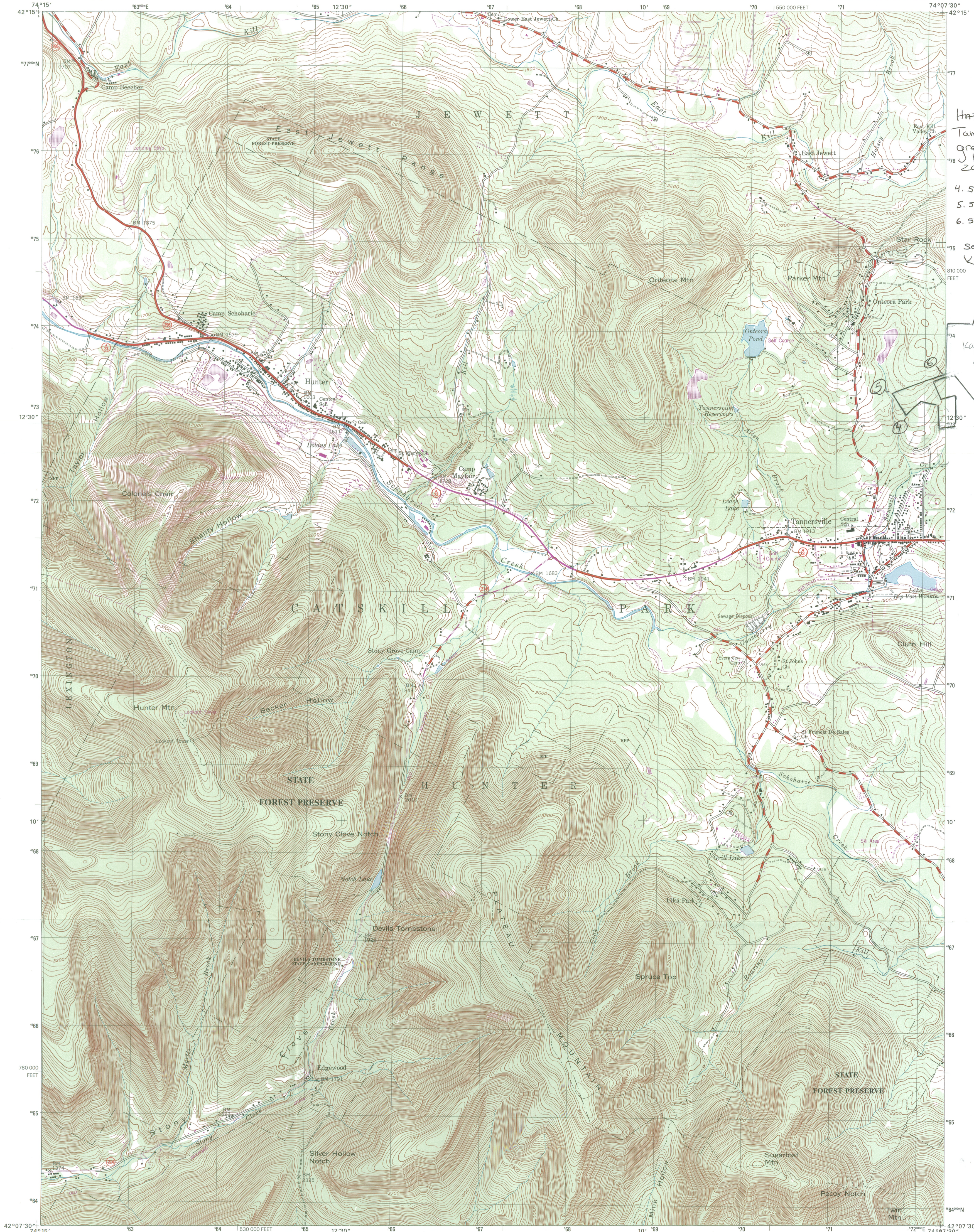
Legend for routes: Interstate Route, U.S. Route, State Route

1	2	3	1 Hensenville
			2 Freehold
			3 Leeds
4			4 Hunter
			5 Cementon
			6 Bearville
			7 Woodstock
6	7	8	8 Saugerties

KAATERSKILL CLOVE, NY  
1997  
NIMA 6168 II NE-SERIES V82I

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



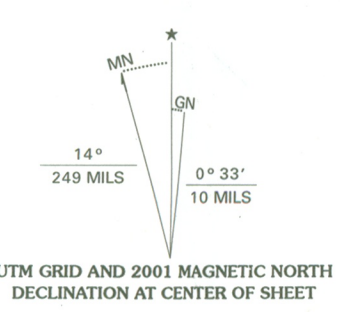


HATHAWAY  
Tannersville Vic  
Greene Co NY  
Hunter Quad  
Zone 18  
4. 572374/4673080  
5. 571718/4673227  
6. 571618/4673577

See also  
Kaatenskill Clove Quad



Produced by the United States Geological Survey  
Topography compiled 1943. Planimetry derived from imagery taken 1978 and other sources. Photosinspected using imagery dated 1997; no major culture or drainage changes observed. Survey control current as of 1945. Boundaries, other than corporate, revised 2000  
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1000-meter Universal Transverse Mercator grid, zone 18  
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NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1 Ashland
			2 Hensonsville
			3 Freehold
4		5	4 Lexington
			5 Kaatenskill Clove
			6 Phoenicia
			7 Bearsville
6	7	8	8 Woodstock

ROAD CLASSIFICATION  
Primary highway hard surface .....  
Secondary highway hard surface .....  
Light-duty road, hard or improved surface .....  
Unimproved road .....  
Interstate Route U.S. Route State Route

HUNTER, NY  
1997  
NIMA 6168 II NW-SERIES V821



# STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

I, Hunter Foundation, am the owner of the property at  
(print or type owner name)

781 Route 25, Tannersville New York  
(street number and name, city, village or town, state of nominated property)

I support its consideration and inclusion in the State and National Registers of Historic Places.

Charlene J. Holdridge 6/4/07  
(signature and date)  
Charlene J. Holdridge  
Executive Director of Hunter Foundation

Hunter Foundation

PO Box 461 - 6004 Main Street

Tannersville, NY 12485  
(mailing address)