

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

1562

RECEIVED

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. Name of Property

historic name Hopson-Swan Estate
other names/site number

2. Location

street & number Rte. 9W | | not for publication
city, town Sparkill |x| vicinity
state New York code NY county Rockland code 087 zip code 10964

3. Classification

Ownership of property	Category	Number of resources within property	
		Contributing	Noncontributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	3	buildings
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	structures
	<input type="checkbox"/> object	4	objects
			0 Total

Name of related multiple property listings: na
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby 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, this property meets does not meet the National Register criteria. See continuation sheet.

John S. Storz
Signature of certifying official
Deputy Commissioner for Historic Preservation
State or Federal agency and bureau

9/23/92
Date

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

Signature of commenting or other official
State or federal agency and bureau

Date

5. 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:)

Patrick Anders

11/23/92

Signature of keeper

Date of Action

6. Function or Use

Historic Function

(enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Mid-19th century

Late Victorian

Materials(enter categories from instructions)

foundation stone

walls wood

roof slate

other

Describe present and historic physical appearance.

The Hopson-Swan Residence is located within the boundaries of the Tallman Mountain State Park, a component of the Palisades Interstate Park National Historic Landmark. The Hopson-Swan Estate was acquired by the Palisades Interstate Park Commission in 1947. The estate, which was developed in the period c1850-c1920, pre-dates the park and is associated with different themes. Because the NHL nomination did not address the theme of architecture and because the significance of the residence is not related to that of the park, the Hopson-Swan property is now documented in an individual nomination.

This nomination boundary was drawn to encompass the largest intact parcel originally associated with the Hopson-Swan Estate. Thus, the boundary includes nearly eight acres, which is the land associated with the house during its last stage of development. Although the original property acquired by the Hopsons totaled sixteen acres, the loss of six acres sold off in the nineteenth century and several lost in the twentieth does not compromise the integrity of the estate. The nomination encompasses the house, its outbuildings and the small landscaped site. Local tradition holds that a previous house occupied this site in the 1760s and that the cellar of that house was reused as the cellar for this one. To date, no documentation, physical or documentary, has been found to support this theory. The site is accessed by a long, tree-lined entrance drive on the east side of Rte. 9W, between the entrance to Tallman Mountain State Park and the Rockland Golf Club. The drive is outlined by stone walls. The house is sited relatively far back from the road, centered on a small landscaped parcel characterized by lawns, specimen trees, flowers and shrubs, including a giant wisteria that marks the main entrance. A circular approach drive marks the location of the house within the parcel. While the general size, layout and functional components of the estate are those expected for a residence of this type and period, specific actual features may date from later periods. There are three dependencies, all dating from the period of significance. They include a cast-iron gazebo and a two small carriage houses (or garages) with living spaces above; the latter are clad in stucco and wood and date from the 1920s.

The Hopson-Swan residence is a one and one-half story frame house on a stone foundation; it is sheathed in clapboard siding and surmounted by a mansard roof with cedar shakes. The house was constructed in three phases: original construction in c1850; an expansion and restyling in c1869 and another in c1920.

As built, the house was somewhat smaller and less elaborate, symmetrically disposed around a center hall, but somewhat irregular in the details of its form, which was characterized by various picturesque features. The interior appears to have been divided into three principal rooms on the first floor and four on the second. The stair was located in the hall. The original roof configuration is not known, but two of the three existing chimneys are original. Based on details of the plan and extant physical evidence, it is believed that the original plan of this residence closely resembled a

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plan developed by A.J. Downing and published in Cottage Residences in 1842 (copy enclosed), suggesting that this was a pattern book house adapted for the Hopsons by a builder.

In c1869, the house was expanded slightly and redecorated in line with period tastes. Probable changes in this period include the slight enlargement of the dining room, the addition of the mansard roof, dormers and tower, the addition of some round-arched openings, the removal of the stairs from the center hall to a space at the rear of the parlor, and the updating of certain decorative features, such as the mantel in the parlor.

Finally, in c1920, additional changes were made, including the addition of a screen-in porch adjacent to the parlor, the installation of French doors between parlor and porch, the removal of the partition separating parlor and stairs and the installation of two large classical columns to mark the transition from parlor to stair and the addition of secondary features, such as carriage houses and gazebo.

As it survives today, the house is oriented to the south, with the main entrance located in a two-story tower centered on the south elevation. The entrance, sheltered by a small portico, consists of double wooden doors under a round-arched transom with clear glass. Each of the doors is decorated with a oval-shaped molding. The second floor of the tower features double round-arched windows on three sides; roundel windows are centered above them. Flanking the entrance are large, double-hung four-over-four sash windows; however, the bay to the west side of the entrance is recessed behind a first floor porch.

Although it does not wrap-around continuously, the first-floor porch continues along the entire length of the west elevation. This elevation is distinguished by a series of French doors, providing access from the parlor to the screened-in porch. The east elevation is relatively plain, with one double-hung four-over-four sash window in the southernmost bay and a projecting twentieth-century addition concealing the northeastern end of this wall. The rear is marked by a variety of different window types, reflecting changes over its long period of significance, and a small addition at right angles to the main body of the house, forming an L. A portion of the rear elevation is covered by a one-story porch with Gothic tracery; the roof is broken by a small pediment over the rear door. This porch may survive from the original period of construction. The rear entrance, which terminates the deep center hall, mirrors the primary

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entrance by featuring double doors under a round-arched fanlight; rather than wooden doors, those at the rear are small-pane glass wood. At the second story level, the mansard roof is broken by numerous dormers on all elevations and three chimneys, two of which are original; the third is a non-historic feature.

On the interior, the first floor is organized around the wide center hall, which extends from the front entrance to the rear. The hall features a fireplace on its western wall; this fireplace shares a chimney with that in the parlor. The parlor, which occupies the entire western half of the first floor, features a fireplace on its eastern wall with an elaborate High Victorian style mantel, a series of French doors on its western wall providing access to the screened-in porch and a dramatic curving stair to the second floor at the northern end, or rear of the room. This stair, which is set behind a pair of columns, appears to have been moved to this location from the hall in c1869; the columns were installed in c1920.

The east half of the first floor is divided into a dining room in the front and a kitchen in the rear. The dining room features a fireplace on its north wall with a c1920 mantel. The dining room is connected to the kitchen by a small service pantry. The kitchen has been modernized.

The second floor, under the mansard roof, is divided into four bedrooms, two baths and a study. The north wing is divided into two rooms, which served as servant's quarters.

The carriage houses are located on the eastern edge of the nominated property and the cast-iron gazebo is mid-way between house and outbuildings. Also located on the site is an early twentieth century concrete cold frame. The carriage houses and gazebo also appear to date from the twentieth century.

The eight-acre landscaped parcel generally reflects the same Downing-inspired aesthetic that inspired the house; however, the actual features themselves may date from later in the period of significance. Contemporary landscaping carries the picturesque tradition into the present and is compatible with the historic character. The Hopson-Swan Estate remains in excellent condition. Alterations have been minor and in keeping with the character of the property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: [] nationally [] statewide [x] locally

Applicable National Register Criteria [] A [] B [x] C [] D

Criteria Considerations [] A [] B [] C [] D [] E [] F [] G

Areas of significance

Period of Significance

Significant Dates

Architecture

c1850-c1940

c1850

c1869

c1920

Cultural Affiliation

na

Significant Person

Architect/Builder

unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hopson-Swan Estate is significant under criterion C in the area of architecture as a distinctive intact example of a small picturesque suburban residence of the mid-nineteenth century in southeastern Rockland County. The residence was built as the home of Dr. James A. Hopson and Eliza Ann Clark Hopson within a decade of their 1837 marriage. As constructed in c1850, the small clapboard dwelling substantially embodied the distinctive characteristics of the picturesque suburban cottage, a type of rural residence on a small landscaped parcel advocated by architects and landscape gardeners such as A.J. Davis and A.J. Downing for the professional classes in this period. The design source for the Hopson house was probably a pattern book; in fact, the original plan of the residence is nearly identical to one pictured Downing's Cottage Residences, of 1842. Balanced and symmetrical in plan, the design evoked no style in particular, but was embellished with a variety of picturesque features, including decorative chimneys, bracketed roof, large windows and porches and Gothic-inspired decorative motifs. Serving as the centerpiece of its small cultivated parcel, the house was sited to enhance and enjoy the natural beauty of its surroundings. Within twenty years (c1869), the Hopsons enlarged the house, adding a tower, mansard roof and dormers, expanding the dining room space, moving the stair to the back of the parlor and updating some of the interior decoration and trim with fashionable Victorian period motifs. These changes were affected within the same aesthetic tradition, further developing the picturesque qualities of the design, while adapting it to serve the needs of the now large Hopson family. The house also displays evidence of a third significant period: In 1920, the house was acquired by Marion B. Swan. During the Swan occupation (1920-1947), the house was again remodeled and redecorated in accordance with the aesthetic and functional requirements for country houses in that period: A full-length screened-in porch was added adjacent to the parlor and access was provided by French doors installed along the adjacent parlor wall. A fireplace was opened in the central hall; a service pantry, servants' quarters and garages were added; and some decoration was updated in the popular Classical Revival taste. The overall effect of these changes was the redefinition of the former family residence as a country seat; that is, a house in proximity to the New York metropolitan area for weekend relaxation, entertainment and the experience of nature. The Swan family owned the estate until 1947, when it was deeded to the Palisades Interstate Park Commission for use as a residence for park executives.

The estate grounds remain remarkably intact, with landscape features from both major periods of occupation extant. The house is approached via a long, tree-lined drive, outlined by a stone fence. The residence is the centerpiece of a small clearing demarcated by a circular drive, ornamental plantings and mature trees. The entire

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estate aspires to a rustic simplicity that combines an appreciation of the natural world with a cultivated and controlled setting: This setting exemplifies the picturesque suburban tradition in the Hudson Valley between the mid-nineteenth century and the early twentieth century. Although some features, particularly the circular drive that approaches the house and the mature trees, probably date to the original period, the landscape has been updated and altered over time along with the house, and numerous plants probably date to the twentieth century. However, contemporary landscaping complements the original, continuing the picturesque tradition into the present. Today, the house, its outbuildings and site lie within the boundaries of the Tallman Mountain State Park. The small eight-acre enclave is secluded and well-preserved within the larger park area.

Dr. Hopson was one of the first physicians to practice in the small community of Piermont and he served as a village doctor for nearly fifty years [1]. Dr. Hopson was also a prominent citizen of Piermont during its formative and most prosperous years: He served as one of the village's founders and first trustees in 1850; he was among the founders of the Episcopal congregation in Piermont and served as a parish vestryman; he was among the founders of the Rockland County Medical Society in 1850, and he served as its president in 1877. Hopson was apparently a well-respected member of the community and an active participant in civic life. The cumulative effect of Dr. Hopson's various public roles in village life may accord him significance under criterion B; however, further documentation is needed to support this assessment.

In c1800, the Vredenburg tract, the land upon which the Hopson-Swan Residence is sited, was owned by Lawrence Briggs, a merchant residing in nearby Tappan Landing, a small landing with access to the Hudson River via the Sparkill Creek. During the nineteenth century, Tappan Landing served as an important transition point for trade between interior regions of the upper Hackensack Valley and New York City. The area along the creek between the landing and the Hudson River was known in this period "the Slote," derived from the Dutch word for ditch. This name apparently referred to a ditch dug near the mouth of the creek in the late seventeenth century. Prior to 1839, the area at the mouth of the creek that is now Piermont was commonly referred to as Tappan Slote. Prior to the 1820s, Tappan Slote had a small population and lacked the pier and the railroad upon which its later growth was based.

Lawrence Briggs died in 1826, leaving his property to be divided among his wife and their five children. His wife, Elizabeth Briggs,

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received life use of the fifty-acre Vredenburg tract, which was to be divided among several of the Briggs children upon her death. One of these children was Mariah (or Maria) Clark, who died soon after her father, leaving her third (about sixteen acres) of the fifty-acre parcel to be divided among her own three children upon their grandmother's death. Elizabeth Briggs survived her husband by nearly twenty years and was executrix of his will. In 1853, before she died, and apparently under her direction, the Vredenburg tract was divided, and the three children of Mariah Clark - Abraham, John and Eliza Ann - received deeds for their mother's sixteen-acre share of the Briggs estate.

James A. Hopson, a native of South Carolina, was born in c1809. At some point prior to 1828 (when he entered medical school), Hopson moved to New York City. He attended medical college in Fairfield, Herkimer County, New York, graduating from the College of Physicians and Surgeons in 1830. Four years later, at the age of 24, Dr. Hopson moved to Rockland County. The first evidence of his practicing medicine in Rockland County is found in a diary entry of 1834, the year of his arrival. On February 2, 1837, Dr. Hopson recorded his eligibility to practice medicine in the Rockland County Clerk's Office. Some time prior to 1837, Hopson married Eliza Ann Clark, granddaughter of Lawrence Briggs; the couple's first child, Edmund Hopson, was born in 1837.

It is not known why Dr. Hopson relocated to Tappan Slote; however, it was an opportune time to set up a practice in that small hamlet, as its fortunes were about to change. In 1832, the New York and Erie Railroad, to connect Lake Erie and the Hudson River, was chartered. Tappan Slote, located at a natural break in the Palisades and close to New York City, was chosen as its eastern terminus. In 1839, a pier was constructed at Tappan Slote, providing access to the railroad for steamboats and barges and facilitating the transfer of passengers and freight. At the completion of the pier, the president of the railroad, Eleazar Lord, proposed a new name for the large town that he believed would someday exist there. The name, "Piermont," coined by Lord in 1839, recalls the visual dominance of both the pier and the surrounding hills. In the next few decades, Piermont served as a transfer station for numerous travelers and goods. The village was a busy place whose future growth seemed assured. In 1841, the section of New York and Erie Railroad between Goshen and Piermont was completed and began operation. It took ten years to complete the line, with the entire route between Piermont and Dunkirk, Erie County completed in 1851.

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Dr. Hopson prospered in the 1840s, along with the village. By 1840, the Hopsons had two young children. It is not known where the family resided in these years; however, they may have lived with Ann Hopson's grandmother, Elizabeth Clark, who maintained a large stone two-family house near Tappan Landing (this house, no longer extant, was located on what is now the north side of Piermont Avenue in Piermont); this house was later owned by Dr. Hopson.

When Lawrence Briggs's estate was divided in 1843, Eliza Ann Clark Hopson and her two brothers received deeds to their mother's share. One tract of land, about sixteen acres in size, was conveyed to the three Clark children. In 1844 and 1846, the two Clark brothers deeded their shares to the Hopsons, giving them sole title to the sixteen-acre parcel of land. Based on the relatively low prices paid for these two tracts, it appears that there was no house located on the site at this time. Although local tradition holds that there was an eighteenth-century house on this site at one time (a portion of its basement supposedly reused in the Hopson House), no evidence either documentary or physical has been found to support this theory. By 1847, the Hopsons had four children, and it appears to have been in the period 1849-50, following consolidation of the Briggs land, that the Hopson residence was constructed. The Hopson children eventually numbered nine, with at least two dying in childhood.

During the 1840s, Dr. Hopson was among Piermont's prominent citizens. He maintained an office in the heart of Piermont, close to the New York and Erie Railroad shops. Hopson was also active in the religious and civic life of the new village. In 1848, at the stone house of Dr. Hopson (probably the Briggs house), an Episcopal congregation to be known as Christ Church was formed in Piermont. The first services had been held in 1847 on a property adjacent to Hopson's stone house. Some years later, Hopson served as a vestryman for the parish. In 1850, Piermont incorporated as a village and James A. Hopson was one of its incorporators. That same year, Hopson was involved in the formation of the Rockland County Medical Society as one of twelve charter members. Two previous societies had been formed in Rockland County, in 1816 and in 1829, but neither of these societies survived.

The 1850s brought changes to the Piermont area. The most significant, perhaps, resulted from passage of a law that allowed the New York and Erie Railroad to enter an adjoining state. In the early 1850s, the New York and Erie joined with existing New Jersey Railroads in crossing the New York-New Jersey border near Suffern.

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Trains could now run directly to Jersey City from upstate New York, a more direct and advantageous route, especially for passengers. Piermont, which had reaped the benefits of being a busy transfer station for more than a decade, was now largely bypassed by passenger trains. However, a great deal of freight was still routed through Piermont for another decade, as the facilities there were still advantageous for that purpose. In 1860, the prosperity of Piermont was at its height. But two years later, the Erie Railroad's terminus and shops were relocated to Jersey City, a severe blow for the economy of Piermont. Local tradition has it that in 1862, the population of the village was reduced by at least one half. However, the village remained the terminus for passengers and freight on the Northern Railroad, a line completed in 1859 between Jersey City and Piermont along the western base of the Palisades, until 1870; this provided some economic benefit to Piermont.

Hopson's fortunes generally paralleled those of the village, with the 1850s finding him remaining in successful practice and apparently a prominent and well-respected member of the community. In diary references from the period 1853-1861, Hopson is frequently noted as a participant in public affairs: giving a speech at a Civil War rally, reading the Declaration of Independence at an Independence Day celebration, etc. (Demarest). By the 1860s, Hopson's son Edmund was also a doctor practicing in Piermont; however, in 1859, both Hopsons became involved in another business, the Rockland and Bergen Milk Association (or the Rockland County and New Jersey Milk Association). Their stated purpose in this venture was to supply New York City residents with "pure, unadulterated country milk" (Demarest). Each subscriber would be provided with his or her own milk cans; these were to be filled with milk from specific dairies in Rockland and Bergen counties. Period advertising suggests that for an extra charge, families could consistently obtain milk from the same cow. The press looked favorably upon the project, in particular because of prestige of the directors, one of whom was James A. Hopson. According to one article, "with such names among the directors...the public can need no other vouchers as to the integrity and good faith of this association" (Demarest).

In 1860, James Hopson purchased an adjoining seventeen-acre piece of land that belonged to his wife's aunt, another daughter of Lawrence Briggs, who had inherited a piece of the Vredenburg tract. Just a month later, Hopson sold four acres of that purchase, a parcel to the east of his own land, to a third party. It appears that what

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actually changed hands was a view of the Hudson River, a commodity that would play an increasing role in the fortunes of the Piermont area, seemingly moving closer and closer to the metropolitan New York area by virtue of advanced transportation systems. These transactions left the Hopsons with approximately thirty acres of land. Hopson then mortgaged this land in 1869, apparently to fund the enlargement and redecoration of the house.

In 1870, Hopson obtained clear title to the mortgaged land, namely, the thirteen-acre tract west of his residence and an additional adjoining six acres of the homestead tract; it appears that Hopson then sold these two parcels of land to I. Smith Homans in the same year. He sold another one-acre parcel to him several months later. These numerous transactions indicate Hopson's shrewd speculative manipulation of land, a practice that enabled to him to acquire, update and maintain a stylish suburban residence on a secluded landscaped lot. As a result of these numerous transactions, the Hopson estate was reduced to about ten acres; about one more acre was lost to road construction along Rte. 9W, leaving the approximately eight-acre parcel that survives intact today.

Shortly after these transactions, between 1871 and 1874, Eliza Ann Clark Hopson died. And, although Dr. Hopson continued to practice medicine, during the 1870s, he and his children gradually sold off land that they owned in other locations. In 1874, Dr. Hopson conveyed the rights and interest to the remains of the homestead lot to two of his daughters, Elizabeth A. and Mary A. Hopson.

About 1877, Dr. Hopson's practice was described as "very limited." He was then 67 years old. However, he remained listed in medical directories and it was in this period that James Hopson served as president of the Rockland County Medical Society. In 1880, the Mutual Life Insurance Company of New York foreclosed upon Dr. Hopson's mortgage and a sale of the mortgaged premises at public auction was held. Being the highest bidder, the insurance company then assumed title to the remains (about ten acres) of the sixteen-acre parcel that had originally been conveyed from the heirs of Lawrence Briggs to the three Clark Children in 1843. Earlier that year, Hopson and his son Edmund sold the last tract of land recorded in either of their names in the Rockland County Clerk's Office. James Hopson continued to attend meetings of the Rockland County Medical Society until 1882 and remained listed in medical directories until his death in 1887. According to his obituary, he was still living in Piermont at the time of his death, and, despite the sale of the homestead, it appears that some members of the

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Hopson family, including Dr. Hopson, continued to live in the house, possibly on a rental basis. At Dr. Hopson's death, a contemporary, writing in the Rockland County Journal, remembered work with the poor in the cholera epidemic and recalled that at one time, "Dr. Hopson was the leading physician in our county" (Demarest).

Although there is no documentation concerning the architect or builder of the Hopson house, the residence generally represents the type of middle-class suburban architecture that proliferated in the Hudson Valley in the second half of the nineteenth century. The small, one and one-half story clapboard residence can be seen within the picturesque tradition promoted by architects and landscape gardeners such as A.J. Davis and A.J. Downing; in fact, the original plan of the Hopson house closely resembles one featured in Downing's Cottage Residences of 1842 (see enclosed copy), suggesting that the design of the Hopson house may have been adapted from a pattern book.

Embodying Downing's domestic ideal for the middle-class, the original appearance of the house was balanced and symmetrical, with a fairly conventional plan arranged around a center hall. However, the expected division of each floor into four similar-sized rooms was varied somewhat on the first floor by the enlargement of the parlor (see enclosed plan).

In its overall exterior aesthetic, the residence evoked no one style in particular but was embellished with an application of picturesque features, probably including decorative chimneys, bracketed roof, bay or oriel windows and porches, and possibly, an application of Gothic-inspired wooden decoration. The latter speculation is supported by the survival of a porch embellished with wooden tracery on the rear elevation. The suggestion of an original Gothic Revival aesthetic is also suggested by the rendering of a cottage with Gothic motifs that accompanied the illustration of this plan in Cottage Residences.

Downing's cottage designs brought contemporary English ideas about beauty and utility in architecture to the Hudson Valley, breaking from the rural and ethnic traditions that had previously dominated the architecture of the region. Intended for the professional classes (doctors, such as Hopson, for example) rather than for the subsistence or career farmers, Downing's designs also proposed a new conception of rural space, which was to be cultivated for the passive enjoyment of nature rather than by the active participation of the farmer. Thus, Downing's cottages were to be sited on small

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but secluded lots, planted with native species, ornamental plantings and small-scale agricultural features such as orchards and kitchen gardens. These were, in effect, hobby farms, which brought the natural landscape under the owner's careful control. Although there is no definitive evidence about the original landscape design of the Hopson estate, its small but secluded parcel (originally sixteen acres), long entrance drive, circular approach drive and numerous extant mature trees are characteristic of a Downing-inspired residential landscape and may date to the original period. Further, a description of the site in the 1875 census documents the existence of an orchard and a three-acre vegetable garden, features also consistent with this type.

Although much of the original exterior appearance of the Hopson house can be surmised from the survival of the plan, fenestration, some finishes and trim and the rear porch, the specific character of the house and the original roof configuration cannot be precisely determined; however, houses of this type and period generally featured gable or hipped roofs.

In 1869, when Dr. Hopson was sixty years old, the cottage received substantial improvements. The date of these changes can be established based on the period character of the decoration and the fact that Dr. Hopson took out a mortgage on the property in that year (probably to finance the improvements). The redesign of the house in this period had the effect of enlarging the house slightly and further developing its picturesque qualities in line with contemporary tastes. In plan, the dining room (or perhaps originally the master bedroom, as per Downing's plan) was enlarged, perhaps expanded into space that was originally a porch. The stairs were removed from the hall and installed at the back of the original parlor, in the small space that Downing's plan allocated to closets. A mansard roof replaced the original roof, providing more light and air to the second-story rooms, and a tower was installed over the entrance bay. New openings had round arches, in the current fashion, and an updated mantel in the parlor exemplified the High Victorian style. In this period as well, the estate land continued in cultivation, as described above. Thus, as a result of these changes, the Hopson estate did not lose its picturesque character; rather, this character was developed and expanded in the context of period taste.

In the decades after Dr. Hopson's death in 1887, the estate property changed hands several times. In 1920, the parcel was conveyed to Marion B. Swan, who retained ownership until 1947, when it was

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conveyed to the Palisades Interstate Park Commission. Nothing is currently known about the Swan family; however, physical changes to the estate during this period suggest that the residence supported a typical early twentieth century country house function. Sometime after 1920, the house was updated again, still in the picturesque tradition, but this time used to effect an appropriate site for a country weekend, rather than a suburban lifestyle. Alterations included the addition of a full-length screened-in porch adjacent to the parlor and the installation of a series of French doors in the parlor to provide access. At the same time, the partition between parlor and stairs was removed and two large classical columns were installed to dramatize the stairs as a focal point. The stairs themselves, with their graceful curve, were now incorporated into the parlor itself. This series of changes served to expand the vista from the parlor, both up the stairs and out into nature, and provided a more dramatic and variable space for entertaining. In the same vein, a fireplace was opened up in the now empty hall, providing another space for entertaining.

Other changes include the addition of a service pantry connecting the dining room to the kitchen, a carriage house/garage with servants' quarters above and a garage. The grounds were apparently maintained in cultivation as well, again primarily for passive enjoyment purposes, and a cast-iron gazebo, several concrete cold frames and numerous plants appear to date to this period as well.

As it survives today, the Hopson-Swan estate includes features from three distinctive periods in the history of Piermont and Rockland County; yet, all three are complementary, in that they generally reflect the area's transition to a major suburban community in relation to metropolitan New York City. The survival of this small estate in the midst of much contemporary development preserves a rare and important record of the county's history.

NOTES:

1. All historical information concerning the history of Piermont, land transactions concerning the Hopson Estate, and Dr. Hopson's life and work is derived from a report prepared by Thomas Demarest that is on file with the New York SHPO - see bibliography.

9. Major Bibliographical References

SEE CONTINUATION SHEET

- 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 # _____
- [X] See continuation sheet
- Primary location of additional data:
- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository: _____

10. Geographical Data

Acreeage of property 7.9 acres

UTM References

A	|1|8|	|5|9|1|0|9|0|	|4|5|4|2|1|0|0|	B	| | | |	| | | | | | | |	| | | | | | | |
	Zone	Easting	Northing		Zone	Easting	Northing
C	| | | |	| | | | | | | |	| | | | | | | |	D	| | | |	| | | | | | | |	| | | | | | | |
	Zone	Easting	Northing		Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

The nomination boundary includes the nearly eight acre parcel that survives intact from the period of significance. The nomination boundary is indicated by a heavy line on the enclosed map with scale

[] See continuation sheet

Boundary Justification

The nomination boundary was drawn to encompass the largest surviving parcel of the historic estate that retained integrity. The nearly eight acre parcel acquired by the Palisades Interstate Park Commission in 1947 is the the sole surviving remnant of the original sixteen-acre estate; this propoerty retains a high level of integrity to the historic period. Thus, the nomination boundary is coincident with that of the eight-acre parcel.

[] See continuation sheet

11. Form Prepared By

name/title Kathleen LaFrank, Program Analyst - see also continuation sheet

organization Division for Historic Preservation date September 1992

street & number ESP, Building #1 telephone 518-474-0479

city or town Albany state NY zip code 12238-0001

[X] See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hopson-Swan Estate
Sparkill Vicinity, Rockland County, New York

Section 9 page 2

BIBLIOGRAPHY

Albany, New York. New York State Office of Parks, Recreation and Historic Preservation. Research File: Hopson-Swan Estate. Includes research report on this property prepared by Thomas Demarest, 1992. This report summarizes and provides sources for all primary research on Piermont, the Hopson family and the Hospon land.

Downing, A.J. Cottage Residences, Rural Architecture and Landscape Gardening. 1842. Watkins Glen: American Life Foundation, 1967.

Stilgoe, John R. Borderland: Origins of the American Suburb, 1820-1939. New Haven: Yale UP, 1988.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Hopson-Swan Estate
Sparkill Vicinity, Rockland County, New York

Section 11 page 2

Research and primary documentation of the history of Piermont and vicinity, the history of James A. Hospon and family, and the land transactions regarding the Hopson-Swan Estate provided by:

Thomas Demarest
Box 122
West Nyack, New York 10994.

Architectural investigation, research and analysis of the Hopson-Swan Estate provided by:

Kathleen LaFrank
NY-SHPO Office
Agency Building 1
Empire State Plaza
Albany, New York 12238.

Hopson - Swan Estate
Sparkill vicinity
Rockland Co., New York
Boundary = Heavy Line
1" = 400'

P.I.P. (252)

(47.4 A/C)

State of New York
Yallahs Mountain Park
P.I.P.

P.I.P. (337)

7 (A/C)

626

8

7.91 A/C

P.I.P.

(350)

9

17.33 A/C

P.I.P. (600)

P.I.P. (1761)

10

SECTION 63

PALISADES

SECTION 62

SECTION 64

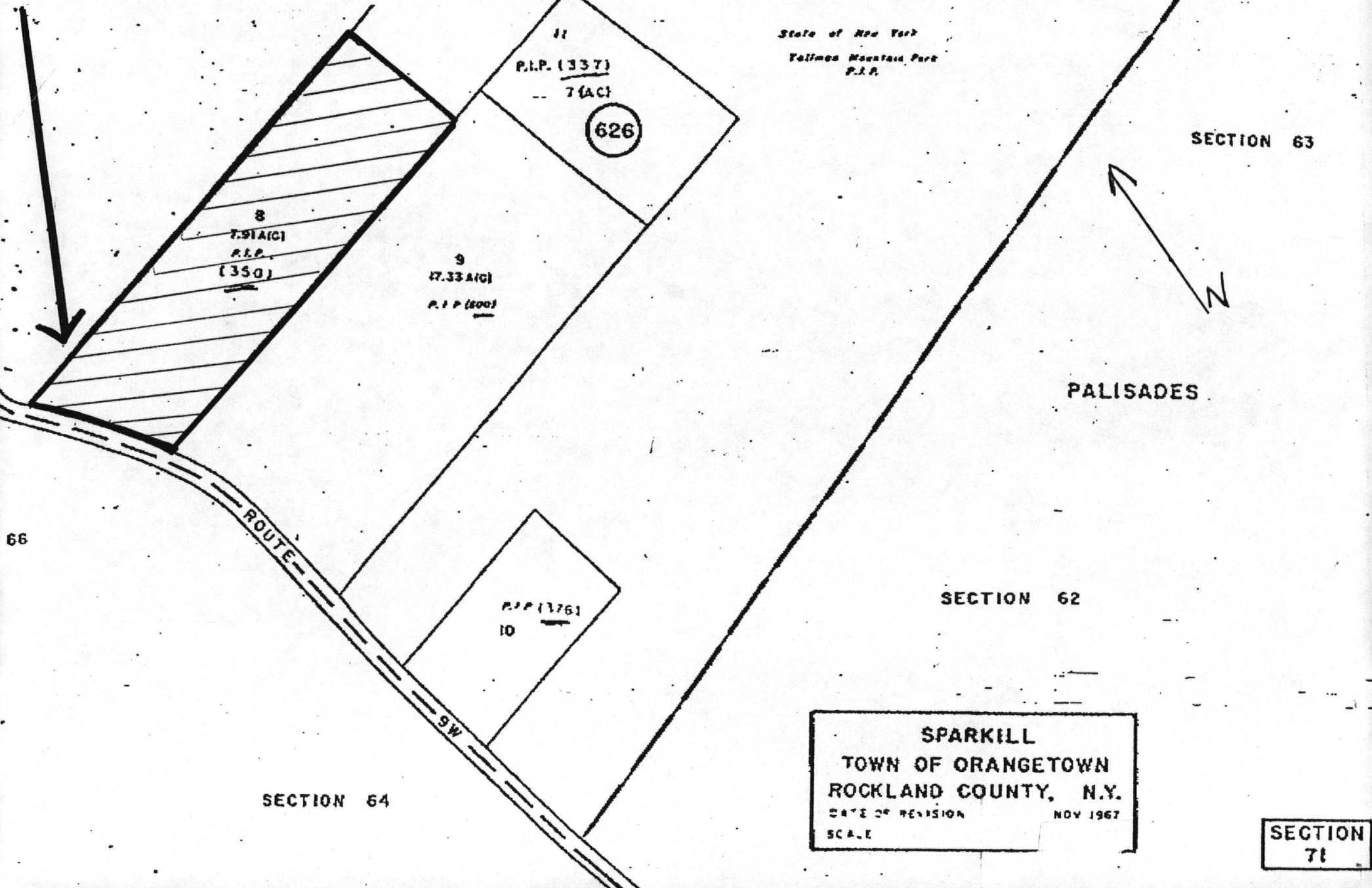
SPARKILL
TOWN OF ORANGETOWN
ROCKLAND COUNTY, N.Y.
DATE OF REVISION NOV 1967
SCALE

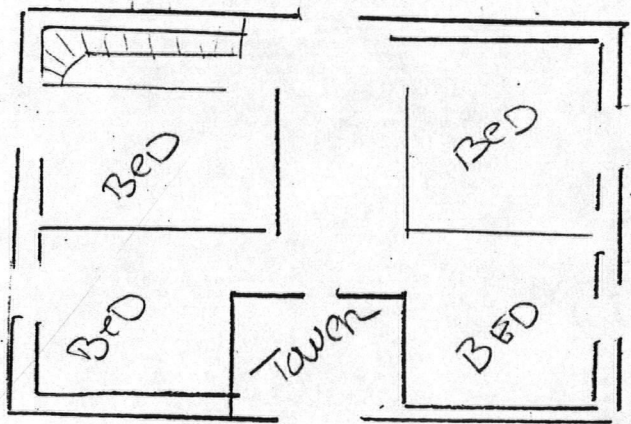
SECTION 71

ROUTE

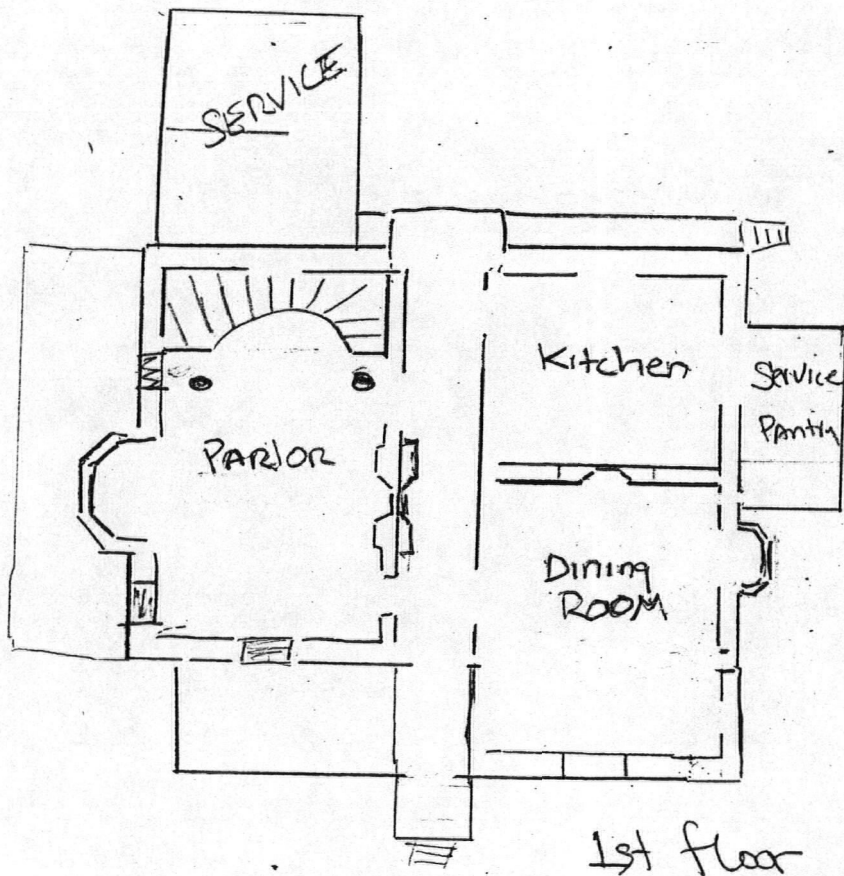
SW

66





2ND floor



1st floor

Hopson-Swan Estate
 Sparkill vic
 Rockland Co
 Current plan

DESIGN I.

A Suburban Cottage for a small Family.

WE have supposed this cottage to be situated in the suburbs of a town or village, and, for the sake of illustrating the treatment of a small portion of ground, we shall also imagine it to be placed on a lot of ground 75 feet front by 150 deep, which, at the time of commencing the building, has upon it no trees or improvements of any description.

By referring to the plan of the first floor of this cottage, Fig. 4, the reader will perceive on the left of the hall, the parlor, or living-room, 16 feet by 21 feet, having in communication with it, a pantry and a closet for books—each 4 feet by 8 feet. On the opposite side of the hall are, the kitchen, 14 feet by 16, and a bed-room 12 feet by 16 feet.

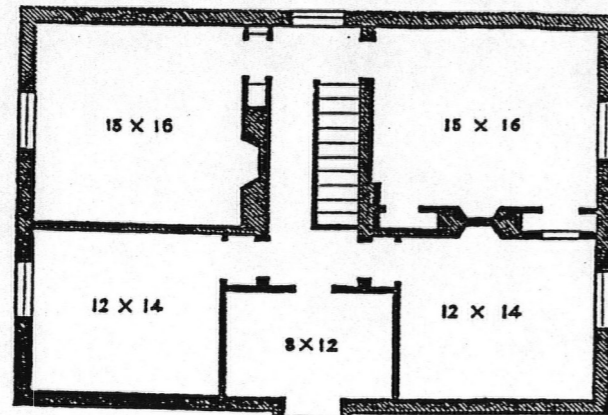


FIG. 5.

In the plan of the chamber floor, Fig. 5, there are four bedrooms of good size, and one of small dimensions. Sufficient

DESIGN I.

A SUBURBAN COTTAGE.

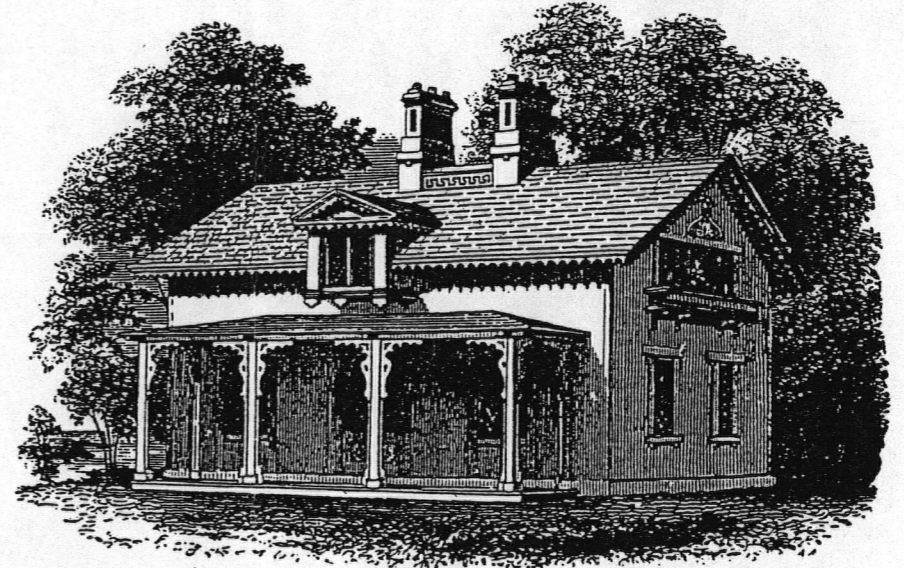
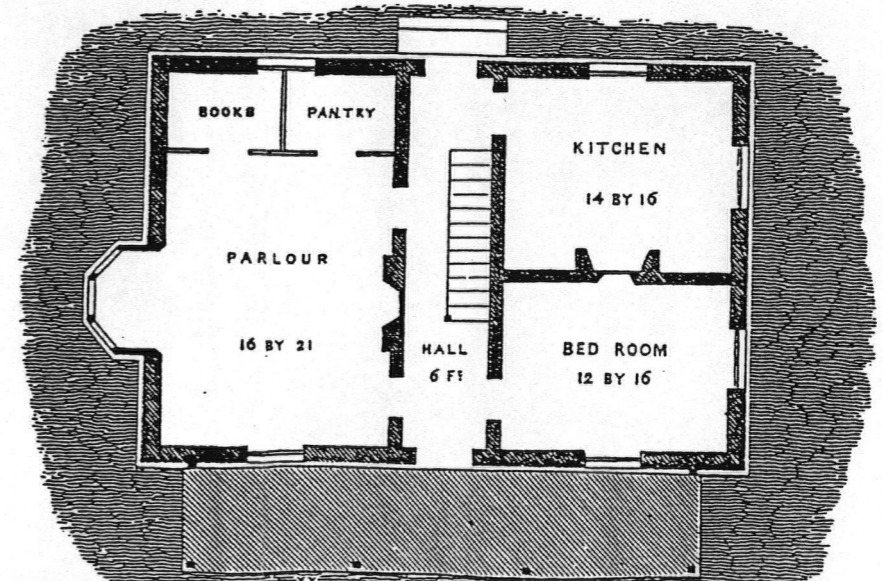


Fig. 3.



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001562 Date Listed: 11/23/92

Hopson-Swan Estate Rockland NY
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
Signature of the Keeper

12/9/92
Date of Action

=====
Amended Items in Nomination:

The following issues were clarified through a phone call to the New York SHPO:

1. A discrepancy in the classification of contributing resources was clarified. The gazebo should be classified as a structure.
2. The roof material of the house is slate.

The nomination is officially amended to include this information.

DISTRIBUTION:

**National Register property file
Nominating Authority (without nomination attachment)**

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hopson--Swan Estate

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Rockland

DATE RECEIVED: 10/09/92 DATE OF PENDING LIST: 10/20/92
DATE OF 16TH DAY: 11/05/92 DATE OF 45TH DAY: 11/23/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92001562

NOMINATOR: STATE

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: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/23/92 DATE

ABSTRACT/SUMMARY COMMENTS:

The Hopson-Swan Estate is locally significant under criterion "c" for architecture, as a distinctive and intact example of a small, picturesque suburban residence of the mid-19th century.

RECOM./CRITERIA Accept "c"
REVIEWER Barbara Christman
DISCIPLINE Historian
DATE Nov. 23, 1992

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Hopson-Swan Estate
Sparkill, Rockland Co. NY
photo: K W FRANK 1992
negs: NYSOPRHP

View: looking north
at hse +
setting

#1



Hopson-Swan Estate

Sparkill vic,

Rodclond Co NY

photo: K LAFrank

1992

reps: NYSOPRHP

view: from

southwest

2



Hopson-Swan Estate
Sparkill vic, Rockland Co NY
photo: K LaFrank 1992
Rego: NYSOPRHP

View: from southwest -
showing 20th-c
screened porch

#3



Hopson-Swan Estate
Sparkill vic, Rockland Co
New York

photo: K LaFRANK 1992

ref: NYSOPRHP

View: WAF elevation -
from Northeast -
original Gothic Revival
porch

#4



Hopson-Swan Estate

Sparkill vic,

Rockland Co NY

photo: K LaFrank,
1992

neg: NYSOPRHP

View: wall - from
near (north)

#5



Hopson - Swann Estate
Sparkill vic, Rockland Co NY
photo: K. LA Frank 1992
reps: NYSOPRHP
view: parlor, looking north
#6



Hopson - Swan Estate

Sparkill vic

Rockland Co. NY

photo: K. LAFRANK
1992

negs: NYSOPRHO

View: 2nd floor,
two rooms
looking south

#17



Hapson - Swan Estate

Sparkill vic,

Rockland Co. NY

photo: k. LaFrank
1992

negs: NYSOPRHP

View: landscape
east
west of hse

#5



Hepson - Swan Estate

Sparkill vic, Rockland Co. NY

photo: K. LaFrank 1992

negs: NYSOPRHP

View: landscape west of
house

#9



Hopson - Swan Estate
Sparkill vic, Rockland Co NY
photo: k. LaFrank 1992
ref: NYSOPRHS

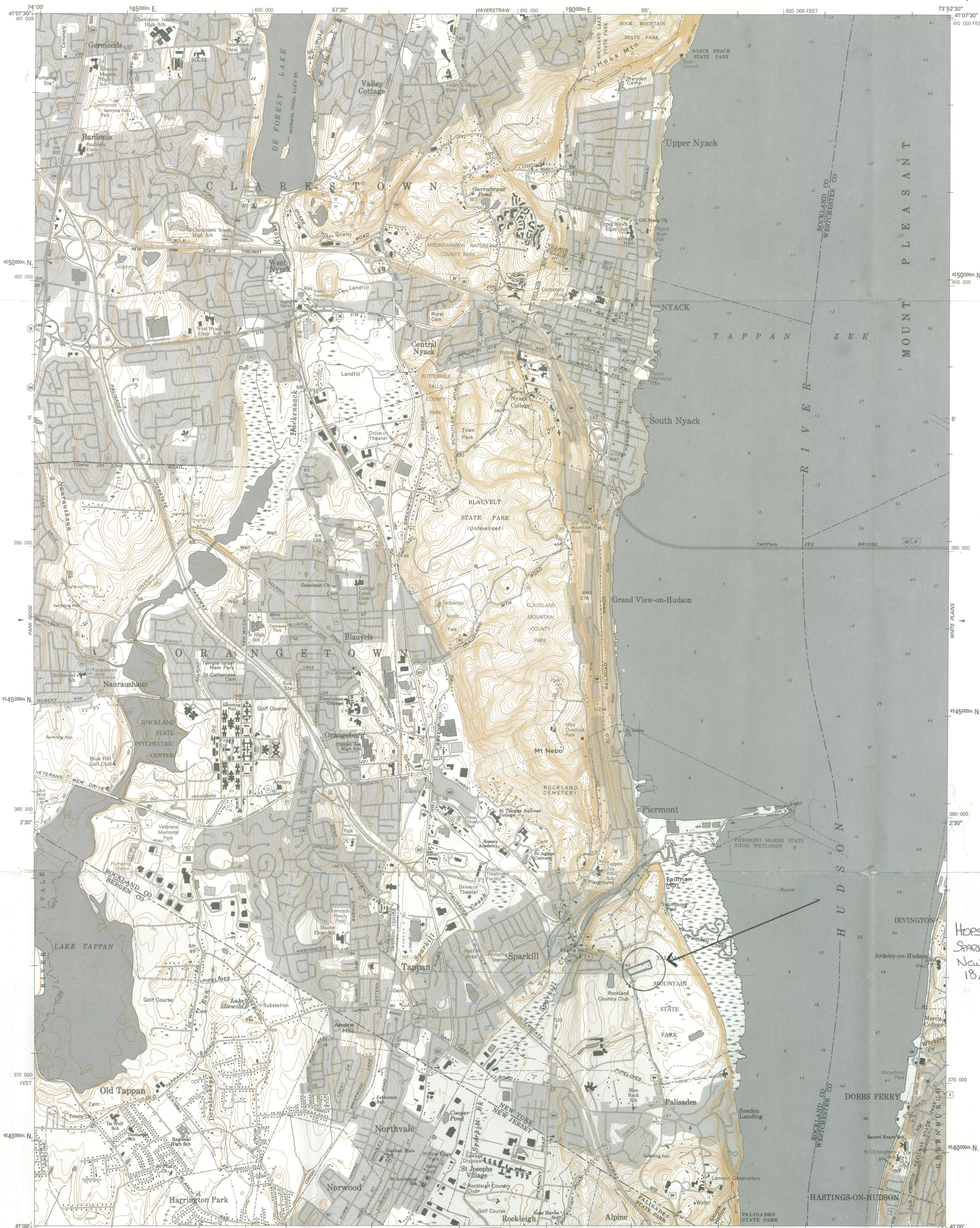
View: early 20th century
outbldgs

10



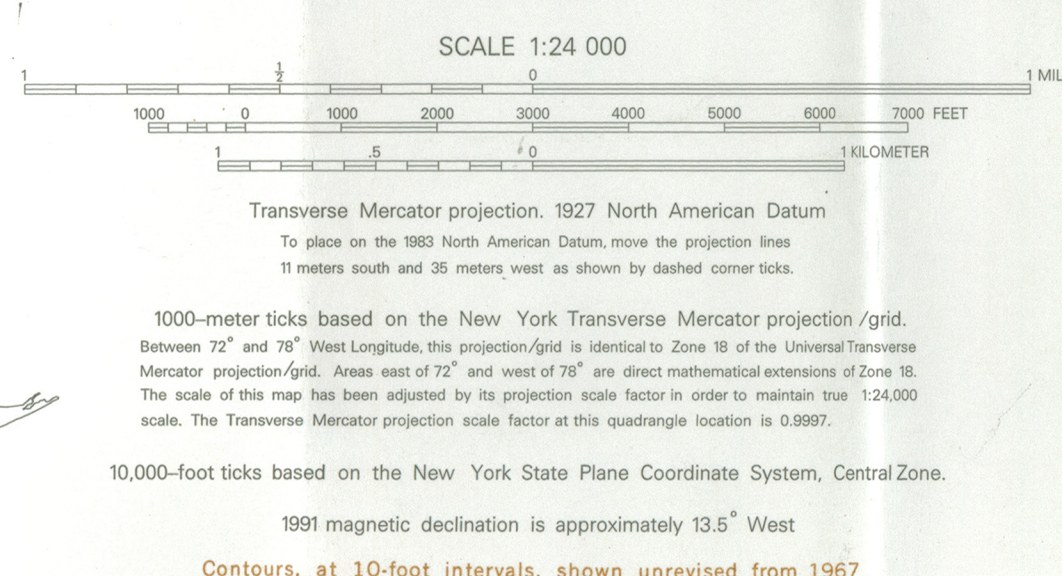
NEW YORK STATE
DEPARTMENT OF TRANSPORTATION

NYACK QUADRANGLE
NEW YORK - NEW JERSEY
7.5 MINUTE SERIES



Hopson - Swan Estate
Sparkill vic., Rockland Co.
New York, Nyack Quad
18/591090/4542.100

Published by the New York State Department of Transportation,
in cooperation with the U.S. Department of Transportation,
Federal Highway Administration.
Map base from 1967 U.S. Geological Survey 7.5-minute quadrangle.
Map revisions made using aerial photographs dated 1989, construction
plans, official records and other sources. Features revised include:
highways and other transportation facilities; civil and public
land boundaries; recreation sites; hydrography; and buildings.
Gray tint indicates developed areas in which only landmark
buildings are shown. Darker gray tint indicates open water features.
Revisions may not comply with National Map Accuracy Standards.
Correspondence concerning this and other Department of
Transportation maps should be directed to: Map Information
Unit, New York State Department of Transportation, State Campus,
Building 4, Room 105, Albany, New York 12232.
Map revisions outside New York State are limited to major highways.
Revisions by F.S. Renberg



BOUNDARIES:

State	.....
County	.....
Town or City	.....
Incorporated Village	.....
State / Federal Land	.....

ROADS:

Posted Touring Route:	.....	Divided	.....
Interstate	.....	Wide mail	.....
U.S.	.....	Narrow mail or barrier	.....
State	.....	
County	.....	Undivided:	
State Highway (SH) number	.....	4 or more lanes	.....
and limit	.....	Less than 4 lanes	.....
County road	.....	
Interchange number	.....	Vehicle track; trail	.....

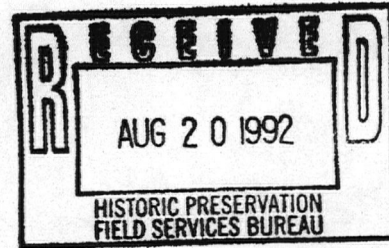
Transverse Mercator projection, 1927 North American Datum
To place on the 1983 North American Datum, move the projection lines
11 meters south and 26 meters west as shown by dashed corner ticks.
1000-meter ticks based on the New York Transverse Mercator projection / grid.
Between 72° and 78° West Longitude, this projection / grid is identical to Zone 18 of the Universal Transverse
Mercator projection / grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.
The scale of this map has been adjusted by its projection scale factor in order to maintain true 1:24,000
scale. The Transverse Mercator projection scale factor at this quadrangle location is 0.9997.
10,000-foot ticks based on the New York State Plane Coordinate System, Central Zone.
1991 magnetic declination is approximately 13.5° West
Contours, at 10-foot intervals, shown unrevised from 1967
U.S. Geological Survey map. Datum is mean sea level.

TOWN OF ORANGETOWN
TOWN HALL • ORANGEBURG, NEW YORK 10962



Town Historian
Maria Mackay
(914) 735-3703

TELEPHONE:
(914) 359-5100



August 17, 1992

Historic Preservation Field Services Bureau
New York State Office of Parks,
Recreation and Historic Preservation
Governor Nelson A. Rockefeller
Empire State Plaza
Albany, New York 12238

Attn: Kathleen LaFrank

Dear Ms LaFrank,

I have received your communication of August 5, 1992 concerning the proposed nomination of the Hopson-Swann Estate, Tallman Mountain State Park in Orangetown to the National and State Registers.

I would appreciate receiving a draft copy of the proposed nomination so that I can better comment on the feasibility of this proposal.

Very truly yours,

Maria Mackay
Maria Mackay
Historian
Town of Orangetown

218 South Main Street
Pearl River, New York 10965

Sent 8.20.92