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United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Valhalla Highlands Historic District

other names/site number Lake Valhalla

### 2. Location

street & number generally Highland Rd, Locust Dr, Lookout Dr, Mountainview Dr, et. al.

X

not for publication

city or town Cold Spring

vicinity

state New York code NY county Putnam code 079 zip code 10516

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Russell A. Purpoint DSHPO 9/15/14  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

for Edison H. Beall 11.12.14  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
57	14	buildings
11	0	sites
10	0	structures
7	1	objects
75	15	<b>Total</b>

**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**

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling  
RECREATION AND CULTURE / Outdoor  
Recreation

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC / Single Dwelling  
RECREATION AND CULTURE / Outdoor  
Recreation

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
MOVEMENTS

**Materials**  
 (Enter categories from instructions.)

foundation: Stone  
 walls: Wood, Log, Fieldstone  
 roof: Asphalt  
 other: \_\_\_\_\_

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The Valhalla Highlands Historic District is located in the North Highland area near Cold Spring, in the Town of Philipstown in Putnam County. It is 55 miles north of New York City and 10 miles north of the center of the Village of Cold Spring. Valhalla Highlands was developed as a stylistically cohesive summer community with access to shared amenities, including the lake, trails, and community buildings. Fifty-four of the lodges were built between the early 1930s and the mid-1940s; they all remain and are largely intact. The district has a dense core community of homes and community structures on the east side of Lake Valhalla, and is surrounded by open land; in total, the district contains approximately 900 acres.

The boundaries of the district are defined by the 1928 purchase of Ludwig Novoting and Peter Sivertsen. Scofield Ridge, located on the west side of the district, rises to an elevation of 1,540 feet. The land descends to Lake Valhalla, at 607 feet, and then rises again to the east, to 690 feet, where the central residential core of the Valhalla Highlands district is located. The easternmost section of the community overlooks the North Highland valley 350 feet below; the valley is not included in the district boundary.

Prior to Novoting and Siversten's purchase, the land was primarily in agricultural use and accessed by Highland Road. Remnants of the prior 18<sup>th</sup> and 19<sup>th</sup> century agricultural use of the land, including the foundations of early structures and a distinctive narrow road with intact stone walls on each side, are located within the district to the north and south of the residential core. After creating Lake Valhalla from Hell's Hollow Brook, Novoting and Sivertsen laid out Valhalla Highlands' cluster of roads. Small lots were created along Alpine Road, Fieldstone Ridge, Forest Lane, Locust Drive, Lookout Drive, Maple Lane, Highland Road, Mountainview Drive and Valley View Drive; these roads are densely built. Lake Drive has larger lots and remains relatively unbuilt. The historic road patterns and materials, dirt roads lined with stone, have been retained. Rock gardens are scattered throughout the community, typically on the edges of roads.

Fifty-three of the lodges are located in the central Valhalla Highland community and seven lodges are located on access roads off the main road leading to the central community including Valkyrie, the original home of the builder and the initial owner of Valhalla Highlands. Each is situated on building lots, laid out during the 1930s, which range in size from approximately one-quarter to three-quarters of an acre. The lodges are typically one or two stories high and have fieldstone foundations. The earliest buildings in the community were built with structural stone walls and full log construction. These more time-consuming building methods were abandoned in favor of frame construction by the mid-1930s. Most of the lodges and the enclosed community facility buildings have irregular massing and are frame clad with half-log wood siding and fieldstone veneer and have fieldstone foundations, chimneys and terraces. The lodges also feature swooping asphalt shingle roofs, cantilevered entry porches, small paned wood and steel windows, and incorporated garages. They are all free-standing structures with gable roofs.

In addition to the lodges, there are common facility structures consisting of a recreation lodge with a ping-pong room and terrace, a swimming dock, a boat dock, a tea pavilion, a recreation pavilion, a lookout pavilion, shuffleboard courts, a tennis court, a playing field, a picnic area and the remnants of a hunting cabin. All of these buildings have fieldstone foundations and, with the exception of the two-story recreation lodge, all are one-story tall. Throughout the forest and Scofield Ridge, there are trails with peeled log, wood and fieldstone rustic improvements consisting of benches, steps, railings and terraces. On the mountain, at an elevation of 665 feet, there is a cookout area with a stone fireplace, stone paving, a stone and cast stone table and a lookout with wood plank flooring, peeled log railings and a flagpole. There are camping areas in the forest and a stream with a waterfall.

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The district includes 75 contributing and 15 non-contributing resources. Over 80 years old, this intact lake side community, with lodges and common facilities constructed in a lyrical, stone and half-log vocabulary, blurs the line of fantasy and reality with an inherent sense of humor, and playfulness. No two lodges are the same and the community is harmoniously placed within its natural setting. The size, type and use of the buildings, essentially unchanged from the time of their origin, contribute to the feeling of historic context, readily identifiable sense of place and substantial unity. As a whole, the lodges, community buildings, carefully organized system of roads, vistas and landscape features retains a high degree of integrity.

### **Building List**

The building list has been organized by street alphabetically and by number in ascending order. All properties are contributing to the district unless stated otherwise.

#### **6 Alpine Road, ca. 1940.**

One-and-a-half story, frame residence clad in horizontal half-log siding and stone veneer resting on a stone veneer foundation with an asphalt shingle roof. Each of the gables is clad in vertical half-log siding. The building is asymmetrical, rustic style with four volumes with a stone clad chimney between the most westerly volume and the volume next to the east. The west volume is a four bay enclosed porch wing with a side gabled roof with a swoop at the rear. It is clad in stone veneer and has a picture window on the west end flanked by casement windows divided into three parts and a one-over-one sash window. The next volume to the east is a wing with a side-gabled roof with a swoop at the rear. It is clad in stone veneer with three side-by-side six-over-six sash windows centered on the wing. A front-gabled canopy with vertical half-log siding in the gable shades the three windows; the canopy is supported by peeled log brackets. A partially exposed stone veneer basement with three tripartite sash windows forms the base of this volume. A fieldstone and concrete terrace leads to the entrance. The entrance is on the eastern side of this wing. A small front-gable highlights the entrance. The next volume to the east is a wing clad in half-log siding with a side gabled roof clad with two six-over-six sash windows and fronted by a terrace surrounded by a stone wall. The most easterly volume is a one bay attached garage with a steep side-gabled roof; it is clad in half-log siding and retains its original carriage doors.

#### **7 Fieldstone Ridge, ca. 1940.**

One-and-a-half story, frame residence clad in horizontal half-log siding resting on a stone veneer foundation with an asphalt shingle roof. Each of the gables is clad in vertical half-log siding. The building is U-shaped with projections, rustic style with three volumes with a stone clad chimney centered on the middle volume. The south volume is a one bay attached garage clad in half-log siding with a side gabled roof. The central volume is clad in half-log siding with a side-gabled roof with flanking, symmetrical projecting wings with front gabled roofs with paired six-over-six sash windows on the main level above a partial exposed stone veneer basement with a sash window divided into three parts. The central entrance is flanked on each side by six-over-six sash windows and fronted by a terrace surrounded by a stone wall. The front-gabled entry porch has half-log siding in the gable and is supported by peeled log brackets. The north volume is an enclosed porch wing with a side gabled roof clad in half-log siding; it is above an area enclosed by open lattice work.

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**12 Fieldstone Ridge**, ca. 1935 – Rehabilitated in 2000 after a ca. 1995 fire.

Two-and-a-half story, frame residence clad in stone veneer with an asphalt shingle roof. The building is asymmetrical, rustic style with one volume with a side gabled roof with wood shingle siding on the gable ends and a stone clad chimney centered on the rear of a north cross dormer. The south end of the volume consists of a two-bay garage and stoop on the first story. The second story has a three-bay entry with an arched entry door on the north end and two picture windows with four-over-one sash flanking each side of each picture window. Two front gabled dormers each with a one-over-one sash connected by a shed dormer with four side-by-side one-over-one sashes project from the side-gabled roof. The north end of the volume has a front gable and is two bays wide. It has a picture window on the second story with four over one sash flanking each side of the picture window. A French door in the gable leads to a wood balcony.

**19 Fieldstone Ridge**, Ca. 1973 – Reconstructed in 2013-4. Non-contributing.

Two-and-a-half story, frame residence clad in stone veneer and half-log siding resting on a stone veneer foundation with an asphalt shingle roof. The building is asymmetrical, rustic style with four volumes with stone clad chimneys at the north end of the north volume and between the most southern volume and the volume nearest to the north. The north volume is a one bay clad in stone veneer with a side-gabled roof with a swoop at the end with a 24 pane leaded glass casement window at the basement level, a 24 pane leaded glass casement window at the first floor and a front-gabled dormer in the roof with paired six over one sashes. The next volume to the south is a one bay entry wing clad in stone veneer with a front-gabled roof with a swoop at the end with an arched entry door at the first floor. Close to the ridge line, there is a shed dormer clad in half-log siding with six over one side-by-side sash windows. It is fronted by a stoop clad in stone veneer. The next volume to the south is a one bay wing clad in stone veneer on the first floor and half of the second floor and half-log siding in a front-gabled roof with a swoop at the end. There is 40 pane leaded glass casement window at the first floor, a French door at the second floor and a casement window divided into six lights in the center of the gable. At the second floor the French door leads to a balcony supported by peeled log brackets. It is fronted by a terrace surrounded by stone walls. The south volume is a porch wing clad in half-log siding above a stone clad foundation with a sloping roof with a swoop at the end with a door with a glass opening divided into four sections and seven side-by-side bi-fold sash leaves each divided into four lights. It is fronted by a stoop clad in stone veneer and a terrace surrounded by stone walls

One-and-a-half story, frame garage clad in stone veneer and half-log siding with an asphalt shingle roof. The building is asymmetrical, rustic storybook style with one volume with a side-gabled roof with a swoop at the end. At the north end, there is an arched entry door followed by three matching garage doors each consisting of a pair of doors with each leaf having the upper portion divided into six lights. At the north end of the roof, there is a shed dormer with a casement window divided into six lights followed by three front-gable dormers with six over one sash windows.

**5 Forest Lane**, ca. 1960. Non-contributing.

One-and-a-half story, frame residence clad in wood siding resting on a brick veneer foundation with an asphalt shingle roof. The building is asymmetrical, with three volumes with a brick clad chimney at the north end of the middle volume. The south volume is a two bay bedroom wing clad in clapboard siding with a side-gabled roof with two-over-two sash windows. The middle volume is a three bay living room wing clad in clapboard siding with a side-gabled roof with a six-over-one sash window in each bay. The north volume is a garage clad in clapboard siding with a side gabled roof.

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**11-15 Forest Lane, ca. 1977. Non-contributing.**

One-and-a-half story, frame residence clad in half-log siding resting on a stone veneer foundation with an asphalt shingle roof. The building is asymmetrical, with two volumes with a stone clad chimney in the north portion of the west volume. The west volume is a two bay living room/bedroom wing clad in half-log siding with a side-gabled roof with two side-by-side one-over-one sash windows. There is a protruding ell with a front gabled roof with two side-by-side one-over-one sash windows and an entrance door. The east volume is a three bay garage clad in half-log siding with a front gabled roof with three garage doors. It is connected to the west volume by a porte-cochère.

One-and-a-half story, frame residence/garage clad in half-log siding resting on a stone veneer foundation with an asphalt shingle roof. The building is symmetrical, with one volume with a side-gabled gambrel roof. On the first floor, there is a sliding door on the north end and a one over one window on the south end. The first floor is fronted by a cantilevering wood terrace. At the basement level there are a pair of modern garage doors. In the gable, there are a pair of side-by-side one-over-one windows.

**8 Highland Road, ca. 1933.**

One-and-a-half story, five volume residence with the westerly three volumes being of stone on a stone foundation and the two easterly volumes being of frame construction clad with board and batten siding. The building is asymmetrical, rustic style with an asphalt shingle roof with a stone chimney at the south end of the east volume. The west volume is a two bay porch wing with a side-gabled roof fronted by a porch supported by three wood columns. The next volume to the east is a one bay set-back wing with a side-gabled roof with two steel casement windows each with two leaves containing four vertical lights above a partially exposed stone basement with two steel casement windows each with two leaves containing four vertical lights. The next volume to the east is a three bay wing with a side gabled roof with a protruding two-bay, front-gabled ell. The ell is situated above a full basement with a pair of garage doors with each leaf having the upper portion divided into six lights. On the west end of the first floor of the protruding two bay ell there are two steel casement windows each with two leaves containing four vertical lights and on the east end there is an entry door. The most easterly portion of the east volume contains two steel casement windows with two leaves containing four vertical lights. The gable end is half-timbered with an infill of stucco divided into four parts by the exposed timber members with a one over one casement window in the center. The east half of the east volume is fronted by a terrace surrounded by a stone wall and a stoop leading to grade. The next volume to the east is a one -bay set-back two-story connector wing with a side-gabled roof.

The most easterly volume is a two-bay wing with a side-gabled roof with two two-over-two sash windows at the first floor and two through-cornice dormers each with two-over-two sash windows. It appears to be a late twentieth-century addition.

**12 Highland Road, ca. 19<sup>th</sup> Century with 20<sup>th</sup> century additions. Non-contributing.**

Two story and one-and-a-half story, frame residence clad in clapboard siding resting on a stone foundation with an asphalt shingle roof. The building is asymmetrical, as a result of multiple additions. There are two brick chimneys: the center of the west volume and the east end of the east volume. The west volume is a two-bay wing clad in wood siding with a front-gabled roof with two six-over-six sash windows at the first floor and again at the second floor above a partially exposed stone basement with a six-over-six sash window in the center and a solid entrance door on the east end. The east volume is a three-bay living room wing clad in clapboard siding with a side-gabled roof. It has a French door at the west end and two six over six sash windows

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to the east. There is a three-bay porch in front supported by four wood columns above a partially exposed basement with eight casement windows divided into six lights.

One-and-a-half story, frame garage clad in wood siding with a cross-gabled roof with an entrance door on the west end and a garage door on the east end.

**16 Highland Road, ca. 1932.**

Two-and-a-half story, fieldstone residence resting on a stone foundation with a side-gabled, multi-colored slate roof. The stone walls are laid in a random pattern. The building is symmetrical, rustic style with Colonial Revival details. It has one volume with a stone chimney at the south end and west ends. On the first floor, there is an entry door centered on the façade with side lights and an elliptical fan light with three segments. The opening is highlighted by a subtle stone arch. The entrance is flanked by steel casement windows with two leaves containing four paired vertical lights with a fixed segment on each side containing four vertical lights. On the second floor, there is a casement window centered on the façade with one leaf containing three vertical lights flanked on each side by steel windows each containing a casement leaf with four paired vertical lights with a fixed segment on each side containing four vertical lights. Two front-gabled dormers with paired one-over-one sash windows and a central vent project from the roof.

**89 Highland Road, ca. 1970. Non-contributing.**

One-story wood-frame residence on a fieldstone clad foundation with an asphalt shingle roof. The building is asymmetrical with two volumes with a stone chimney in the center fronted by a wood deck.

**147 Highland Road, ca. 1936.**

One-and-a-half story, fieldstone residence resting on a stone foundation with an asphalt shingle roof. The building is asymmetrical, rustic style with three volumes with a stone chimney at the south end of a protruding ell in the east volume. The south volume is a two bay porch wing with a side-gabled roof fronted by a porch supported by three wood columns. The next volume to the north is a one-bay set-back wing with a side-gabled roof with two steel casement windows each with two leaves containing four vertical lights above a partially exposed stone basement with two steel casement windows each with two leaves containing four vertical lights. The next volume to the north is a three-bay wing with a side-gabled roof with a protruding two-bay ell with a front-gabled roof above a full basement with a pair of garage doors with each leaf having the upper portion divided into six lights. On the west end of the first floor of the protruding two-bay ell there are two steel casement windows each with two leaves containing four vertical lights and on the east end there is an entry door. The most easterly portion of the east volume contains two steel casement windows with two leaves containing four vertical lights. The gable end is half-timbered with an infill of stucco divided into four parts by the exposed timber members with a one-over-one casement window in the center. The east half of the east volume is fronted by a terrace surrounded by a stone wall and a stoop leading to grade.

To the north of the residence is a free standing stone garage resting on a stone foundation with a front gabled roof with carriage doors. The gable end is half-timbered with an infill of stucco divided into four parts by the exposed timber members

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**148 Highland Road, ca. 1960. Non-contributing.**

A sprawling one story, wood frame residence clad in shingle siding with a side-gabled roof. The building is asymmetrical in massing, with three main volumes, and designed in a modern rustic style. The center entry volume is a fronted by a projecting, front-gabled entry porch. There is a door in the center of the bay and a one-over-one sash window on each side of the projecting faces. The entry vestibule and porch are covered by a large end front-gable roof with exposed heavy timber trusses. The center volume is flanked on each side by a side-gabled rectangular volume that extends to the north and south. Each volume is clad in shingle siding with vertical plank siding within the end gables. There is a large three-part picture window adjacent to the central volume and a projecting bay window with a gabled dormer on the other end of the volume that has a three-part sash window with triangular fenestration above. The north and south ends feature simple one-over-one sash windows and vertical plank siding within the gable ends.

**156 Highland Road, ca. 1940.**

Two-and-a-half story, fieldstone and wood-frame residence resting on a stone foundation with an end-gabled asphalt shingle roof. The front section is symmetrical in massing with three volumes expressing the rustic style. There is a stone chimney at the south end of the center volume and there is a detached garage to the north. The center volume is fronted by a fieldstone terrace at the entry, which extends across the full central volume. The asymmetrical terrace is L-shaped, with stone entry steps at its south end. To either side of the center volume, there is a secondary volume set back from the central façade. Each features a side-gabled asphalt roof, window openings with brick sills and one-over-one wooden sash windows centered within each of the fieldstone walls at the first floor level, and single picture windows centered on the within the walls at the raised basement level. There is a six-over-one wooden sash window within the gable at the second story level of the northern end. The enclosed porch volume at the south end has fieldstone clad walls with multiple sashes above. Above the fieldstone walls, the wood frame gables are clad in wooden vertical plank siding. The roof has wood rafter tails supporting the flared eaves of the roof. A fourth, wood frame volume extends to the rear (east) of the building, which may have been added at a later date.

A fieldstone garage with vertical plank in the gable is located to the north of the lodge. It is connected to the lodge by a fieldstone wall with an arched and gated opening

**159 Highland Road, ca. 1940.**

One-and-a-half story, wood frame residence clad in horizontal half-log siding resting on a stone veneer foundation with an asphalt shingle roof. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The north volume is a two bay wing with a side-gabled roof. The entrance bay is clad with fieldstone and shaded by a front-gabled entry porch clad in vertical half-log siding and supported by peeled log brackets. To the north of the central entry, there is a multi-pane sash window on the main level. This volume is fronted by a terrace surrounded by an L-shaped fieldstone wall. The middle volume is a one bay bedroom wing clad in half-log siding with a front gabled roof. There is a one-over-one sash window centered on the ground level and a smaller one-over-one sash window in the center of the gable. The south volume is an attached one-bay garage wing clad in half-log siding with a shed roof with asphalt shingles sloping down from north to south. To the rear, a fourth volume projects to the west. It is also clad with half-log siding and has a shed roof and picture windows.

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**160 Highland Road, ca. 1940.**

Two-and-a-half story, frame residence clad in fieldstone veneer resting on a stone foundation. The asphalt side-gabled roof has exposed wooden rafter tails. The building is asymmetrical in massing, with two volumes designed in a rustic style. The primary stone volume has a side-gabled asphalt shingle roof and a central entry flanked by an L-shaped concrete stoop with fieldstone walls. The front-gabled porch has vertical half-log siding in the gable and is supported by peeled log brackets. To either side of the central entry, there is a multi-pane metal sash casement window centered within the first floor level. Below each is a six-over-six sash window at the exposed basement level. The end gables are clad in horizontal half-log siding and at the south end there is a stone chimney. To the north of the primary volume is a two-story shed roofed volume set back slightly from the rest of the façade. The ground-level is stone-clad garage with carriage doors with a small, projecting shed roof. The second floor has an enclosed porch clad in horizontal half-log siding with three contiguous one-over-one sash windows.

**163 Highland Road, ca. 1941.**

One-and-a-half story, frame residence clad in half-log siding and stone veneer resting on a stone veneer foundation with an asphalt shingle roof. The building is asymmetrical, rustic style with three volumes with a stone clad chimney at the south end of the south volume. The south volume is a three-bay front-gabled wing clad in stone veneer with a side-gabled roof with a swoop at the end. The central entrance is flanked on each side by six over one sash windows and fronted by a terrace surrounded by a stone wall. The front-gabled entry porch has vertical log siding in the gable and is supported by peeled log brackets. The middle volume is a one-bay bedroom wing clad in half-log siding with a front-gabled roof with a one-over-one sash window on the main level above a partially exposed stone veneer basement with a six-over-six sash window and a six-over-six sash window in the center of the gable. The north volume is an attached garage clad in half-log siding with a side-gabled roof.

**164 Highland Road, ca. 1940.**

A small, one-and-a-half story, frame residence clad in half-log siding above a fieldstone foundation. The building is asymmetrical in massing, with two volumes, and designed in a rustic style. The primary volume is rectangular with a smaller side-gabled volume projecting to the south. The roofs have exposed wooden rafter tails, which supports flared eaves, and are covered with asphalt shingles. The front is asymmetrical, with a fieldstone entry stoop at the south end and a fieldstone chimney at the north. To the north of the entry, two six-over-one sash windows are centered within the wall on the main level and a small three-pane window is located at the raised basement level. The smaller volume at the south end has half-log siding, and three six-over-one sash windows on each of its three exposed exterior walls. There is a second, concrete chimney at the rear of the primary volume beside a rear entry door.

To the north of the residence is a freestanding frame garage resting on a fieldstone foundation with a front gabled roof and carriage doors. The sides and the gable ends feature half-log siding.

**167 Highland Road, ca. 1940.**

One-and-a-half story, frame residence clad in half-log siding and fieldstone veneer resting on a fieldstone foundation with an asphalt shingle roof. The building is asymmetrical in massing, with three volumes, and is designed in a rustic style. The south volume is a small frame wing clad in clapboard siding with a shallow

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side-gabled roof and a concrete foundation. It has three casement windows and a secondary entry door. The next volume to the north is a two bay wing with a side-gabled roof and is clad in fieldstone. To the south of the entry door, there are two one-over-one sash windows above a shared stone sill. This volume is fronted by a terrace surrounded by a low L-shaped fieldstone wall. There is a fieldstone-clad chimney at the south end. The next volume to the north, a front-gabled, two-bay fieldstone wing, projects beyond the face of the central volume. A set of paired six-over-six windows are centered on the wall at the main level. The gable end is clad in vertical wood siding and features a half-moon window with decorative glass.

At the north end is a free standing wood frame garage with a front gabled roof and carriage doors resting on a fieldstone foundation.

### **168 Highland Road, ca. 1940.**

A one story-and-a-half wood frame residence clad in horizontal half-log siding with a side-gabled asphalt roof resting on a fieldstone foundation. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The primary volume is comprised of a rectangular volume with a side-gabled roof with a fieldstone chimney centered on the south wall with a non-divided casement window to either side of the chimney. This primary volume is fronted by an enclosed porch above an exposed fieldstone basement set back slightly on each side from the primary volume with a shed roof. The enclosed porch has an entry door flanked by a two, two-over-two windows on the south side and a row of six two-over-two windows that extend across the west façade. There are two six-over-one sash windows within the fieldstone wall at the basement level. The secondary volumes to the rear (east) of the primary section are smaller projecting sections topped with shed roofs. The volume adjacent to the gable roof section projects beyond the face of the primary volume's south façade and has one sash window centered within its short façade. At the rear, the last volume is longer and has multi-pane casement windows that stretch across its south façade, which is set back from both the adjacent shed roof volume and the primary section's south façade.

### **171 Highland Road, ca. 1940.**

A two-story, frame residence clad in horizontal half-log siding above a fieldstone foundation with a sloping, side-gabled asphalt shingle roof. The building is asymmetrical in massing, comprised of two volumes, and designed in a rustic cabin style. The primary volume is two stories with a long sloping side-gabled roof with that extends from the one story east end to the ridge. The north façade has a fieldstone chimney with a double casement window with shutters flanking either side, as well as an entry door at the west end. There is a large picture window assembly within the gable of the second story level above.

At the north end is a free standing wood frame half-log clad garage with a front gabled roof resting on a fieldstone foundation. It has contemporary garage doors.

### **172 Highland Road, ca. 1940.**

A story-and-a-half frame residence clad in horizontal half-log siding above a fieldstone foundation. The building is asymmetrical in massing, with two volumes, and designed in a rustic style. The primary volume is rectangular in shape with side-gable roof with asphalt shingles. The front is asymmetrical, with a fieldstone entry stoop offset from center. The entry bay is clad in fieldstone and is highlighted by a front-gabled entry porch with a gable clad in horizontal half-log siding and supported by peeled log brackets. On either side of the entry bay, there is a one-over-one sash window on the main level and a six-over-one sash window at the basement level, within the fieldstone wall. There is a fieldstone chimney at the north end of this primary section.

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The smaller volume at the on the north side has a garage on the lower level adjacent to the raised fieldstone basement. The garage is topped by an enclosed porch with a shed roof. The enclosed porch has a large picture window flanked by two one-over-one sash windows on the primary west facing facade. This volume is clad in horizontal half-log siding above the garage and vertical half-log siding in the shed roof gable.

#### **175 Highland Road, ca. 1940.**

A one-and-a-half story, wood frame residence clad in half-log siding above a fieldstone foundation with an end gable roof with exposed rafter tails and asphalt shingles. The building is one singular volume that is asymmetrical in layout and massing, and designed in a rustic style. The east façade is asymmetrical, with a section at the south end projecting slightly beyond the face of the other section. The offset entrance is highlighted by a front gable clad in half-log siding. There is another one-over-one sash window to the north centered on the façade. The north end of the east facade is fronted by a concrete entry stoop with fieldstone walls and terrace surrounded by fieldstone walls. The north side of the building is also asymmetrical, with a shed roof section extending to the west from the symmetrically gabled end. A fieldstone chimney is centered within the gable end and is flanked by a one-over-one sash window on either side. The shed roof extension is heavily fenestrated, with three one-over-one sash windows with shared mullions extended across the length of the shed roof-capped wall at the west end of the facade.

#### **77 Lake Drive, ca. 1938.**

A one-and-a-half story, wood-frame residence clad in wooden siding and stone veneer above a fieldstone exposed basement level with a cross-gable roof. The building is asymmetrical in massing, designed in a rustic style and comprised of three volumes. The south volume is a one-bay wing with a front gabled roof clad in half-log siding. A modern bay window has replaced the original six-over-one sash window assembly on the main level. A one-over-one sash window remains intact in the center of the gable. There is also a one-over-one sash window at the basement level within the stone veneer wall. The middle volume is a two-bay entrance wing with a side-gabled roof that is recessed slightly from the flanking volumes. The entry door is on the south end and it is surrounded by a fieldstone veneer frame. To the south, there is a three-part picture window. This section is fronted by a fieldstone terrace above the exposed basement with steps that lead from the ground level to the main entry level. At the north end, a one-story wing with a side-gabled roof projects slightly beyond the façade of the middle section. A three-part sash and picture window has replaced the original row of sash windows, which originally extended across the face of this volume. At the ground level adjacent to the exposed basement level, there is a stone-clad garage that has been expanded to double its size and features modern overhead garage doors. A large deck has been constructed on top of the garage addition, extending to the north.

#### **4 Locust Drive, ca. 1938.**

One-and-a-half story, frame residence clad in horizontal half-log siding and stone veneer resting on a stone veneer foundation with an asphalt shingle roof. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The small, south enclosed porch volume is attached to the side of the lodge. It is clad with half-log siding and has a shallow sloped shed roof. The three exposed sides are heavily fenestrated, with multi-pane sash windows extending across each facade. The next volume to the north is a two-bay wing with a side-gabled roof clad in half-log siding. The entrance is framed by fieldstone in the shape of a buttress and is and topped by front-gabled entry porch clad in vertical half-log siding and supported by peeled log brackets. On the south end is a set of paired

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one-over-one sash windows. The south side of this volume features a fieldstone chimney that extends through the center of the gable roof. The next volume to the north is one-bay, front-gabled wing clad in half-log siding. There is a one-over-one sash window centered on the main level and a smaller one-over-one sash window in the center of the gable. The north volume is an attached garage with a shed roof that is set back from the façade of the primary central section of the lodge. It is clad in half-log siding and has carriage style doors.

### **5 Locust Drive, ca. 1940.**

A one-and-a-half story, wood frame residence clad in board and batten siding and fieldstone with an end gable roof with flared eaves and asphalt shingles. The building is symmetrical in massing, with three volumes, and designed in a rustic style. The primary volume is symmetrical and rectangular in shape with a fieldstone chimney at the north end. The central entry bay is clad in fieldstone and is crowned with a front-gabled entry porch clad in board and batten siding with flared eaves and supported by wooden brackets. This center section is fronted by a fieldstone terrace surrounded by a low fieldstone wall. On either side of the entry bay, there is a three part picture window centered on the façade. Two smaller, end gable volumes flank the central volume at the north and south ends, which are set back slightly from the primary volume's facade. The south volume is a garage with a modern overhead garage door.

### **7 Locust Drive, ca. 1938.**

One-and-a-half story, frame residence clad in half-log siding and fieldstone veneer resting on a fieldstone veneer foundation with a cross gable roof covered in asphalt shingles. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The side-gabled central section is comprised of two volumes. The south volume is a three-bay entrance wing clad in fieldstone. The entry door is topped with a front-gabled entry porch clad in vertical half-log siding and supported by peeled log brackets. The entrance is flanked on each side by a one-over-one sash window and fronted by a raised stone terrace surrounded by an iron railing. The south side of this volume features a fieldstone chimney that extends through the center of the gable roof. The north volume of the primary section is a front-gabled, one-bay wing clad in half-log siding. There is a one-over-one sash window centered on the main level of the two outward facing sides, a six-over-one sash window at the exposed basement level on two sides, and a smaller one-over-one sash window in the center of the gable on the primary façade. At the rear, a third volume projects to the southeast, set back from the façade of the primary center section. It is also clad with half-log siding and has side-gabled roof.

The north volume is an attached garage clad in half-log siding with a side gabled roof. It is set back from the façade of the primary central section and has a contemporary overhead garage door.

### **8 Locust Drive, ca. 1940.**

A one-and-a-half story, wood frame residence clad in half-log siding with a side gable roof. The building is asymmetrical in massing, with three volumes with asphalt shingle roofs, and designed in a rustic style. The primary volume is rectangular in shape with smaller shed roof volumes projecting to the north and the south. The central entrance is framed in fieldstone in a buttress shape. The front-gabled entry porch is supported by peeled log brackets and is fronted by a small fieldstone entry terrace. On either side of the entry bay, there is a pair of one-over-one sash windows centered on the façade. A fieldstone chimney projects through the shed roof, centered on the south end gable. The shed roof enclosed porch volume at the south end is set back slightly from the primary façade and is clad in half-log siding above fieldstone cladding at the base. There is a three-part casement window centered on the east facing wall. There are two pairs of double casement windows evenly

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spaced on the south facing wall. The northernmost shed roof volume is an attached garage with carriage style doors. It is set back slightly from the primary façade and is clad in half-log siding above a fieldstone-clad foundation.

### **11 Locust Drive, ca. 1940.**

A one-and-a-half story, wood frame residence clad in horizontal half-log siding above a fieldstone base with a cross gable roof. The building is asymmetrical in massing, with two volumes, and designed in a rustic style. The primary volume is asymmetrical with a front gable section on the north end and a side gable section on the south end. The north half features a stone-clad garage on the ground level that has been converted and infilled with half-log siding, a six-over-six sash window, and an entry door. On the main enclosed porch level, there are four large casement windows spanning the wall centered under the gable. There is small sash window above these centered in the gable end. On the north facing wall, a row of large picture windows spans the length of the façade on the main level, and there are two small windows on the fieldstone wall at the exposed basement level. The south section of this central volume is two bays with an entry door on the north end with a concrete stoop with fieldstone walls. To the south of the entry, is a massive fieldstone chimney that is wide at the base and tapers at the top. On the south side of the central volume, a one-and-a-half-story side gable volume clad in half log siding is set back slightly from the rest of the façade. The main level features a pair of one-over-one windows centered in the wall and there is a small sash window on the ground level within the exposed fieldstone basement wall.

### **12 Locust Drive, ca. 1938.**

A one-and-a-half story, wood frame residence clad in horizontal half-log siding with a side gable roof. The building is asymmetrical in massing, with three volumes, and designed in a rustic style. The primary volume is rectangular in shape with a smaller shed roof volumes projecting to the north and south and a fieldstone chimney centered on the south side. The side-gabled asphalt roof features exposed wooden rafter tails, flared eaves, and an asymmetrically-sloped roofline. The central entry is framed by fieldstone in a buttress-style shape. The front-gabled entry porch with flared eaves is supported by wooden brackets and is fronted by concrete and fieldstone entry stoop. On either side of the entry bay, there is a pair of six-over-one sash windows centered on the façade. The north façade features a sash window on the main level and one centered in the end gable. The shed roof enclosed porch volume at the south end is set back slightly from the primary façade and is clad in half-log siding above fieldstone cladding at the base. There is a three-part casement window centered on the east facing wall. There are two pairs of double casement windows evenly spaced on the south facing wall.

The shed roof volume at the north end is an attached garage with one carriage-style door. It is set back slightly from the primary façade and is clad in half-log siding above fieldstone cladding at the base.

### **15 Locust Drive, ca. 1940.**

A one-and-a-half story, wood frame residence clad in horizontal half-log siding above a fieldstone foundation. False log ends extend from each of the corners. The building is slightly asymmetrical in massing, with two volumes, and designed in a rustic style. The primary volume is rectangular in shape with side-gable roof with asphalt shingles. The front is asymmetrical, with the south half set back from the façade of the north half. A slightly set-back entry bay is located just south of the center. The front-gabled entry porch clad in half-log siding and supported by peeled log brackets. It is fronted by a concrete and fieldstone entry stoop. To the south of the entry, there is a pair of six-over-six sash windows centered on the main level. On the north half of

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the façade, there is one six-over-six sash window centered on the projecting façade and on two-pane window at the basement level, within the fieldstone wall.

On the north side, a smaller half-log clad, volume with a side-gabled roof projects from the primary section. A entry door leads to a large deck that is built off the side of the lodge. There are two sash windows on the main level of the north side of the primary volume, and one smaller sash window centered in the gable.

### **18 Locust Drive, ca. 1940.**

One-and-a-half story, frame residence clad in half-log siding and stone veneer resting on a stone foundation with a cross gable roof covered in asphalt shingles. The building is asymmetrical in massing, with three volumes, and is designed in a rustic style. The south volume is a two bay wing with a side-gabled roof and is clad in fieldstone. This volume is fronted by a terrace surrounded by a low L-shaped fieldstone wall. The entry door is located on the southern end, with double six-over-one sash windows located adjacent. The front-gabled volume extends beyond the face of the recessed entrance. It is a two-bay wing clad in horizontal half log siding above a fieldstone veneer foundation. There are two six-over-one sash windows with a shared mullion centered on the wall at the main level. The gable is clad in vertical wood siding and features a half-moon window. There is a small window centered on the wall within the exposed basement fieldstone clad wall. A small side-gabled volume extends to the north at the northwest corner. This section is clad in horizontal half log siding. A three-part picture window is located on the front-facing façade.

### **19 Locust Drive, ca. 1970. Non-contributing.**

Two story, contemporary split level frame residence clad in shingle siding and brick veneer with a side-gabled roof covered in asphalt shingles. It is one singular rectangular volume, with a chimney on the each of its ends and a single story garage wing on the north end. The west façade is slightly asymmetrical in design. The upper level is cantilevered over the lower level. The upper level is clad in shingle siding on the front and regular clapboard siding on the ends, while the lower level is clad in brick veneer. The entry is located just south of the center of the façade. The entry bay is located at ground level, and is recessed behind the cantilevered upper façade. The door features a Colonial Revival surround capped with a broken pediment. To the south of the entry door, there is a large three-part picture window on the upper level and a double one-over-one sash windows on the lower level. The north end of the façade features three one-over-one sash windows evenly spaced across the upper level and two smaller one-over-one centered on the lower level. The one-story, side-gabled attached garage wing is clad with brick veneer and two single-car garage doors centered on the façade.

### **9 Lookout Drive, ca. 1940.**

One-and-a-half story, fieldstone residence resting on a stone foundation with a basement with a side-gabled asphalt single roof with exposed wooden rafter tails. The building is asymmetrical in massing, with two volumes designed in a rustic style. A primary stone volume is fronted by a fieldstone stoop and terrace and features an offset entry crowned by a front-gabled entry porch clad in board and batten siding and supported by peeled log brackets. To either side of the entry, there is an eight-over-eight sash window with wooden shutters. Below each window is a six-over-six sash window at the exposed basement level. The end gables are clad in board and batten siding and at the east end there is a stone chimney. To the east of the central volume, a two-story shed roofed volume is set back slightly from the rest of the façade. The ground-level features a stone-clad garage with carriage-style doors. The second-floor enclosed porch has three-part picture window and is clad in board and batten siding.

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### **15 Lookout Drive, ca. 1940.**

One-and-a-half story, wood-frame residence clad in fieldstone and half-log siding resting on a stone foundation with an end-gabled asphalt shingle roof. The front section is symmetrical in massing with three volumes expressing the rustic style. There is a stone chimney at the east end of the center volume and there is a detached garage to the west. The central volume has an entry door flanked by a set of paired one-over one-windows. It is fronted by a fieldstone terrace at the entry, which extends across the full volume. The asymmetrical porch is L-shaped, with stone entry steps at its west end. To either side of the center volume, there is a secondary volume set back from the central façade with side-gabled asphalt roofs and window openings with brick sills. The secondary volume to the east has a fixed leaded sash on each side of a pair of casement sashes with a header. The secondary volume to the west has a one-over-one wooden sash window centered within the fieldstone walls at the first floor level. There is a one-over-one wooden sash window within the gable at the second story level of the west end. The wood frame gables are clad in half-log siding.

A front-gabled garage with fieldstone veneer walls is located west of the lodge. It has vertical half-log siding in the gable and carriage style doors. The garage is connected to the building by a fieldstone wall with an arched opening.

### **21 Lookout Drive, ca. 1940.**

One-and-a-half story, wood frame residence clad in half-log siding and fieldstone resting on a fieldstone veneer foundation with a side-gabled roof covered with asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The central volume is divided into two sections. The west half is a two bay entrance wing clad in fieldstone with an asymmetrically sloping side-gabled roof with flared eaves. The entrance bay is topped with a front-gabled entry porch clad in vertical half-log siding and supported by peeled log brackets and fronted by a concrete stoop with fieldstone walls. To the west of the entry is a one-over-one sash window is centered on the wall. The east half of the primary volume is a one-bay, front-gabled wing clad in half-log siding which projects slightly beyond the face of the western half. There is a one-over-one sash window centered on the main level and a smaller sash window in the center of the gable. On the west facing side of the primary volume, a fieldstone chimney is centered on the wall. On the west side at the rear, a small attached garage volume projects to the southeast, adjacent to the chimney. It is clad with half-log siding and has a shallow sloped front gable roof and carriage doors. On the east side, a small one-story volume is set back from the façade of the primary volume. This section has a shallow sloped front gable roof and is clad in half log siding.

### **3 Maple Lane, ca. 1940.**

One-and-a-half story, frame residence clad in fieldstone with a cross gable roof covered in asphalt shingles. The building is asymmetrical in massing, with three volumes, and is designed in a rustic style. The south volume is a two-bay entrance wing with a side-gabled roof and and flared eaves. To the south of the entry door, there are two six-over-one sash windows above a shared brick sill. This volume is fronted by a terrace surrounded by a low L-shaped fieldstone wall. There is a stone chimney centered in the gable at the south end. The center volume projects beyond the face of the entry volume and is a one-bay wing clad in fieldstone with an asymmetrically sloping front gabled roof. There are two paired sash windows with a brick sill centered on the wall at the main level. There is a round window centered in the gabled end and a small three-pane window at the exposed basement level. On the north wall of this volume, there are two separate six-over-six sash windows with brick sills on the main level and a single three-pane window at the exposed basement level. The north

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volume is a wood frame garage extension clad in wood siding, a shallower end gable roof, and a modern overhead garage door.

### **7 Maple Lane, ca. 1940.**

One-and-a-half story, wood frame residence clad in fieldstone and half-log siding resting on a fieldstone veneer foundation with a side-gabled roof covered in asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes designed in a rustic style. A primary volume features an asymmetrically sloping side-gabled roof and a central front-gabled entry porch clad in vertical half-log siding and supported by peeled logs. The south half of this volume is fronted by a terrace surrounded by fieldstone walls. The central entry is flanked by sets of paired one-over-one sash windows on the main level. The end gables are clad in vertical half-log siding. The south facing end of this volume features a fieldstone chimney and a one-over-one sash window at the corner. To the rear, a volume with a shallow sloped front gable roof projects to the southeast, adjacent to the chimney. The site slopes to the east and this two-story volume is built into the site to accommodate an exposed to the daylight basement level. It is clad with half-log siding on the main level and fieldstone veneer on the basement level. The south facing side is heavily fenestrated, with non-divided casement windows extending across the length of the facade. The primary volume is flanked to the north and south by lower end gable volumes. The north volume is an attached frame garage clad in half-log siding and the south volume is a frame enclosed porch clad in half-log siding.

### **10 Maple Lane, ca. 1940.**

A two-and-a-half story, wood frame residence clad in clapboard siding and fieldstone above a fieldstone veneer foundation. Each of the gables is clad in vertical board and batten siding. The building is asymmetrical in massing and is comprised of three volumes and designed in a rustic style. The south volume is a two-bay wing clad in clapboard siding with a side-gabled roof. A fieldstone chimney projects through the center of the roof, in the middle of the volume. To the north of this section is a fieldstone-clad entry bay with a steeply pitched front gable roof which projects beyond the facades of the other two volumes. This section is fronted by a concrete stoop with fieldstone walls. The north volume has a cross gable roof and is clad in clapboard siding. It is set back from the façade of the entry bay, but not as far back as the south volume. A set of paired six-over-one sash windows is centered on the east-facing façade. The north façade has a six-over-six sash window at either end on the main level. On the second level, a door flanked by six-over-six sash windows leads to a rustic peeled log balcony that is centered in the end gable.

### **11 Maple Lane, ca. 1940.**

A one-and-a-half story, frame residence clad in fieldstone and clapboard siding resting on a stone foundation with an end-gabled roof with flared eaves covered in asphalt shingles. The front section is asymmetrical in massing with three volumes expressing the rustic style. The primary three-bay entry volume on the south side is asymmetrical in layout. There is an entry door on the north side fronted by stone steps, a pair of six-over-six sash windows with a shared brick sill in the center, and a single one-over-one sash window on the south side. The south bay is clad in clapboard siding while the rest of the volume is clad in fieldstone. A stone chimney projects through the top of the gable roof at the south side of the center bay. To the north of the primary volume, a secondary, side-gabled volume with flared eaves is set back from the primary façade. There is a six-over-six sash window with a brick sill centered on the west and north facing fieldstone-clad facades at the first floor level. There is also a six-over-one sash window centered within the gable at the second story level

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of this section. Above the fieldstone walls, the end gables of both volumes are clad in board and batten siding. A fourth, wood frame volume with a fieldstone foundation and clad in wooden siding extends to the rear (east) of the building.

A small one car detached garage is to the north of the lodge. It has a fieldstone foundation, clapboard siding, contemporary garage doors, and board and batten in the gable.

### **13 Maple Lane, ca. 1940.**

One-and-a-half story, frame residence clad in fieldstone with an asymmetrically sloping cross gable roof covered in asphalt shingles. The building is asymmetrical in massing, with two primary volumes and a smaller garage wing, and is designed in a rustic style. The north volume is an entrance wing with a side-gabled roof and flared eaves. The west façade features an entry door on the south side and a one-over-one sash window on the north. The façade is covered by an inset porch with a small front gable and fronted by a terrace surrounded by a low L-shaped fieldstone wall. On the north wall of this volume, there are two separate sash windows with brick sills on the main level and a single window at the exposed basement level. There is a fieldstone chimney centered on the north wall. The next volume to the south projects beyond the face of the entry volume and is a one-bay wing clad in fieldstone with an asymmetrically sloping front gabled roof. The gable is clad in wooden siding. There is a sash window with a brick sill centered on the wall under the roof peak. There is a small three-pane window at the exposed basement level in the center of the wall. The final volume to the south is clad in fieldstone and has a shed roof. There is a sash window with a brick sill centered on the wall. At the north end, there is a small attached wood frame single car garage clad in clapboard siding with an end gable roof, and a modern overhead garage door.

### **15 Maple Lane, ca. 1940.**

One-and-a-half story, frame residence clad in fieldstone with a cross gable roof with asphalt shingles. The building is asymmetrical in massing, with three volumes, and designed in a rustic style. The center volume is a three-bay wing with an asymmetrically sloping side-gabled roof. The entrance bay is centered in the volume and crowned with a front-gable porch clad in vertical board and batten siding and supported by peeled brackets. The entry is flanked on each side by a plate glass casement window with brick sills. The south side of this volume features a fieldstone chimney that extends through the roof centered on the gable end. The north volume is a one-bay wing with a front-gabled roof, which projects slightly beyond the face of the central entry volume. There is a plate glass casement window centered on the ground level and a smaller one-over-one sash window in the center of the gable. On the south side, a third enclosed porch volume with a shallow sloped front-gable roof projects to the south. The west-facing façade is clad in fieldstone with a French door. The south-facing façade is clad in wood siding and is heavily fenestrated, with casement windows extending across the wall at the main level. The lodge is fronted by a brick and concrete terrace that extends across the center and south volumes.

### **4 Mountainview Drive, ca. 1940.**

One-and-a-half story, wood frame residence clad in half-log siding resting on a stone veneer foundation with a cross gable roof with asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The center is the primary cross gabled section comprised of two volumes. The volume on the south side is a two bay entrance wing with an asymmetrically sloping side-gabled roof. The entrance bay, located in the center, is clad with a fieldstone surround and topped with a front-gabled canopy clad in half-log siding and supported by peeled log brackets. To

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the south of the entry, a set of paired six-over-one sash windows is centered on the façade on the main level. The south side of this volume features a fieldstone chimney and a six-over-one sash window at the corner. To the north of the primary center volume is a one bay wing clad in half-log siding with a front gabled roof. A set of paired six-over-one sash windows is centered on the façade on the main level and a smaller six-over-one sash window is centered in the gable end on the second level. At the south end, an enclosed porch volume projects to the northwest, adjacent to the chimney. It is clad with vertical half-log siding and has a shallow shed roof. The three exposed sides are heavily fenestrated, with six-over-one sash windows extending across each facade. On the north end, an attached garage clad in half-log siding with carriage doors is set back from the primary façade.

### **5 Mountainview Drive, ca. 1940.**

A one-and-a-half story, frame residence clad in half-log siding above an exposed basement level. Each of the gables is clad in vertical half-log siding. The site slopes to the east, and the lodge is built into the site to accommodate an exposed daylight basement level on the west side. The building is asymmetrical in massing, with three volumes, and designed in a rustic style. The center volume is a three-bay entrance wing with an asymmetrically sloping side-gabled roof. The entrance bay on the main level is crowned with a front-gabled entry porch clad in half-log siding and supported by peeled log brackets. The entry is flanked on each side by paired six-over-one sash windows. There is a large wooden deck in front of the middle and south sections at the main level supported by large fieldstone and concrete columns. On the north side of this volume, a fieldstone chimney extends through the peak of the gable roof. The north volume is a one bay wing clad in half-log siding with a front gabled roof, which projects beyond the face of the central entry volume. There is a six-over-one sash window centered on the ground level and a smaller one-over-one sash window in the center of the gable. On the south end is a third two-story volume that is also clad with half-log siding and has a shallow sloped shed roof. This section originally had a garage on the ground level with an enclosed porch above. The original garage has been altered. The enclosed porch has a sliding door flanked by one-over-one sash windows on the main façade and a large three-part picture window on the north side.

### **8 Mountainview Drive, ca. 1960. Non-contributing.**

A two story, wood frame residence clad in board and batten siding with a side gambrel roof designed in a Dutch Colonial Revival style. It is one singular rectangular volume with a single story garage wing on the south end with an end gable roof. The west façade is asymmetrical at the main level. There is an entry door at ground level at the south end adjacent to the garage wing. To the north, there is a large picture window flanked by shutters adjacent to the entry door and another smaller one-over-one sash window with shutters and a window box at the north end of the façade. The gambrel roof is steeply pitched and features two shed roof window dormers that are symmetrically and evenly placed on the second level. The gambrel ends have two one-over-one sash windows adorned with shutters. The attached garage features carriage garage doors on the west façade and two symmetrical one-over-one sash windows adorned with shutters and window boxes on the south side.

### **12 Mountainview Drive, ca. 1970. Non-contributing.**

Two story, wood frame residence clad in shingle siding. The building is asymmetrical in massing, with two distinct volumes. A single-story entry volume is at the north side with a side-gabled roof with asphalt shingles. The façade is asymmetrical with an entry door just to the south of the center of the façade and a large picture window flanked by shutters to the south. Paired one-over-one sash windows and shutter are centered in

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the façade and another smaller one-over-one sash window beyond at the north end of the façade. The south volume is two stories and symmetrical in massing and layout. It has a side-gabled roof with the same pitch as the single-story section. The west facing façade features two, one-over-one sash windows with shutters evenly spaced across the façade at both the first and second floor level. On the south facing façade, there are two garage doors on the ground level and two, one-over-one sash windows centered above them on the second floor level.

### **20 Mountainview Drive, ca. 1940.**

One-and-a-half story, wood frame residence clad in half-log siding resting on a stone veneer foundation with a gable roof with asphalt shingles. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The north volume is a side-gabled attached garage with carriage doors and clad in half-log siding. It is set back from the primary volume. The next volume to the south is a one-bay wing clad in half-log siding with a front-gabled roof which projects slightly beyond the face of the central entry volume. There is a one-over-one sash window centered on the ground level and a smaller one-over-one sash window in the center of the gable. The next volume to the south is a three-bay wing with an asymmetrically-sloping side-gabled roof. The entrance is framed in fieldstone in a buttress shape. The front-gabled entry porch is clad in vertical half-log siding and supported by peeled log brackets. The entry is flanked on each side by one-over-one sash windows and fronted by a concrete entry stoop with fieldstone walls. The south side of this volume features a fieldstone chimney and a one-over-one sash window at the corner. The south enclosed porch volume is also clad with half-log siding and has a shallow sloped front gable roof. The three exposed sides are heavily fenestrated, with one-over-one windows extending across each facade.

### **21 Mountainview Drive ca. 1970. Non-contributing.**

A one-and-a-half story, wood frame residence clad in cement stucco above a brick veneer foundation with an asphalt shingle roof. The building is asymmetrical in massing, with three volumes. The center volume is two bays with a front gabled roof. The south end of the center volume contains a tall picture window flanked on each side by one-over-one leaded-glass sash. The entrance is shaded by an Arts-and-Crafts style porch supported by paired columns on brick clad piers. There is a brick chimney on the south end. The north volume is two bays with a side-gabled roof with a pair of casement windows on the south end and a square casement window on the north end. The basement is full height and contains a garage with a modern garage door. The south volume is a two-story high living room wing with a symmetrical asphalt hipped-roof with the exterior walls having two pairs of sliding doors leading to a wood deck with paired casement windows above.

### **24 Mountaiview Drive, ca. 1950.**

A one-and-a-half story, wood frame residence clad in half-log siding above a fieldstone veneer foundation. The building is asymmetrical in massing, with two volumes. The primary volume is rectangular in shape with side-gable roof with exposed wooden rafter tails and asphalt shingles. The body of this volume is divided into three sections with the center section recessed back from the facades of the end bays. The eaves of the side-gabled roof extend evenly across the three bays. The south bay has a concrete entry stoop with fieldstone walls and small terrace in front of an entry door and one-over-one sash window to the south. The middle recessed bay has a three-part picture window centered in the bay. The north bay contains a picture window divided into nine rectangular glass panes. A fieldstone chimney extends through the roof at the intersection of the center and north bays. A smaller, secondary volume with a side-gabled roof extends to the

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south and is set back from the southern entry bay. The west façade has two adjacent one-over-one sash windows with a shared mullion centered on the façade.

### **31 Mountainview Drive, ca, 1938.**

A two-and-a-half story wood frame residence clad in half-log siding above a fieldstone exposed basement level with an asphalt shingle roof. The building is asymmetrical in massing, comprised of three volumes and designed in a rustic style. The north volume is a two-bay wing that is recessed slightly from the center section. At the main level there is a set of paired one-over-one sash windows centered on the wall. A front-gable dormer with two sash windows is centered above it. The volume is fronted by a concrete stoop with fieldstone walls. The entrance extends slightly from the main volume. It is framed in fieldstone and highlighted by a front-gable roof with rustic stickwork. This north volume sits above a fieldstone basement garage which is accessed from the north end. The middle volume is a two-bay wing with a front-gabled roof with rustic stickwork. Paired one-over-one sash windows are centered on the façade. There is a six-pane casement window centered within the gable. A fieldstone chimney extends above the roofline on the south side. At the south end, a shed-roofed enclosed porch volume is set back slightly behind the middle section. On the main level, there is a large picture window and a sliding door leading to a wooden deck in front of the middle and south sections at the main level.

The original stone steps and peeled log gabled entranceway have been retained.

### **32 Mountainview Drive, ca. 1940.**

One-and-a-half story and two-story, frame residence clad in horizontal half-log siding resting on a stone veneer foundation with a cross-gable roof with asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with four volumes, and designed in a rustic style. The north volume is two stories and it is set back from the primary section. It is clad in horizontal half-log siding on the first story and vertical half-log siding on the second story. It is covered by a shallow sloped end gable roof. The next volume to the south is a one bay bedroom wing clad in half-log siding with a front gabled roof. There are paired six-over-one sash windows centered on the main level and a smaller one-over-one sash window in the center of the gable. The next volume to the south is a one bay wing with an asymmetrically sloping side-gabled roof. The entrance bay is clad in fieldstone and topped with a front-gabled entry porch clad in half-log siding and supported by peeled log brackets. This bay is fronted by a concrete entry stoop with fieldstone walls. There is a pair of six-over-one sash windows with a shared mullion to the south of the entry bay. The south side of this volume features a fieldstone chimney and a six-over-one sash window at the corner. To the south there is a set-back enclosed porch volume clad with vertical clapboard and half-log siding with a shallow sloped shed roof and one-over-one sash windows on its two outward facing facades.

### **38 Mountainview Drive, ca. 1940.**

Two story and one-and-a-half wood frame residence clad in half-log siding resting on a stone veneer foundation with a cross gable roof with asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with two volumes, and designed in a rustic style. The south volume is a three-bay wing with a cross gable roof. The entrance bay is centered in the volume and is clad in fieldstone and topped by a front-gabled entry porch clad in half-log siding and supported by peeled log brackets. It is fronted by a concrete entry stoop with fieldstone walls. The entry is flanked on each side by a large picture window. The south bay is capped by a front-gable roof. The north volume is a two-and-a-half story volume with

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a front-gable roof. There are three one-over-one sash windows evenly spaced across the façade on the first floor, three contiguous one-over-one sash windows on the second level and a smaller one-over-one sash window in the center of the gable.

**44 Mountainview Drive, ca. 1940.**

A one-and-a-half story, wood frame residence clad in half-log siding with an asymmetrically sloping side-gable roof covered with asphalt shingles. Each of the gables is clad in vertical half-log siding. The building is asymmetrical in massing, with three volumes, and designed in a rustic style. The primary volume is rectangular in shape and is flanked on the north and south sides by smaller end gable roof volumes that are set back from the primary façade. The center volume features an offset entry. It is crowned with a front-gabled entry porch supported by peeled brackets and is fronted by a concrete entry stoop with fieldstone walls. On either side of the entry bay, there is a six-over-one sash window with wooden shutters, and another six-over-six sash window without shutters at the north end. There is a fieldstone chimney at the north end of the central volume that extends through the roof at the peak of the gable. The smaller enclosed porch volume at the north end is set back from the primary façade and is clad in vertical wood siding with an end gable roof. On the south end, there is an attached garage clad in half-log siding with an end gable roof and carriage doors.

**49 Mountainview Drive, ca. 1970. Non-contributing.**

A two-story, frame residence with a cross-gable roof and wooden shingle siding and an asphalt shingle roof. The building is asymmetrical in massing, with a large primary volume with two volumes attached. The primary, east-facing façade has a side-gabled roof with a large fieldstone chimney centered on the south gable. The entry is centered on the main level and is flanked on each side by picture windows. Sash windows are evenly spaced across the façade at second floor level. On the north side, a two-story volume with a front-gable roof projects to the east side containing a pair of doors at ground level and a pair of windows at the second floor. On the south side there is a small one-story, five-sided volume with a side-gabled roof and windows on each face.

**7 Valley View Drive, ca. 1940.**

One-and-a-half story, wood frame residence clad in fieldstone and half-log siding resting on a stone veneer foundation with a cross gable roof with asphalt shingles. The building is asymmetrical in massing, designed in a rustic style comprised of three volumes. The north volume is a projecting one-bay, front-gabled wing clad in fieldstone. The gable is clad in horizontal half-log siding. There is a one-over-one sash window centered on the main level and a smaller one-over-one sash window in the center of the gable. The next volume to the south is a two-bay wing with a side-gabled roof. The central entrance, which is highlighted by a front-gable projection, is clad in fieldstone. It features a rounded arched doorway with a stone arch surround. This entry is fronted by a concrete terrace that is bordered by a low fieldstone wall. To the south of the entry bay, a large, exterior fieldstone chimney is centered on the south volume and a one-over-one sash window with brick sills is located at the south end. The south enclosed porch volume has an side-gabled roof and is set back. It contains a garage at the basement level.

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### **11 Valley View Drive, ca. 1940.**

One-and-a-half story, fieldstone veneer residence resting on a stone foundation with a side-gabled asphalt shingle roof. The site slopes to the north, and the lodge is built into the site to accommodate an exposed to the daylight basement level on the north side. The building is symmetrical in massing, with two volumes designed in a rustic style. The primary volume is long and rectangular, with a symmetrical west facing primary façade. The central entrance is crowned by a front-gabled entry porch clad in horizontal half-log siding and supported by peeled log posts. To either side of the central entry, there are two multi-pane metal sash casement windows with stone lintels sills and wooden shutters in each of the four flanking bays. On the north and south facades, the end gables are clad in horizontal half-log siding. Two multi-pane metal sash casement windows with stone sills are located at either side of the north and south facades. On the north side, a stone chimney is centered on the façade. An asymmetrical volume with a large deck, which is not visible from the street, extends to east at the rear of the building.

### **15 Valley View Drive, ca. 1940.**

One-and-a-half story, frame residence clad in fieldstone resting on a stone foundation with an end-gabled asphalt shingle roof. Each of the gables is clad in horizontal half-log siding. The building is asymmetrical in massing, with three volumes designed in a rustic style. The primary, side-gabled volume is long and rectangular, with an asymmetrical west facing primary façade and a central fieldstone clad chimney. The side-gabled volume contains a picture window flanked on each side by steel casement windows divided into four panes. All of the windows on the lodge have stone lintels and sills. There is a steel casement window divided into four parts to the south of this opening. At the southernmost end of the volume, a central projecting, two-bay front-gabled wing highlights the entrance. The gable has a central four-paned window and is clad in half-log siding. The front-gabled entry porch clad in horizontal half-log siding and supported by peeled log brackets is flanked to the north by pair of eight-paned steel casement windows. To the south of the primary volume there is a side-gabled volume with a shed dormer. This volume has two bays with a steel casement window with eight panes on the north end and a pair of steel casement windows on the south end each with eight panes. The dormer is clad in horizontal half-log siding and has two pairs of four-paned steel casement windows. The final volume to the south is a flat-roofed, one-story wing clad in half-log siding above a basement with a garage.

### **19 Valley View Drive, ca. 1940.**

Two-story, frame residence clad in fieldstone with half-log siding in the gable ends with an asphalt shingle roof. Each of the gables is clad in horizontal half-log siding. The building is asymmetrical in massing, comprised of three volumes designed in a rustic style. The side-gabled, north volume is one story with two bays. The entrance, located in the southernmost bay, is crowned by a front-gabled entry porch with the gable clad in half-log siding and supported by peeled log brackets. There is a steel casement window with a pair of leaves each divided into eight panes. An exterior fieldstone chimney is visible at the north end. The central, front-gabled volume is two stories with three bays. There are two casement windows on the main level each with a pair of steel casement windows divided into eight panes. Each of the windows has stone sills and a rustic stone lintel. The gable contains a door leading to a projecting balcony supported by peeled log brackets. The south elevation features a large, side-gabled dormer and projecting balcony. On the south end, the topography drops down to permit a full basement with a garage with carriage doors. The south volume is an additional attached flat-roofed one-story garage with carriage doors. The garage roof has a small balustrade and is used as a patio. Fieldstone retaining walls line the grass driveway leading to the garages.

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## **22-23 Valkyrie, ca. 1945.**

Two-and-a-half story, frame residence clad in in cut stone veneer resting on a stone veneer foundation with side-gabled slate roofs. The building is a single, five-bay volume with multiple projecting gables in a European Medieval Revival style with Tudor Revival details. It was designed by architect Erik Kaeyer, of Yonkers, New York for Mr. and Mrs. Ludwig Novoting.

The façade (northwest elevation) has a recessed garden entrance framed by a lancet arch. To the north of the entrance on the first floor, there is a picture window flanked on each side by a casement window. To the south are three paired casement windows followed by a picture window flanked on each side by casement windows. On the second floor, from north to south, are a paired casement window, a tripartite casement window, a central glass block window, a pair of casement windows, and a tripartite casement window.

The southeast elevation has a projecting, front-gabled section on both the north and south ends of the elevation. The southernmost front-gabled section is two-and-a-half stories and two bays wide. It has a recessed five-part bay window at the first floor and four small square casement windows at the basement level. A band of ten continuous casement windows is located on the second floor, and a single window lights the gable. The central section has a recessed entrance porch supported by two columns and fronted by a semicircular stoop. A shallow, hipped-roof dormer with four continuous casement windows projects from the second story. The northernmost front-gabled section is two stories and one bay wide. It has a basement with three small side-by-side casement windows flanked on each side by small paired casement windows, a large picture window flanked on each side by paired casement windows on the first floor, and five continuous casement windows on the second floor.

The northeast façade has a gable end which is half-timbered with an infill of stucco divided into multiple parts by exposed timber members and a large stone chimney standing west of the center axis. On the east side of the north façade there is a projecting two and one-half story half-timbered and stuccoed gable end divided into seven parts by exposed timber members. Directly underneath the gable, four side-by-side glass doors open onto a terrace which is the roof of a further protruding one-story and basement section with four paired casement windows on the first floor. This section is surrounded by a large stone patio, which also serves as the roof of the attached garage. The stone veneer garage has a double-size garage door and a service entry.

The southwest elevation has a half-timbered and stuccoed gable end divided into multiple parts by exposed timber members including a pair of crouch timber members. A twelve-paned window and square floral pattern are located in the center of the gable. The elevation consists of two bays. The two-story west bay projects slightly and is capped by a half-timbered and stuccoed gable divided into seven parts by exposed timber members. A one-story and basement section projects further from this bay; it has four paired casement windows on the first floor and small square paired casement windows at the basement level. The east bay of the south façade has a pair of glass doors at the first floor fronted by a stoop with stone steps and, on the second floor, a picture window with flanking casement windows.

## **Valkyrie Boathouse, ca. 1945.**

One-story, front-gabled frame boathouse clad in clapboard siding resting on a stucco covered foundation. The building is a single volume in a European Medieval Revival style with Tudor Revival details. The north façade contains a center French door flanked, on each side, by large plate glass windows. A wood patio with a decorative balustrade runs along the façade. A front-gabled porch with a half-timbered and stuccoed gable supported by oversized brackets extends over the patio. Rafter tails are visible under the roofline and porch gable. There is a drive-through boat slip under the boathouse with hoist to lift a boat.

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**Valkyrie Lake Pavilion, ca. 1945.**

Peeled log piers sunk into the lake support a plank bridge to an open pavilion supported by log piers sunk into the lake with a symmetrical hip asphalt shingle roof topped by a pointed finial in a rustic style. There is symmetrical seating built into two sides.

**Valkyrie Barn/Stable/Studio Complex, ca. 1900, early 20<sup>th</sup> century additions.**

One and two story Barn/Stable/Studio complex consisting of a large barn with horse stable and a utility/studio additions. The two-and-a-half story, three-bay, front-gabled barn is built into the hillside with four barn doors at the lower level; the third bay appears to have been a shed addition. The barn has a rubble fieldstone foundation and novelty siding on the sections of the lower level that are not built into the hill. The upper floors are covered in board and batten siding. There are additional entrances at grade. There are a pair of carriage doors at the lower level, three six-over-one sash windows at the upper level and a six-over-one sash window in the gable. The one-story, side-gabled stable extends from the barn's south elevation. It has two entrances for horses on the west side. The east side has two six-over-one sash windows with a one-story, one-bay, shed-roofed extension at the south end of the east façade. The one-story, side-gabled utility/studio building is south of the barn and to the west of the stable. It has a pair of 20 pane fixed and casement windows on the north façade.

**Valkyrie "White House", ca. 1900 / 1920.**

One-and-a-half-story, side-gabled bungalow clad in vinyl siding and resting on a raised stucco-covered foundation. The raised foundation has rectangular, three-paned windows. The central entrance is accessed by a one-bay concrete stoop; the shed-roofed entry porch is supported by metal piers. A wide shed-roofed dormer with a bank of three six-over-six windows projects from the center of the roofline. A brick chimney is visible on the west end of the roof.

**Community Facilities**

**Community Entrance, ca. 1938.**

Fieldstone piers topped by the remains of a peeled log frame announcing the entrance to the community. Cast iron gate hinges remain.

**Lake Valhalla Dam, ca. 1930.**

The dam creates the 3,200' long, 32 acre Lake Valhalla by the damming of Hell's Hollow Brook. It is approximately 250 feet wide with a four foot wide walkway three feet above the water level on top of a 30 foot deep reinforced concrete sloping wall backed up with earth and gravel fill.

**Swimming and Recreation Area Entranceways, ca. 1938.**

Peeled log entranceway to Shady Lane and Indian Landing, the swimming and recreation area of the community. A second peeled log entranceway marks the bathing area.

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**Swimming Dock** ca. 1945.

Peeled log piers sunk into the lake support a plank bridge to a platform with benches on the northeast and southeast corners, ladders on the north and south sides to the lake and a diving board structure in the middle.

**Boat Dock** ca, 1945.

Peeled log piers sunk into the lake support a plank bridge to a platform with symmetrical seating on the north and south sides, ladders on each side to the lake and a diving board structure.

**Boat Lodge** ca. 1935.

Two-and-a-half story, frame recreational building clad in half-log siding and stone veneer resting on a stone veneer foundation with an asphalt shingle hip roof with exposed rafter tails. The building is symmetrical, rustic style with one volume.

The north façade contains three two-over-two sash windows at the second floor and a pair of half log doors at the first floor. The east façade contains, at the second floor, a stone clad chimney flanked by an entrance door to the north and a two over two sash window to the south. The first floor is below grade. The south façade contains three two-over-two sash windows at the second floor and a fieldstone wall at the first floor. It is fronted by a wood frame terrace supported by large peeled log piers. The west façade contains three two-over-two sash windows to the south and a door at the north end at the second floor and a fieldstone wall with a single window at the first floor. It is fronted by a wood frame terrace supported by large peeled log piers.

**Tea Pavilion**, ca. 1950.

Peeled log piers sunk into the lake support a delicate plank bridge leading to a stone island where the open, tea pavilion is located. The pavilion has a symmetrical hip asphalt shingle roof topped by a pointed finial. The pavilion has rustic stickwork balustrades and hexagonal features on the upper halves of the walls. There are benches built into the four sides.

**Recreation Pavilion**, ca. 1940.

Open, rustic pavilion with a symmetrical hip asphalt shingle roof topped by a pointed finial. The north and south sides are two bays. The west side is three bays with a canopy entrance and the east side is two bays with a side gable roof over a raised platform. The south side has an open wood stair at the east end.

**Tennis Court**, ca. 1945.

Clay surface single regulation tennis court surrounded by a high wire mesh fence with an entrance pavilion with a front gable asphalt shingle roof supported by exposed wood column with a wood railing and with cross supports.

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**Shuffleboard Courts, ca. 1945.**

Concrete surface double regulation shuffleboard courts with side gable pavilions on each end with a wood bench and storage for equipment on the south end pavilion.

**Flagpole & Picnic Area on the Mountain, ca. 1945.**

Open picnic area with a concrete table with a fieldstone base and an open fireplace with a wood terrace with peeled log railings and balustrades and a flagpole.

**Lookout Pavilion, ca. 1940.**

Open pavilion with a side gabled asphalt shingle roof in a rustic style located at the mountain picnic area. The west side is one bay with an open wood stair, the east, north and south sides are one bay. There is a wood railing with wood balustrades on all sides.

**Fire Gong, ca. 1938.**

Steel fire gong supported by a peeled log frame on top of a fieldstone platform. The gong has been repainted its original red color.

**Mailboxes, ca. 1970. Non-contributing.**

U.S. Government standard post boxes in two rows on a wood frame with an attached community board.

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**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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Entertainment/Recreation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1928–1951

\_\_\_\_\_

**Significant Dates**

1928, ca. 1945, 1951

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Hakon (Hakorn) Jacobsen

Erik Kaeyer

\_\_\_\_\_

**Period of Significance (justification)**

The plans for the construction of the Lake Valhalla Dam were filed in 1928, and the last lodge built by Novoting was finished in 1951.

**Criteria Considerations (explanation, if necessary)**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

Valhalla Highlands is significant under Criterion A for its association with the development of recreational second-home communities in the Hudson Valley during the early twentieth century. After establishing the successful Globe Slicing Machine Company, Austrian immigrant Ludwig Novoting and Norwegian immigrant Peter Sivertsen purchased land in Philipstown. Aware of the early twentieth century desire for summer retreats, Novoting and Sivertsen created a man-made lake and began laying out the Valhalla Highlands community. While Novoting advertised broadly, he sold many of the lodges to friends in the German/Austrian and Norwegian communities, as well as to workers at the Globe Slicing Machine Company. Built between 1928 and 1951, the community is also significant under Criterion C as a cohesive collection of eclectic rustic architecture. In addition to the rustic aesthetic, the design of Valhalla Highlands draws inspiration from Medieval Revival styles, the northern European heritage of the builders and developers, and a sense of playfulness befitting a summer community named for the mythical Norse hall of heroes. The lodges feature fieldstone, half-log siding, peeled logs, asymmetrical plans, and whimsical details including flared eaves, strap hinges, and buttressed fieldstone door surrounds. Though they use a similar vocabulary of materials and design, each of the lodges, most of which were constructed by Norwegian builder Hakon Jacobsen, is unique. The community facilities, including buildings along Lake Valhalla and on Mount Novo, are built in a similar rustic style.

### **Early History of the North Highlands**

By the seventeenth century, semi-sedentary groups of Native Americans had settled along the Hudson River in contemporary Putnam County. They were part of the loosely allied Wappinger Confederacy, which included groups in southeastern New York and southwestern Connecticut. Europeans were slow to settle the more mountainous areas of the Hudson Highlands. Much of Putnam County was included in Philipse Manor, an extensive royal patent granted to Adolph Philipse in 1677. Tenant families lived on and farmed the land through the late eighteenth century. After the Revolutionary War, the Philipse land was confiscated and divided into large parcels.<sup>1</sup>

The hamlet of Cold Spring initially developed as a small settlement nestled on the shores of the Hudson River near the river's narrowest point. During the early nineteenth century, it was selected by James Madison as an ideal location to forge military weaponry and consumer products. The West Point military academy across the Hudson River was easily accessible by boat. After the West Point Foundry was opened in 1818 and expanded in 1837, the village grew. Timber from the highlands was used for charcoal production, and iron ore was mined from its hills. Hudson River sloops and schooners and the Hudson River Railroad, after its 1849 arrival, provided excellent transportation. During the Civil War, the foundry operated around the clock.<sup>2</sup>

A farming community developed along the Albany Post Road, which connected Cold Spring to Fishkill through the highlands. The small hamlet of Davenport's Corners, which had a store, tavern, and church, catered to travelers and farmers. In addition to selling food products to the village of Cold Spring, farmers in the highlands supplemented their income by engaging in small-scale iron ore mining or selling charcoal to the foundry. An 1867 map of the highlands shows a three mile road running through the lower hills of Scofield

<sup>1</sup> S.F. Cook, "The Indian Population of New England in the Seventeenth Century," In *University of California Publications in Anthropology* 12 (Los Angeles: University of California Press, 1976); William J. Blake, *The History of Putnam County, New York* (New York: Baher and Scribner Publishers, 1849), 14.

<sup>2</sup> Trudie A. Grace, *Around Cold Spring* (Charleston, S.C.: Arcadia Publishing, 2011), 7-8.

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Ridge from Davenport's Corners on the Post Road connecting back to the Post Road at the hamlet of Rockdale. A scattering of farms were located along the road, which partially ran parallel to Hell's Hollow Brook.<sup>3</sup>

The West Point Foundry reached its peak during the Civil War, but then began to experience financial setbacks. Its closure in 1911 caused an economic decline in Cold Spring, and particularly in the rural communities that supported the village. By 1920, the population of Philipstown had fallen from an 1865 high of 5,436 to only 3,272.<sup>4</sup>

### **Ludwig Novoting and Peter M. Sivertsen**

Between 1850 and 1930, approximately five million Germans and Austrians and one-and-a half million Norwegians and Swedes immigrated to the United States. Through the late nineteenth century, most were farmers seeking land; while most continued to the Midwest, some stayed in New York City. After an economic depression and maritime crisis in Norway during the 1880s, Norwegian sailors and shipbuilders began settling along Manhattan and Brooklyn's docks. In response to the high demand for skilled builders and dockworkers, the Norwegian population in New York City doubled by 1910.<sup>5</sup>

Ludwig Novoting, born in Vienna, Austria in 1891, immigrated to the United States in 1913. He met and married his wife, Josephine, the following year. By the fall of 1918, Novoting started the Novo Tool Company on Whitlock Avenue in the Bronx; Ludwig, Josephine, and W.F. Weaver, Josephine's father, were the incorporators. The shop advertised in local newspapers, and slowly began to develop a customer base for its machine, tool, and die work.<sup>6</sup>

Peter M. Sivertsen, born in Norway in 1891, immigrated to New York City in 1907. He initially worked as an apprentice machinist at the American Machine and Foundry company. After he married his wife Astrid, also from Norway, in 1915, he worked for a short time at a Brooklyn delicatessen. Sivertsen observed the limitations of the machines and hand-methods for slicing cold cuts for sandwiches. After developing his idea, Sivertsen worked with Ludwig Novoting and William Lorenz at Novo Tool to finalize his slicing machine. Sivertsen patented his gravity-fed bed cold cut slicer in 1919.<sup>7</sup>

In 1925, Novoting and Sivertsen began producing slicing machines in the Whitlock Avenue shop and established the Globe Slicing Machine Company factory down nearby Novo Tool on Whitlock Avenue. Novoting provided the business acumen and the shop and Sivertsen provided the patented invention of the automatic slicing machine and capital from his family. In 1930, Globe raised further capital by selling stock to William Schmitz and George Schaab. In 1939, Sivertsen and Novoting established a new Globe Slicing Machine Company factory in Stamford, Connecticut. By 1942, Sivertsen, Novoting and their wives were the

<sup>3</sup> Blake, *Putnam County*, 160; F.W. Beers & Co., "Putnam Valley and Philipstown," in *New York and its Vicinity* (New York: F.W. Beers, A.D. Ellis & G.C. Soule, 1867).

<sup>4</sup> Grace, *Around Cold Spring*, 7-8.

<sup>5</sup> Knight Hoover, "Norwegians in New York," *Norwegian-American Studies* 22 (1970): 221-234; Library of Congress, "The Germans in America: Chronology," Available online at <<http://www.loc.gov/rr/european/imde/germchro.html>>.

<sup>6</sup> Novo Tool Advertisement, *New York Evening Telegram*, May 8, 1919; Supreme Court, Appellate Division – First Department, *William Lorenz v. Knud Engelsted and Globe Slicing Machine Incorporated*, Record on Appeal (New York: Loder Appeal Press, 1936), 51-53; Federal Census, New York, 1920; "Plant News, New York" *Steel Processing and Conversion* 7 (1921), 630.

<sup>7</sup> Federal Census, New York, 1920; "Peter Sivertsen," Obituary, *New York Times*, October 31, 1962; Appellate Division, *Lorenz v. Engelsted and Globe*, 51-53.

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only holders of stock. For over 50 years, the Globe Slicing Machine Company dominated the slicing machine business.<sup>8</sup>

## Creating Lake Valhalla

On July 7, 1928, Ludwig Novoting and Peter Sivertsen purchased a tract of approximately 1,100 acres consisting of six old farms strung out in the central portion of the road running alongside Hell's Hollow Brook. The closure of the Cold Spring Foundry had impacted the small, agricultural community. Without the thriving industrial village to support, farm families had difficulty making a living. Novoting and Sivertsen saw financial opportunity in this inexpensive rural land a short distance from New York City. As automobile ownership became more common, families sought out new places to travel. The five-day work week left time for relaxation, and weekend trips and summer retreats were popular. For New Yorkers, the lower and mid-Hudson River Valley were particularly attractive because of their close proximity, mountainous terrain and opportunity to enjoy natural settings.<sup>9</sup>

In 1928, Novoting and Sivertsen submitted plans to construct a dam on Hell's Hollow Brook. In 1930, Norwegian laborers began excavating the area that would become Lake Valhalla. Sivertsen had maintained his ties to friends and relatives in the New York City Norwegian community. Skilled Norwegian builders assisted with the construction of the dam and later, the lodges. In 1931, Novoting hired the Davey Tree Company to plant large Norwegian maples and evergreens to beautify the landscape. Novoting and Sivertsen considered a number of development options, including a possible hunting preserve venture and raising pheasants, and ultimately decided to create a summer home community.<sup>10</sup>

At the entrance to the land bought by Novoting and Sivertsen in the 1920s, one of the early farms remains at 12 Highland Road. A second farmhouse, called the "white house," and barn are located near Valkyrie. The farmhouse was used by both Sivertsen and Novoting as they developed the property and built homes. The barn served as temporary quarters for the Norwegian workers, including the Areskog, Odland, Oberle and Dickson families, who were related to Sivertsen. These families were involved in the construction of 16 Highland Road during the early 1930s. They used stones from one of the abandoned farmhouses. Next, they began working on the Haram lodge at 8 Highland Road; Sam Haram's wife Margaret was also related to Sivertsen. The third lodge to be constructed was for the Peters family at 147 Highland Road. Otto Peters, who had initially worked for Globe Slicing, and invented a slide bar for the slicing machines. He eventually sold his patent to them and left the company.<sup>11</sup>

With their fieldstone clad walls, these three early lodges set an architectural tone for the community but are distinctive as an initial grouping. No builder or architect has been directly attributed to them, and the design of these early buildings is likely the result of discussions between Novoting, Sivertsen, and the Norwegian builders. The lodge at 16 Highland Road has load-bearing fieldstone walls with minimum fenestration. The lodges at 8 and 147 Highland Road were simplified to a frame structure with fieldstone veneer. They also have Tudor Revival style half-timbering in the gables. Each also has a multi-gabled, asymmetrical design. Novoting's home, Valkyrie, which was designed in the late 1930s, would include several of these characteristics.

<sup>8</sup>Federal Census, New York, 1930; Greg D. Mecca, "Made in Stamford," available at < <http://www.stamfordhistory.org/made-in-stamford.htm>>; "Two Men Die in Collapse of Bronx Building," *New York Times*, June 27, 1926; Elizabeth Berwind Gaffney, oral history.

<sup>9</sup> Putnam County Clerk's Office

<sup>10</sup>Allan Smith, Surveyor, Cold Spring to New York State Department of Public works, correspondence and drawings, 1928; *Cold Spring Recorder*, June 27, 1930; May 2, 1930; December 12, 1930; February 13, 1931; April 17, 1931.

<sup>11</sup> *Cold Spring Recorder*, December 9, 1932.

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## Designing Valhalla Highlands

As sales increased during the mid-1930s, construction of half log and fieldstone clad lodges began in earnest. Novoting also set about creating common facilities, rustic improvements, and trails as amenities for the community. Hakon (Hakorn) Jacobsen, one of the Norwegian workers, was a skilled carpenter-builder. He has been attributed as the primary builder, and possibly the designer, of the lyric, rustic lodges and community facilities of Valhalla Highlands. Jacobsen, born in Norway in 1888, immigrated to New York City in 1906. He married his wife Ingrid in 1910, soon after she emigrated from Norway.<sup>12</sup>

Jacobsen found work in the construction industry in New York City, and became a member of the Brooklyn Chamber of Commerce as a contractor in 1921. After the building industry ground to a halt following the Great Depression, Jacobsen was likely glad for the opportunity to work in Putnam County. By the late 1930s, he moved his family to Yonkers where he worked on a series of residential projects. By 1938, he began working with architect Erik Kaeyer, who would later design Novoting's Valkyrie. Jacobsen also trained his son Arthur, born in 1912, in the trade. By 1940, Arthur had married and was working as an architectural draftsman in an architect's office.<sup>13</sup>

The lodges at Valhalla Highlands are designed in an eclectic rustic style. Rustic buildings were typically designed as retreats in rural, mountainous areas of United States, and are distinguished by the creative use of natural materials, including log, fieldstone, rough-edged wood, bark, and roots. These stylized primitive buildings referenced nostalgia for early settlements. The Rustic style is most associated with large Adirondack camps, and was used in New York's state parks as early as the 1910s. In both private and public settings, rustic designs offered a sense of simplicity and harmony with the landscape. After its wide use for state and national park buildings during the 1930s, rustic architecture became closely associated with public recreation. Notably, many of the camps at Harriman State Park, located in Orange and Rockland Counties, feature vertical and horizontal half-log slabs as well as half-log siding. This nearby park may have served as inspiration for the use of half-log siding at Valhalla. Although the lodges of Lake Valhalla are frame buildings with half-log and fieldstone cladding, they emulate full log and solid stone buildings. Additional rustic elements include peeled log brackets, detail-work, and bridges, knotty pine interiors with substantial stone fireplaces, and fieldstone paths and steps.<sup>14</sup>

The medieval revival style is a general term which encompasses period revival styles, including French Country, Norman, Gothic, and Tudor, that recall the architecture of medieval Europe. The buildings of Valhalla Highlands also offer a picturesque interpretation of medieval elements, including: small square or diamond paned windows resembling leaded glass windows; entrances framed in stone; buttressed stone walls; board-and-batten siding; false half-timbering in gables; and decorative strap iron hinges. In his blend of the rustic and medieval revival styles, Jacobsen created designs with a distinct, sturdy northern European flair that blended into landscape of the Hudson Highlands. It is likely that Novoting and Jacobsen were influenced by buildings in their native Austria and Norway. Vernacular log buildings based on building traditions that dated back to at least the Middle Ages were commonly built in Norway through the early twentieth century.<sup>15</sup>

<sup>12</sup> Federal Census, New York, 1930; Walter Odland, oral history.

<sup>13</sup> Brooklyn Chamber of Commerce Bulletin, August 27, 1921; "Eight House Modernizations Slated In Week," *Yonkers Herald Statesman*, March 17, 1938; "North Yonkers Home in Picturesque Setting," *Yonkers Herald Statesman*, April 4, 1938; "Woodstock Pk. Gets 12<sup>th</sup> Home," *Yonkers Herald Statesman*, June 29, 1939; *Yonkers Herald Statesman*, August 28, 1941; September 18, 1941.

<sup>14</sup> National Register of Historic Places, Great Camps of the Adirondacks Thematic Resources, Essex, Franklin, and Hamilton Counties, New York (90THM00014); Kathleen LaFrank, Determination of Eligibility, Harriman State Park (14SD00768).

<sup>15</sup> Jerri Hollan, *Norwegian Wood: A Tradition of Building* (New York: Rizzoli, 1990).

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The playfulness Jacobsen and Novoting incorporated into the design of Valhalla Highlands' lodges and common facilities suited the summer community's theme of a Nordic paradise. The community's playful, fairy-tale aesthetic bears some resemblance to, but appears to have developed independently of, the contemporaneous Storybook style. Storybook, which was most popular in the years between World War I and World War II, is primarily associated with California, where the most extravagant examples were built. The Storybook Style was the product of architects and builders with a distinct flair for theater, a love of fine craftsmanship and, not least, a good sense of humor. Storybook Style is not necessarily a literal recreation of any one style. Rather, it is a creative interpretation that captures the quality of being picturesque, quaint and charming in appearance. However, California Storybook style cottages are distinguished from those at Valhalla in that the former are clearly a part of the theater world – acknowledges architectural fantasies or follies somewhat akin to the elements of a movie set – while the district's buildings incorporate whimsy into designs that reflect old and new cultural symbols.<sup>16</sup>

The individuality of Valhalla Highlands' buildings, fanciful road names, and community theme also reflect a whimsy that is at the core of the community's concept. The swooping peaked roofs, asymmetrical roof pitches, original multi-color asphalt shingles, peeled log entranceways, half-log flowerboxes on stepped brackets, organic, asymmetrical plans, and stone, connecting archways of the lodges contribute to this sense of lightness. To the delight of the children of the community, a number of owners added their own humorous touch by maintaining small elf gardens fronting their lodges. Novoting's Valkyrie sported both a troll garden, with numerous painted cast-iron elves, as well as a troll cave with a water basin.

### **Selling Lake Valhalla**

Because Valhalla Highlands was slow to become a clear money-making venture, Sivertsen lost interest. Novoting bought Sivertsen's share in Valhalla Highlands during the early 1930s. Novoting continued to promote and construct the lodges, common facilities, common facility structures, rustic improvements and trails of Valhalla Highlands.<sup>17</sup>

Novoting advertised and sold the individual lodges and the land they sat upon as seasonal residences. As early as 1933, he began placing advertisements in New York City newspapers. Early advertisements, some of which were directed at teachers, emphasized Lake Valhalla's remote, natural location and that the community welcomed "desirable, Christian" families with references. All of the advertisements refer potential buyers to Louis or Lewis Novoting; Novoting adopted this more Americanized version of his name during the 1920s. In 1936, Novoting reported a dramatic increase in sales and construction; he sold three times as many plots in 1936 and built more lodges than the year before. After 1940, Novoting stopped heavily advertising Valhalla Highlands. The buyers primarily lived in New York City; a few of them worked at the Globe Slicing Machine Company in Stamford.<sup>18</sup>

The lodges all came equipped with a fireplace, high ceiled living rooms, a porch and a garage. The lodges were strictly for seasonal use, without water from late spring to early fall and no central heat. An annual fee was charged for maintenance and supplying water via above ground pipes. The deeds to the lodges gave the owners the right to use the common facilities, the common facility structures, the rustic improvements, the roads and the trails running throughout the 1,100 acres of land. Novoting's workmen kept the roads and grounds well-maintained. World War II interrupted the construction of the lodges and some of the community facilities. The

<sup>16</sup> Arrol Gellner and Douglas Keister, *Storybook Style: America's Whimsical Homes of the Twenties* (New York: Viking Studio, 2001).

<sup>17</sup> Walter Odland, oral history.

<sup>18</sup> *New York Sun*, June 7, 1933; *New York Times*, April 21, 1935; August 9, 1936; *Brooklyn Eagle*, May 19, 1940.

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lodges on Maple Lane remained substantially incomplete until after the War had ended. The last Novoting-built lodge was constructed in the community in 1951.

### **The Valhalla Highlands Community**

Valhalla Highlands was not primarily a speculative venture for the Ludwig and Josephine Novoting. Since it was the Novotings' home and the seasonal home of some of their friends and employees, the level of craftsmanship, the extent of the improvements and the unrestricted access to the land went far beyond economic considerations. Novoting created a legacy for himself and for the community.

A number of the purchasers were Novoting's and Sivertsen's friends, business associates and even employees of the Globe Slicing Machine. Many were, like Novoting and his wife, German/Austrian-Americans or, like Sivertsen, Norwegians who had immigrated to America during the early twentieth century. Peter Sivertsen's brother, Olaf Sivertsen, was the original owner of 15 Lookout Drive. Most families stayed in the community for the entire summer, and the head of the household would drive up from New York City to join them on the weekends.

The meeting of "the First Settlers at Lake Valhalla" occurred on November 18, 1934 at the Recreation Lodge. During the 1935 Season, the second meeting was held, the name "Club Valhalla" was adopted and the dues established at \$1.00 per family. Regular meetings have continued from 1935 to the present with the intention of maintaining the high quality of the community. Officers were elected and Fish, Fire, Road and Entertainment Committees were established with the members singing "You are My Sunshine" when a Committee head did particularly good work. During the 1938 season, Club Valhalla began to be referred to as the Lake Valhalla Club and the Club voted to become a gated community with a guard in a guard kiosk at the main gate. The first issue of the newsletter, *The Lake Valhalla Star*, was published on June 25, 1939.

Parties celebrating Independence Day, with fireworks, and Labor Day were organized. During the summers, weekly social events included bingo, movies, children's minstrel and magic shows, smorgasbords, costume parties, boat/canoe regattas with costumes, softball games and hikes. An annual Columbus Day tradition of climbing Mount Novo soon developed. During the winter, families traveled up from the city to ice skate on Lake Valhalla. During World War II, an air raid protection plan was instituted and such substantial blood donations were made by the Valhalla community to the Red Cross Drive that the Cold Spring Committee expressed their particular appreciation.

### **Novoting's Valkyrie**

By the late 1930s, Novoting decided it was time to build a large, showpiece home for himself and his wife. He called upon Yonkers architect and Swedish immigrant, Eric Kaeyer. Kaeyer was trained at the Columbia University, New York's Beaux-Arts Institute of Design, and in Europe. He worked as a draftsman for G. Howard Chamberlin in Yonkers from 1919 to 1925, and then with Joseph Urban in New York City. In 1933, Kaeyer returned to Yonkers and opened his own practice, largely designing residential projects in Colonial Revival, Modern, and contemporary styles. For Novoting, Kaeyer designed a stone home in a European Medieval Revival style with Tudor Revival details and Art Deco interiors. Novoting named the house Valkyrie after the divine, beautiful maidens sent out to select brave warriors for Valhalla, the paradise for heroes. After the end of World War II, in order to bring Lake Valhalla closer to Valkyrie, the dam was enlarged to create the

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present 3,200' long, 32-acre lake. The community facilities at Indian Landing were reconstructed and adapted to the higher water level.<sup>19</sup>

With the nickname Commodore (earned aboard Sivertsen's yacht while docked at Cold Spring), Novoting was a strong presence in the community. The Novotings were great entertainers, creating an area near the house for parties which they call "Vienna Woods". Novoting served good German food and beer, and community members played instruments and sang German songs.

In September, 1958, Josephine Novoting died. A few years later, Ludwig married his second wife Carola. The couple lived at Valkyrie and continued to play a role at the center of the community until Ludwig died in June 1985. Carola recounted that Ludwig's last thoughts were the well-being of his cherished Valhalla Highlands. The Novoting mausoleum in the Cold Spring Cemetery features carved images of Valkyries bringing the bodies of heroes to Valhalla.

### **Valhalla Highlands during the late twentieth century**

At a meeting on August 29, 1971, the membership voted to create the Lake Valhalla Civic Association, Inc. with accompanying by-laws and constitution. For more than eighty years the Valhalla Highlands community has enjoyed the substantially unchanged natural and man-made beauty of Valhalla Highlands.

During the last quarter of the twentieth century, many of the lodges became year round housing for retirees and owners employed in the region; the summer retreat aspect diminished somewhat. At the end of the twentieth century and the beginning of the twenty-first century, Valhalla Highlands rediscovered itself as owners and new purchasers recognized the unique, precious and venerable qualities of their lyrical community.

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<sup>19</sup> "Architect Born in Yonkers Possesses Wide Experience," *Yonkers Herald Statesman*, April 13, 1935; *Biographical Dictionary of American Architects*, "Erik Kaeyer, 1897-7/1/1948."

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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**10. Geographical Data**

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**Acreage of Property** 873.28  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>589975</u> Easting	<u>4593729</u> Northing	3	<u>18</u> Zone	<u>587826</u> Easting	<u>4590804</u> Northing
2	<u>18</u> Zone	<u>590694</u> Easting	<u>4593220</u> Northing	4	<u>18</u> Zone	<u>587335</u> Easting	<u>4591164</u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

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

**Boundary Justification** (Explain why the boundaries were selected.)

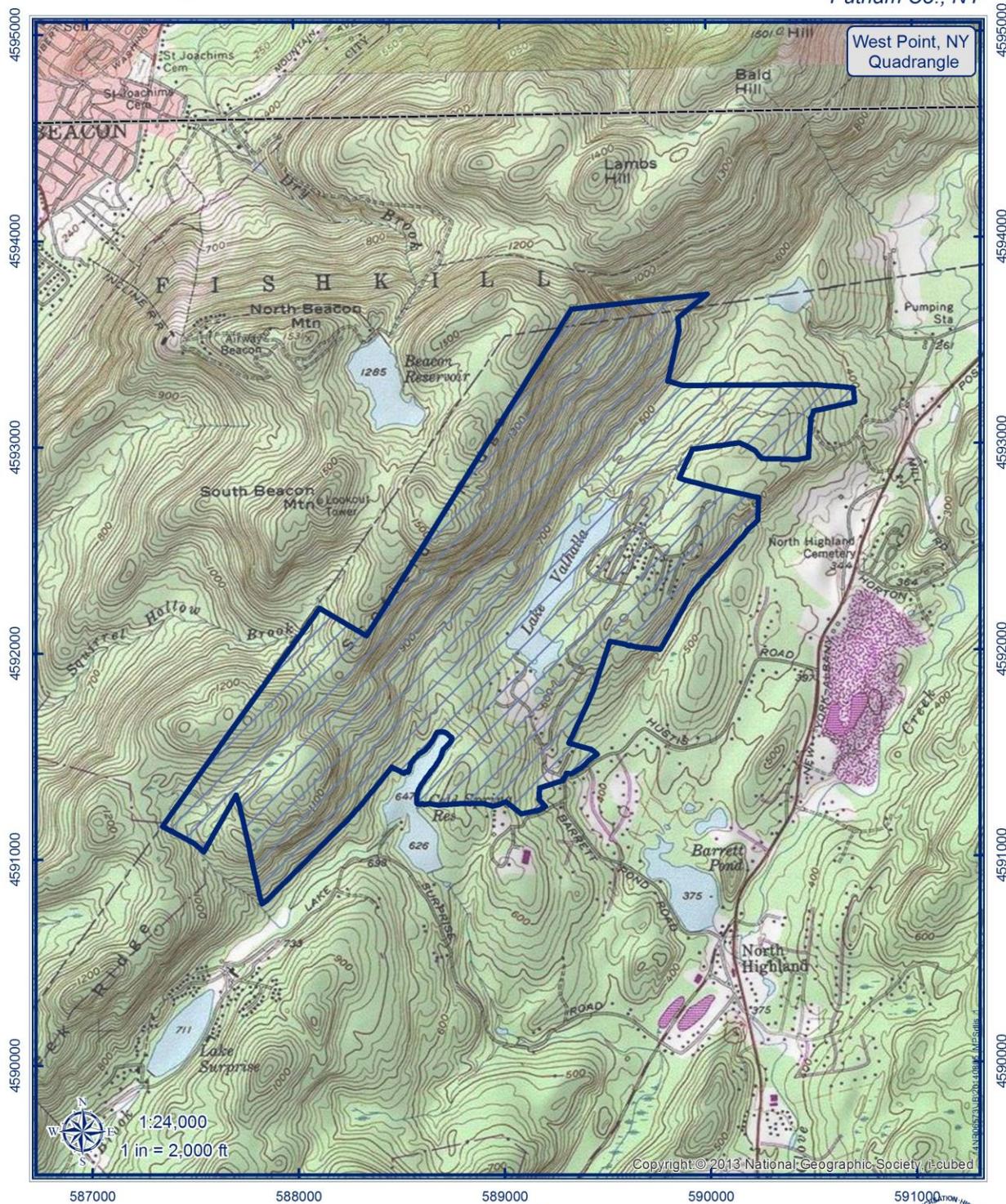
The boundary was drawn to include the land purchased by Louis Novoting and Peter Sivertsen in 1928, and that has been historically associated with the Valhalla Highlands community.

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**Valhalla Highlands Historic District**

*Cold Spring/Philipstown,  
 Putnam Co., NY*



Coordinate System: NAD 1983 UTM Zone 18N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter



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 USGS Quad Index

Tax Parcel Data:  
 Putnam Co, RPS  
[putnamcountyny.com:8081](http://putnamcountyny.com:8081)

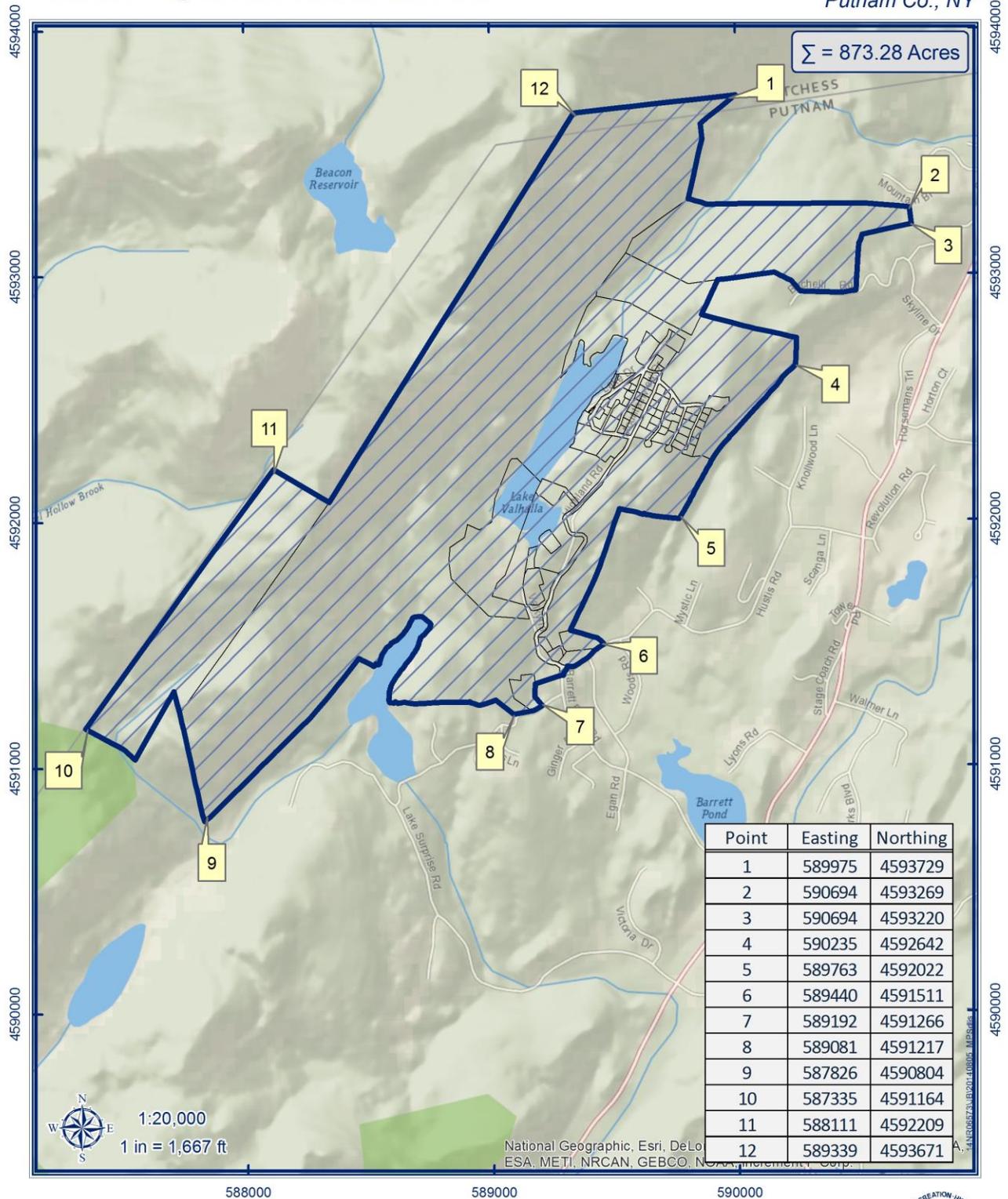


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Valhalla Highlands Historic District

Cold Spring/Philipstown,  
 Putnam Co., NY



Coordinate System: NAD 1983 UTM Zone 18N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter



Valhalla Highlands HD

Tax Parcel Data:  
 Putnam Co, RPS  
 putnamcountyny.com:8081

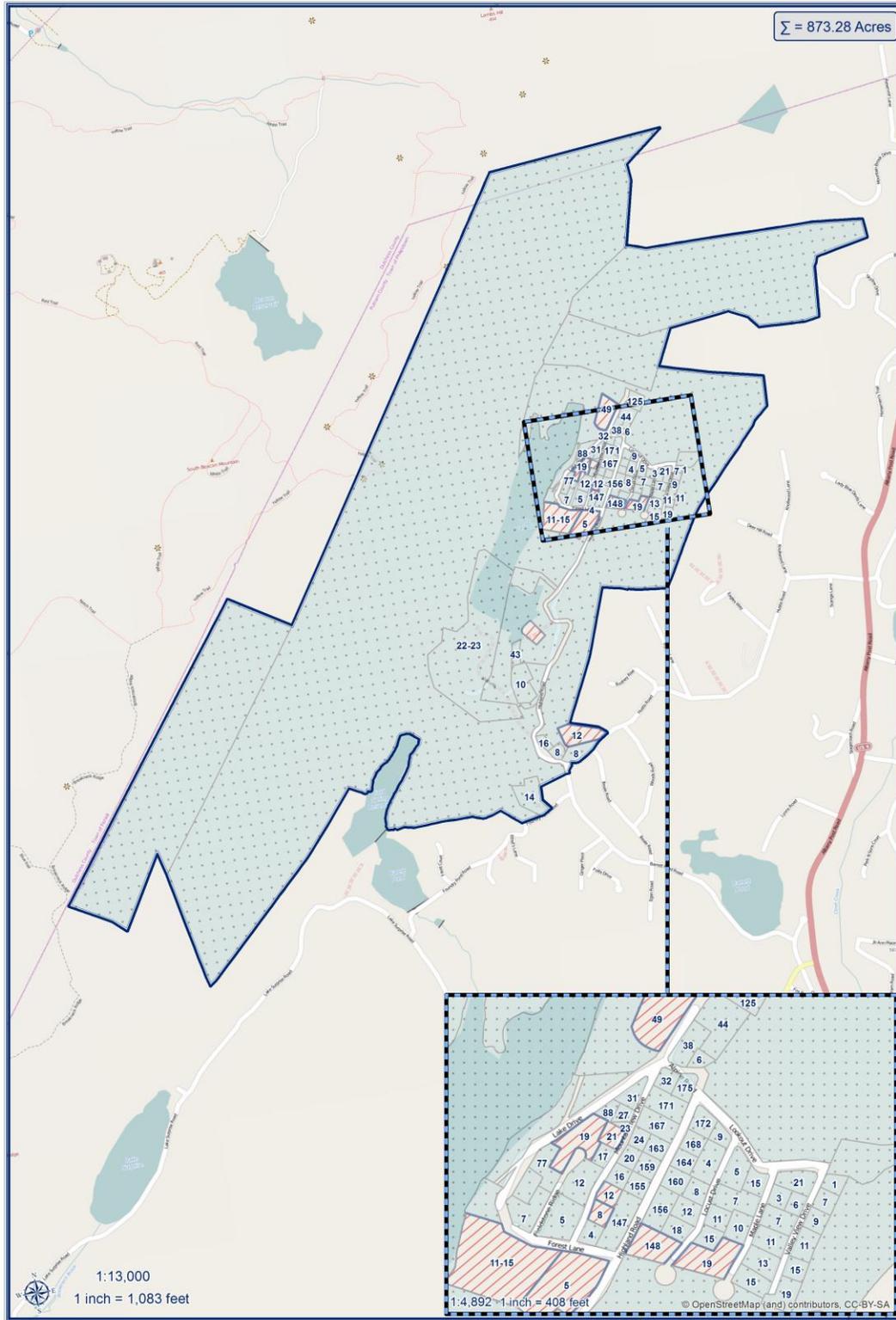


Valhalla Highlands  
 Name of Property

Putnam County, NY  
 County and State

**Valhalla Highlands Historic District**

*Cold Spring/Philipstown,  
 Putnam Co., NY*



Valhalla Highlands  
Name of Property

Putnam County, NY  
County and State

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### 11. Form Prepared By

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name/title Joseph Pell Lombardi, edited by Jennifer Betsworth (NY SHPO)  
organization Lake Valhalla Civic Association date July 22, 2014  
street & number 412 Broadway telephone 212-349-0700  
city or town New York state NY zip code 10013  
e-mail \_\_\_\_\_

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### Additional Documentation

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Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Valhalla Highlands  
City or Vicinity: Cold Spring  
County: Putnam State: New York  
Photographer: Joseph Pell Lombardi  
Date Photographed: November 2013 – May 2014

Description of Photograph(s) and number:

- 1 of 26. NY\_Putnam County\_Valhalla Highlands\_0001  
6 Alpine Road, Façade, facing east
- 2 of 26. NY\_Putnam County\_Valhalla Highlands\_0002  
7 Fieldstone Ridge, Façade, facing southwest
- 3 of 26. NY\_Putnam County\_Valhalla Highlands\_0003  
7 Valley View, Façade, facing east
- 4 of 26. NY\_Putnam County\_Valhalla Highlands\_0004  
9 Lookout Drive, Façade, facing south

Valhalla Highlands

Putnam County, NY

Name of Property

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- 5 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0005  
11 Valley View, Façade, facing southeast
- 6 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0006  
15 Lookout Drive, Façade, facing south
- 7 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0007  
15 Valley View, Façade, facing east
- 8 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0008  
20 Mountainview Drive, Façade, facing northeast
- 9 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0009  
21 Lookout Drive, Façade, facing south
- 10 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0010  
31 Mountainview Drive, Façade, facing east
- 11 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0011  
147 Highland Drive, Façade, facing north
- 12 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0012  
156 Highland Drive, Façade, facing southeast
- 13 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0013  
159 Highland Drive, Façade, facing west
- 14 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0014  
160 Highland Drive, Façade, facing southeast
- 15 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0015  
4 Locust Drive, Façade, facing east
- 16 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0016  
31 Mountainview Drive, Entranceway, rock garden and road border, facing southwest
- 17 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0017  
Valkyrie, east elevation, facing northwest
- 18 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0018  
Valkyrie lake pavilion, facing east
- 19 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0019  
Lake Valhalla from Mount Novo, facing south
- 20 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0020  
Diving Board on Lake Valhalla, facing north
- 21 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0021  
Boathouse at Lake Valhalla, facing southwest
- 22 of 26. NY\_ Putnam County\_ Valhalla Highlands\_0022  
Recreation Pavilion, facing southwest

Valhalla Highlands

Putnam County, NY

Name of Property

County and State

- 23 of 26. NY\_Putnam County\_Valhalla Highlands\_0023  
Lookout Point Pavilion, facing east
- 24 of 26. NY\_Putnam County\_Valhalla Highlands\_0024  
Interior, 15 Valley View, facing south
- 25 of 26. NY\_Putnam County\_Valhalla Highlands\_0025  
Interior, 31 Mountainview Drive, facing west
- 26 of 26. NY\_Putnam County\_Valhalla Highlands\_0026  
Interior, 31 Mountainview Drive, facing east

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Valhalla Highlands  
Name of Property

Putnam County, NY  
County and State



Drive, ca. 1940, Courtesy Lake Valhalla 4 Mountainview Civic Association



147 Highland Road, ca. 1940, Courtesy Lake Valhalla Civic Association

Valhalla Highlands  
Name of Property

Putnam County, NY  
County and State



77 Lake Drive, ca. 1940, Courtesy Lake Valhalla Civic Association



Boathouse and Beach on Lake Valhalla, ca. 1940, Courtesy Lake Valhalla Civic Association

Valhalla Highlands  
Name of Property

Putnam County, NY  
County and State



Archway at Mount Novo Picnic Area, ca. 1960, Courtesy Lake Valhalla Civic Association































**ANDERSON  
FOR  
SHERIFF**























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Valhalla Highlands Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Putnam

DATE RECEIVED: 9/26/14 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/12/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000915

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 11.12.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

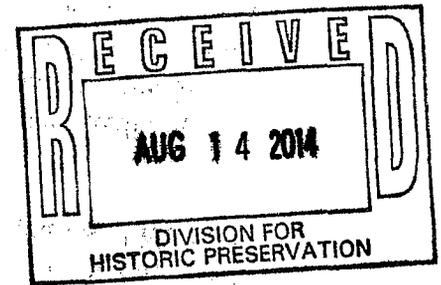
TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.

August 12, 2014

Jennifer Betsworth  
Division for Historic Preservation  
New York State Office of Parks, Recreation, and Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, NY 12188-0189



Hello again, Jennifer;

My name is Layne Aurand, and I am the owner of 44 Mountainview Drive, and 125 Lake Drive, in Cold Spring, NY, 10516. Just to refresh your memory, we spoke on the afternoon of August 12<sup>th</sup>, when I gave you a bit of the "alternative" history regarding Lake Valhalla and its environs.

In response to the letter I received from your office dated July 11, 2014. My properties are "contributing" elements in the proposed "Valhalla Highlands Historic District," and I wish to enter my objection to the district. I have no interest in seeing it happen – in my estimation, while the neighborhood does indeed have its own microcosmic and curious little "history," in NO WAY is it of any real historic value to New York at large. The entire enterprise as it is being proposed to you is based on the perspective of an old man waxing poetic about his childhood through the prism of the rose tinted glasses of his own personal history.

So, in short, I absolutely vote "NO" in regards to said creation. Would that I really be allowed to exclude my property, as it appeared was the prospect in the initial cover letter you included... For that matter, sadly, I think it unfortunate that the proposal is structured as an "opt OUT" scenario, rather than an "opt IN," selection, because I'm fairly sure if opt IN was the requirement, you would NOT get a majority, and this district wouldn't be created.

Oh well. "Unfortunate" often is the way of government, isn't it? Nothing personal.

Thank you once again for taking the time to talk, and in spite of my personal perspective on THIS non-historic event, I genuinely do appreciate the work you do regarding "real" New York history.

Best

Layne Aurand  
44 Mountainview Drive  
Cold Spring, NY 10516

NOTARY PUBLIC  
*[Signature]*  
THIS IS A DAY OF AUGUST 2014  
SUBSCRIBED AND SWORN TO BEFORE ME

TINA M. MERANDO  
NOTARY PUBLIC, STATE OF NEW YORK  
REG 01ME5079624  
QUALIFIED IN PUTNAM COUNTY  
COM EXPIRES JUNE 9 2015

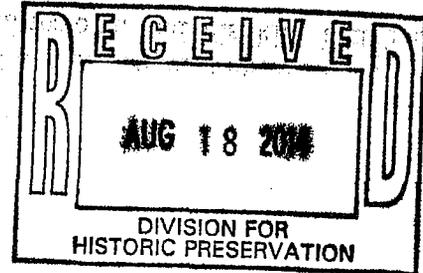
**BMR FUNDING, LLC**

2 Greenwich Plaza, First Floor  
Greenwich, CT 06830

August 14, 2014

**VIA US MAIL**

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189  
Waterford, New York 12188  
Attn: Ruth L. Pierpont, Deputy Commissioner for Historic Preservation



**Re: Valhalla Highlands Historic District, Cold Spring, NY 10516, Putnam County**

Dear Ms. Pierpont:

BMR Funding, LLC ("BMR") is a partial owner of that certain property more commonly known as Valhalla Heights and situated in the towns of Phillipstown and Fishkill, Dutchess County and Putnam County, New York (the "Property").

In a letter issued by the Historic Preservation Field Service Bureau dated July 11, 2014, it was brought to our attention that the State Review Board has considered the Property for nomination to the National and State Registers of Historic Places and a meeting of the State Review Board, to determine the nomination, will be held September 11, 2014.

The purpose of this correspondence is to acknowledge receipt of the letter dated July 11, 2014 from the Historic Preservation Field Service Bureau and in accordance with its direction, formally object to the proposed nomination and listing of the Property in National and State Registers of Historic Places. We respectfully submit the following and kindly request that the interests of BMR, be considered at the meeting to be held September 11, 2014 and that the Property not be listed in the National and State Registers of Historic Places.

While it is understood that our objection alone does not prevent the listing in the National and State Registers of Historic Places, and that only a majority vote of the owners of the Property can prevent its listing, we wish to bring to the attention of the State Review Board, that BMR holds the majority of the acres that constitute the Property. BMR owns a vast majority (on initial review 90+%) of the acreage being considered for listing. While BMR respectfully acknowledges that despite its majority interest it remains a partial owner of the Property, without the parcels owned by BMR, the parcels held by the additional partial owners would not have sufficient significance to be considered for such a listing. Furthermore, to our knowledge, there is no benefit to the additional partial owners, owning an estimated 10% of the acreage, other than the restriction of BMR's use of the Property.

Further, the nomination and potential listing in the National and State Registers of Historic Places is of no apparent benefit to BMR or its investors. Though BMR has no immediate plans for the Property, such a listing would only serve to restrict BMR and any future owners as well as create the potential for burdensome administrative requirements. With no apparent benefit and the potential for additional expenses and restrictions, BMR must stand opposed to the proposed listing.

Again, we kindly request that the aforementioned points be considered at the meeting, and in your review for the potential nomination, for the listing of the Property in the National and State Registers of Historic Places. Please be advised that we will take all necessary legal action in order to preserve our interest in this property. All rights and remedies remain expressly reserved.

Sincerely,

BMR FUNDING, LLC



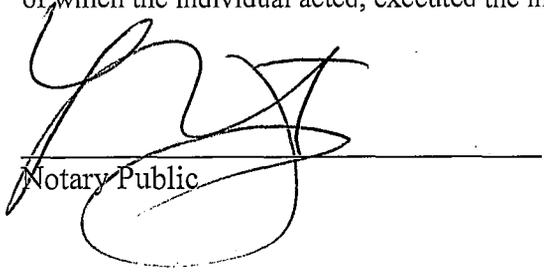
By: Michael A. Gatto  
Title: Its Authorized Signatory

As

**STATE OF CONNECTICUT**

**COUNTY OF FAIRFIELD**

On the 14 day of August in the year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Gatto, Authorized Signatory of BMR Funding, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

LISA ORLANDO  
NOTARY PUBLIC OF CONNECTICUT  
My Commission Expires 6/30/2017

cc: Via US Mail

Lake Valhalla Civic Association  
P.O. Box 311  
Cold Spring, New York 10516

NYS Office of Parks, Recreation, and Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, New York 12188  
Jennifer Betsworth, Historic Preservation Specialist

**Betsworth, Jennifer (PARKS)**

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**From:** Steven CF Anderson <stevencfanderson@gmail.com>  
**Sent:** Tuesday, August 19, 2014 7:05 PM  
**To:** Betsworth, Jennifer (PARKS)  
**Cc:** Paul Kaye  
**Subject:** Valhalla Highlands nomination to the National and State Registers of Historic Places

August 19, 2014

**Jennifer Betsworth**  
**New York State Office of Parks, Recreation and Historic Preservation**

Dear Jennifer,

Our thanks to you for the meetings you have held with members of our community to explain this process, and the implications. Your careful clarification has eased any concerns and made clear the honor this signifies for the new Valhalla Highlands Historic District.

We support this nomination and request that the State Board approve this designation at its next meeting.

Again, our appreciation to you and your colleagues.

Vasso & Steve Anderson

**Steven CF & Vasso S. Anderson**  
**4 Locust Drive**  
**Cold Spring, NY 10516**

**Mailing Address: 51 West 81st Street, Apt 12K, New York, NY 10024**

Steven CF Anderson  
[stevencfanderson@gmail.com](mailto:stevencfanderson@gmail.com)  
Cell: 917 940 7125



## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643



Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

9 September 2014

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Denton Homestead, East Rockaway, Nassau County  
Woodlawn Cemetery, Canandaigua, Ontario County  
Wayne and Waldorf Apartments, Buffalo, Erie County  
Valhalla Highlands, Cold Spring Vicinity, Putnam County  
Central Avenue Historic District, Lancaster, Erie County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office