



The Hedges

National Register of Historic
Places Nomination

Prepared by:

Steven Engelhart
Adirondack Architectural Heritage

December 2007

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

1. Name of Property

historic name The Hedges

other names/site number

2. Location

street & number The Hedges Road (P.O. Box 209)

not for publication

city or town Blue Mountain Lake

vicinity

state New York

code NY

county Hamilton

code 041

zip code

12996

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this nomination

request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property

meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.

Deputy Commissioner for Historic Preservation

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register.

See continuation sheet.

<input checked="" type="checkbox"/> determined eligible for the National Register.	<input type="checkbox"/> See continuation sheet.
<input type="checkbox"/> determined not eligible for the National Register.	
<input type="checkbox"/> removed from the National Register.	
<input type="checkbox"/> other, (explain):	
<hr/>	
<hr/>	

The Hedges
Name of Property

Hamilton County, New York
County and State

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.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	20	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	4	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	structures
	<input type="checkbox"/> object	5	objects
		26	Total
		4	

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)
RECREATION/camp/inn

Current Functions

(Enter categories from instructions)
RECREATION/inn

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY

AMERICAN MOVEMENTS/Rustic

Materials

(Enter categories from instructions)

foundations Stone/concrete

walls

WOOD/Shingle/half logs

STONE

roof

ASPHALT/Shingle

other

Narrative Description

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

See continuation sheets

8 Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

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

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Recreation and Tourism

Period of Significance

ca. 1890-1925

Significant Dates

ca. 1890-1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

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

See attached continuation sheets

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering Record # _____

Primary location of additional data

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

Name of repository:

Adirondack Architectural Heritage (records) and the Adirondack Museum**The Hedges****Hamilton County, New York**

Name of Property

County and State

10. Geographical Data**Acreage of property** Twenty-five acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1 18

3

Zone Easting Northing

2

Zone Easting Northing

4

 See continuation sheet**Verbal Boundary Description**

Heavy black outline on attached map defines boundaries of the nominated district

Boundary Justification

Boundaries were drawn to encompass the greatest concentration of historic resources within the village limits that retain integrity.

11. Form Prepared By

name/title

organization Steven C. Engelhart, Executive Director _____ date _____
Adirondack Architectural Heritage _____street & number 1790 Main Street, Civic Center, Suite 37 _____ telephone 11/30/07 _____ (518) 834-9328 _____city or town Keeseeville _____ state NY _____ zip code 12944 _____**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name Patricia Benton

street & number P.O. Box 209 telephone (518) 352-7325

city or town Blue Mountain Lake state NY zip code 12812

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

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

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

**The Hedges
Town of Indian Lake, Hamilton County, New York**

Narrative Description

Setting

The Hedges is located on the shores of Blue Mountain Lake in the Town of Indian Lake in north central Hamilton County. Hamilton County is one of two counties (the other is Essex) entirely located within the Adirondack Park. It is 1,808 square miles in size and has a population of 5,228 people (2005 census), making it the least populous county in the state and county with the lowest population density in the state. This is also reflected in the fact that more than 65% of Hamilton County is state Forest Preserve land, the highest in acreage and percent of the state land of any county in the Park. The county is heavily wooded and includes hundreds of lakes and ponds, the largest of which are Indian Lake, Blue Mountain Lake, Piseco Lake, Lake Pleasant, Raquette Lake, Long Lake, and Sacandaga lakes. The county has many miles of rivers including the headwaters of the Moose, Raquette, Oswegatchie, and Sacanadaga rivers. The topography is moderately mountainous and includes several mountains (Blue, Snowy, Dun Brook, Buell, and Panther) over 3500'. Within this vast tapestry of wild lands and waters are several hamlets, which include Raquette Lake, Blue Mountain Lake, Indian Lake, Inlet, Long Lake, Speculator, Lake Pleasant, and Wells. The area's wild character is the basis for its long-standing and well-developed tourism industry, which really began in the 1860s with the publication of *Adventures in the Wilderness* by William H. H. Murray.

The Town of Indian Lake is 266 square miles in size and includes two major bodies of water, Indian Lake and Blue Mountain Lake, and two hamlets of the same names. The town has a population of 1,471 people living in 651 households (2000 census). In addition to the year-round households there are hundreds of seasonal camps and civic, ecclesiastical, and commercial buildings found primarily in the hamlet areas and along the primary road corridors. Two state highways pass through the town – New York State Routes 30, 28 and 8. Each of these is part of a designated Federal Highway Administration National Scenic Byway. Route 30 is the Adirondack Trail; Route 28 is the Central Adirondack Trail; and Route 8 is the Southern Adirondack Trail.

The Hedges is located on the southern shore of Blue Mountain Lake on twelve and one-half acres of land situated between the lake and New York State Route 28. Blue Mountain Lake has an elevation of 1,789', a surface area of 1,334 acres, 7.7 miles of shoreline, and more than a

dozen islands. The nominated property consists of twenty-six buildings and structures and many related site features. The Hedges property is generally wooded with several open areas around the buildings and has about 1500' of frontage on the lake.

The buildings at The Hedges reflect two distinct periods in the history of the property. The first period (1890 to 1920) is the era when the property was the seasonal home of Hiram B. Duryea and, from this period, nine buildings and structures remain. The second period of significance begins in 1920 when the property was purchased by Richard J. Collins and converted into an Adirondack resort. During the fifty-two years (1920-1972) that the Collins family owned the property, they built more than a dozen buildings and fourteen of these survive today. Since 1972, there have been two other owners and each have made small changes and additions to the complex. Most of the buildings that were built during the Duryea and Collins eras survive intact and retain a high level of architectural integrity.

Described below are all of the contributing and noncontributing buildings, structures, and other site features of this National Register nomination. All are keyed to the attached site map. They are arranged within their historic context units.

DURYEA ERA BUILDINGS, STRUCTURES, AND SITE FEATURES

Stone Lodge

The Stone Lodge was built between 1900 and 1903 in the first phase of building construction by Duryea. It is a two-story, gambrel roofed structure that is approximately 40' x 70' in size. The building is dominated by its huge gambrel roof, which has exposed eaves and rafters. The upper (lower-pitched) part of the roof is surfaced with asphalt shingles and the lower (steeper pitched) part of the roof is surfaced with wood shingles. The roof is punctuated by two stone chimneys and several dormers. On the north side of the roof are two large gambrel roofed dormers and two smaller shed roofed dormers. On the south side of the roof are two large gambrel roofed dormers and one smaller shed roofed dormer. Each has a single wood double hung window and are surfaced with wood shingles. The dormer windows have diamond paned upper sash and a single light lower sash. Above the windows in the gambrel roofed dormers is a decorative band of v-shaped shingles.

The lower story of the building is faced with pink granite stone, with cut corners and random ashlar otherwise. The large gables of the second story are surfaced with wood shingles. Within the field of shingles are two bands of v-shaped shingles, one where the shingles meet the stonework and one above the second floor windows. There are also two areas in the gables where an arrangement of diamond shaped shingles breaks the regular pattern of shingling.

Although the building is generally rectangular in plan, there are several projections and recessions to this shape that give the building a more complex plan. On the south façade of the building is a stone-faced bay window in which are located three wood double hung windows, as above. On the west façade of the building, is a one-story porch, 10' deep. The foundation of the porch, up to the "railing" level, is constructed of the same pink granite found elsewhere on the building. Connecting the porch to the ground level is a set of three cut stone steps. The shallow-pitched porch roof is supported by five octagonal and slightly tapered wood posts. Where these posts sit on the stone wall, the stonework is enlarged slightly. The entire top of the stonework is capped by cut stone capstones. The porch floor is made of tongue and groove wood flooring. The porch roof has exposed rafters and eaves but the porch ceiling is surfaced with beaded tongue and groove wood.

This open porch extends around the north side of the building, beneath the gambrel roof eaves, within a recessed area of the first floor. The construction of this area is much the same as the porch on the west façade – stone walls, wood floor and ceiling, and cut stone steps. Supporting the outer (northwest) corner of the building is a stone pier that extends up from the stone perimeter wall. Extending from the cut stone steps to the driveway is a concrete sidewalk trimmed with cut stone curbs. There is also a 6' x 10' recessed porch on the east end of the north façade.

This is constructed like the one just described – stone walls, wood floor and ceiling, a stone pier supporting the outer (northeast) corner of the building, and a single cut stone step to the ground. Between these two recessed porches, on the north façade of the building, is a stone-faced bay window in which are located three wood double-hung windows, as above.

The windows of the Stone Lodge are original to the building. In the attic area, on each of the ends of the gambrel roof, are (2) wood 2/2, double-hung, windows with an arched upper sash. On the second story of the building, found both in the gambrel ends of the roof and in the shed and gambrel roofed dormers, are (12) wood double-hung windows with diamond paned sash above and single light sash below. In the first story of the building are (13) wood double-hung windows with arches diamond paned upper sash above and single light sash below.

The main door of the Stone Lodge is from the west porch into the living room. It is a wide Dutch door; the upper part of the door has a geometric pattern of panels and wrought iron work and the lower portion has recessed wood panels, all of which are painted (on the exterior). The door from the recessed porch on the north façade is a wood door with multiple recessed panels, painted on the outside and varnished on the inside. The door on the east façade has a wood frame and diagonal tongue and groove between, pained on the exterior and varnished on the interior.

The interior of the Stone Lodge has some remarkable spaces in excellent condition. The original living room now serves as a sitting room for the all the rooms and suites in the building. It has a complexly patterned oak floor with an edge band of alternating narrow strips of light and dark wood. Arising from this is paneled oak wainscoting to a height of about 2'. Above this the walls are made of plaster. The ceiling is beamed and paneled in oak. A picture rail surrounds the room at the height of the tops of the windows. Between the top of the wainscoting and the picture rail, on the plaster walls, is a contemporary hand painted mural that depicts scenes in and around The Hedges. Between the picture rail and the ceiling are hand-stenciled sayings expressing a welcome to all who stay there. The room has a brick fireplace with narrow joints and an arched opening. Above the fireplace is an ornately paneled upper mantle. Off of this room is the stairway that leads to the upstairs bedroom suites. The walls and ceiling of this room are covered with recessed wood paneling. The stairway itself has a large turned newel post and turned wood balusters. The wood stair treads are covered with carpeting.

The original dining room, now used as a sitting room for the downstairs suite, is equally beautiful. It has oak floors, a beamed and paneled ceiling, paneled wainscoting to about 2' and plaster above. There is a picture rail at the top of window level surrounding the room. It has a corner fireplace made from bricks with narrow joints and this has an arched opening. The three doors (two interior and one exterior) to the room have either five or six recessed panels. The two bedrooms that are part of this suite of rooms have plaster walls and ceilings and carpeting. One bedroom has (beaded) wainscoting to a height of about 3'.

The second floor of the building is comprised of six bedrooms, each which has its own bathroom. The bedrooms typically have plaster walls and ceilings, carpeted floors, wood panel doors, and wood trim (doors and windows, baseboard, and picture rail).

The Stone Lodge retains a very high degree of architectural integrity, inside and out. Except for superficial changes like painting and the installation of more contemporary bathroom fixtures, it is largely unchanged.

Main Lodge (Complex)

The Main Lodge was built circa 1885 in the first phase of building construction by Duryea. It actually consists of several structures that are connected together by a common roof and porch. These components include the Main Lodge itself, the Birch Room, and the Moose/Pioneer Lodge. The **Main Lodge** is a two-story, wood-framed, mansard roofed structure that is approximately 60' x 55' in size overall, including porches. The mansard roof, which sweeps over the porch that surrounds the building, is surfaced asphalt shingles on the upper (lower-pitched) portion of the roof and wood shingles on the lower (more steeply-pitched) portion of the roof. The roof is punctuated by a large central brick chimney, a shed roofed (ventilation) dormer on the upper portion of the roof, and six gable roofed dormers on the lower portion of the roof. In each of the roof dormers is a large wood casement window, above which is a small decorative element. Along half of the southern section of the roof and along about two-thirds of the

western section of the roof is a large shed roofed dormer that extends beyond plane of the building out to the edge of the porch. Projecting further, from the corner of this addition, is a bay window. The addition creates a bedroom suite on the second floor, often called the "Duryea Bedroom". Like the lower section of the mansard roof, it is surfaced with wood shingles. The bay window has a band of v-shaped shingles along its base and beneath the window unit and a diamond shaped pattern on the short sides of the bay window. The windows in the "Duryea Bedroom" addition are of two basic types: there are five units that have a fixed horizontal, diamond paned wood sash above either one or two pairs of wood casement windows and there are three diamond paned wood awning windows.

The exterior of the lower story is surfaced with vertical half-log siding. In this wall plane are a series of doors and windows that serve the first floor. The typical window is a tall wood casement window above which is a horizontal, diamond-paned fixed sash. These diamond panes are amber colored. Above the window sash is a triangular pediment in which are located three cutout decorative elements. Facing the lake, on the building's north façade is a large picture window. The two doors are large four panel, wood Dutch doors.

Completely surrounding the body of the Main Lodge is an open porch. The roof of the porch is created by the extended sweep of the mansard roof and by the overhanging "Duryea Bedroom" addition. The porch floor is made of pressure-treated materials, the roof is support by a series of peeled cedar posts, and the porch rafters are made from unpeeled pole rafters and/or joists. Between the posts are railings made with cedar rails, intermediate half-posts, balusters, and diagonal components.

Extending west from the Main Lodge is a covered, gable roofed, boat dock. The dock itself consists of a ramp that slopes into the water for launching canoes and kayaks. On either side of the ramp are dock "fingers" that extend into the water. Over about half of the dock is the gable roof. The roof is supported by six unpeeled cedar posts, the structure of the roof consists of pole rafters and tie beams, and the roof is surfaced with asphalt shingles.

The interior of the Main Lodge includes a series of common rooms on the first floor and a series of bedrooms on the second floor. The common rooms include a living room, dining room, and study, as well as a hall, the stairway to the second floor, and two large closets. The living room is the largest of the downstairs rooms. It has narrow tongue and groove hardwood flooring laid with a wide band around the room's perimeter. The walls have a woven wall covering to the height of the chair rail, above which is beaded vertical wainscoting to the ceiling. Around the ceiling is a complex cove molding. The imaginative ceiling design is made up of beaded wainscoting and other wood trim that runs in several directions to create a pattern of a central diamond, triangles, and a border band. Hanging from the center of the ceiling is an iron lamp. On both the walls and ceiling, the wood is alternately finished with lighter and darker finishes so that the patterns are accentuated. For fenestration, the living room has four of the casement window units described above and a picture window. The other prominent feature of the room is a large fireplace made of smooth, narrow-jointed brick with small terra cotta decoration, a wood mantle, and vertical beaded wainscoting from the mantle to the ceiling. The door to the hall is a four panel wood door and access to the dining room is via a wide wood trimmed opening.

The dining room has an equally complex treatment of the floor, ceiling, and walls. It has narrow tongue and groove hardwood flooring laid in a complex pattern of inner and outer bands, with the flooring running in several directions. The walls have vertical beaded wainscoting from floor to ceiling with a chair rail dividing the lower lighter finished area with the upper darker finished area. Around the ceiling is a complex cove molding. The imaginative ceiling design is made up of beaded wainscoting and other wood trim that runs in several directions to create a pattern of a small central diamond, polygons, and a border band. Hanging from the center of the ceiling is an iron lamp. On both the walls and ceiling, the wood is alternately finished with lighter and darker finishes so that the patterns are accentuated. For fenestration, the living room has two of the casement window units described above. The door to the porch is a four panel Dutch door.

The hall and study are finished with similar materials. The hall has narrow tongue and groove hardwood flooring, horizontal v-joint wood on the walls to the chair rail, and vertical beaded wainscoting above the chair rail to the ceiling. The ceiling is beaded wainscoting and had a hanging iron light. As above, the wood is alternately finished with lighter and darker finishes so that the patterns are accentuated. The study is finished with planer v-joint horizontal and vertical wood materials and narrow hardwood flooring.

The three smaller floor bedrooms have painted wallboard walls and ceilings and carpeted floors. The wallboard panels are finished with some combination of stained or painted battens. The larger suite of rooms, called both the “Duryea Bedroom” or the “Colonel’s Room”, has narrow hardwood floors and wide v-joint wood ceilings. The walls have exposed decorative (the tops of the studs are flourished with a band sawn ornament) wall studs behind which the wide horizontal v-joint sheathing is exposed and clear finished. There is a large window seat in the room’s bay window. The rooms also have vertical v-joint doors with wrought iron hinges and door latches.

Separated from the Main Lodge by its porch but connected to it by a gable roof is the **Birch Room**. This room, sometimes called the “playroom”, is lit by a series of large fixed windows on three of its elevations. Between the windows, above and below the windows, and along the base and eaves of the exterior of the room are horizontal and vertical (coped) unpeeled half-log bands. In the panels above and below the windows formed by these half-log elements, the surfaces are covered with cedar bark. The bark panels are further detailed with a band of darker unpeeled wood around the perimeter of each. The rustic treatment of these exterior walls is carried though to the interior as well, except with even greater virtuosity and ornament. All of the interior walls are finished with full horizontal and vertical unpeeled spruce logs, to create a series of decorative panels. Up to the tops of the windows, the panels are surfaced with cedar bark. Above the windows, the panels are surfaced with white birch bark, over which are applied fine twigs to make sinuous decorative patterns. The spaces between the unpeeled spruce log rafters that make up the ceiling of the room are treated in a similar manner with white birch bark between the rafters and smaller, darker twigs used to create patterns and shapes. From the center of the room hangs an iron light fixture.

Connected to the Birch Room is a hipped roof building now called the **Moose/Pioneer Lodge**. The exterior of this block is sided with vertical half-log spruce siding. The roof has exposed eaves and rafters and is surfaced with asphalt shingles. The walls are punctuated by a series of wood double hung windows and wood doors. The interior of this block has been partially remodeled to create two suites of rooms there. Finishes include hardwood floors and carpeting; walls of plaster, horizontal v-joint woods; plaster ceilings, wood trim, and wood doors and windows.

The Main Lodge retains a very high degree of architectural integrity, inside and out. In circa 2003, there was major structural repair work done under the Main Lodge, most of which is not visible.

Gazebo

The Gazebo was built circa 1885 in the first phase of building construction by Duryea. It is a one-story, eight-sided, open building approx. 12' x 12' in size. It is not a true octagon in that all the sides of the structure are *not* of the same size – six are of a similar dimension and two others are longer. The basic structure is nine spruce posts on top of which is a spruce pole top plate. This plate supports eight spruce pole rafters that form a hipped roof of eight facets. In-between eight of the nine posts are decorative railings made up of spruce top and bottom rails. Between the top and bottom rails are tongue and groove planking, which is covered by spruce bark. Applied over the spruce bark is twig work formed to make geometric patterns in the eight railing panels. Also between the posts, near the eaves, are horizontal spruce poles. Between these posts and the top plate is decorative twig work formed in imaginative, non-geometric, patterns. The roof of the Gazebo has exposed rafters, which are sheathed with planked, and surfaced with rolled asphalt roofing.

The structure sits on a base of pressure-treated wood framing and decking. Leading from the driveway to the opening in the Gazebo is a sidewalk made of round log slices and the spaces between these logs is filled with pea gravel. The sidewalk is edged with pressure-treated wood. The pressure-treated work dates from the past few decades. Otherwise, the structure is very intact and retains a high degree of architectural integrity.

Wash

Wash was built circa 1885 in the first phase of building construction by Duryea. It is a one-story building approx. 16' x 40' in size overall. The building is really two small buildings, united by a common roof, with an open (storage) area in-between them. The northernmost building is a 16' square, hipped roofed structure that is sided with vertical half-log siding. The roof has exposed eaves and rafters, is surfaced with asphalt shingles, and at its apex has a small rustic cupola on top of which is a small weathervane. On the north façade of this structure is a 4' x 16' open porch.

The porch has an asphalt shingled shed roof with open rafters. The porch floor has tongue and groove decking and a simple log railing made up of three short posts and a top rail. Extending from this railing are two log posts that support the porch rook, along with two log angle braces. On the west façade of the building is a wood panel door, wood stoop, and small shed roof over the stoop and doorway. The southern building is approx. 16' x 24' in size. It has a gable roof that extends over the open area (16' x 16') in-between the two structures. The roof has open eaves and rafters and is surfaced with asphalt shingles. The southern building is sided with vertical half-log siding. The building is in poor to fair condition but has been changed very little over time and does retain a high degree of architectural integrity.

Coop

Coop was built in two phases and is one-story cabin consisting of several main elements, a 15' x 20' gable roofed structure, a 12' x 20 gable-roofed addition, and a 10' x 12' shed roofed porch. The larger part of the cabin, built circa 1890 by Duryea, sits on concrete piers and is sided with half-log siding. Its moderately pitched roof has open eaves and exposed rafters and is surfaced with asphalt shingles. Access to this part of the cabin is via a set of wood steps and a wood entrance door. The walls are also pierced by six 6/6 wood double-hung windows. The smaller part of the cabin, built circa 1930 during the early Collins era, sits on concrete pier and is sided, except on its west façade, with wood shingles. The west façade has half-log siding. Its moderately pitched roof have open eaves and exposed rafters and is surfaced with asphalt shingles. The walls are pierced with four 6/6 wood double-hung windows. Access to this part of the cabin is via a wood entrance door and the large 10' x 12' porch. The porch floor is constructed with conventional materials and surfaced with 1" x 6" wood decking and the porch roof is supported by three peeled log posts. Between the posts are railings fabricated from log top and bottom rails and closely spaced log balusters.

The interior of the cabin consists of three bedrooms, a living room, and bathroom. The walls and ceilings are finished with painted gypsum and the either painted wood floors or carpeted. The building is in excellent condition. The main exterior change to the building is the rebuilding of the covered porch using pressure-treated floor framing and surface materials and new railings fabricated from log top and bottom rails and closely spaced log balusters. Otherwise the building retains most of its architectural integrity.

Upper House

The Upper House was built circa 1890 during the Duryea era as a house for the caretaker. It is a two-story, hipped roofed building with a large gable roofed addition on its north and west facades. The main part of the building, a 25' x 25' block, has a 6' deep porch on its south and east facades. The lower portion of the building, up to the point where the porch roof joins the exterior walls, is sided with vertical half-log siding. Above this the building is sided with wood shingles. The moderately pitched roof has open eaves and exposed rafters and is surfaced with asphalt shingles. The roof is punctuated by four shed dormers, one on each facet of the roof, each having a fixed four light window. The dormers are sided with wood shingles and their roofs are surfaced with asphalt shingles. Where the four planes of the hipped come together, there is a flat deck that projects slightly from the roof plane and projecting through this is a brick chimney. The walls of the main block of the building are pierced by a series of regularly spaced 2/2 wood double-hung windows, larger on the first floor and slightly smaller on the second story. The porch has a wood deck, its roof is supported by peeled log posts, and it has open rafters and no railing. To the north and west of the main block is a large gable-roofed addition.

The interior of the first floor of the Upper House has a large living room, dining room, kitchen, bathroom, and one bedroom.

The building has been changed very little on the outside and retains most of its original architectural integrity.

Barn

The barn was built circa 1890 during the early Duryea period. It is a 24' x 24' one and one-half story, gable roofed building. The exterior of the building is finished in a most imaginative way. The first (lower) two feet of the exterior

is finished with three courses of 8" beveled clapboard siding. From this point to a height of about 9', the building is finished with board and batten siding. The upper portion of the building is finished with wood shingles. Between the board and battened area and the (regular) wood shingles is a band of three courses of small pointed shingles. A similar band is also found in the gables, above the upper story windows. On the south gable, within this field of wood shingles, are also two "circles" of pointed wood shingles. The roof has open eaves and exposed (2" x 6") rafters and is surfaced with asphalt shingles. The first floor of the building has five 6/6 wood double-hung windows and the south gable has a pair of 4/4 wood double-hung windows. In the north gable is a 3' x 3' vertical plank wood door (old access to the haymow) and a triangular louver. The main entrance to the barn, now called the "Recreation Barn" is via three multi-paned ("patio") wood doors above which are three fixed transom windows.

The interior of the barn is a large open room. The walls and ceilings are finished with clear-finished "edge and center bead" (or wainscoting) wood paneling. There are two large boxed beams across the ceiling. The floor is carpeted. There is no access from the interior to the second floor. Although the interior of the barn has been altered to accommodate its new function as a recreation room, the exterior of the building has been changed very little, except the installation of the patio doors, and retains most of its original architectural integrity

Lean-to

The Lean-to was originally built circa 1900 during the early Duryea period. It is a typical Adirondack style lean-to, 12' x 20 in size. It sits on concrete piers and its walls are constructed of 12-14" unpeeled logs. It has a gable roof, longer in the back (south facet) than in the front (north facet) that projects beyond the plane of the walls by about 3'. The roof is constructed of log rafters over which are placed 1" x 3" wood strips, spaced about 1" apart. Over these strips is plywood sheathing and the plywood is surfaced with asphalt shingle roofing. The lean-to floor is surfaced with 1" x 4" wood flooring. Within the lean-to a small interior storage room, which is formed by an inner log wall and access to which is via a wood door. To the north of the lean-to is a stone fire pit. It is in good condition and retains a high degree of its architectural integrity.

Tennis Court

The Tennis Court was built circa 1900 during the early Duryea period. It is located west of the Stone Lodge. It is a clay court and is surrounded by a chain link fence.

COLLINS ERA BUILDINGS

The following buildings were erected during the period that The Hedges was owned and managed by the Collins family (1920-1972):

Dining Lodge

The Dining Lodge was built in two sections, during two different decades during the pre-World War II Collins era. The main part of the building was built during the 1920s and the dining room was extended to the north in the 1930s. The building is a large, gable roofed building, that has overall dimensions of approx. 50' x 125'. The building consists of a two-story main block, approx. 30' x 40', with two major additions – north of the main block is a two-story 30' x 30' wing and south of the main block is a one-story 30' x 40' wing. Attached to the south wing is a 20' x 20', two-story, gable roofed addition.

The building sits on a concrete foundation and its exterior is sheathed with wood shingles. The corners of the building have cornerboards. The eaves and soffits are enclosed and finished with simple crown and bed moldings. The moderately pitched roof is surfaced with asphalt shingles and is pierced by a brick chimney that serves the fireplace in the dining room. The stonework off the back of this fireplace projects beyond the exterior wall. The exterior of the building is punctuated by a variety of 6/6 wood double-hung windows found both in pairs and as single units. On the west façade of main block of the Dining Lodge is a 6' deep covered porch. The porch is

supported by concrete piers and is conventionally framed and surfaced with 1" x 6" tongue and groove flooring. The porch's hipped roof is supported by four chamfered posts and its roof has exposed rafters and eaves. There is a set of wooden steps between this porch and the ground. Providing access to the bedrooms on the second floor of the Dining Lodge is a set of covered stairs going up the south façade of the building. Providing access to the second floor of the rear addition is a set of open stairs on its east façade.

On the first floor, the main block and north wing make up the dining room area and the south wing houses the kitchen and other associated spaces. The dining room has narrow tongue and groove hardwood floors and decorative tin on its walls and ceilings. From the dining room ceilings hang several early 20th century light fixtures. The dining room also has a large stone fireplace in it. From the dining room are two wood paneled exterior doors and two (five panel) horizontal panel doors to the kitchen. The baseboard and windows and doors trim is clear-finished wood. On the second floor of the main block and north wing are three suites of rooms – two are three bedroom suites with a bathroom and one is a two bedroom suite with a bathroom. Typical finishes are gypsum walls and ceilings, wood windows and doors, wood trim, and carpeted floors.

The building is in excellent condition and retains most of its original architectural integrity.

J.A.C. or Warrior's Den

J.A.C (after John A. Collins) or the Warrior's Den was built in the 1930s during the early Collins era. It is an 18' x 30' one-story, gable roofed building. The building is sheathed with wood shingles. The moderately pitched roof has exposed eaves and rafters and is surfaced with asphalt shingles. The cabin has four wood windows and a sliding glass door that provides entrance to the cabin from the front porch/deck. The cabin's gable rook extends approx. 10' beyond the wall plane of the north façade to create a gable roofed overhang for the porch. The porch roof is supported by five peeled log posts. In addition, the porch deck extends beyond the area underneath the porch to create a larger open deck and an access ramp. The porch and ramp are framed with pressure-treated materials and surfaced with 1" x 6" flooring. The railings are made up of a log top and bottom rails, intermediate posts, and closely spaced vertical log balusters.

The interior of the Warrior's Den consists of two bedrooms and a bathroom. Finishes include tongue and groove oak floors, horizontal half log wall paneling, and a cathedral ceiling with exposed rafters and collar beams.

The main alteration to the building has been the construction of a new/replacement porch and handicapped access ramp, as described above.

Twin

Twin was built in the 1930s during the early Collins era. It is a 20' x 30' one-story, wood frame, gable roofed building. Extending from the main body of the building is a 6' deep porch across the entire north façade and 6' deep addition on the building's south side. The building sits on a series of concrete blocks. The main part of the building is sheathed with vertical half-log siding and the addition is sheathed with wood shingles. The moderately sloped gable roof over the main building and the shallow pitched roofs over the porch and addition have exposed eaves and rafters and are surfaced with asphalt shingles. The roof is pierced by a large centrally located fieldstone chimney.

The main part of the building has 6/6 double-hung wooden sash windows and the addition has 1/1 double-hung wooden sash windows. The cabin has two entrance doors from the porch.

They are wood doors that have three panels underneath a four light window. The porch roof is supported by four log pole posts. The railings are made up of a log top and bottom rail and closely-spaced vertical log balusters. The porch is conventionally framed and surfaced with 1"x4" wood decking. The porch is accessed by a wide set of wooden steps, flanked on each side by a log handrailing.

The interior consists of two large bedrooms, a kitchenette, and a bathroom. The bedrooms each have a stone fireplace. The bedroom interiors are finished with vertical wood (v-joint) paneling on the walls, gypsum ceilings (with battens between the joints), and (painted) 1"x3" tongue and groove flooring, largely covered by carpeting. The kitchenette and bathroom have gypsum walls and ceilings (with battens between the joints) and vinyl floors.

Twin retains most of its original architectural integrity except that the porch posts and railings have been replaced, as described above, during the last decade.

Spruce

Spruce was built in the 1930s during the early Collins era. It is a 14' x 27' one-story, wood frame, gable roofed building with a 12' x 20' one-story, wood framed, shed roofed addition, and a 6' x14' front porch. The entire building sits on concrete piers. The exterior of the main part of the cabin is sheathed with 8' horizontal (manufactured) half-log siding and the addition is sheathed with 7" novelty cove siding. The roof's eaves and rafters are exposed and the roof is covered with asphalt shingles. The roof is pierced by a brick chimney. The cabin has six 6/6 double-hung, wood windows and two 1/1 double-hung, wood windows. It has a single wood entrance door with horizontal panels beneath a four light window.

Spruce has both a covered porch and an open deck. The porch is on the north side of the main part of the cabin. It has a conventionally framed floor covered with 1" x 4" flooring. The hipped roof, framed with 2" x 4" rafters and surfaced with asphalt shingles, is supported by three log posts. The porch railings are made up of a log top and bottom rail and closely-spaced vertical log balusters. A set of concrete steps provides access to the porch. The open deck is on the north side of the addition and is approximately 12' x 7' in size. It is framed with pressure-treated materials and surfaced with 1" x 4" flooring. The railings are identical to the front porch – log top and bottom rails and closely-spaced vertical log balusters.

The interior of Spruce has two bedrooms and a bathroom. The bedroom in the main part of the cabin has vertical, v-joint, clear-finished, wood paneling on its walls. The painted gypsum ceilings have battens between the joints of the sheets and the flooring is 1" x 3" tongue and groove flooring, mostly covered with carpeting. The bedroom in the addition has horizontal, v-joint, clear-finished, wood paneling on its walls and ceilings. The floors are carpeted.

The building retains most of its original architectural integrity except the changes made to the front porch railings and posts and the addition of the side deck, described above, during the past decade.

Duxbury

Duxbury was built circa 1930 during the early Collins era. It is a one and one-half story, wood frame, gable roofed building. The first story of the building's exterior, to a height of about eight feet, is sheathed with vertical board and batten siding. Above this, the building, including the gables, is sheathed with wood shingles. All exterior siding is stained. The moderately pitched roof has exposed eaves and rafters and is surfaced with asphalt shingles. The building has a variety of 1/1 and 6/6 double hung and fixed sash windows. The door to the first

floor is a horizontal plank wood door with a six light window in the upper portion of the door. Above this doorway is a small gabled roof that is supported by brackets, surfaced with asphalt shingles, and has an exposed truss detail. Also on this (west) façade is a sliding vertical plank barn door, complete with its hardware but now fixed in place, that is from the time when this was a utility building for the complex. On the north façade is a concrete block chimney and a second story deck made of (stained) pressure-treated materials. Most sash is painted red and the building's trim is green.

The interior of Duxbury was completely redone in the 1970s and includes a living room and kitchen on the first floor and three bedrooms and a bathroom on the second floor. Interior finishes include barnboard walls, gypsum walls and ceilings, and carpeted and vinyl floors.

The building retains most of its original exterior architectural integrity except for the addition of the second story deck and block chimney, described above.

Ice House

The Ice House was built in the 1920s during the early Collins era and was moved to its present site and remodeled into a guest cabin in the early 1950s. It is an 18' x 27' one story, wood frame, gable roofed building with a 5" x 5' shed roofed porch, and 16' x 20' open deck. The building sits on a concrete block foundation. The exterior is surfaced with 6" horizontal novelty cove siding and is pierced by four 6/6 wood double-hung windows and one awning window. It also has a wood entrance door, with three horizontal recessed panels below three horizontal panes of glass, and a sliding glass door to the deck. The moderately pitched roof has exposed eaves and rafters and is surfaced with asphalt shingles. The roof also has a small shed-roofed dormer in the middle of the south side of the gable roof.

The front porch is on the west façade of the building. The deck and steps to the porch are framed and surfaced with pressure-treated materials. The porch posts, roof framing, and railings are all fabricated from unpeeled logs of various dimensions. The open deck is on the north façade of the building and its deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions.

The interior of the Ice House consists of a large pen room that includes two sleeping areas, a sitting and dining area, and a kitchenette. The walls are finished with 1" x 12" horizontal stained wood paneling, the ceilings are painted gypsum, and the floors are carpeted. Half of the interior has a cathedral ceiling with exposed rafters. The kitchenette and bathroom have gypsum walls and ceilings and vinyl floors.

The building retains most of its circa 1950s exterior architectural integrity except for the alterations of the porch posts and railings and the addition of the side deck in the past decade.

(THE CABINS)

Cabin #1

Cabin #1 was built in the 1930s during the early Collins era. It is a one-story, L-shaped, wood frame, gable-roofed building. The cabin appears to have been built in two stages and sits on concrete piers. The older section of the cabin is 15' x 25' and its exterior is surfaced with horizontal 7" half-log (manufactured) siding. The later wing, 12' x 18', is surfaced with horizontal shiplap siding. The moderately pitched roof has exposed eaves and rafters and is surfaced with asphalt shingles. There is single interior brick chimney punctuating the roof. The cabin has three 1/1 wood double-hung windows, three 1/1 vinyl double-hung windows, and a single wood entrance door that has three horizontal recessed panels beneath a four light window.

Across the north (lakeside) façade of the building is an open wood deck. The deck framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. On the deck and protecting the doorway is an asphalt shingled, hipped roof, approx. 6' x 15', which is supported by two unpeeled log posts.

The interior of Cabin #1 consists of two bedrooms and a bathroom. The larger bedroom, in the older part of the cabin, has gypsum walls and ceilings and carpeting on the floors. The other bedroom has both horizontal half-log wall surfaces (what was once the outside wall of the original cabin) and horizontal 1" x 8" v-joint wood siding, a gypsum ceiling, and a carpeted floor.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #2

Cabin #2 was built in the 1930s in the early Collins era. It is a 15' x 25' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with horizontal half-log (manufactured) siding. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and is punctuated by two interior brick chimneys. The cabin has four 6/6 wood double-hung windows and one 1/1 wood double-hung window. There is a wood entrance door that has three horizontal recessed panels beneath a four light window. There is also another exterior door on the west facade that provides access to a small closet that houses the hot water heater. This wood door has two large recessed panels.

Across the north (lakeside) façade of the building is an open wood deck, approx. 15' x 15'. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. On the deck, across the 15' north façade of the cabin is an asphalt shingled, hipped roof, approx. 6' x 15', which is supported by two unpeeled log posts. There is a set of concrete steps on the west end of the deck that provides access to the deck.

The interior of Cabin #2 consists of a single bedroom and a bathroom. The bedroom has gypsum walls and ceilings and hardwood floors, covered by carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #3

Cabin #3 was built in the 1930s during the early Collins era. It is a 15' x 25' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with horizontal half-log (manufactured) siding. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and is punctuated by one interior brick chimney. The cabin has four 6/6 wood double-hung windows and one 1/1 wood double-hung window. There is a wood entrance door that has three horizontal recessed panels beneath a four light window. On the rear of the building is a poorly constructed shed-roofed chipboard box that houses a gas hot water heater.

Across the north (lakeside) façade of the building is an open wood deck, approx. 15' x 15'. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. On the deck, across the 15' north façade of the cabin is an asphalt shingled, hipped roof, approx. 6' x 15', which is supported by two unpeeled log posts. There is a set of concrete steps on the west end of the deck that provides access to the deck.

The interior of Cabin #3 consists of a single bedrooms and a bathroom. The bedroom has gypsum walls and ceilings and hardwood floors, covered by carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck

during the past decade.

Cabin #4

Cabin #4 was built after World War II, circa 1950. It is a 15' x 25' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with vertical half-log siding. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and is punctuated by one interior brick chimney. The cabin has four 6/6 wood double-hung windows and one 1/1 wood double-hung window. There is a wood entrance door that has three horizontal recessed panels beneath a four light window.

Across the north (lakeside) façade of the building is an open, irregularly-shaped, wood deck, approx. 12' x 15' with a 8' x 12' extension. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. On the deck, across the 15' north façade of the cabin is an asphalt shingled, hipped roof, approx. 6' x 15', which is supported by two unpeeled log posts. There is a set of wood steps on the west end of the deck that provides access to the deck.

The interior of Cabin #4 consists of a single bedroom and a bathroom. The bedroom has vertical, v-joint wood paneling, a gypsum ceiling and hardwood floors, covered by carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #5

Cabin #5 was built after World War II, circa 1950. It is a 15' x 25' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with vertical half-log siding. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and is punctuated by one interior brick chimney. The cabin has four 6/6 wood double-hung windows and one 1/1 wood double-hung window. There is a wood entrance door that has three horizontal recessed panels beneath a four light window.

Across the north (lakeside) façade of the building is an open, wood deck, approx. 12' x 15' in size. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. On the deck, across the 15' north façade of the cabin is an asphalt shingled, hipped roof, approx. 6' x 15', which is supported by two unpeeled log posts. There is a set of wood steps on the west end of the deck that provides access to the ground.

The interior of Cabin #5 consists of a single bedroom and a bathroom. The bedroom has vertical, v-joint wood paneling, a gypsum ceiling, and hardwood floors, covered by carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #6

Cabin #6 was built after World War II, circa 1950. It is a 18' x 25' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with wood shingles. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and extends about 6' over the cabin's front (north/lakeside) deck. The roof gable that extends over the deck is finished with vertical, half-log siding. The cabin has two 6/6 wood double-hung windows, one 1/1 wood double-hung window, and a picture window on the north facade. There is a wood entrance door that has three horizontal recessed panels beneath a four light window.

Across the north (lakeside) façade of the building is an open, wood deck, approx. 10' x 18' in size. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. Access to the deck is via a gently pitched ramp,

which provides access for people in wheelchairs. The area beneath the deck, on the north façade, is screened with pressure-treated lattice work.

The interior of Cabin #5 consists of a single bedroom and a bathroom. The bedroom has vertical, v-joint wood paneling, a gypsum ceiling and hardwood floors, covered by carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #7

Cabin #7 was built after World War II, circa 1950. It is a 20' x 28' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with wood shingles. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and extends about 6' over a portion of the cabin's front (north/lakeside) deck. The roof gable that extends over the deck is finished with vertical, half-log siding. The cabin has four 6/6 wood double-hung windows, one 1/1 wood double-hung window, and a picture window on the north facade. There is a wood front (north façade) entrance door that has three horizontal recessed panels beneath a four light window. On the south façade is a two panel wood exterior door.

Across the north (lakeside) façade of the building is an open, wood deck, approx. 14' x 12' in size. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. Access to the deck is via a set of pressure-treated steps and log railing.

The interior of Cabin #7 consists of a two bedrooms and a bathroom. The main bedroom has vertical, v-joint wood paneling, a cathedral ceiling with exposed rafters, and hardwood floors, covered by carpeting. The smaller bedroom has wide vertical, v-joint wood paneling, a gypsum ceiling, and hardwood floors covered with carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

Cabin #8

Cabin #8 was built after World War II, circa 1950. It is a 20' x 28' one-story, wood frame, gable-roofed building that sits on concrete piers. The exterior is surfaced with wood shingles. The moderately pitched roof has exposed eaves and rafters, is surfaced with asphalt shingles, and extends about 6' over a portion of the cabin's front (north/lakeside) deck. The roof gable that extends over the deck is finished with vertical, half-log siding. The cabin has four 6/6 wood double-hung windows, one 1/1 wood double-hung window, and a picture window on the north facade. There is a wood front (north façade) entrance door that has three horizontal recessed panels beneath a four light window. On the south façade is a two panel wood exterior door.

Across the north (lakeside) façade of the building is an open, wood deck, approx. 14' x 12' in size. The deck is framed and surfaced with pressure-treated materials. Its railings – top and bottom rails, balusters, and intermediate posts are all fabricated with unpeeled logs of various dimensions. Access to the deck is via a set of pressure-treated steps and log railing.

The interior of Cabin #8 consists of a two bedrooms and a bathroom. The main bedroom has vertical, v-joint wood paneling and hardwood floors, covered by Carpeting. This room has a cathedral ceiling with exposed rafters in about half of the room and a dropped gypsum ceiling in the other. The smaller bedroom has wide vertical, v-joint wood paneling, a gypsum ceiling, and hardwood floors covered with carpeting.

The cabin retains most of its architectural integrity except for the expansion and detailing of the front (north) deck during the past decade.

OTHER MORE RECENT BUILDINGS/STRUCTURES

The following buildings were erected since 1972 while The Hedges was under the ownership of Mr. and Mrs. Richard Van Yperen (1972-200) or Pat and Rip Benton (2000 to the present).

Office

The Office was built circa 2005. It is a small wood framed, gable roofed building with asphalt shingle roofing, wide wood clapboards, double hung windows, and a shed roofed porch with a wood deck and peeled porch posts.

Sheds

Behind (east of) the barn and Duxbury are two small, wood-framed storage sheds. Southeast of the lean-to is a small, wood-framed storage shed.

DOCKS

Historically there have been a number of docks at The Hedges along the shore of Blue Mountain Lake. The most prominent of these is the dock and boat slips that extend southwest from the Main Lodge. There is also a dock southwest of the Stone Lodge and north of the lean-to. These have all been rebuilt within the past twenty years, more or less in their original configuration, using pressure-treated materials.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

**The Hedges
Blue Mountain Lake, Hamilton Co., New York**

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Narrative Statement of Significance



Figure 1: The Hedges. Adirondack Museum collection.

The Hedges is historically significant under Criteria A for its long association with the recreation and tourism industry in the Adirondack region. Beginning after the Civil War, the central Adirondacks became a mecca for sportsmen, vacationers, and other travelers seeking rest, sport, and relaxation in the wilds of the Adirondacks and recreation and tourism has been the most

important and long-lasting economic engine in the region ever since. The Hedges embodies this important history both during the period that it was the private camp of the Duryea family and for the period it has catered to visitors as a resort establishment. In the broader context, The Hedges, as an important tourist accommodation, is also associated with the development of Blue Mountain Lake as a summer resort and vacation community during the late 19th and early 20th centuries.

It is also architecturally significant under Criteria C as an intact example of a late 19th century Adirondack camp (1880-1920) that was adaptively reused during the early 20th century into a small resort complex (1920-present). It embodies many of the distinctive characteristics of the rustic style of architecture for which the region is well-known, a style that reflects the designer and builder's sensitivity to the surrounding natural environment.

Wes Haynes, in his *Adirondack Camps National Historic Landmark Theme Study* (2000) gives an overview of the significance of the larger Adirondack camps:

“The Adirondack camps are exceptionally valuable examples of historic American resort architecture. Distinctive to New York State, these resources are extraordinary illustrations of a type and style of architecture that developed in the Adirondack Mountains during the late 19th and early 20th centuries and had an influence on national trends in design and recreation. Developed on vast tracts of forested land dotted with lakes and streams, these remote wilderness estates appealed to some of the country’s most prominent and wealthy families, who were attracted to the idea of traveling to the mountains to experience nature and outdoor activities in extremely private yet luxurious surroundings.”¹

Architecturally, the buildings that comprise The Hedges retain a high degree of both interior and exterior integrity. The buildings from the Duryea era, including the Stone Lodge, Main Lodge, Upper House, smaller cabins, barn, and gazebo, although varied in style and construction, are all largely intact and embody the design characteristics of their respective styles. The buildings from the Collins and later eras, including the Dining Lodge, cabins, and ice house, also are largely intact in their form, design, details, and setting.

The Hedges shares both the historic context and the distinctive architecture of this resource type.

A Brief History of Blue Mountain Lake

Blue Mountain Lake is located in the Town of Indian Lake. The first known settler in the town was an Abenaki named Sabael Benedict who brought his family to live on Indian Lake around the time of the Revolutionary War. Until the construction of first dam in the 1840s, Indian Lake was a series of three small lakes connected by a wide stream. In the early 19th century lumberman came and, with them, in 1840, the first white settler Reuben Rist and his wife. In the vicinity of Blue Mountain Lake (then called Tallow Lake), the first white settlers included Chauncey Hathorn (in 1855) from Saratoga Springs; Edward Zane Carroll aka Ned Buntline (in 1856), writer of dime novels; and the hermit Alvah Dunning. During this early pre-Civil War period a post office, school, and mission was established and by 1860 the town’s population was 356 inhabitants. During the Civil War, when forty young men from the town went off to fight in the conflict, the town’s population fell to 174.

At the same time that logging and lumbering was happening on a large scale in the town, the first inns and hotels were being built to accommodate sportsmen and visitors. The earliest such establishment in the town was the Arctic Hotel, built by Richard B. Jackson in 1863. The pace and scale of tourism really accelerated, though, after the publication of a popular book about the Adirondacks and the completion of the first railroad into the region. Reverend William Henry Harrison, aka “Adirondack” Murray, was largely responsible for bringing the beauty and charms of the Adirondack region to the attention of the general public. Murray, a Connecticut clergyman,

first came to the Adirondacks in the early 1860s on a fishing trip and, after several subsequent summers, he wrote *Adventures in the Wilderness or Camp Life in the Adirondacks* in 1869. The book extolled the region's great beauty, its recreational opportunities, and its health restoring powers. It was an immediate success and began the "stampede" to the Adirondacks that has made tourism and recreation the longest and largest economic force in the region. Access to the region was hugely changed with the completion of Thomas C. Durant's Adirondack Railroad from Saratoga Springs to nearby North Creek in 1870. North Creek was a jumping off point for travelers going into the interior of the Adirondacks and the Durants and his son, William West Durant, were also involved in further developing this transportation network by creating stagecoach lines, steamboat service, a short line railroad between Blue Mountain and Raquette lakes, and other livery and communication (telegraph) services.

Murray's book and Durant's railroad mark the beginning of the rise of tourism and recreation as a powerful and long-lasting economic force in the region. With the increasing number of sportsmen and nature seekers visiting the area, people began to build camps and more comfortable accommodations were needed. In the vicinity of Blue Mountain Lake, Chauncey Hathorn had a summer camping ground on the eastern shore, John Holland built the Blue Mountain Lake House in 1874, the Ordway House was opened in 1877, and John Sault operated the Fairview House. In 1881, Frederick C. Durant opened Prospect House. This hotel had 300 rooms, could accommodate 500 guests, and employed 100 people. It also had an elevator, shooting gallery, bowling alley, indoor bathrooms, telegraph service, daily mail, steam heat, and claimed to be the first hotel in the world with electric light in every bedroom.

With this and other economic activity, the settlement grew quickly during the last quarter of the 19th century and soon included a new school, churches, stores, a library, a physician, blacksmiths, wheelwrights, other service businesses, and a number of private camps. In this first wave of late 19th century camp builders was Hiram Duryea.

Hiram Duryea and His Camp (1880-1920)



Born in Manhasset, Long Island in 1834, Hiram Duryea was the son of a starch manufacturer. At twenty-one he entered the family business and eventually rose to the rank of president. The firm was called M.V. Duryea & Sons and the Duryea Starch Company and later this became the Glen Cove Starch Manufacturing Company. In 1890, this was absorbed by the National Starch Company. Hiram served as president of National Starch for eighteen months and retired a wealthy man. Duryea was also an officer in the New York State Militia and, beginning in 1861, was commissioned a Captain with the Fifth New York Volunteer Regiment. He participated in several major battles but his wartime service ended in 1862. In recognition of his service, in 1866, he was commissioned by the President of the United States as Brevetted Brigadier General of Volunteers for his "distinguished conduct at the Battle of Gaines Mills".

Figure 2: Hiram Duryea.

Duryea was also an official of the Delaware, Lackawanna, and Western Railroad Company. It was the practice of this railroad to name its section stops after officials of the line and, hence, there is a Duryea Borough near Wilkes-Barre, Pennsylvania. It is 6.5 square miles in size and has a current population of 4,634 people. The Borough's web site also describes Duryea as a "coal operator" and "owner of extensive tracts of land".



Figure 3: Hiram Duryea

Duryea came to Blue Mountain Lake about 1880 and bought a tract of land on the south side of the lake. To improve the vistas from the property he constructed a point of land out into the lake and, on this extended property, he built a group of ten structures at a cost of about \$80,000. The Main Lodge was the first building built, over a two year period, sometime just after Duryea acquired the property in 1880. The Stone Lodge was built during the next decade. It is built of cut stone on the first story and the second story is surfaced with cypress shingles. Also built by Duryea were a caretaker's house (now called the Upper House), the gazebo, two outbuildings ("Wash" and "Coop"), a lean-to, barn, tennis courts, and two other small buildings.

Along the road he planted a row of cedar hedges and built a long rustic cedar fence. None of the buildings had electricity or plumbing and Duryea was known to have said that if he could not live for a summer without an indoor toilet or electric lights it was time for him to die. He and his wife, Laura D. Burnell, had a daughter and two sons, Harry and Chester. Chester was involved in the family business and was a talented chemist.

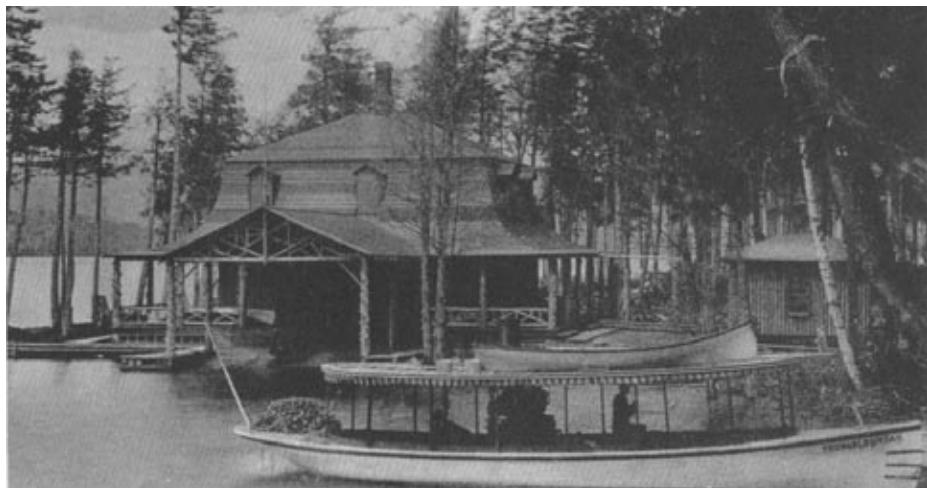


Figure 4: The Hedges with launch

Hiram was an active summer resident of Blue Mountain Lake and is best known for building and gifting to the community the Christian Union, which was for inter-denominational services. This also included a library and parsonage. Duryea is also credited with bringing the first motor boat, the

Scapegoat, to the lake. It was capable of going twenty miles per hour and, as it was constantly in use by Hiram and his boys, was said to be the bane of other residents on the lake.

The Duryeas enjoyed the camp for many years until Hiram was tragically killed by his son Chester at their Brooklyn, New York, home on May 5, 1914. Although Chester was a chemist and had been involved in the family business, he also had a history of mental illness

(“paranoiac”) for twenty years. He was judged to be hopelessly insane and was committed to the Mateawan State Hospital for the Criminally Insane. At his death, Hiram’s estate was valued at about \$1,000,000.

After Hiram’s death and Chester’s commitment to Mateawan, the property was not used much by the family until Harry began coming there after World War I. He had married Monga Pope in 1897 and they had one child, Hendrick (“Drix”) Vanderbilt Duryea, in 1898. Mrs. Duryea was not too fond of Blue Mountain Lake and spent her summers after 1918 on Long Island at Wheatley Hills. Harry and Drix made long stays at The Hedges until Harry committed suicide in 1921.

The Hedges was sold at auction on August 26, 1920. The property included 266 acres of land and ten buildings. The auction attracted a small group of people with only two active bidders. The bidding started at \$20,000 and the winning bidder, at approximately \$22,000 was Richard J. Collins of Raquette Lake. He was the chief caretaker or superintendent for Camp Sagamore.

The Collins Era (1920-1972)

Richard James Collins (“RJ”) was a third generation Adirondacker who worked for William West Durant beginning in the late 1890s. Durant (1850-1934) was an important entrepreneur and developer in the central Adirondack region during the last quarter of the 19th century and is generally credited with introducing and pioneering the rustic style of architecture peculiar to the region. His best known camps include Sagamore, Uncas, Kil Kare, and Pine Knot. Sagamore was built beginning in 1897 and was sold to Alfred G. Vanderbilt for \$162,500 in 1901. When Vanderbilt acquired the camp, Richard Collins became its superintendent, a position he held until 1924. In his capacity as superintendent, he had the responsibility for a large year-round staff and all aspects of running the camp. When Collins acquired the Duryea camp in 1920, Mrs. Emerson (Mrs. Alfred G. Vanderbilt) asked him to stay on as superintendent at Sagamore for another three years. This he did and, in the meantime, he leased the camp to a local resident who ran it as a small hotel, called The Hedges. The first paying guests arrived on May 28, 1921.



In 1924, after his commitment to Mrs. Emerson at Sagamore was completed, Richard J. Collins and his wife took over the full management of The Hedges. Over the next several decades they undertook the building of the Dining Room and fifteen cabins, added

Figure 5: The Hedges.

plumbing and electricity, and created a modest, yet modern Adirondack hotel offering visitors the pleasures of relaxation, outdoor activity, excellent meals and accommodations. The Hedges was run on the American Plan, with guests taking their meals in a common dining room.

An undated brochure from the Collins era describes the charms of The Hedges in the following ways:

"Rooms at The Hedges are large and airy. Most of them overlook the lake and others look out upon the woods and mountains. All rooms are readily accessible to baths. Some have private baths. Some have running hot and cold water in them. A few have fireplaces. One of the larger buildings is heated by steam, thus assuring comfort for those who wish to spend early or late vacations at The Hedges."



Figure 6: Cabins at The Hedges

"Fireplaces, open camps, wide porches, summer houses and spacious grounds attract the guest. Electric lights and running hot and cold water in all buildings are added comforts."

"We pay special attention to our table. Green vegetables are supplied from our own garden and nearby farms. Fresh eggs and poultry are supplied from the same sources. Milk and cream are supplied from a dairy under supervision of the New York

State Department of Health. Daily truck service enables us to supply our table with fresh meats and seasonable fruits at all times. Modern refrigeration has been installed. There is an abundant supply of fresh spring water for table use."

"Such seasonable sports as hunting, fishing, tennis, swimming, boating, golf, mountain climbing, hiking, and touring may be enjoyed here to their fullest extent".

"We do not cater to those afflicted with pulmonary troubles."

Another undated Collins era brochure for The Hedges contains a poem by Rowena W. Spillane that extols the pleasures of the place:

The Hedges

Oh! Have you seen The Hedges
Upon Blue Mountain Lake?
No camp below Blue Mountain Such memories can awake.

Built close beside blue water
Beneath a bluer sky,
It seems to lie upon the wave
As the water lilies lie.

Within the camp by glowing log,
Beneath the big moose head,
Is warmth and light and company
Before we troop to bed.

And then the moon and all the stars,
Above the Stone Lodge, shine clearer.
The clouds hang lovingly around
And heaven itself seems nearer.

The Post-Collins Era (1972 to present)

Richard J. Collins died in 1943 and his son, John, managed The Hedges until 1972 when it was sold to Mr. and Mrs. Richard J. Van Yperen. During the Van Yperen era, The Hedges received recognition by *Better Homes and Gardens* as one of the “Outstanding Vacation Resorts in the Northeast” in 1975. The Van Yperens operated The Hedges until 2000, when it was sold to Rip and Pat Benton. The Bentons have done a great deal of restoration and structural stabilization work throughout the property, some of which was guided by Syracuse architect Carl Stearns of Crawford & Stearns, Architects.

The Architecture of The Hedges

The Hedges was first identified as a significant Adirondack camp in an unpublished inventory, “Research Report on the Great Camps of the Adirondacks” by the Preservation League of New York State (1978). This became the basis for the later National Register of Historic Places multiple property nomination, Great Camps of the Adirondacks Thematic Resources (1986). Although identified in the research report, in consultation with the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP), Field Services Bureau, The Hedges was ultimately determined not to meet the criteria for listing on the State/National Register of Historic Places for this resource type (“Great Camp”).

However, although it may not meet the criteria for a “Great Camp”, it does have many of the attributes of large Adirondack camps. These typically have all or most of four general characteristics. These are (1) a compound plan, consisting of multiple structures, each designed for a specialized, specific function; (2) the imaginative use of native building materials in construction and/or decoration to create a picturesque, rustic effect; (3) siting on secluded, wooded lakeshore locations, with natural outcroppings, exposed root systems and tall coniferous trees incorporated into a picturesque setting; and (4) a high degree of self-sufficiency, as evidenced by service buildings designed to provide food production and storage, maintenance,

and housing for camp staff.³

Let us now examine how the architecture of The Hedges fits this context and criteria.

Compound Plan. The Hedges has a compound plan, which includes a variety of buildings, each with a specific function or functions. These include: the Main Lodge and Stone Lodge, with their living rooms for relaxation and socializing and bedrooms for sleeping; the Dining Building, with its dining room, kitchen, and bedrooms; the Upper House, now used as an office but once the caretaker's residence; and sixteen cabins and buildings of various sizes for guest accommodations. Historically, several of these had other uses – the Ice House as an ice house, the Barn as a barn, and Duxbury as a utility building. In addition there is a tennis court, lean-to, gazebo, docks, and three contemporary sheds. In all, there are twenty-two contributing historic buildings, the tennis court, three docks, and four small modern buildings.

Native Building Materials. In the siting, design, and details of many of the buildings and man-made landscape features of The Hedges, there was a conscious effort to make the buildings fit within and respond to the landscape. In terms of **siting**, many of the buildings are placed around the site, in the most natural way, where most fitting. The Main Lodge, Stone Lodge, Dining Room, and most guest cottages are near the shore, and are strung out along shore in a way that corresponds to the irregular shoreline. The service buildings, the Upper House and Office (and historically the Ice House, Barn, and Duxbury) are a respectable distance away and, in-between these and the shore are the remaining cabins. The **design** of the building also reflects a desire to make the buildings fit with the site. The majority of the buildings (except for the Main Lodge, Stone Lodge, Dining Room, and Upper House) are low to the ground, one or one and one half-stories high, and do not overwhelm their surroundings. The roofs are typically of a fairly low pitch and have short open eaves. Most of the buildings' porches are modest in size and close to the ground.

Although most of the buildings at The Hedges are conventionally constructed, in that they have light wood frames (the Stone Lodge and lean-to are exceptions), they have many rustic and other more conventional natural **materials and details** that create an overall sense that the buildings are integrated with their surroundings. Stone is used for some foundations, chimneys, and exterior walls (Stone Lodge) and as a paving material. Red brick is used for chimneys and fireplaces. Stained wood shingles and vertical half logs (with bark on) are used throughout the camp for siding. Wood trim, decks, porches, eaves, windows, and doors are found throughout. Porches typically have peeled pole railings and balusters. Many of the interiors also have this same simplicity and rusticity in their wood paneled walls and ceilings, stone and brick fireplaces, wood floors, and other wood features like window seats, other built-in units, and beamed ceilings. The most extraordinary rustic interiors at the camp are the Birch Room and its adjoining foyer, in the wing of the Main Lodge. These interiors are covered, walls and ceilings, with birch bark paneling, organized in patterns created by twigs and sticks.

Perhaps just as important, the landscape has been allowed to be itself, is not is not overly manipulated, and is rife with boulders, trees, stumps, simple paths and service roads, and woodland undergrowth. Overall the buildings are well integrated into their natural setting.

Secluded, Lakeshore Setting. The Hedges sits on the shore of Blue Mountain Lake. The Hedges property currently is about twelve acres in size but originally was 266 acres. This includes 1500' of frontage on the lake and the property is primarily wooded with a mixture of coniferous trees. There are small open areas around some of the buildings and tennis court.

Self-Sufficiency. The Hedges did, in the Collins era, have vegetable gardens that supplied produce for guests.

Although The Hedges does not meet the strict criteria for National Register listing as an Adirondack “Great Camp”, it does exemplify a secondary tier of such large structures – large, turn of the century camps with multiple buildings, made of rustic and natural materials, on lake settings. It has a compound plan. In its siting, design, and imaginative use of native and natural materials it presents itself as a group of building of and in its natural environment. It is sensitively located along a lakeshore, in a woodland setting.

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The Hedges

Name of Property

Indian Lake, Hamilton County, New York

County and State

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Section 10 Page 1

The Hedges
Name of Property

Blue Mt. Lake, Hamilton Co., New York
County and State
=====

Verbal Boundary Description

The nominated property includes 11.9 acres of land and all the buildings that are commonly referred to as The Hedges. The boundaries are delineated on the enclosed tax map. The nominated property includes approximately 1500 feet of shoreline on Blue Mountain Lake.

Boundary Justification

The nominated property includes all the property and buildings commonly referred to as The Hedges. This includes all of the buildings and other site features at The Hedges.

**The Hedges
National Register of Historic Places Nomination
Town of Indian Lake, Hamilton County, New York**

Photographs

For all photographs

Name of Property: The Hedges

Location of Property: Town of Indian Lake, Hamilton County, New York

Name of Photographer: Steven Engelhart (Adirondack Architectural Heritage)

Date of Photographs: 2005

Location of Original Negatives: Adirondack Architectural Heritage, 1790 Main Street, Suite 37, Keeseville, New York 12944

Information on Individual Photographs

Photo #1

Main Lodge
East view

Photo #2

Main Lodge
West view

Photo #3

Main Lodge with Gazebo in foreground
North view

Photo #4

Main Lodge with rear wing and "Wash" in foreground
Northwest view

Photo #5

South/rear wing of Main Lodge
South view

Photo #6

Exterior detail of windows and siding on Main Lodge
South view

Photo #7

Interior of living room
South view

Photo #8

Interior view of the entrance to the Birch Room (Main Lodge south wing)
North view

Photo #9

Interior detail of the Birch Room (Main Lodge south wing)
North view

Photo #10

Stone Lodge
Southeast view

Photo #11

Stone Lodge
West view

Photo #12

Dining Room
Southeast view

Photo #13

Log Lean-to
South view

Photo #14

“Coop”
North view

Photo #15

“Coop”
South view

Photo #16

“J.R.C.” or “Warrior’s Den”
South view

Photo #17

“Twin”
Southwest view

Photo #18

“Spruce”
Southeast view

Photo #19

Upper House
Northwest view

Photo #20

Upper House
Southeast view

Photo #21

Office
Northwest view

Photo #22

Barn
Northwest view

Photo#23

Barn
Southeast view

Photo #24

“Duxbury”
East view

Photo #25

“Ice House”
East view

Photo #26

Cottage #1
Southeast view

Photo #27

Cottage #2
Southeast view

Photo #28

Cottage #3
Southeast view

Photo #29

Cottages #2-3
Northwest view

Photo #30

Cottage #4
South view

Photo #31

Cottage #5
South view

Photo #32

Cottage #6
South view

Photo #33

Cottage #7
Southwest view

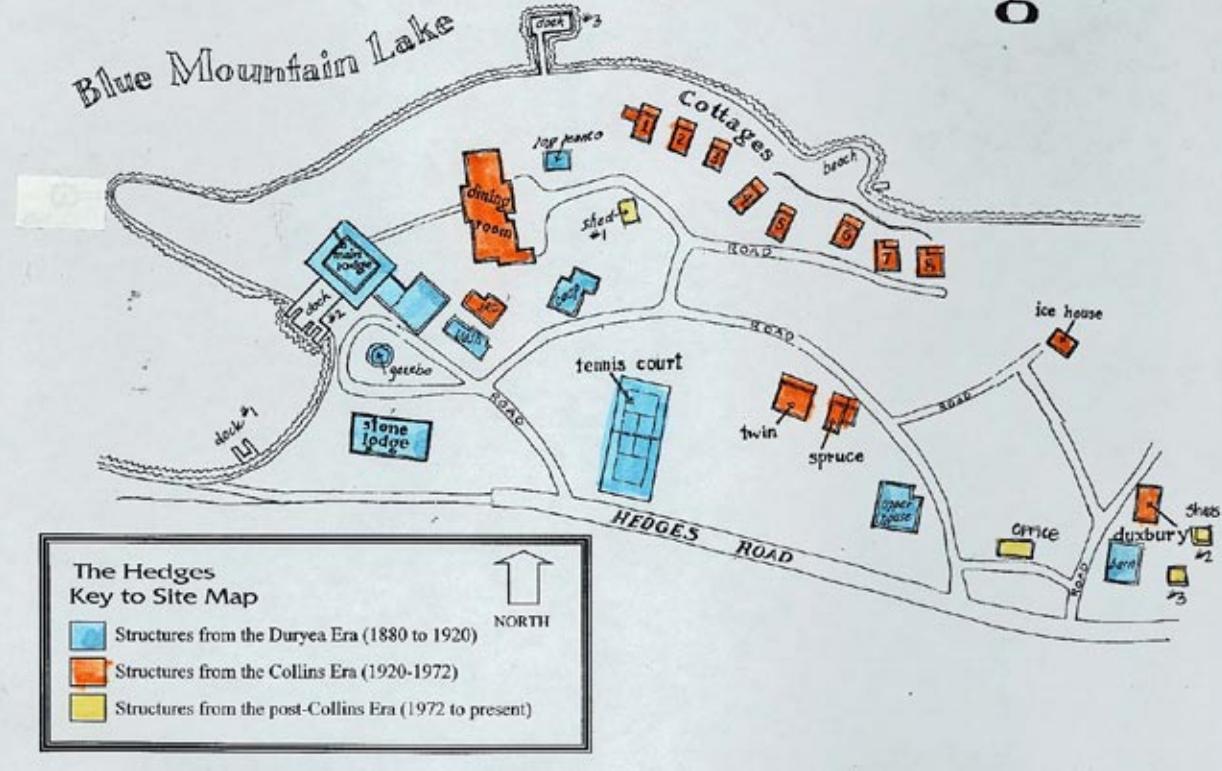
Photo #34

Cottage #8
Southeast view



The Hedges

Blue Mountain Lake



**The Hedges
Key to Site Map**



- [Blue square] Structures from the Duryea Era (1880 to 1920)
- [Orange square] Structures from the Collins Era (1920-1972)
- [Yellow square] Structures from the post-Collins Era (1972 to present)



USGS based map of Blue Mountain Lake and Vicinity

The red circle shows the location of The Hedges



Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #12



Photo #13



Photo #14



Photo #15



Photo #16



Photo #17



Photo #18



Photo #19



Photo #20



Photo #21



Photo #22



Photo #23



Photo #24



Photo #25



Photo #26



Photo #27



Photo #28



Photo #29



Photo #30



Photo #31



Photo #32



Photo #33



Photo #34