

Attachment 5
Local Historic Landmark Designation

***Town of New Paltz Historic Preservation Commission
Local Historic Landmark Designation***

***Mohonk Testimonial Gateway
1 Gatehouse Road, New Paltz, NY
(Gatehouse Structure and Adjoining Lands)***

15 October 2013



Courtesy of Vivian Yess Wadlin

Acknowledgments

The Historic Preservation Commission would like to thank the following for their assistance in the research and preparation of this document:

*Mohonk Mountain House Archives
(Nell Boucher and Priscilla Smiley)*

*Mohonk Preserve
(Glenn Hoagland, Eric Roth, Paul Huth, John Thompson, and Ron Knapp)*

*Haviland-Heidgerd Historical Collection, Elting Memorial Library
(Carol Johnson)*

Brooks and Brooks, Land Surveyors, P.C.

*Crawford & Stearns, Architects and Preservation Planners
(Carl Stearns)*

Robi Josephson, historian, New Paltz

William B. Rhoads, architectural historian, New Paltz

Kitty Brown, Town of New Paltz, HPC liaison

The expertise of these individuals was invaluable in the process.

**TOWN of NEW PALTZ
HISTORIC PRESERVATION COMMISSION**

**Local Historic Landmark Designation
Nomination**

Mohonk Testimonial Gatehouse and Adjoining Property

1 Gatehouse Road, New Paltz, NY

New Paltz Historic Preservation Commission
PO Box 550
1 Veteran Drive
New Paltz, New York 12561
(845) 594-9432 FAX (845) 255-4084
John Orfitelli, Chair
jaorfi3@yahoo.com

Please provide the following information in order to establish property ownership and control, site and building character, and distinguishing features. There should be detailed exploration of the architectural and cultural history of the property. It is likely that this record will be developed further during the course of project review.

I. APPLICANT INFORMATION

Applicant Name: Town of New Paltz Historic Preservation Commission
Mailing Address: PO Box 550, 1 Veteran Drive, New Paltz, New York 12561
Telephone: (845) 594-9432 (Chair, John Orfitelli)
e-mail: jaorfi3@yahoo.com

If applicant is acting through an authorized agent or legal representative, identify agent's name, address, telephone, and e-mail:

II. BASIC PROPERTY INFORMATION

Property Address: 1 Gatehouse Rd. New Paltz, NY
Name of Property: Mohonk Testimonial Gatehouse and Adjoining Property
Tax Map ID No.: 86.1-1-40.100
Zone: A-3
Parcel Size: 110.15 acres (See attached OSC map at end of document)
Present Use:

Currently used for occasional Mohonk Preserve outdoor activities. In development as access and orientation point for Mohonk Preserve Foothills.

Does applicant own the property? If no, identify owner's name, address, telephone, and e-mail:

No. Property currently owned by OSC (Open Space Conservancy, Inc.). In 2011 Mohonk Preserve entered into a contract to purchase the parcel and is in the process of raising the funds for this purpose. Close of title is expected no later than December 31, 2015. Mohonk Preserve is already managing the lands.

II. BASIC PROPERTY INFORMATION (Continued)

If applicant is different from owner, does the owner concur in this application?

X Yes

No

If applicant is different from owner, is there a relationship between applicant and owner? If yes, explain:

There is no relationship between the applicant and owner.

If applicant is different from owner, explain applicant's interest in the property:

The Testimonial Gateway parcel has significant historic interest for the Town of New Paltz for its scenic beauty, biodiversity, responsible recreation, and eco-tourism potential.

Is applicant or owner related to any official or employee of the Town of New Paltz or the Town of New Paltz Historic Preservation Commission? If yes, explain: No Relationship.

III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE

Historic Use of Property:

The Testimonial Gateway commemorated the 50th wedding anniversary of Albert K. and Eliza P. Smiley, Mohonk founders, and was designed in 1907 as a “suitable entrance” to the eastern end of the Mohonk Mountain House property. The original property, consisting of the Gateway structure and 30 acres of surrounding land, provided a formal entrance under the stone arch of the tower. Visitors then traveled over a carriage road framed by a pin oak allée. The Gateway served this purpose from 1908 to 1935.

There were rooms in the Gateway for the gatekeeper and family; these quarters have been used for Mohonk employee housing through recent years.

Local groups have leased the Gateway property at various times since the 1960s for outdoor nature education activities (especially involving the ponds).

The North and South Meadows have been used for years for haying, and when mown, for Preserve activities. The Breezy Lawn Barn, c. 1906, was originally in use by Breezy Lawn Farm, and more recently by Brook Farm CSA.

III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE (Continued)

Designation Sought (check one):

X Landmark

Historic District

Year of Construction: 1907- 1908

Original architect: James E. Ware & Sons, New York

Original builder: Mohonk Mountain House

Original and subsequent owners of the property, including dates of ownership (if known). Provide additional attachments if needed.

Mohonk Mountain House (Smiley Brothers, Inc.)

Describe the architectural style of the property:

Rural, recreational/agricultural property; Richardsonian Romanesque-style Gateway structure

Describe primary building materials:

1. Gateway tower structure:

Foundation: Shawangunk conglomerate Roof: red barrel clay tile

Walls: Shawangunk conglomerate Other: reinforced concrete
interior stairs, partitions, floors

2. Breezy Lawn Barn

Foundation: stone Roof: corrugated metal

Walls: wood clapboard Other:

How does the property in its present condition materially differ from the property as originally constructed? Describe material alterations or additions to the property subsequent to its original construction (include dates if known):

The original property consisted of thirty acres of land, purchased by Albert Smiley in three parcels from John Arbuckle. Additional land purchases followed; the 1925 SBI Inventory lists the Breezy Lawn Barn and land as owned by the Smileys.

III. SITE DESCRIPTION & DISCUSSION OF HISTORIC SIGNIFICANCE (Continued)

Describe the present condition of the property:

See attached Appendix A for detailed conditions report from the Mohonk Preserve.

Describe site and surroundings (e.g., outbuildings, landscaping, neighborhood):

See attached Appendix B for further detailed description of the site and surroundings.

Are there any presently known threats to the property? If yes, describe:

There is water damage to interior and exterior of Gateway structure. The Breezy Lawn Barn needs stabilization. Lenape Lane Bridge is in need of repair and elevation. (Refer to conditions report from Mohonk Preserve in attached Appendix A for details).

Is the property associated with any personages of historic significance? If yes, identify and explain:

The property was designed to commemorate the 50th wedding anniversary of Albert K. and Eliza P. Smiley, the founders of Mohonk Mountain House.

See attached Appendix C for additional details.

Describe the historic significance of the property (i.e., why it merits designation as a landmark or historic district). Indicate relevant sources of information. (Attach additional pages as needed to accommodate photographs, maps, and reference material along with screen/analysis from SHPO on-line resources).

The property is so well-known to residents and visitors of New Paltz (especially the Gateway structure and the Pin Oak Allée) that the word “iconic” is frequently used to describe the impact of these features as symbols of New Paltz.

See attached Appendix C for a detailed overview of the historic significance.

IV

NOTIFICATION DATES

Landlord Notification Date: February 2013

Newspaper Notice Date: Legal Notices published on 10/3/2013 and 10/10/2013

Abutter Notification Date: Letters sent on 9/27/2013

V.

CERTIFICATION

APPLICANT: I hereby certify that this application is accurate and complete to the best of my knowledge.

Applicant's Signature:

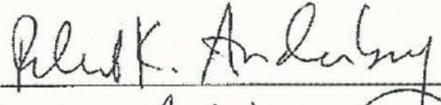


Date:

9/18/2013

OWNER: (if different from applicant, and if owner concurs in application): I have read and familiarized myself with this application and do hereby consent to its submission and processing.

Owner's Signature:



Date:

9/30/13

Robert K. Anderberg
Vice President + General Counsel

VI

OUTCOME

Date of Public Hearing: 15 October 2013

Meeting Comments: See Minutes of Meeting

Resolution: Refer to Memorandum of Decision

Vote by Commission: 5 out of 5 Commissioners in Favor

Date of Recording with Town Clerk and Ulster County Clerk: 21 October 2013

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE TOWN OF NEW PALTZ HISTORIC PRESERVATION COMMISSION, TOWN OF NEW PALTZ, COUNTY OF ULSTER AT THE TOWN HALL, ROUTE 32 NORTH ON:

DATE: 10/15/2013

TIME: 7:30 PM or as soon thereafter as the matter can be heard.

FOR THE PURPOSE OF reviewing the Nomination for Landmark Designation submitted by Town of New Paltz Historic Preservation Commission for the Testimonial Gatehouse located a 1 Gatehouse Road in New Paltz pursuant to Zoning Article XIV 140-122 of the New Paltz Code.

A copy of the competed nomination form and associated materials will be available for inspection at the Town Clerks office beginning 10/1/2013 and on-line from the Historic Preservation Commission web page at <http://www.townofnewpaltz.org>. At 7:30 p.m., or as soon thereafter as the matter can be heard, the public hearing will be opened and the Historic Preservation Commission will accept comments from all interested members of the public. The public hearing may be closed or continued at the Historic Preservation Commission discretion.

The Town of New Paltz will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk. All interested parties are invited to attend.

ALL PARTIES FOR OR AGAINST SAID SUBJECT WILL BE GIVEN AN OPPORTUNITY TO BE HEARD IN RESPECT TO THIS DESIGNATION NOMINATION.

John Orfitelli
Chair, Town of New Paltz Historic Preservation Commission

MEMORANDUM OF DECISION OF THE TOWN OF NEW PALTZ, NEW YORK
HISTORIC PRESERVATION COMMISSION

The undersigned certifies that by decision issued 15 October 2013 by the Historic Preservation Commission of the Town of New Paltz, Ulster County, New York pursuant to the provisions of Article XIV of Chapter 140 of the Code of the Town of New Paltz, the following resolution was adopted with respect to that plot, piece, or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York, as same as described in a certain Deed, dated 15 November 1906, from John and Mary A.K. Arbuckle to Albert K. Smiley, which said Deed was recorded in the Office of the Clerk of the County of Ulster in Liber 400 at Page 007.

**Decision of the Town of New Paltz Historic Preservation Commission to Designate as a Local Historic
Landmark the Mohonk Testimonial Gateway Property**

15 October 2013

WHEREAS, the property, included in the National Historic Landmark District designation of Lake Mohonk Mountain House (National Register #73001280), is located on a +/- 110.15-acre parcel in New Paltz bounded by State Route 299, Gatehouse Road, Butterville Road, and a diagonal northwest-to-southeast line from Butterville Road to Route 299, as delineated in the Mohonk Preserve Land Asset Management Plan "Testimonial Gateway," being part of the undivided parcel having Tax ID of 86.1-1-40.100 (Ulster County Web Map, <http://gis.co.ulster.ny.us/>, 10/9/2013); and recorded in a deed from Smiley Brothers Inc. to Open Space Conservancy Inc. , Volm (Liber) 5178, Pg 289, on September 14, 2011.

WHEREAS, said property is owned by the Open Space Conservancy (OSC, Inc.), hereafter referred to as the Owner, and is currently being maintained by Mohonk Preserve Inc.; and

WHEREAS, the property consists of the iconic Mohonk Testimonial Gateway structure, ornamental ponds, and a carriage road flanked by a pin oak allée; and incorporates meadows, forested areas, wetlands with abundant wildlife, and an historic barn; and whereas the property has historic, cultural, and architectural significance to New Paltz by virtue of its association with the Smiley family and Mohonk Mountain House, its architectural importance as an example of Romanesque design, and its diverse natural environment; and

WHEREAS, in accordance with the goals of protecting and enhancing landmarks of historic, architectural, and cultural significance to New Paltz, and of ensuring the harmonious growth and development of the Town, as outlined in the Town of New Paltz Zoning Law, Article XIV, §140-118, the Town Of New Paltz Historic Preservation Commission (hereafter NPHPC), in accordance with the criteria and practices of Article XIV, §140-122, Designation of Landmarks, contacted Glenn Hoagland, Executive Director of Mohonk Preserve, Inc. on 12 July 2012 and expressed interest in designating the Mohonk Testimonial Gateway property as a local historic landmark; and

WHEREAS, local historic landmark designation is a SEQR Type II action, not requiring further SEQR review; and

WHEREAS, Mohonk Preserve, Inc. supported the designation effort and facilitated the preparation of landmark designation documentation throughout the following months, including meetings with NPHPC on 19 September 2012, 28 October 2012, 26 December 2012, 30 April 2013, and 18 September 2013; and

WHEREAS, Commissioner Caryn Sobel and the NPHPC prepared a landmark documentation form and supporting documentation with further assistance from the Mohonk Mountain House Archives, the Haviland-Heidgerd Historical Collection of Elting Memorial Library, William B. Rhoads, and Robi Josephson, which was presented and approved in draft form to the NPHPC on 18 September 2013; and

WHEREAS, public notice was given of the intent of designation of the property by means of newspaper (3 October and 10 October) and NPHPC website, signs posted, and abutters notified; and

WHEREAS, public hearing was convened on 15 October 2013 concerning the proposed designation, and adjourned on the same date;

NOW THEREFORE, BE IT RESOLVED, that by a vote of 5 out of 5 Commissioners attending the New Paltz Historic Preservation Commission meeting on 15 October 2013, this property is provided a local Historic Landmark Designation, with the following findings:

- A. 1. The Mohonk Testimonial Gateway property qualifies for local landmark status according to New Paltz Zoning Law, Article XIV, Historic Preservation Commission, §140-122, Designation of Landmarks, under section A.1-3 and A.5, as it possesses special character and historic interest as part of the social, economic, and cultural history of the Town. Designed to commemorate the 50th wedding anniversary of Albert and Eliza Smiley, the founders of Mohonk Mountain House, the Testimonial Gateway served as a formal entrance and pathway from the Foothills of the Shawangunk Ridge to the main Mountain House property. The integration of the artistic design of the Gateway structure and its landscaped features into the surrounding natural environment is representative of New Paltz's environmental and design principles.

Since its founding in 1869, Mohonk Mountain House has been a part of the economic and social history of New Paltz. The construction of the Testimonial Gateway property was done with many local workers, and progress reports were regularly featured in the local newspaper. The Mountain House's involvement with the area's natural resources and cultural activities is woven into the history of New Paltz. In more recent days, the property has served as an environmental research and education resource through the efforts of Mohonk Preserve, further strengthening the importance of the site in local culture. The Testimonial Gateway property has been a geographic locus for the visitor, whether local or from afar, to explore the meeting place of human activity and natural beauty as it exists in New Paltz.

2. The property is associated with the historic personage of Albert K. Smiley, and with the Smiley family and Mohonk Mountain House after Albert. During Albert and Eliza's years, the Mountain House sponsored and hosted regular meetings and conferences on a variety of issues, from Native American affairs to international arbitration. Several U.S. Presidents and other dignitaries were visitors. Albert Smiley also remained involved in education throughout his lifetime. He was a trustee and president of the New York State Normal School at New Paltz (the former New Paltz Academy), and served as trustee of Vassar College, Pomona College, and Brown University.

3. The Gateway structure embodies the distinguishing characteristics of Romanesque Revival style. A popular late Victorian-era style, Romanesque Revival is based on medieval European Romanesque architecture. Along with its fortress- or castle-like tower shape, the Gateway features characteristic heavy massing of stone, with the stone roughly and irregularly cut. Archways are rounded and heavy, windows narrow and deeply recessed, and the pyramidal red-clay tile roofs steeply pitched. The massive stonework and heavy arches are similar to signature touches of Boston's Henry Hobson Richardson, and likely influenced architect James E. Ware (Rhoads, 160-161).

5. The Gateway structure has properly been described as "iconic." Its distinctive appearance and location en route "up the mountain" have made it a favorite subject for drawings, paintings, and photographs for many years. It serves as a readily-recognized symbol of New Paltz, and evokes the area's natural beauty. The Pin Oak Allée and carriage road are also singular physical characteristics deserving of preservation, combining to make an elegant and meditative feature that is familiar whether on foot or in the air.

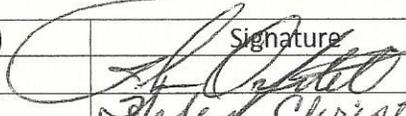
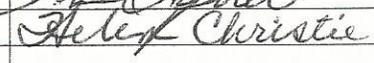
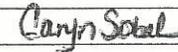
- B. The landmark designation applies to the entire property as cited.
- C. It is in the interests of the Owner and Town for this property to be designated as a local historic landmark, in order to facilitate continued stewardship, maintenance, and collaboration on obtaining potential resources to achieve these objectives.

The following conditions and stipulations are also provided:

1. Mohonk Preserve, Inc. is encouraged to continue the collaborative relationship it has already established with the NPHPC, including invitations to work meetings, provision of background material, drawings and renderings, etc., as well as occasional updates on the progress of the Testimonial Gateway project.
2. This decision shall be provided to the Town Board, the Town Clerk, the Town Building Department, and the Town Assessor.
3. The Commission shall prepare and present to the Ulster County Clerk for recording a notice of the property designated as a Landmark and describing the decision of the Commission with regard to such property. The form of this notice may be a cover memorandum of decision that

specifically references and incorporates the detailed written decision, providing certification that the decision issued was adopted with respect to the specific plot, piece or parcel of land situate, lying and being in the Town of New Paltz, Ulster County, New York, and including a deed reference and the signature and stamp of a Notary Public.

4. Consistent with Town of New Paltz Zoning Law, , Article XIV, Historic Preservation Commission, §140-123, Certificate of Appropriateness, future exterior changes to buildings and the material appearance of the property shall not occur without first obtaining a Certificate of Appropriateness from the Commission.
5. A copy of the decision and any notice recorded with the Ulster County Clerk shall be sent by registered mail to the property owner.

Commission Member	Vote (Aye or Nay)	Signature
John Orfitelli, Chair	Aye	
Helen Christie, Vice-Chair	Aye	
David Gilmour, AICP	Aye	
Caryn Sobel	Aye	
Stephen Warren	Aye	

This memorandum is furnished for recording pursuant to the provisions contained at Subdivision D of Section 140-122, "Designation of Landmarks" of Article XIV of Chapter 140 of the Code of the Town of New Paltz.

Certified as correct this 21st day of October, 2013.



Print Name: John Orfitelli, Chair
Town of New Paltz Historic
Preservation Commission

APPENDIX A

Mohonk Testimonial Gateway

20 June 2013 Condition Assessment (04 September 2013)

I n t r o d u c t i o n

On the twentieth of June 2013, Carl Stearns of Crawford & Stearns inspected the historic 1908 Gatehouse associated with the Mohonk Mountain House, a short distance west of New Paltz, New York. Eric Roth of the Mohonk Preserve coordinated the visit and unlocked various doors and access panels as needed. The Gatehouse and about 500 acres contiguous with it are in the process of becoming the property of the Mohonk Preserve, the steward of some 8,000 acres in the Shawangunk Mountains. The purpose of the visit was to facilitate the evaluation of conditions for the century-old stone building, which is not currently occupied or inhabited. The sole use of the gatehouse has been for caretaking residence early on and rental residence more recently.

D e s c r i p t i o n

With its massive stone facades and drive-through arch in the Romanesque Revival style, the building is profoundly distinct. Its asymmetric massing and its orange barrel tile hipped roofs contribute to its romantic character. Several of the original, wooden casement window sash and transom frames survive, although only two examples of the original, leaded glazing is extant. The casement windows that have survived have been rather crudely subdivided with square muntin bars, notched and nailed into the original sashes with their OG profile.

The interior is a different situation. Despite the presence of several original doors and door frames, and a precision set of smooth concrete stairs from basement to the fourth-story observation deck, the finishes at exterior walls and the interior partitions have been essentially demolished and replaced. Some original thin concrete on metal lath partitions survive, with the vertical flanges of the lath occurring at 12 inches on center.

The upper tower room's ceiling is at half its original height and the stairs between the first, second and third floors have been enclosed, some in the 1930s with wooden bead board and some more recently with plaster board. The first-floor bathroom has been removed (see smallest window in East façade) with the kitchen expanded into its original floor space. A new bathroom has been constructed in the southeast corner of the room located over the massive stone archway. Only two window stools (interior sills) and aprons (horizontal trim beneath stool, lying flat against the wall) are extant, both in the West wall in the stairwell. One is just above the second floor and is missing its cove bed molding directly beneath the stool. The other is a story above, and is complete.

Original Drawings

Another note of interest is that, before the site visit occurred, Eric Roth of the Mohonk Preserve made available a set of original drawings by architect James E. Ware & Sons of New York City. The drawings reveal that variations in window design were contemplated, diamond pane versus rectangular muntins. The balconies and the planters they contained at the observation (fourth) level were expanded and the curvilinear staircase design from the third floor up was modified to a dogleg layout (thereby having to squeeze in a landing for the upper change in direction) with 7-inch treads and 9-inch risers. Apparently the small protective cupola shown in the staircase sectional drawing over the top of the stair was never built. The original drawings also make it rather clear that a considerable amount of steel and concrete were used in the interior floor, stair and roof construction of this modern-for-its-time building. Only the exterior was really eclectic. The fact that so much steel was buried in concrete and concrete plaster makes it more difficult today to ascertain physical conditions.

Condition and Historic Integrity

The existing conditions observed and ultimately assessed at the 1908 Gateway Building fall into definitive categories. Before those are laid out, however, the overall condition of the building should be described. The Gateway has been neither inhabited nor occupied for at least several years. The boiler in the basement carries a 2005 inspection tag and the security cameras on the first floor exhibit blinking red lights as if they are working. The interior is clearly unheated, though, and the electric power is turned off. Due to a recent history of roof leakage, the interior plaster finishes are becoming progressively more deteriorated, particularly on the second and third stories. The basement, with its twentieth-century bathroom, shower and boiler enclosure, is also being damaged by moisture. Most of the interiors are renovations, which do not have architectural integrity beyond the few doors, doorframes and window trim where original millwork survives. This in-place original woodwork, however, is more than sufficient to document the historic casings, moldings, doors and window trim. Up on the stairway to the observation deck, long-term water infiltration into the cement plaster and metal lath stairway partitions is evident. The hatch lid to the deck has been wide open for unknown duration and is in no condition to hinge the fourth level is analogous to the belfry in a church steeple, areas which are known to be soaked during storms. The Gateway building interior does not exhibit visible mold, and yet a trash can on the third level of the tower is full to the brim with water coming in at the North façade, most likely through the rotted window components. Deterioration on the second floor levels has been caused

by roof tile breakage and suspect copper flashings in the hipped and compound gabled roofs and valleys over the arch and over the Kitchen Extension.

Of all the surviving rooms and systems in the building, the historic architectural integrity of the three tower rooms, the room over the arch, the kitchen and the windows throughout seem to be the paramount preservation issues, worthy of analysis and ultimately, restoration. The rest is still extant, albeit with advancing condition problems due to water intrusion and lack of building occupancy. For the sake of analysis and discussion, the existing condition observations will be divided into six main categories:

The Tile Roofs

The Stone Masonry

The Wooden Windows

The Concrete, Steel Reinforcing and Framing

The Plaster and Floors

The Woodwork

THE TILE ROOFS

The red barrel tile roof coverings and copper flashings are the original from 1908. These give the gatehouse impressive historic character, but the hipped roofs now exhibit extensive condition problems at the expense of the building's interiors. Rainwater is clearly entering the building through the second floor roofs as well as the observation level, with its open hatchway. The tower roof sheds water, ice and snow from its north and south eaves onto the lower roofs, progressively damaging them. Several barrel tiles are broken, as are the ornamental ridge, hip and pinnacle tiles. The other problem is that the century-old copper flashings are worn through, as evidenced by the eroded and thinned drip edge at the roof over the gatekeeper's south entrance to the kitchen. The red fired-clay barrel tiles were apparently manufactured by Ludowici Celedon within two years of the formation of that company by a merging of two companies. It is likely that the tiles came from the Alfred, New York plant, which burned and was eliminated in 1909. This tile company built several manufacturing plants, and supplied the tile portions of the roofs at the nearby Mohonk Mountain House.

THE STONE MASONRY

The Mohonk Preserve Foothills: History describes the stone construction: “The Gateway was built of large Shawangunk conglomerate blocks that were quarried or gathered as individual surface glacial erratics on the Mohonk estate.....” The rounded stones are particularly colossal by any period’s standards. Lifting pin holes in several of the gateway arch voussoirs remind us that the stones were lifted into place by hand-cranked, wooden derricks. References to Rosendale Natural Cement being used in the region on various projects including bridges, lead us to question if that type of mortar might have been used in the stonework of the Testimonial Gateway. Parameters for mortar testing will be given in the recommendation for preservation of the masonry. At the onset, it seems clear that the building was constructed of a hard cement mortar, making it, with the large stones, the equivalent of a concrete monolith. However, cracking of some mortar joints is evident, and there is a need for repointing with new surface mortar in several areas. None of the stones appear to be dislodged, and yet, repointing will provide protection from water infiltration and joint deterioration. The other question that testing may answer is why there are two different colors of mortar present in the stone archway, a gray and a buffy gray.

THE WOODEN WINDOWS

It is generally thought that the windows in the Testimonial Gateway have been replaced due to the egregious examples of incompatible substitutes in the building. The tower room windows at the second and third levels are now singlepane casements and the first floor and north room over the arch are six-over-six production sash. These replacements constitute the biggest compromise to the architectural integrity of the building on the exterior, accompanying the installation of false ceilings and gypsum board finishes at the interior. It appears that the former was never executed and, of the latter, only two examples of the leaded glazing are extant.

The original drawings show diamond pane in one issue and rectangular leaded in another. Many casement sash have small boarder panes set into wooden muntins at their tops, giving an appearance reminiscent of the Arts and Crafts style. The two leaded sash are the six-pane transom of the north window of the tower room on the third level and the small west-facing window, which could not be accessed from within the building. The latter has some curvilinear comes and is the only surviving example of that type of ornamental glazing design.

Upon a close look at all the windows, however, several of the original transom (upper lights with primary sash beneath) frames and a few of the original casement frames and casement sash appear to survive intact. The subdivision of the upper portion of casements described above is rather primitively done as the added muntins have no molded profile and are secured in place with finishing

nails. It is wondered why so little of the original glazing survives. Such a condition might possibly be explained by a fire or by vandalism during a period of building vacancy. Neither of these causes have been substantiated.

Suffice it to say that the proposed work on these windows should now include retention and repair of the original window components that survive. The previous belief that the original windows had all been replaced is no longer an accurate appraisal of this historic system.

THE CONCRETE, STEEL REINFORCING AND FRAMING

This is the category of condition which is the most difficult to assess because much of the steel is concealed in concrete or within later finishes. The floor slabs are poured in place concrete, as are the staircases connecting the five floor levels. The stairs are of exemplary quality, carefully formed and finished. Their condition is consistent with the execution as each flight has only one visible horizontal crack, halfway down the top riser where the connection with the floor slab was made. The concrete floors of the tower rooms and the gateway room also appear to be in very good condition, with the exception of a pronounced east-west crack in the floor of the third floor tower room.

The potential problem is in regard to the steel beams which run directly beneath the concrete floors, and the reinforcing steel within the slabs and the upper level stair-enclosure partitions. Where the undersides of the tower room floors can be seen, the steel appears to be very rusty. Also, where the 12 inch wide expanded metal mesh reinforcing can be seen in the stairway enclosure leading to the observation deck, the flanges of these vertical elements are rusting away as water from the open hatchway above runs into vertical cracks in the 2 inch thick concrete walls. Wall and ceiling plaster in the gateway room and the walls of the tower rooms are in water-damaged condition. The renovations to the interiors, including suspended ceilings and stud-wall partitions, will need to be removed so that the condition of original structural elements can be observed. Only then can stabilization and restoration be planned in detail.

The original drawings, namely "Beam Plans", dated Jan 4, 1908, offer a truly impressive amount of detail about the steel components, although some questions remain. All the floor decks are shown constructed of concrete poured over a one-way (i. e. single direction) system of steel beams. At the three lower floors of the tower rooms there are also off-center steel girders to shorten the beam span. These beams and girders can be seen from below as one looks up at the different floor slabs. What cannot be seen are the "3/4" w. iron rods" which are concealed within the concrete. These run perpendicular to the steel beams, occurring at 1/3 points of the beam spans, according to the drawings.

PLASTER AND FLOORS

Much of this interior finish is concealed and that which is visible has suffered from water infiltration and uncontrolled moisture levels in a closed up building. The removal of later construction will aid in the scoping of repairs needed for the plaster. The kitchen overhead is concealed by a false ceiling, but the tower rooms and the room over the gateway arch are all extensively damaged from roof leakage and present an abandoned appearance. The floors above the first story also present a shabby appearance and a portion of the hallway floor leading to the room over the gateway arch has been infilled so as to match the revised floor elevation in the former space. This may have been an effort to install some insulation in the floor over the arch.

THE WOODWORK

This observer was pleased to find ample in situ examples of original interior woodwork. Period window trim was extant in the upper levels of the west stair hall windows, the first floor transoms of the East façade and at the eight-pane leaded glass transom of the third floor tower window facing North. In the category of interior doors, the first floor basement door with its trim survives, as do the casings above at the doorways leading to the tower rooms on the second and third stories. A four-panel stairway door also is in place on the third level. The Gothic Revival exterior door leading from the drive through to the first floor of the living quarters is probably original, but the South kitchen door to the exterior may not be. The moldings are dominantly simple, consisting of a cove profile.

The baseboard on the first floor is “cement”, consistent with the original drawings.

Although it is not constructed of wood, the small, angled stone-faced brick fireplace on the first story is situated at 45 degrees in the Southeast corner of that tower room. Its chimney flue rises four stories to emerge from the upper tower roof where its stonework matches that of the upper building facades.

ELECTRICAL, PLUMBING AND HEATING SYSTEMS

Although the water boiler has operated as recently as 2005, its condition must be confirmed in a test by a licensed heating and plumbing company. Even if the fintube baseboard radiation tests out to be usable, it has been so compromised by the poor condition of finishes around it that it will probably have to be replaced. The plumbing is a similar situation, requiring testing to see if it was drained before the heat was terminated. Of the two bathrooms, one is in the basement, the other partitioned off in the Southeast corner of the room over the arch. The adequacy of their configuration and condition will depend upon the future use of the building.

The electric wiring, despite some updating, is also a candidate for replacement of most of the branch circuits.

RECOMMENDED INTERVENTION

The apparent condition and historic/architectural integrity of visible elements has been noted, described and recorded in existing condition photographs. This year is a crucial time for the Gatehouse because, although its massive masonry facades are, by comparison, generally quite stable, its roof leaks are accelerating the destruction of its interiors. It is progressive imperative that funding be sought for totally rehabilitating the red tile roofs and replacing all the copper flashings. Until this is done, time will not be on the side of the building's preservation.

Once the roof restoration is accomplished, there will be ample time for intervening with:

- The stone masonry exterior and observation deck
- The wooden windows
- The concrete and steel framing and decking systems
- The plaster finishes and the various floors
- The woodwork

The Tile Roofs

- Record and remove all tiles, accessories, flashings, sheet materials and nails.
- Repair all roof decks using matching lumber.
- Install an impervious “underlayment” or membrane beneath all the fields (roof planes) of tile, and the sheet copper must be replaced at all valleys, parapet and wall intersections and at the horizontal drip eaves.
- Reinstall sound tiles, using the existing tiles in coherent roof planes such that they are not mixed with new tiles. Install new tiles on tower roofs and in areas where impact from the tower roofs lands on the lower gables and hips.
- Finish with the historic ridge and hip tiles.
- Restore observation deck/waterproof membrane, reactivate south drain scupper and build new hatch cover and install.

The Stone Masonry

- Test the existing mortars for composition and physical properties. Determine why there are different colors and textures present in the existing mortars.

- Select bedding, repointing and parapet mortars for use in distinct locations.
- Carefully and selectively remove cracked and unbonded mortar.
- Repair voids and repoint mortar joints.
- Clean surfaces affected by repointing operations.

The Wooden Windows

- Photograph existing window conditions in detail and remove original sash and transoms where they exist for restoration.

- Restore frames in place, using Dutchmen, epoxy repair and replacement in kind where needed.
- Restore the removed sash, again using Dutchmen, epoxy repairs and replacement of wooden components as needed.
- Prime the glazing reveals of the frames and reglaze using leaded comes and drawn (period) glass in the historic design. The configuration of transoms is as seen in the third-level north-facing tower room window and the casement subdivision is as seen in the one original west-facing window. This is the small window which cannot be accessed from the interior.
- Paint and finish sash and frames, restore casement hardware and reinstall.

Concrete and Steel, Deck, Stair and Framing

- Photograph each room and remove all renovations that are less than 50 years of age. Remove gypsum board partitions and all false ceilings.
- Photograph in detail and remove deteriorated portions of historic materials and finishes so that steel beams and metal lath can be further evaluated for condition.
- If condition of steel beams warrants it, have a professional engineer inspect the concrete and steel structural components.
- Repair and stabilize rust on steel components.
- Restore concrete covers and coatings over steel beams.

Plaster and Floors

- As in the case of concrete and steel components, remove deteriorated plaster and investigate conditions within/behind it.
- Clean the concrete floors and repair cracks as in the case of the floor in the third-level tower room.
- Restore the plaster finishes in conjunction with partitions to be restored and added for an agreed upon new use for the building.

Woodwork

- Photograph and use the existing examples of historic woodwork for restoration patterns.
- Restore woodwork at all door and window openings.
- Apply finishes based on historic precedence

The Tile Roofs



Roof over Archway:

From the observation deck;
Note broken tiles at ridges
and valleys as well as roof
planes.

DSC00228



Roof over Archway:

From the east; Note broken
tiles at eaves

DSC00259



Roof over Archway:

From the third level; Note
broken tiles and lightning
arresting system, west gable
and stepped stone parapet.

DSC00292



The Tile Roofs

Roof over Archway:

From the third level; west gable and lightning arresting system.

DSC00293

The Tile Roofs

Details:

Broken tiles at East eaves,
north of plaque.



DSC00260

Details:

Broken tiles at East eaves,
South of plaque.



DSC00261

The Tile Roofs

Kitchen Wing Roof:

General view of east plane with chipped tiles.



DSC00284

Kitchen Wing Roof:

Detail of valley with broken tiles.



DSC00285

Kitchen Wing Roof:

Detail of valley exit and parapet flashing.



DSC00286

The Tile Roofs

Details:

Worn out copper drip edge of eaves over kitchen door.



DSC00278

Details:

Same as above.



DSC00279

The Tile Roofs



Observation Deck Roof:

Ponding; It appears that the south drain tube has been plugged and therefore eliminated functionally.

DSC00339



Rotted Hatch:

The wooden and sheet metal hatch cover is deteriorated beyond its useful life.

DSC00230



Rotted Hatch:

The sheet metal has rusted through.

DSC00234

The Stone Masonry



East:

Archway from East with buttress on right and tower on left.

DSC00259



East:

Tower elevation; Note that observation deck balconies were constructed according to revised drawings.

DSC00264



East:

Kitchen wing elevation.

DSC00266



The Stone Masonry

South:

Kitchen wing elevation.

DSC00267



South:

Tower elevation; Note that south drawings scupper (tube) at observation deck level is extant.

DSC00268



West:

Elevation.

DSC00347

The Stone Masonry



West:

Kitchen wing; window frame and sash at upper left is a complete original.

DSC00348



North:

This elevation of the tower is difficult to view due to the archway and forest canopy in the foreground.

DSC00353



Balustrade:

This stone railing balusters are in need of repointing.

DSC00240

The Stone Masonry



Condition Observation:

Crack in corner pier indicates need for compatible repointing

DSC00232



Condition Observation:

Crack in keystone mortar at North observation arch is start of deterioration

DSC00236



Condition Observation:

Crack in keystone mortar at East arch.

DSC00237

The Stone Masonry

Condition Observation:

Crack in keystone mortar at South arch.



DSC00238

Condition Observation:

Crack in keystone mortar at West arch.



DSC00239

The Stone Masonry

Details: Mortar Joint

Showing two different colors of mortar mix.



DSC00227

Details: Covered Planter

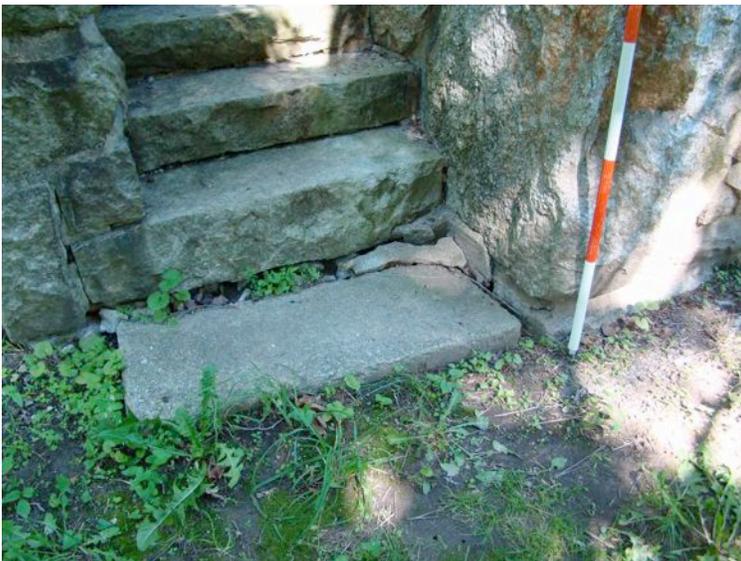
What appears to have been planters originally have been covered over with wire mesh and mortar, now deteriorated.



DSC00231

Details: Kitchen Stair

Illustrating need for repair and repointing.



DSC00244

The Stone Masonry



West:

Deterioration of mortar at arch buttress and facade at ground level.

DSC00271



North:

Need for repointing, emphasized at ground level.

DSC00274



East:

Cracking of mortar joints.

DSC00275

The Stone Masonry

Bollard at Archway:

Base mortar has eroded away.



DSC00351

At Archway:

Cracking of mortar in stone barrel vault.



DSC00354



The Wooden Windows

Original, Modified:

Illustrated here is a stair hall window in the west facade. The frame and sash are original and restorable even though the sash has been modified.

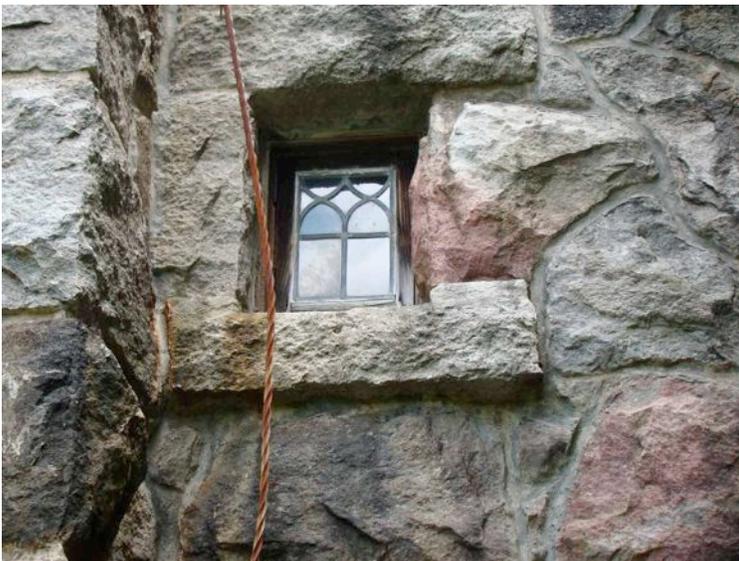
DSC00245



Original, Modified:

This is the north window in the third level tower room. The leaded-glass transom is completely original and the casement sash beneath it are also but have been modified.

DSC00294



Original, Not Modified:

This is the small window in the west elevation over the kitchen. It cannot be accessed from the interior of the building.

DSC00345



The Wooden Windows

Replace with original transom frames:

Six-over-six pane incompatible sash.

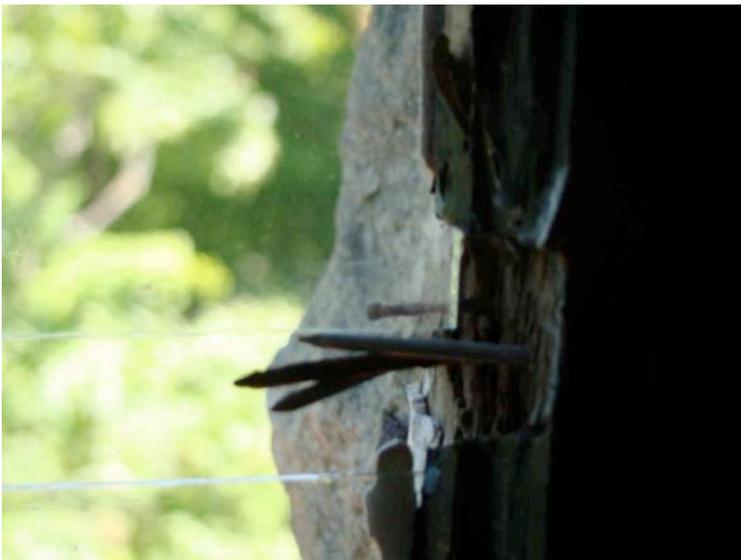
DSC00262



Replace with original transom frames:

Six-over-six

DSC00263



Detail of crude modification:

Apparently, when the original, leaded-glass was replaced, wooden horizontal muntins were set into the original sash stiles, secured rather crudely with nails.

DSC00290



The Wooden Windows

Original:

Six-over-six pane sash from interior.

DSC00315



The Concrete, Steel Reinforcing and Framing

Condition:

Steel is oxidized where exposed to interior moisture. The extensive use of steel in this building is documented in the original drawings.

DSC00249



Condition:

Detail of oxidation of steel. "Oxide jacking", that is, the expansion of material which accompanies the formation of rust, has expelled the concrete covering beneath this beam.

DSC00250



Condition:

Even more dramatic example of "oxide jacking" at beam over upper stairway to observation check. It appears that moisture collects at steel components and migrates to their hollow surfaces, even though they are concealed within concrete and or plaster.

DSC00253



The Concrete, Steel Reinforcing and Framing

Condition:

The vertical ferrous ribs shown are all that survives of several thin cementitious partitions. The metal mesh is gone as well as the plaster finish.

DSC00256



Condition:

More iron oxide (rust).

DSC00295



Condition:

Detail of rust.

DSC00300

The Concrete, Steel Reinforcing and Framing

Condition:

Evidence of water intrusion at upper levels.



DSC00344



The rods (bridging):

Basement examples of original containment of steel beams within concrete covers while the steel rod bridging (at 90° to the steel beams) was always exposed and is as clearly shown in the original drawings.

DSC00328

The Concrete, Steel Reinforcing and Framing



Details at thin walls:

Here in the upper staircase to the observation level the partition survives, but the vertical reinforcing panel ribs have rusted.

DSC00252



Details at thin walls:

More oxide jacking across staircase from image above. No doubt, roof hatch left open has exasperated this condition.

DSC00254

The Plaster



Stair Hall:

Moisture damage to plaster and gypsum board finishes.

DSC00258



Loss of concrete beam encasement.

DSC00295



Loss of plaster coating on concrete.

DSC00296

The Plaster



Loss of plaster on concrete ceiling.

DSC00297



Loss of plaster on brick at upper stair hall.

DSC00342

The Plaster



Over Archway:

Water damage. See tile roof images.

DSC00304



Over Archway:

Water damage.

DSC00305



Over Archway:

Water damage.

DSC00306

The Plaster



Over Archway:
Water damage.

DSC00307



Over Archway:
Water damage.

DSC00308



Over Archway:
Water damage.

DSC00309

The Plaster



Over Archway:
Water damage.

DSC00310



Over Archway:
Water damage.

DSC00311



Over Archway:
Water damage.

DSC00312

The Plaster



Basement:

Rising damp moisture damage.

DSC00318



Basement:

Rising damp moisture damage.

DSC00319



Basement:

Ceiling moisture damage.

DSC00320

The Plaster



Basement:

Upper surfaces moisture damage.

DSC00325



Basement:

Moisture damage at partitions.

DSC00326

The Plaster



First Floor:

Moisture damage.

DSC00331



First Floor:

Moisture damage.

DSC00333



First Floor:

Moisture damage.

DSC00334



The Plaster

Details:

Moisture damage at partition.

DSC00337



Details:

Moisture at staircase.

DSC00338



The Woodwork

Original Casing:

Impressively intact and very important.

DSC00255



Original Window Stool with Apron and Bedmolding missing:

DSC00251



Original Window Stool Complete:

Impressively intact and very important.

DSC00257

The Woodwork



Original Window Components:

Impressively intact, including lead glass, and very important to preserve.

DSC00294



4 Panel Door to Upper Stair Hall:

Original feature to be retained and restored.

DSC00301



Steel Stair Railing:

Not made of wood but very intact original feature, well-executed along with precise concrete stairway.

DSC00303

APPENDIX B

Architectural description

The property is a 110.5-acre parcel bounded to the south by Route 299, to the west by Butternville Road, to the north by Gatehouse Road, and to the east by the intersection of Gatehouse Road and Route 299. A triangular section of land, running from Route 299 northwest to mid-Butternville Road, is private land, not part of this property. The boundaries of the property can be viewed in the Mohonk preserve *LAMP* document (*LAMP*, 111), and in the attached maps.

Entering from the Gatehouse Road east entrance, the remnants of the carriage road rise toward the Gatehouse structure. The road is bordered by lawn, with wooded areas to the left (south) and farther off, to the right (north). Scattered trees and brush have grown in over the years, but the land around the Gateway is still mostly clear. The southern forested area is important for its White Oak population, which is greater than on other parts of the Mohonk properties (*LAMP*, 44).

The Gateway structure is composed of a 4-story square tower, with a large rounded archway at the north end, through which the carriage road passes. There is a 1 ½ story extension at the south end of the building, which houses the kitchen. Approximately half of the bottom (“cellar”) floor of the structure lies below the carriage road level, so the bottom-floor windows are close to ground level (Architectural drawings, MMHA).

The structure is built of native stone (Shawangunk conglomerate, locally known as “grit”). The foundation and exterior walls are made from this rock, which was locally quarried or found as glacial erratics in the fields (*LAMP*, 16). The style of the Gateway can be described as Richardsonian Romanesque, a variety of Romanesque Revival style popular in the Victorian era. The building is constructed of large blocks of stone, irregularly and roughly cut. Together with the buttressing and narrow, recessed windows of the Tower, this gives the impression of heavy massing that characterizes this style. The top floor of the tower is an open observation area, used as a “loggia,” as Rhoads notes (p.160), with medieval-inspired stone balconies on each side. Romanesque Revival style incorporated medieval and Mediterranean influences, and these are visible here in the strong proportions of the cornice stone work, rounded arches, and supporting elements of the balconies and roofs. Doorways, stairwells, and windows are deeply recessed.

The gateway arch is surmounted by a stepped, Flemish-style (or Dutch-style) gable, similar to elements on the Mohonk Mountain House. Over the arch is a dedication tablet, 5' 3" x 6' in dimension, of cast bronze. The tablet was cast by Jno. Williams foundry in New York City (est. 1875). The plaque commemorates the Smiley anniversary and contains the quote, “Quaere monumentum, circumspice” (“If you are seeking a monument, look around you”) [*LAMP*, 16; Rhoads, 161].

The south wall of the interior of the archway holds a recessed flight of steps and entrance to the interior of the tower. The doorway and a small window near it have Gothic arch shapes. The north wall holds a second rounded-arch opening for viewing the grounds, with an integrated stone bench.

The lower roofs of the structure are hipped, and the tower roof is pyramidal. The roofs are of red barrel clay tiles (Ludowici Celedon), with copper flashings, now greatly deteriorated (Stearns, 2013).

The interior of the Gateway has walls, stairwells, and partitions of reinforced concrete. The architectural drawings for the structure discuss the steel floor and roof beam construction. The rooms have been extensively renovated over the years, and no historical significance can be attached to furnishings or interior design. There is evidence of substantial water damage to the interior ceilings and walls (MMHA; Stearns, 2013).

Moving west through the archway, the ground slopes down toward the lily ponds. The ponds lie to the north and south of the carriage road; they have manmade islands in the center of each, and fountains which are now nonfunctional. The ponds have become overgrown through the years, but host a rich variety of wildlife, including migratory birds.

The impressive Pin Oak Allée lines the carriage road, to the end of the property. The trees are now over 100 years old, and some have died or are close to the end of their life spans. The Allée is visible from the nearby roads and from the Foothills, and is a notable landmark feature on aerial photography. The remnants of the original carriage road, now rutted, are still discernible along the avenue.

Outside the Allée, the North and South Meadows fill the bulk of the rest of the property. They have been used for haying for many years, and for Preserve member training activities, and also contain a host of wildlife for study and preservation (*LAMP*, 107).

The southern wooded area contains a small, protected swamp, which contains a small area of federally-designated wetlands (*LAMP*, 100, 101).

At the northwest end of the parcel, close to Butterville Road, is the Breezy Lawn Barn. This barn is c. 1905-06, and was associated with the Breezy Lawn Farm (*LAMP*, 24, 104). It is a long, rectangular post-and-beam structure, with a stone foundation along the higher side (east) of the barn. The barn has wooden cladding, and has one large interior space, with no enclosed loft area. There are several upper-level openings on both east and west walls, and a loading opening on the south façade. The barn is leaning significantly, but is still upright, and is used for storage (see attached photos).

At the western edge of the property is Lenape Lane Bridge. This stone bridge was widened in the 1920s and reinforced with concrete (*LAMP*, 18, 19). It is currently in a state of deterioration, and there are plans for raising and repairing it. It leads directly over Butterville Road into the nearby farmlands of the Foothills.

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Wadlin, Vivian Yess. "The Testimonial GateWay." *AboutTown*. Web. Accessed 24 Sept 2012.



Breezy Lawn Barn





APPENDIX C

The Mohonk Testimonial Gateway unquestionably merits designation as a local historic landmark. It possesses historic, aesthetic, and cultural significance for the Town of New Paltz. It is an important symbol of the cultural history of the town and its relationship with the Smiley family and Mohonk Mountain House. The Lake Mohonk Mountain House property is a National Historic Landmark, having been registered as a district since 1986 (National Register #73001280). The local landmark designation of the Testimonial Gateway property in the Foothills region, is a similarly appropriate recognition of this significance.

Twins Albert and Alfred Smiley, and later their half-brother Daniel, contributed to the Victorian era's building of grand resort hotels. These hotels capitalized on local natural beauty and served as a welcome retreat from the bustling, often unhealthy settings cities had become with the advent of industrialization. The Smileys were unusual in that they brought their Quaker beliefs to the design and



functions of the Mohonk resort, adding an element of social activism that distinguished Mohonk Mountain House from similar resorts (Mohonk Mountain House Archives [MMHA]). The combination of appreciation for and conservation of nature, healthy recreational activities, and activism not only characterizes Mohonk Mountain House and its history but also that of the town in which the Testimonial Gateway lies.

In 1906, guests and friends of Mohonk Mountain House met to discuss how to commemorate the upcoming 50th wedding anniversary of Albert Keith and Eliza Phelps Smiley, founders of the Mountain House. The group decided to create a large gateway at the easternmost part of the Mohonk properties, which would serve as a formal entrance to the Mountain House lands. The original property was thirty

acres, bought in three parcels from neighbor John Arbuckle's farmland. From groundbreaking on July 8, 1907, through June of 1909, the Gateway structure was built, landscaping (including a nursery) and gardens added, the Pin Oak Allée planted, ponds and fountains built, and the carriage road laid (Mohonk Preserve *Land Asset Management Plan [LAMP]*, 14-18).

The construction of the Gateway and its architectural description are amply documented. The Gateway was designed by James E. Ware & Sons of New York City, the architects who designed the Mohonk Parlor, Lake Lounge, and Stone Building of the Mountain House (*LAMP*, 14). The Gateway structure itself, including the foundation, was built of Shawangunk conglomerate (called "grit"). This stone was either locally quarried or found as glacial erratics on Mohonk lands, and may have been set with Rosendale cement (Stearns 2013). The interiors were constructed according to the most modern methods of the time; the floors



and staircases were of poured concrete, and steel-reinforced concrete was used for the interior (MMHA). Clay barrel tiles, most likely from Alfred, New York, covered the roofs (Stearns 2013). There were leaded-glass windows of various design, and motifs evocative of Dutch/Flemish and Spanish architecture, consistent with the Mountain House design. A large, cast-bronze dedication tablet is set over the arch (Rhoads, 160-161). The style most closely resembles Romanesque Revival, with Richardsonian elements, and highlights both the

heavy, rustic beauty of the Shawangunk elements and the romanticism for which the Hudson Valley is renowned. Work crews from Mohonk Mountain House were responsible for the bulk of the construction; New Paltz residents worked on the structure, the carriage road, and the grounds, and the local newspapers document the seasonal progress of the Testimonial Gateway (*The New Paltz Independent*).

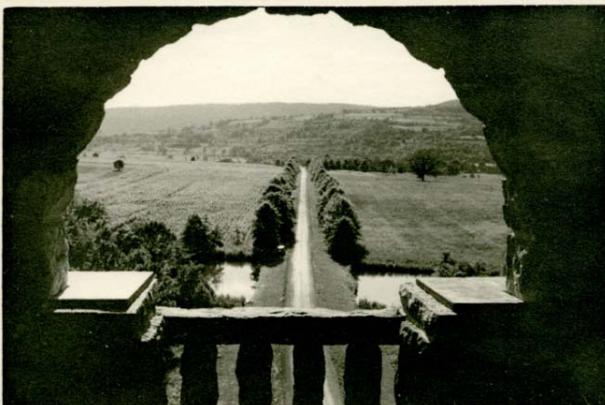
From 1908 to 1935, the Testimonial Gateway served as the entranceway to the Mohonk Mountain House property. Many visitors arrived at the Gateway after travelling by rail (the Wallkill Valley Railroad), disembarking at the New Paltz Depot (Josephson, 22-3). Originally used by



horse-drawn conveyances, the carriage road was later travelled by automobiles. Visitors had a sweeping view across Butternville to the rising foothills of the Shawangunks, culminating in the often-cited “iconic” view of Sky Top atop the Shawangunk Ridge. Visitors approached the romantic stone tower, drove



through the imposing archway, and passed between fountained ponds to the Pin Oak Allée. As they passed through the avenue of trees, visitors could contemplate not just the beauty of the Shawangunks, anticipating their peaceful recreation at the Mountain House; they had ample time to appreciate the fertile farmlands, meadows, copses, and creeks of the immediate area. Birds and other wildlife were abundant, as they are today. The Testimonial



Gateway property not only provided an aesthetically pleasing and appropriate introduction to the Mohonk Mountain House, it showcased the geography and human activities of the Town of New Paltz at that time.

In later years, the Smileys added neighboring foothills land to the Mohonk property, including land contiguous with the original purchase. The Breezy Lawn Barn (c. 1906) is included in the

parcel for landmark consideration; it lies near the northwest corner of the property, bordering Gatehouse Road and close to the Lenape Lane Bridge, also included for landmark designation. The Barn was associated with the farmhouse of the same name, fronting on Butternville Road, and is included in the 1925 SBI Building Inventory (*LAMP*, 18, 24). In addition to the original constructions and landscaped features, the parcel now contains grassy meadows, wet meadows, and a hardwood forest and swamp. The forest area has an abundance of White Oak. The grassy meadows, mostly suitable for grazing or haying, have been used for these activities and outdoors recreation over the years (*LAMP*, 107). The area supports a



variety of fauna and flora, well-documented in the Mohonk Preserve *Land Asset Management Plan* of 2012.

As originally planned, the Gateway contained rooms for a gatekeeper and family, and the structure served for many years as housing for Mohonk employees. In the 1960s and 1970s, the area was used for outdoor nature education, following the principles maintained by the Smiley family and Mohonk



Preserve. Several foot bridges were built near the lily ponds and the western wooded section as nature trails (*LAMP*, 17-18).

The Testimonial Gateway has provided as iconic an image for New Paltz as Sky Top has—enhanced, possibly, because of its inaccessibility as private property. For decades, the Gateway has been painted and photographed in every season, and at all times of the day and night. A visitor can stand at the

Gateway, look forward and up to the seclusion of the Ridge and Mohonk Mountain House, and then turn to look back at New Paltz, well-lit, alive with activity. The Testimonial Gateway is not just a connecting link between the lowlands of the Mohonk property and the Mountain House; it is a connection between the Town of New Paltz, the Shawangunks and Foothills environments, and the Mohonk Mountain House complex.

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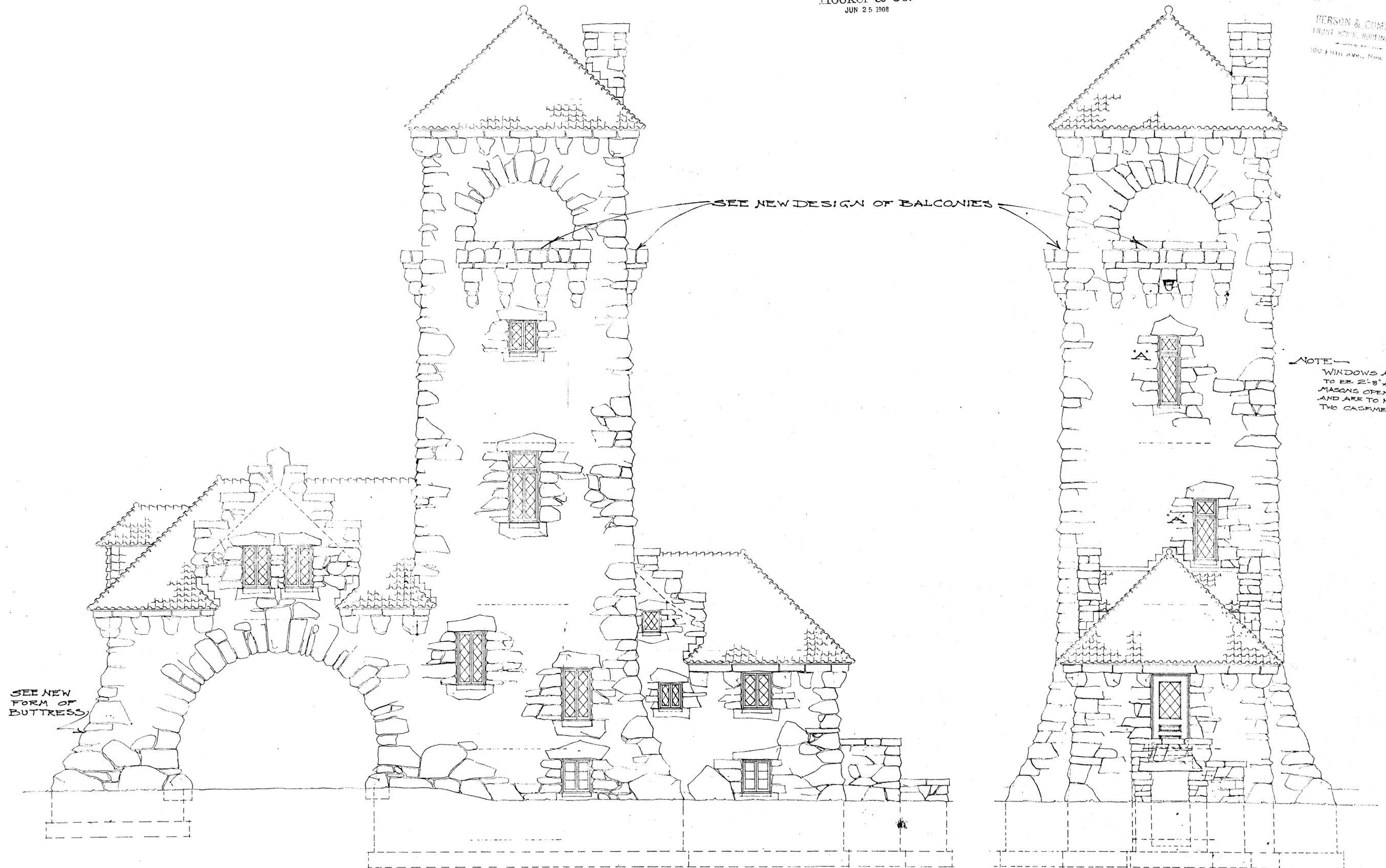
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SEE NEW FORM OF BUTTNES

SEE NEW DESIGN OF BALCONIES

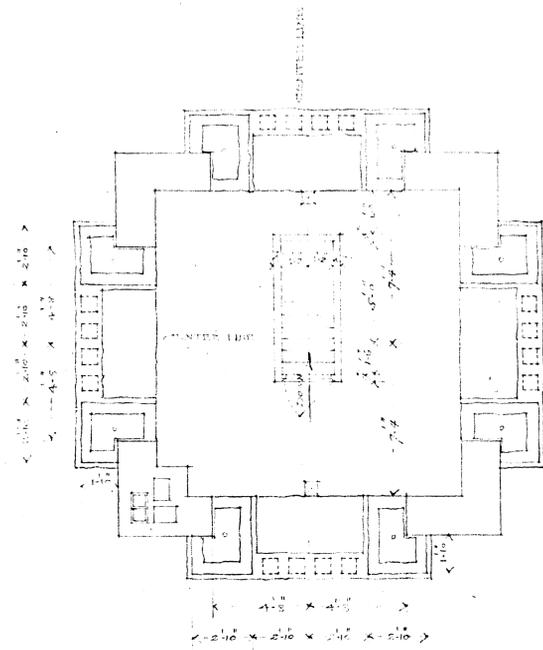
NOTE -
WINDOWS AT "A"
TO BE 2'-8" x 6'-10",
MASON OPENING,
AND ARE TO HAVE
TWO CASSEMENT SASH

JAS E WARE & SONS
ARCHITECTS
110 BROADWAY, N.Y.C.

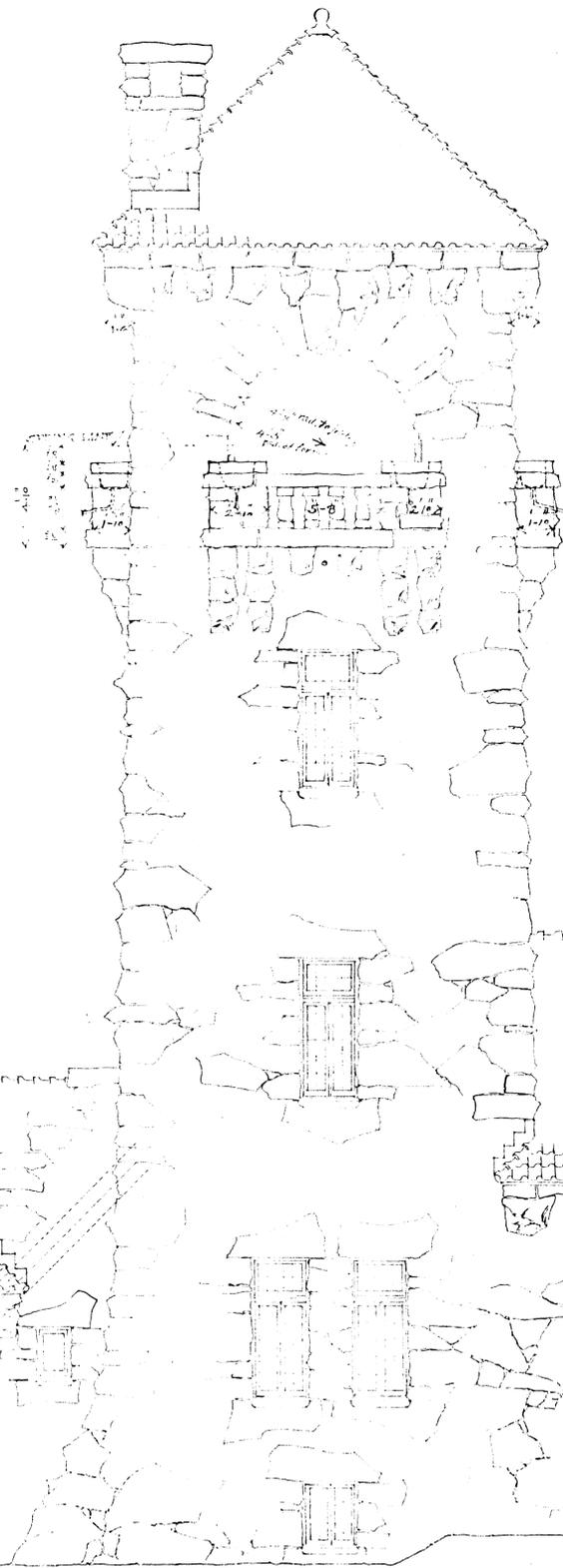
WEST ELEVATION
SCALE 1/4" = 1 FT.

TESTIMONIAL GATEWAY
ON THE ESTATE OF ALBERT K. SMILEY
LAKE MOHONK, ULSTER COUNTY, N.Y.

SOUTH NORTH ELEVATION
SCALE 1/4" = 1 FT.

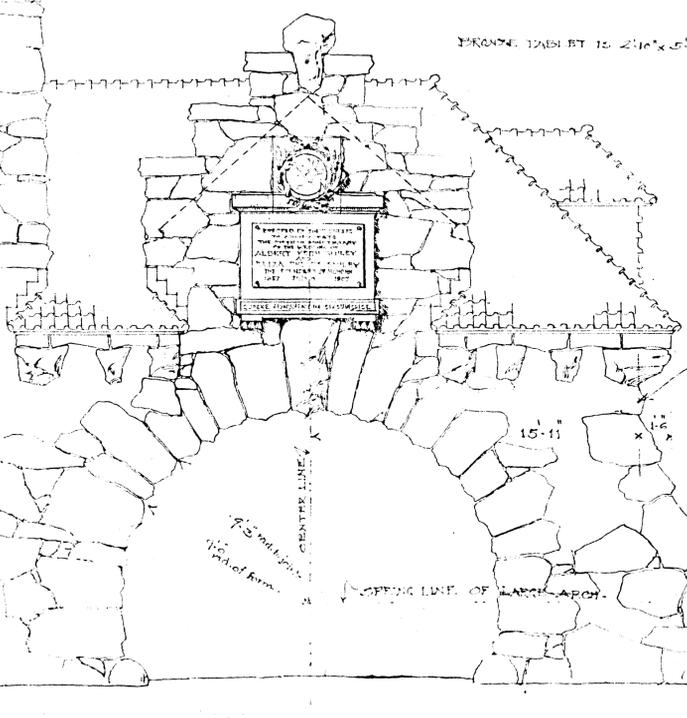


NEW FOURTH FLOOR PLAN



EAST ELEVATION

NOTE - THE OUTSIDE FACE OF WINDOW FRAMES IN THE 2ND AND 3RD STORIES OF TOWER ARE TO BE 13/16" FROM INSIDE LINE OF WALL.



NORTH ELEVATION

NOTE - OUTSIDE LINE OF NORTH END OF BUILDING IS EXTENDED 6" NORTH OF LINE AS ORIGINALLY FIGURED.

NEW ELEVATIONS [N# 2]

TESTIMONIAL GATEWAY ON THE ESTATE OF ALBERT K. SMILEY, LAKE MICHONK, ULSTER CO., N.Y.

SCALE 1/4" = 1 FT.

JAN. E. WARE AND SONS, ARCHITECTS, 1170 BROADWAY, N.Y.C. JAN 4 1908 FRANKLIN B. WARE - ARTHUR WARE.

DATE 1/11/08

NOTE:— THE DETAILS OF ALL OF THE TABLET WORK OVER THE ENTRANCE ARCH, INCLUDING MATERIALS AND THE WORDING OF INSCRIPTIONS, ETC., SHALL BE APPROVED BY THE COMMITTEE BEFORE ANY OF THE WORK IS EXECUTED.

SEE NEW DESIGN OF BALCONIES

SEE NEW FORM OF BUTTRESS

ERECTED BY THE STATE OF NEW YORK TO COMMEMORATE THE FIFTIETH ANNIVERSARY OF THE WEDDING OF ALBERT K. SMILEY AND ELIZA CORDELL SMILEY THE FIFTEEN OF MARCH 1857—JULY 6—1907

JAS. E. WARE & SONS
ARCHITECTS
117 1/2 BROADWAY, N.Y. CITY.

EAST ELEVATION
SCALE 1/4" = 1 FT.
SEE NEW EAST ELEVATION

TESTIMONIAL GATEWAY
ON THE ESTATE OF ALBERT K. SMILEY
LAKE MOHONK, ULSTER COUNTY, N.Y.

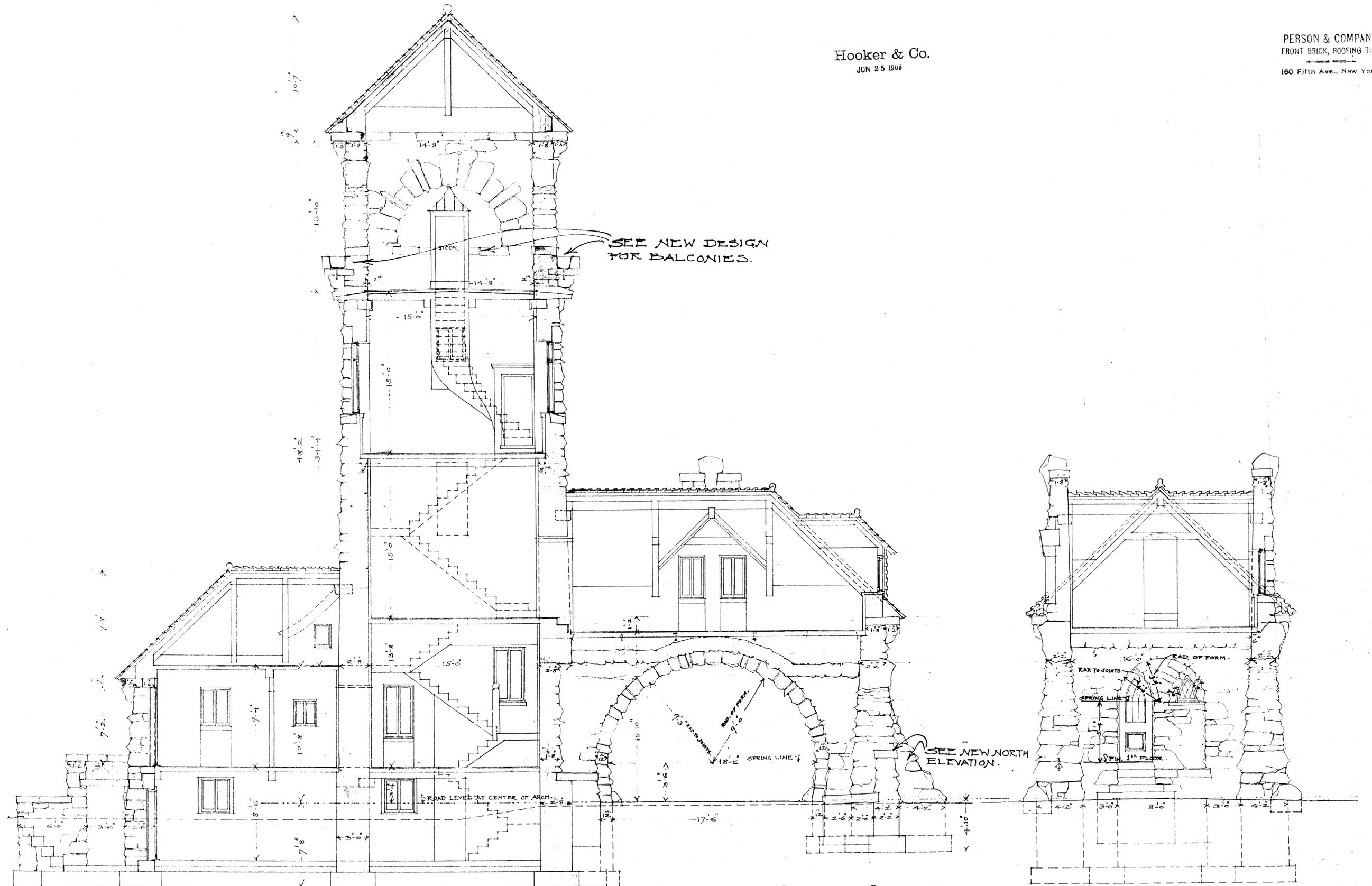
NORTH ELEVATION
SCALE 1/4" = 1 FT.
SEE NEW NORTH ELEVATION.

1-4-1908

A-111.02

Hooker & Co.
JUN 25 1908

PERSON & COMPANY,
FRONT BRICK, ROOFING TILE,
160 Fifth Ave., New York



JAS E KARE & SONS
ARCHITECTS
117 BROADWAY, N.Y.C.

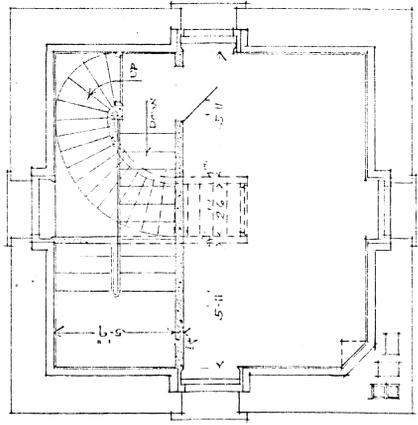
LONGITUDINAL SECTION
SCALE 1/4" = 1'-0"

TESTIMONIAL GATEWAY
ON THE ESTATE OF ALBERT K SMILEY
LAKE MOHONK, ULSTER COUNTY, N.Y.

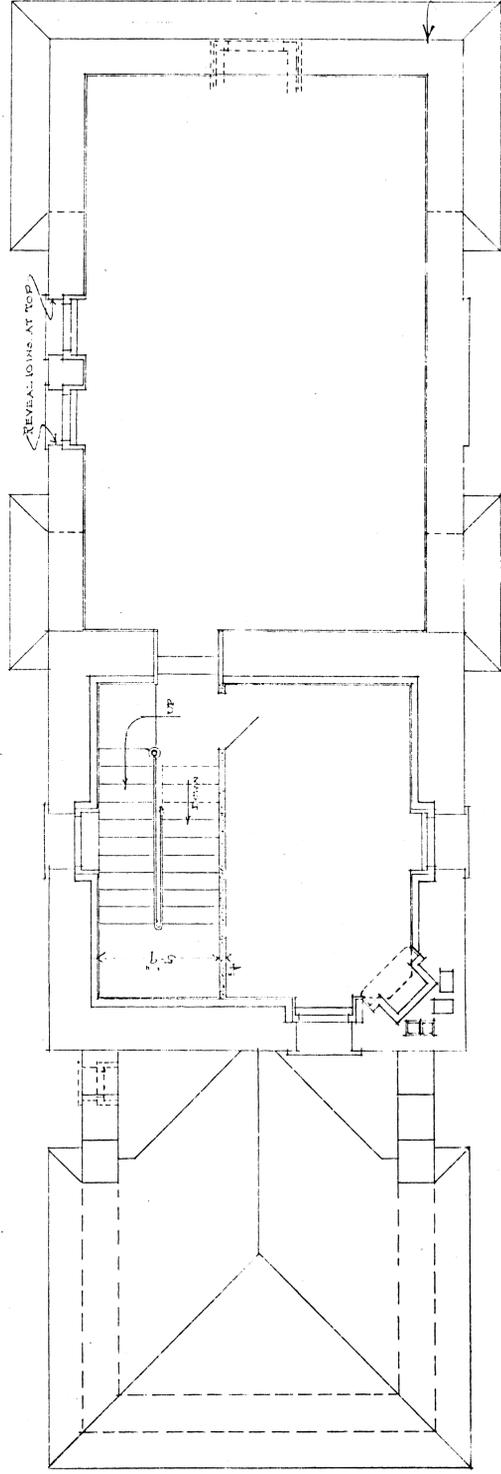
CROSS SECTION
SCALE 1/4" = 1'-0"

A-111.03

PERSON & COMPANY,
FRONT BRICK, ROOFING TILE
180 Fifth Ave., New York

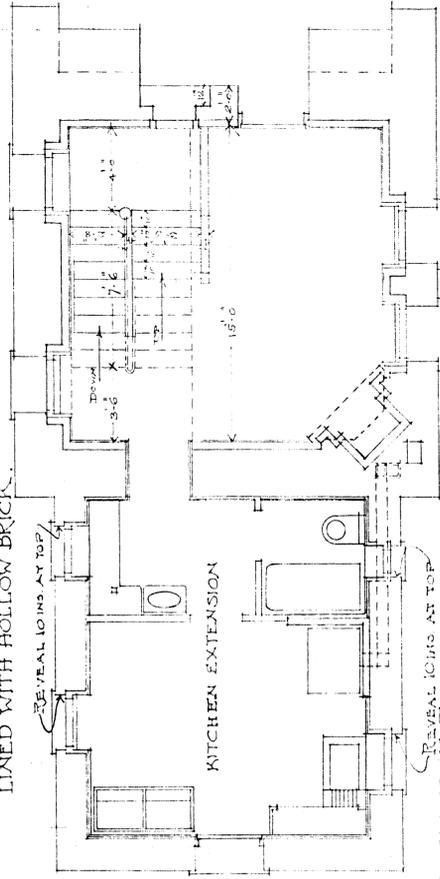


THIRD FLOOR PLAN



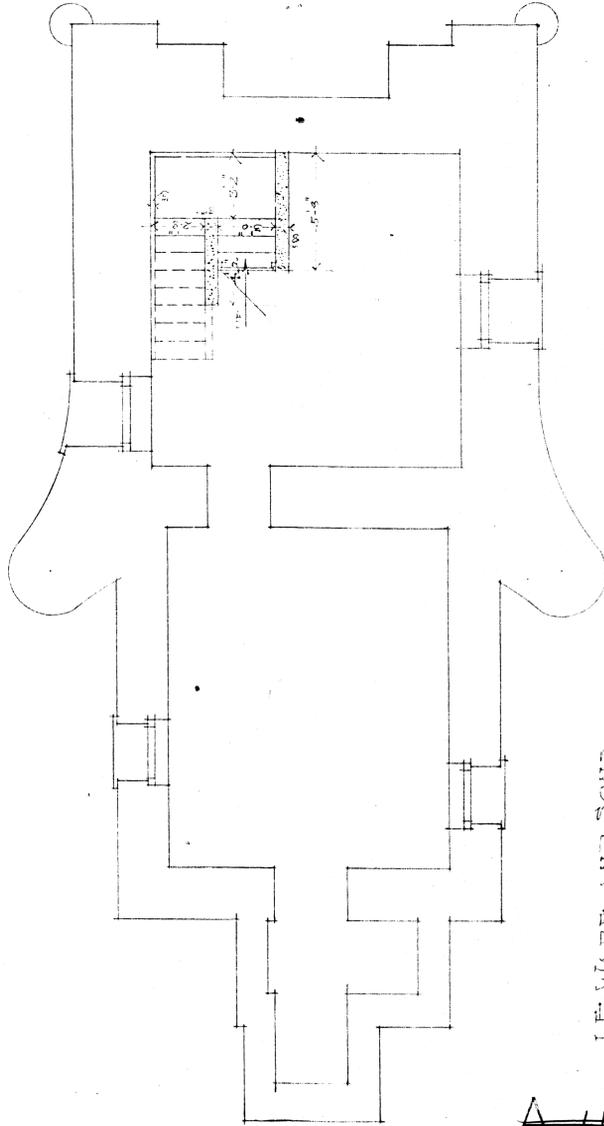
SECOND FLOOR PLAN

NOTE -
INSIDE OF WALLS OF KITCHEN EXTENSION AND ROOM OVER DRIVEWAY ARE TO BE FURRED WITH 2" TERRA COTTA BLOCKS. - INSIDE OF TOWER WALLS ABOVE CELLAR TO BE LINED WITH HOLLOW BRICK.



FIRST FLOOR PLAN

NOTE -
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AT THE BUILDING.



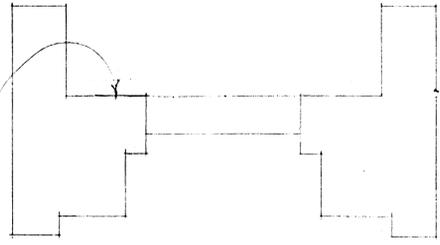
CELLAR FLOOR PLAN

J. F. WARE AND SONS
ARCHITECTS
1170 BROADWAY, N. Y. CITY
J. F. WARE - ARCHT. WARE
MAR 5 1908

A-111.04

SCALE 1/4" = 1'-0"

NOTE -
OUTSIDE LINE OF NORTHERLY WALL IS TO BE BUILT 6" NORTH OF LINE AS ORIGINALLY FIGURED. - INSIDE LINE OF WALL TO REMAIN AS ORIGINALLY FIGURED.



Hooker & Co.
JUN 25 1908

THE NATIONAL GATEWAY
ON THE ESTATE OF ALBERT KOWALEY
LANE MICHIGAN, CLEVELAND, O. N. Y.

[No. 21]

JAN 11 1908

Specification of Steel floor beams and of steel roof construction.

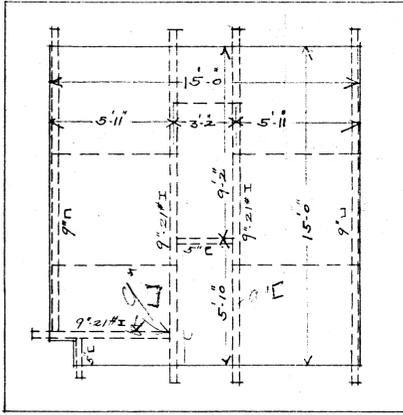
Steel girders and floor beams for the 1st, 2nd, 3rd and 4th tiers of beams as indicated and figured on the several plans, and all anchored and tied with 3/4" iron rods - as shown. Beams over openings in walls, as shown. Strong steel framed construction for the two stair platforms between 1st & 2nd and 2nd & 3rd stories, well and strongly hung and secured from the girders supporting the floor beams above - as shown - and all arranged to receive and support the reinforced concrete platform and stair work, as indicated.

The steel roof construction shall be formed with I iron rafters arranged to receive concrete filling as shown on 3/4" detail indicated on plans. The contractor shall furnish any and all necessary and strong hip rafters formed with double angle irons, also channel iron plates and ridge plates, and various rafters, bracing, all the rafters are to be bolted and all well bolted to girths and well anchored to the walls whenever practicable. The rafters braced and tied in many be required and as directed. All necessary framing for gables and dormer windows and other framing shall be done as required. The roof construction shall be made strong enough to support the work and load imposed upon it throughout, approximately as follows - viz - 50 lbs per sq. ft. of roof surface for concrete and tiles - and 25 lbs per square foot for wind and snow with a factor of safety of four (4).

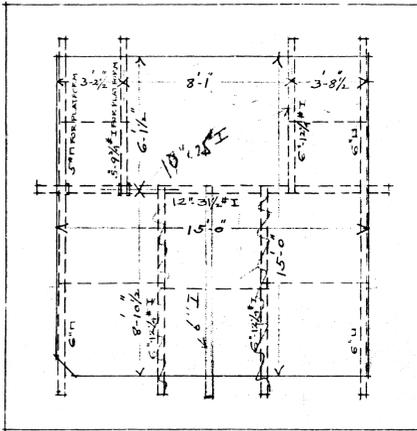
All the steel work above mentioned shall receive one good coat of best Priming metallic paint before being set on the ground. The contractor shall deduct the work on each of o. c. New York City. The contractor shall state in his estimate what should be the extra charge for setting the roof construction work. The work of setting the floor beams, girders and stair platforms is to be set by the owners.

All the work shall be of the best quality of materials and workmanship. The contractor shall submit all necessary photo and construction drawings to the Architect for approval before the work is started.

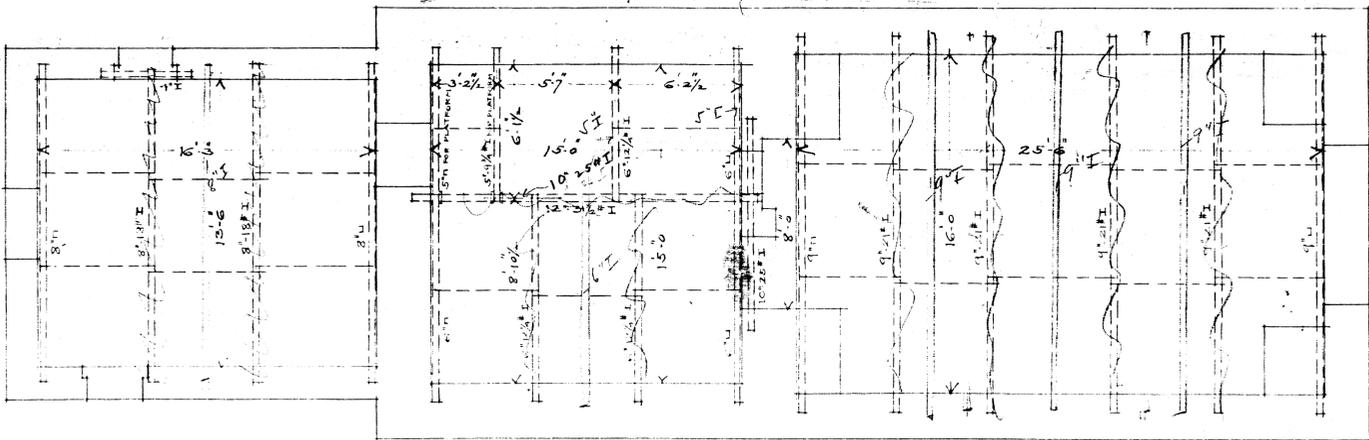
The work shall be executed with dispatch, in the best and most workmanlike manner and fully completed - without delay - to the entire satisfaction of the Architect, by the time mentioned in the Contract.



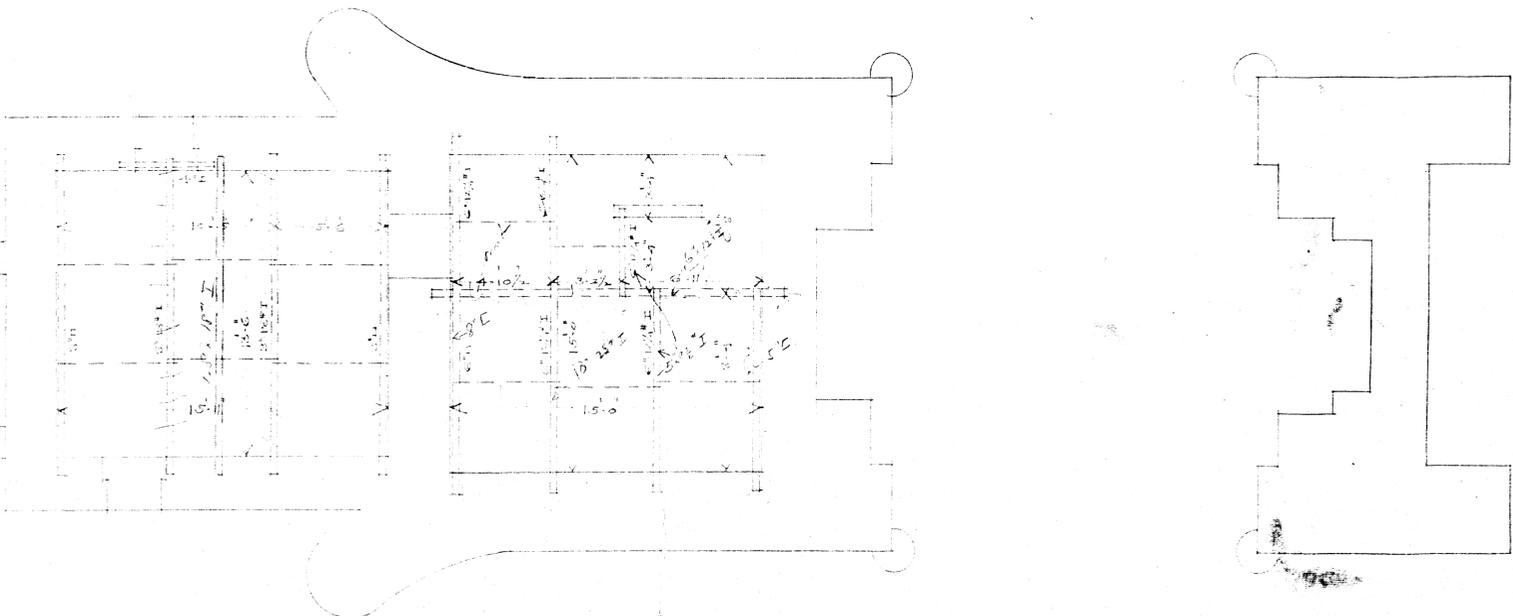
1ST TIER
OVER 3RD STORY.



3RD TIER
OVER 2ND STORY.



2ND TIER
OVER 1ST STORY.



1ST TIER
OVER CELLAR.

SUITABLE STONE TEMPLATES ARE TO BE SET UNDER ENDS OF ALL STEEL BEAMS AND GIRDERS.

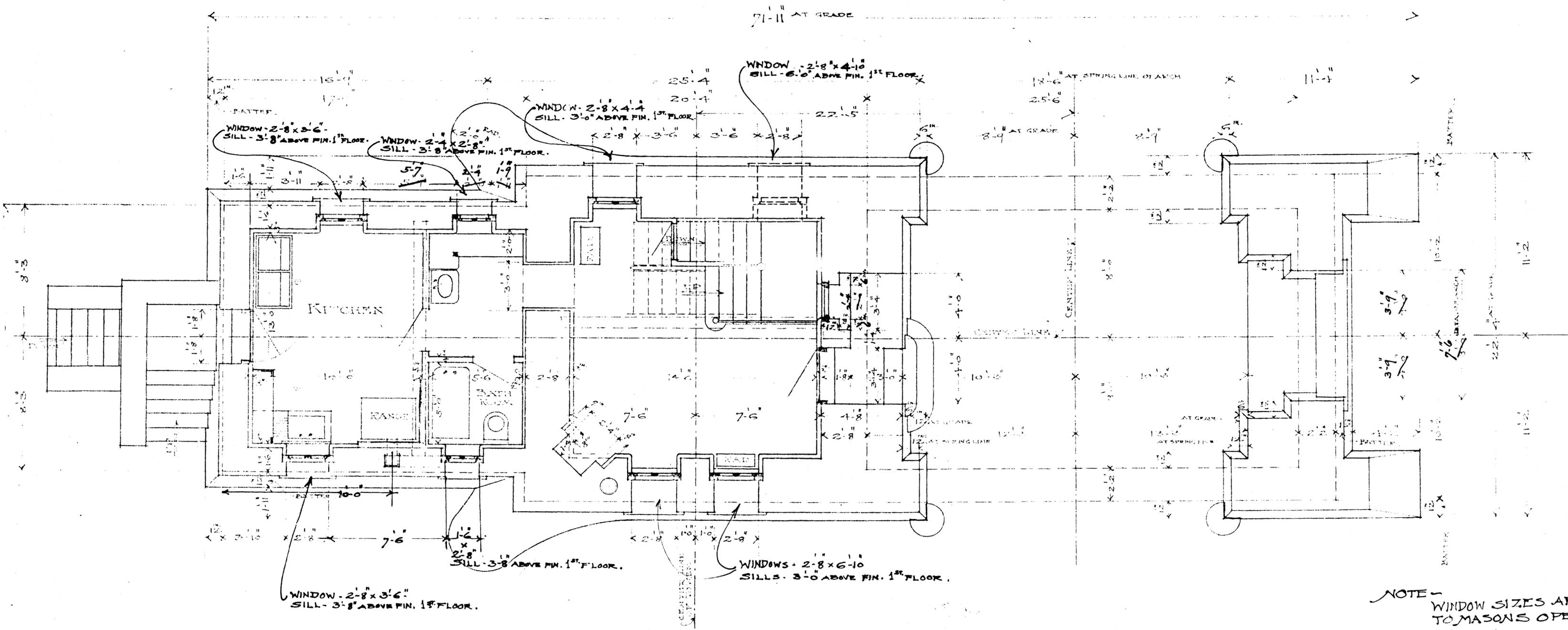
THE IRON CONTRACTOR IS TO VERIFY ALL DIMENSIONS AT THE BUILDING.

BEAM PLANS
HORIZONTAL GATEWAY
AT THE BRANCH OF ADELL & OWEN
CROSSING THE EAST RIVER, N. Y.

SCALE: 1/4" = 1 FT.

JAN 4, 1908.

A-111.05
1-7-1908



NOTE - WINDOW SIZES ARE TO MASONS OPENING

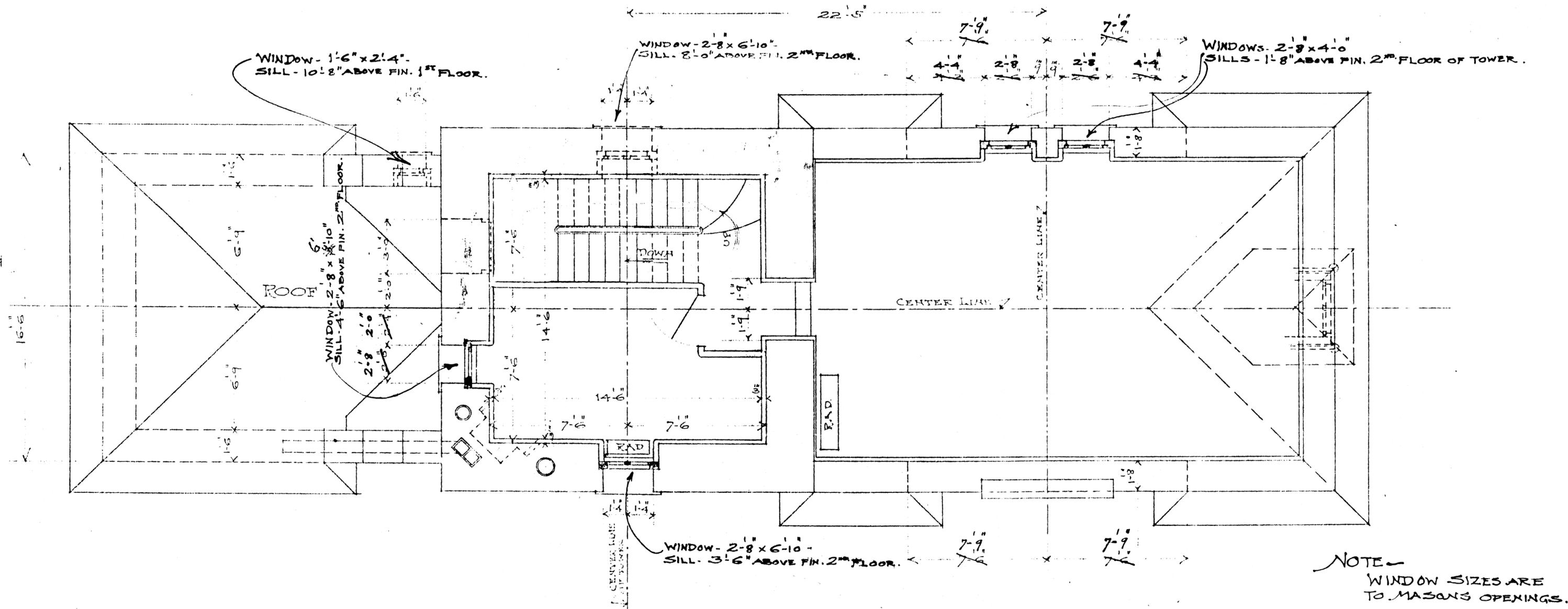
AS E WARE & SONS
ARCHITECTS
70 BROADWAY, N.Y. CITY

FIRST FLOOR PLAN
SCALE 1/4" = 1' FOOT

TESTIMONIAL GATEWAY
ON THE ESTATE OF ALBERT H. OWLETT
LAKE MORONK, ULSTER COUNTY, N.Y.

1-4-1908

A-111.07
[Handwritten signature]



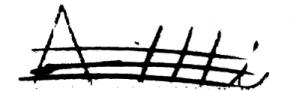
JAS E. WARE & SONS
 ARCHITECTS,
 1170 BROADWAY, N. Y. CITY

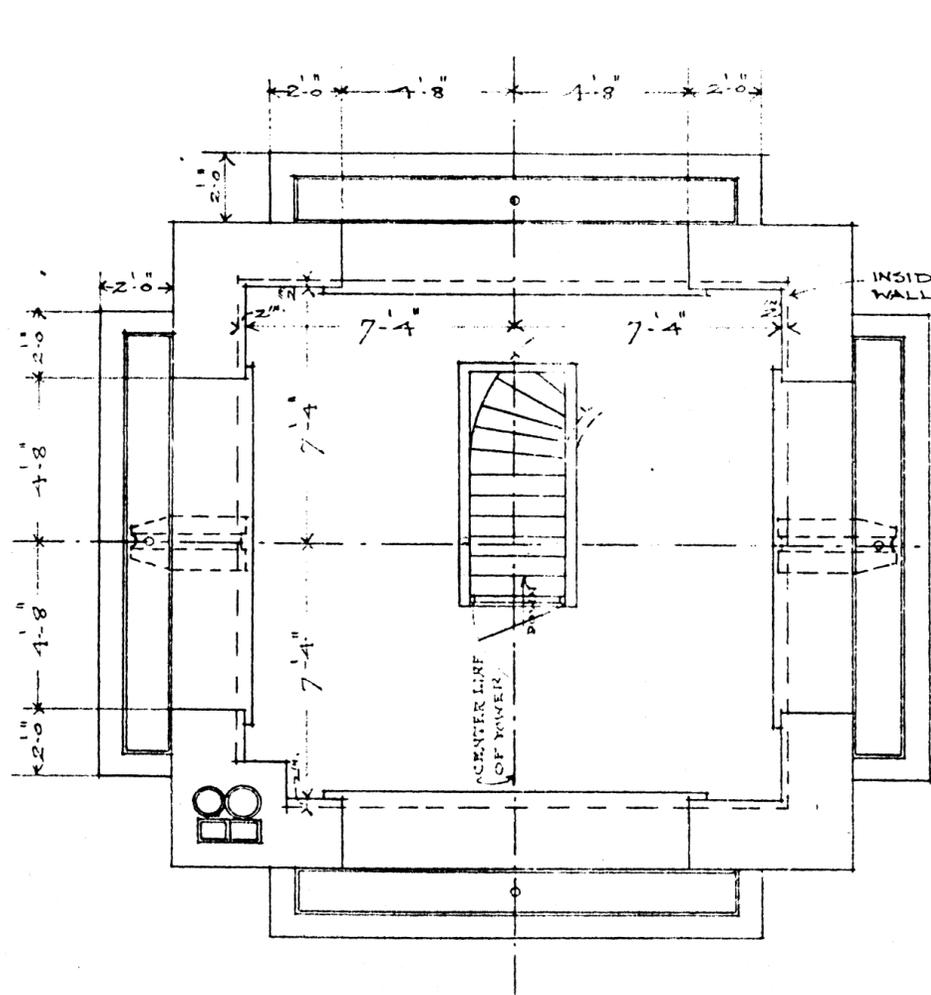
SECOND FLOOR PLAN
 SCALE 1/4" IN = 1 FT.

TESTIMONIAL GATEWAY
 ON THE ESTATE OF ALBERT K. SMILKY
 LAKE MOHONK, ULSTER COUNTY, N. Y.

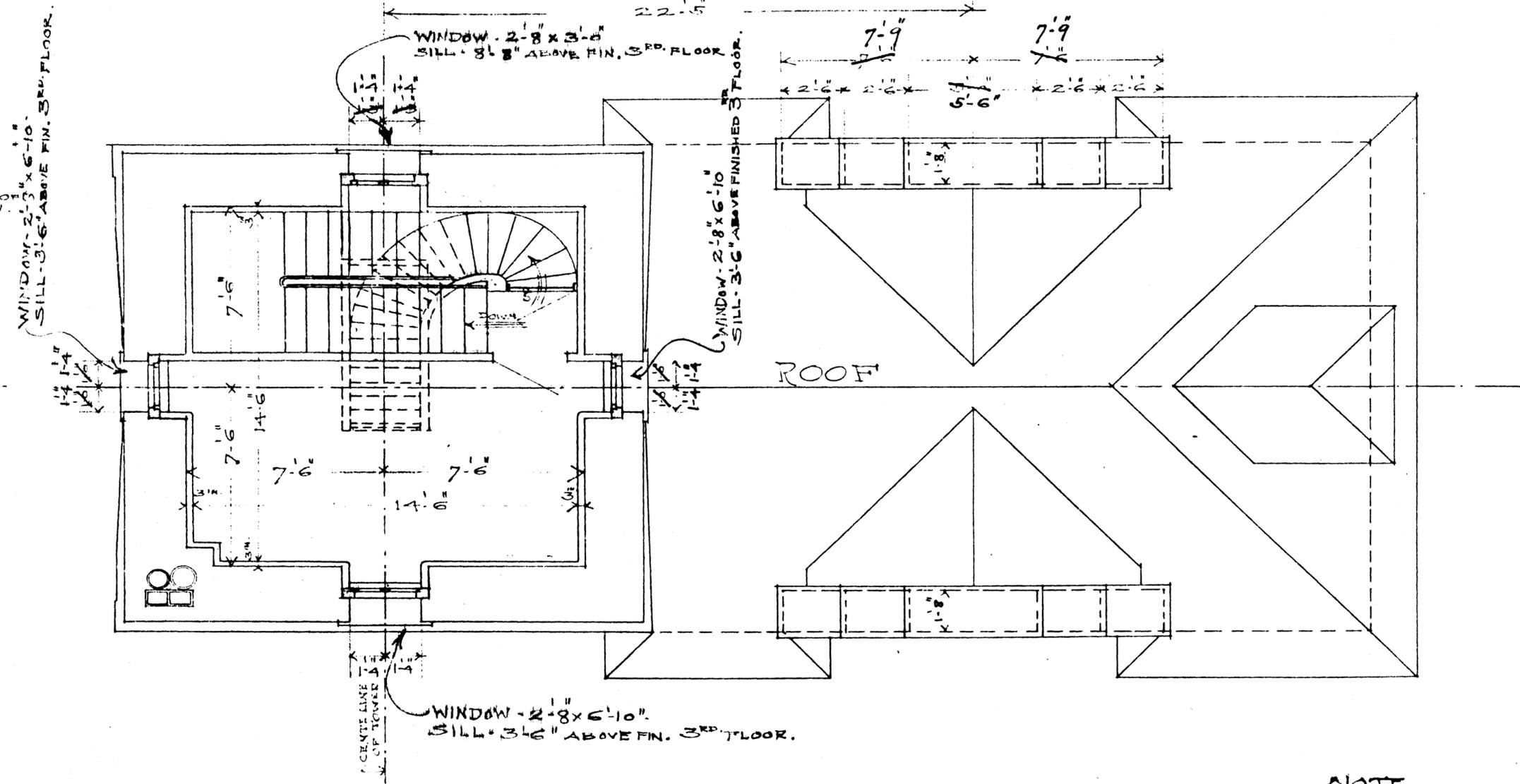
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FOURTH FLOOR PLAN
 SCALE 1/4" = 1 FT
 SEE NEW 4TH FLOOR PLAN.



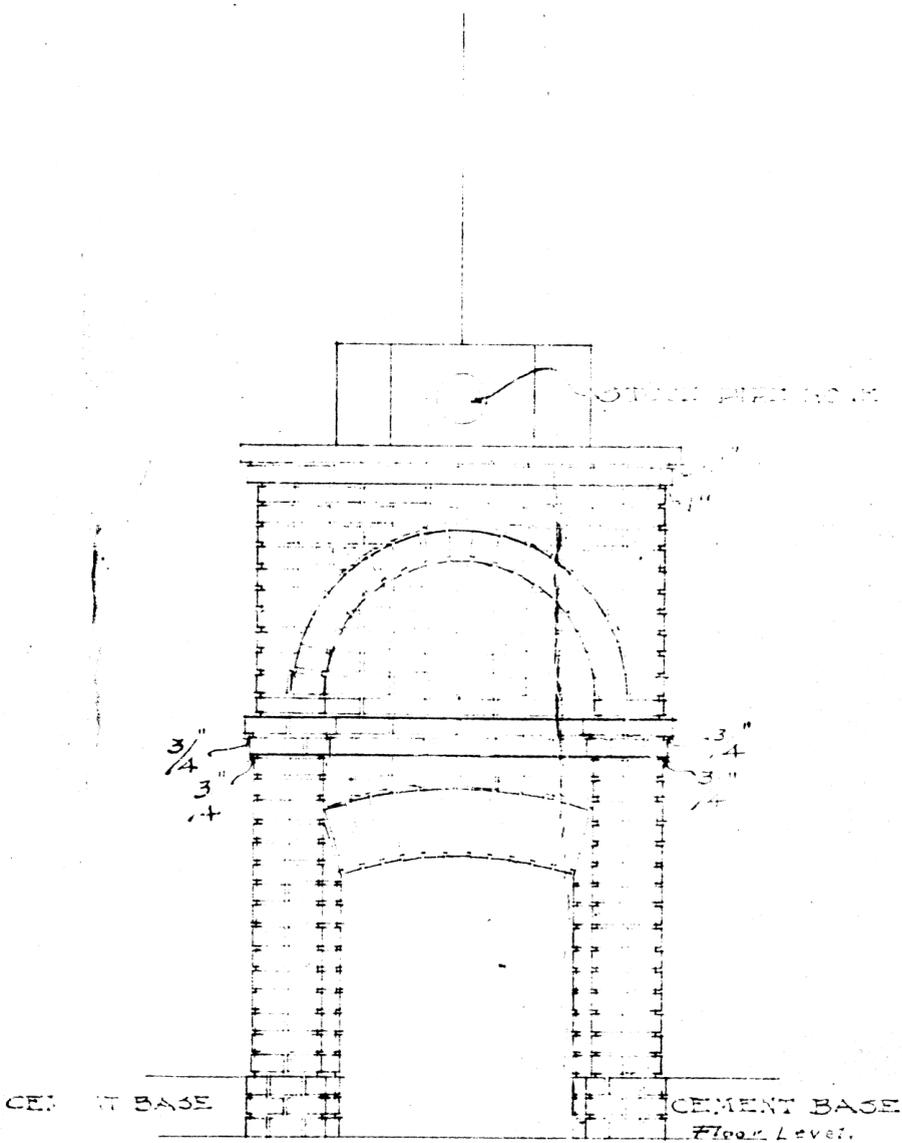
THIRD FLOOR PLAN
 SCALE 1/4" = 1 FT.

NOTE -
 WINDOW SIZES AS
 TO MASONS OP.

JAS. E. WARE & SONS
 ARCHITECTS
 1170 BROADWAY, N.Y. CITY

TESTIMONIAL GATEWAY
 ON THE ESTATE OF ALBERT K. SMILEY
 LAKE MOHONK, ULSTER COUNTY, N.Y.

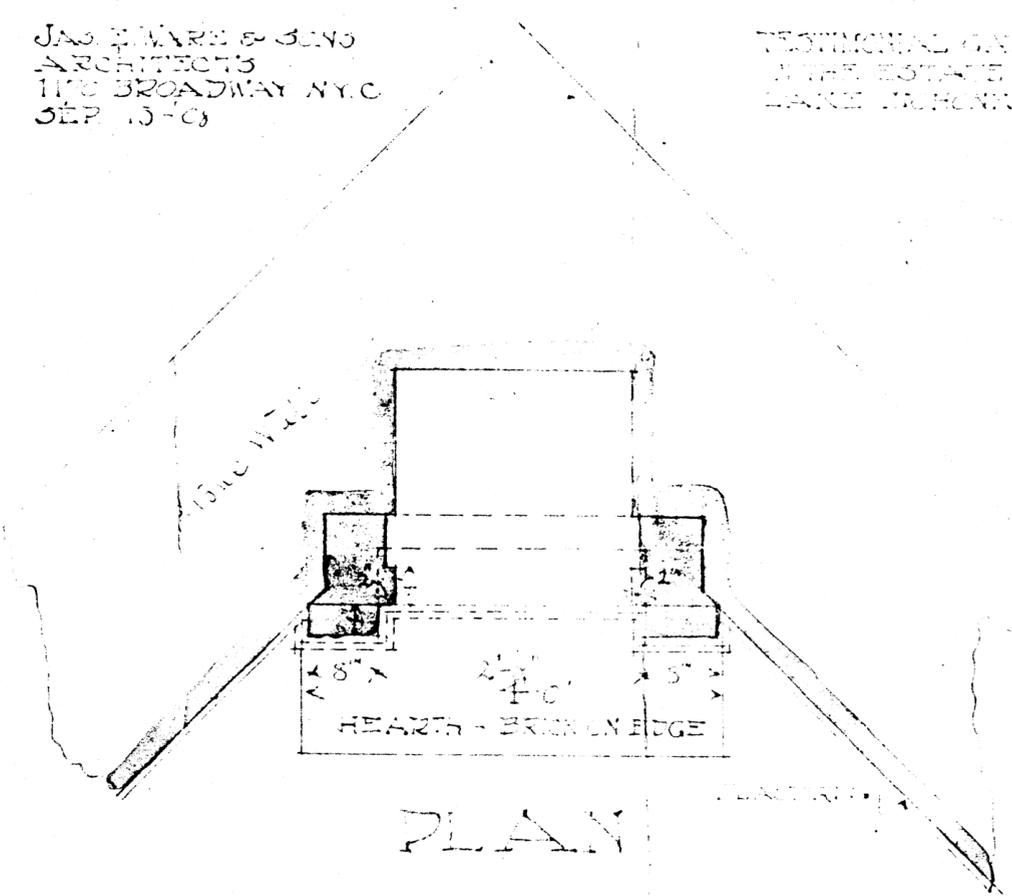
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 A-111.09
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ELEVATION

JAS. F. WARE & SONS
 ARCHITECTS
 110 BROADWAY N.Y.C.
 SEP. 13-08

TESTIMONIAL GALLERY
 STATE ESTATE OF A. W. CHASE
 LAKE WICHITA, CLATSOP CO., ORE.



PLAN

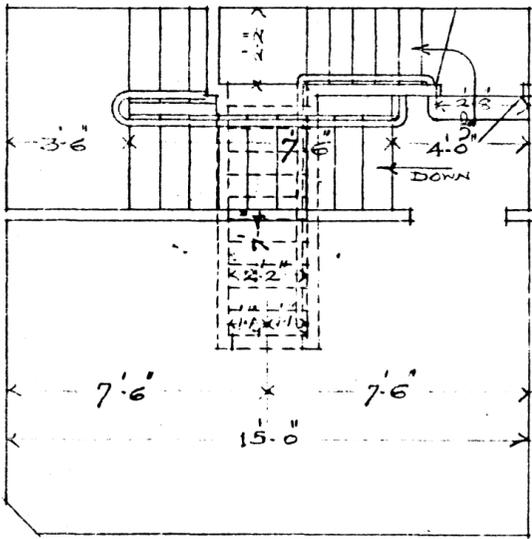
BRICK FIRE-PLACE IN 1ST STORY

SCALE 3/4" = 1 FT.

A-111.10 1-4-1908

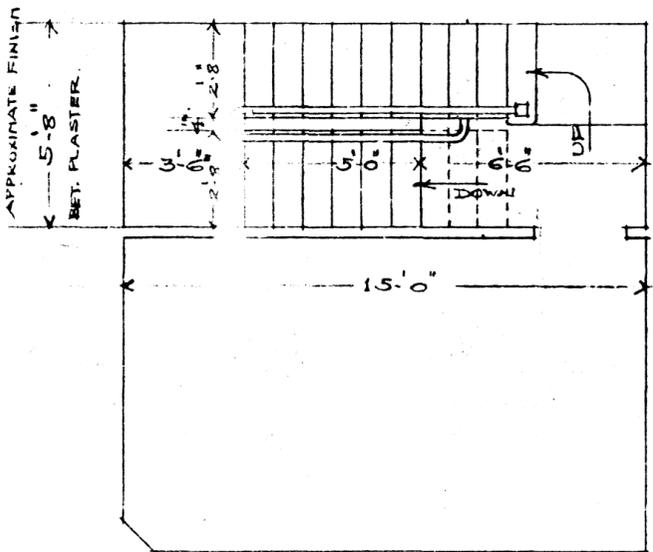
Specification of Iron Work.

The wrought iron railing work and the cast iron newels are to conform to the plans and full size details. Secured to the concrete with dowels, washers, bolts etc. furnished by the Contractor. The iron rail prepared to receive the wood hand rail. Said hand rail to be furnished and set by other parties. All necessary screws, bolts, etc. for the entire work shall be furnished by the Contractor. A strong galvanized iron pipe 1 1/2" in dia. shall be provided for the enclosed stairway from 3rd to 4th story. well secured to heavy metal supports of approved pattern - well anchored to the concrete partition. The iron work shall receive one good coat of Princes metallic paint before bringing on the ground. The contractor shall state in estimate the cost for delivering the iron work at new Paltz, f.o.b. on cars - and also the cost for setting the work in place.



3RD FLOOR PLAN

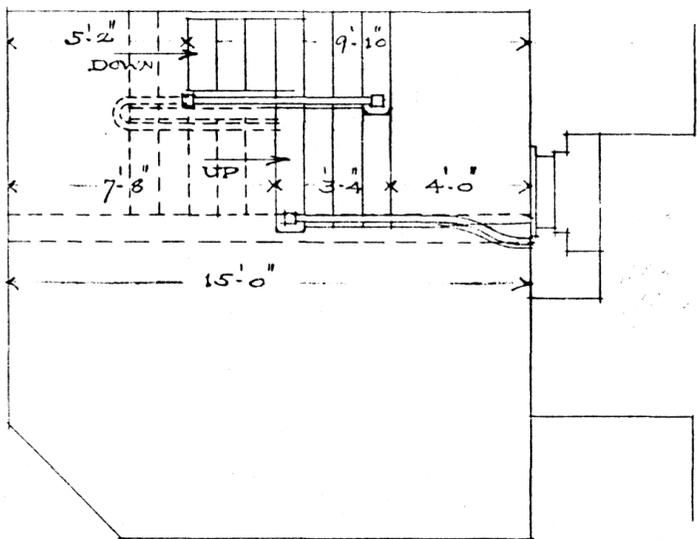
The casing to be done by other parties.



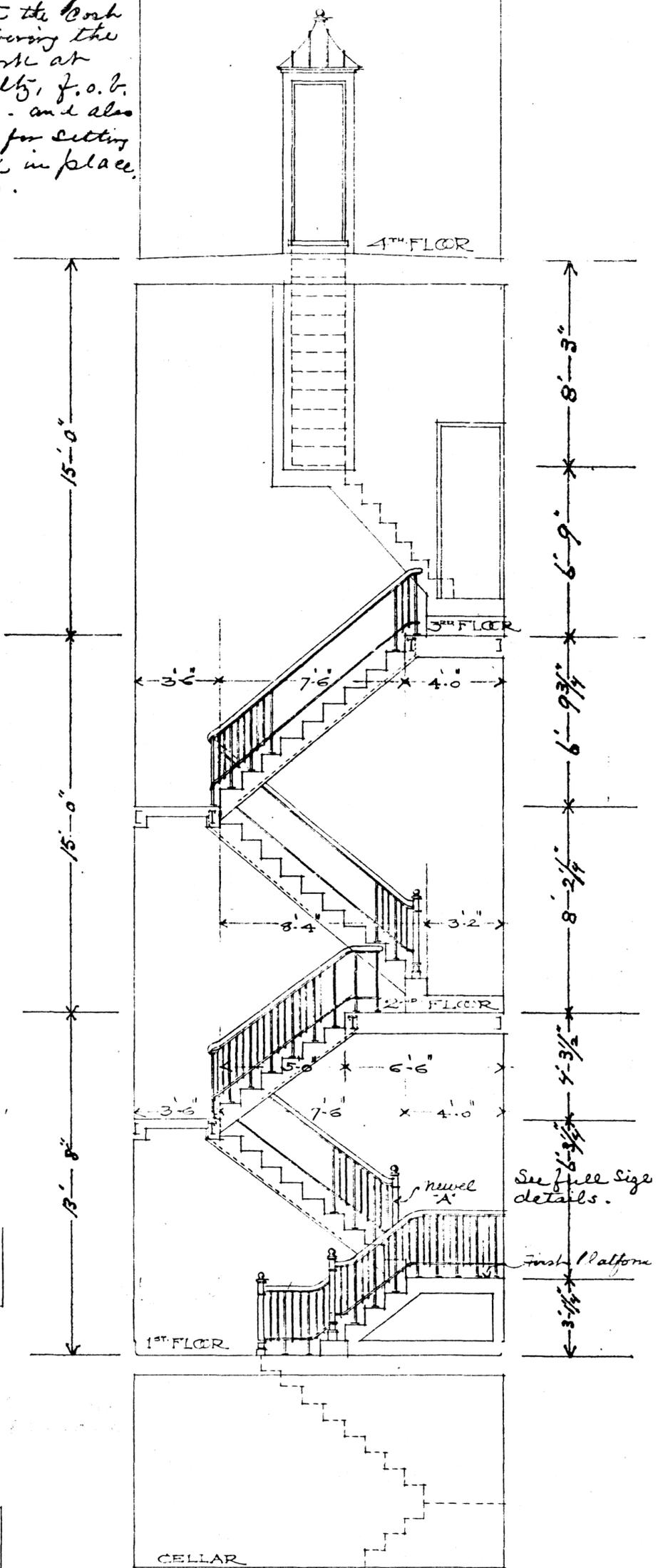
2ND FLOOR PLAN

THE CONTRACTOR IS TO TAKE ALL DIMENSIONS FOR THIS WORK FROM THE BUILDING.

FOR RAILING, NEWELS, AND BALUSTERS, SEE FULL SIZE DETAIL.



1ST FLOOR PLAN



SECTION

STAIR CASE -
TESTIMONIAL GATEWAY,
ON THE ESTATE OF ALBERT K. SMILEY,
LAKE MOHONK, ULSTER CO., N.Y.
Reed Aug. 13-08

JAS. E. WARE AND SONS,
ARCHITECTS,
1170 BROADWAY, N.Y. CITY.

8-13-1908

A-111.11

