



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Nancy Todd, Neil Larson DATE: March, 1987

YOUR ADDRESS E.S.P. Agency Bldg 1 TELEPHONE: 518-474-0479

ORGANIZATION (if any): Division for Historic Preservation

See cover form, item 11

IDENTIFICATION

- 1. BUILDING NAME(S): Evergreen Lands (Individual Component 33)
- 2. COUNTY: Dutchess TOWN/CITY: Rhinebeck VILLAGE: NA: Rhinebeck vic.
- 3. STREET LOCATION: Delano Drive
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: Peter McGregor ADDRESS: Box 95, RD 2, Rhinebeck
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain no; private residence

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
(if known) b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

See item #18

12. PHOTO: N. Todd, 1986
Rhinebeck Historical Society, 1984

13. MAP: See continuation sheets
Acreage: 7.4 acres



1. East facade, viewed from northeast

Agency

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens e & i: contributing
 i. landscape features: stone walls
 j. other: swimming pool: non-contributing
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

See continuation sheets

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

See continuation sheets

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1932

ARCHITECT: John Russell Pope

BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See continuation sheets

21. SOURCES:

See cover form, item 9

~~XXXXXX~~

Rhinebeck Multiple Resource Area
Rhinebeck, Dutchess County, New York
Evergreen Lands, Component 33
Continuation sheet, page 1

17. Evergreen Lands is located on an isolated, 7.4-acre parcel of land on the south side of Delano Drive, a quiet residential street off the east side of Route 9 in the southwest corner of the town of Rhinebeck. The neighborhood, including Delano Drive, Reeder Street and several cul-de-sacs, is characterized by a variety of twentieth-century, middle-class residences sited on landscaped, one- to two-acre lots. Evergreen Lands is secluded from its neighbors at the end of a long, private driveway. The building is sited on a slight knoll facing westward, overlooking a broad, grassy front lawn landscaped with dry-laid stone walls (one contributing structure). A small, non-contributing swimming pool surrounded by flower gardens is located across the driveway to the east beyond which are thickly wooded areas. A flat grassy lawn stretches to the southeast of the main house, at the edge of which is a small, contributing frame garden shed.

Two frame sheds (both are contributing) are located in the lightly wooded area to the northwest of the the main house.

The heavy black outline on the attached county tax map identifies the boundary of the nominated property.

Contributing buildings: 4
Contributing structures: 1
Non-contributing structures: 1

18. Evergreen Lands (ca. 1932) is a stone, stucco and half-timbered residence with Tudor Revival style features. Embanked into a hillside, the asymmetrically composed building is one to two stories in height and is surmounted by a broad, steeply pitched hipped roof sheathed with slate shingles and pierced by prominent cross gables. A massive stone central chimney pierces the roofline. Fenestration is generally symmetrical with single, paired and triple casement windows regularly placed throughout the building.

The one-story east elevation, oriented towards the driveway, is dominated by the prominent, one and one-half story gable-roofed pavilions which flank the off-center primary entrance. The larger, southernmost pavilion (marking the primary parlor on the interior) features a first story constructed of roughly coursed fieldstone with a deeply inset grouping of eight-paned casement windows. The upper story of the steeply pitched gable end is sheathed with stucco and cross-timbering and features two pairs of eight-paned casement windows.

Rhinebeck Multiple Resource Area
Rhinebeck, Dutchess County, New York
Evergreen Lands, Component 33
Continuation sheet, page 2

The smaller pavilion just north of the primary entrance is clad entirely with stucco and half-timbering and features two pairs of six-paned casement windows at the first and upper stories.

The entrance features a Dutch-type double-door flanked by half-sidelights and is sheltered by a small entrance porch with a steeply pitched, slate-covered hipped roof supported by square posts with arched knee braces joined with pegs.

The northernmost section of the east facade, one story in height, is sheathed with stucco and half-timbering and features two pairs of eight-light casement windows.

The west facade, oriented towards the broad front lawn and, in the far distance, the Catskill Mountains, features an irregular stepped profile embanked into the hillside. A large, gabled pavilion (corresponding to the large pavilion on the east facade marking the primary parlor on the interior) occupies the southern section of the west facade. Like the pavilion on the east elevation, this pavilion features a stone-clad first story and a stucco and half-timbered upper story with paired, eight-light casement windows. French doors provide access to the small, shed-roofed patio overlooking the front lawn.

A smaller gable-roofed pavilion is located slightly off-center on the front facade, projecting slightly from the plane of the main block. This pavilion also features a stone first story and a stucco and half-timbered upper story with paired, eight-paned casement windows.

The northern section of the west facade features two large garage doors and a service entrance at ground level, a recessed, open-air balcony and paired casement windows at the first story and a large, shed-roofed dormer with paired casement windows at the attic level.

A small, one-story, shed-roofed wing with an attached greenhouse spans the south elevation of the main block. The one-story north elevation of the main block features paired casement windows and a service entrance to the balcony on the west facade.

The interior survives substantially intact with a variety of simple and restrained, yet elegant, details. Dark, rich woodwork, including baseboards, door and window trim, newell post and railing and simple parlor mantelpieces provide dramatic contrast to the flat, light-colored plaster wall surfaces and enliven the otherwise simple interior. Room configurations in the principal spaces also survive intact.

There are three contributing secondary buildings (all are sheds) and one contributing structure (stone retaining walls) that survive intact on the nominated property. Shed #1, is a small, rectangular, gable-roofed frame building with shingle siding. Shed #2, slightly larger, is a rectangular gable-roofed frame building with novelty siding and exposed rafters. Shed #3, the largest of the three, is a three-bay-wide machine shed with large garage doors, a gable roof and vertical board siding. The stone walls, a contributing landscape feature of the property, encircle sections of the residence and descend in tiers down the west (front) lawn. The walls are constructed of large, roughly hewn field stones that complement the construction of the dwelling.

A non-contributing, modern, inground concrete pool is located directly east of the main house just beyond the driveway.

20. Evergreen Lands (ca. 1932), a stone, stucco and half-timbered residence, is architecturally significant as a distinctive example of English-inspired Tudor Revival style domestic architecture influenced by the local taste for stone construction. The building retains a high degree of integrity of design and materials on both the exterior and interior and is a unique and remarkably intact example of the style in the multiple resource area. Built for Laura Delano, a cousin of Franklin Delano Roosevelt, the house was designed by nationally renowned architect John Russel Pope as a caretaker's lodge for a larger manor house that was never built. Tradition states that Roosevelt encouraged Miss Delano to use stone because it was an historic building material in the region, a practice employed by him in his own home in Hyde Park (National Historic Site) and in various public buildings in the region designed under his direction, including the Rhinebeck Post Office (1939) on Mill Street in the Rhinebeck Village Historic District. Complemented by three intact historic outbuildings and an isolated, handsomely landscaped rural setting marked with intact stone walls, Evergreen Lands remains an outstanding example of sophisticated, Tudor Revival style architecture in Rhinebeck.

Evergreen Lands embodies a variety of distinctive features associated with the Tudor Revival style, including a picturesque asymmetrical configuration, broad, horizontal massing accentuated with tall, vertically oriented cross gables and a steeply pitched, multi-gabled roof and the use of stone, stucco and half-timbering as both building materials and decorative ornament. Inspired by contemporary building trends in English country house architecture, Evergreen Lands harkens back to medieval rural English cottages and a simpler, more honest lifestyle.

Rhinebeck Multiple Resource Area
Rhinebeck, Dutchess County, New York
Evergreen Lands, Component 33
Continuation sheet, page 4

Influenced by the craftsmanship ideals of the Arts and Crafts Movement, Evergreen Lands is distinguished by a high level of natural, finely crafted and unpretentious, yet elegant, appointment and ornamentation, both external and internal. The informal arrangement of space, emphasizing convenience and comfort in plan with attention to outward views of the well-landscaped setting and distant Catskill Mountains, is also typical of the idiom. Architect-designed for one of Rhinebeck's foremost families, the building displays the finest of materials and craftsmanship and remains a testament to the skill and talent of the architect/builder and the wealth and prominence of the client.

Evergreen Lands was designed by John Russell Pope (b. 1874; d. 1937), a nationally known New York City architect renowned for buildings in the Classical tradition. Pope trained at Columbia's School of Mines under Professor William R. Ware and at the Ecole des Beaux-Arts where he received his diploma in 1900. He opened an office in New York in the early twentieth century and gained national and international recognition for his designs for public buildings, colleges, churches, hospitals, monuments, memorials and private homes, outstanding examples of which are located in Washington, D.C., New York, Baltimore and also in France and England (Withey, p.480). Evergreen Lands, completed shortly before his death, reflects an important aspect of Pope's prolific career.

The use of roughly hewn stone as a building material, while typical of Tudor Revival style architecture in general, is particularly noteworthy in Evergreen Lands because it reflects the continuity of the masonry building tradition in Rhinebeck during the eighteenth and nineteenth centuries. Like Mansakenning (1903; Component #32), the Rhinebeck Post Office (1939; Rhinebeck Village Historic District) and a number of stone outbuildings associated with several estates (including Ferncliff and Leacote in the Sixteen Mile Historic District), Evergreen Lands illustrates a nostalgic revival of regionally important vernacular building techniques. Together these properties idealize and perpetuate the building practices introduced in the region during the eighteenth century.

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

BUILDING NAME: Evergreen Lands, Component #33



2. West elevation



3. East facade and south elevation

Rhinebeck Town Multiple Resource Area
Rhinebeck, Dutchess County, New York

#33. Evergreen Lands
Delano Drive



4. East entrance



5. Front hall

#33. Evergreen Lands
Delano Drive



6. Front hall



7. Kitchen

CONTINUATION SHEET

RHINEBECK MULTIPLE RESOURCE AREA, DUTCHESS COUNTY, NEW YORK

BUILDING NAME: Evergreen Lands, Component #33



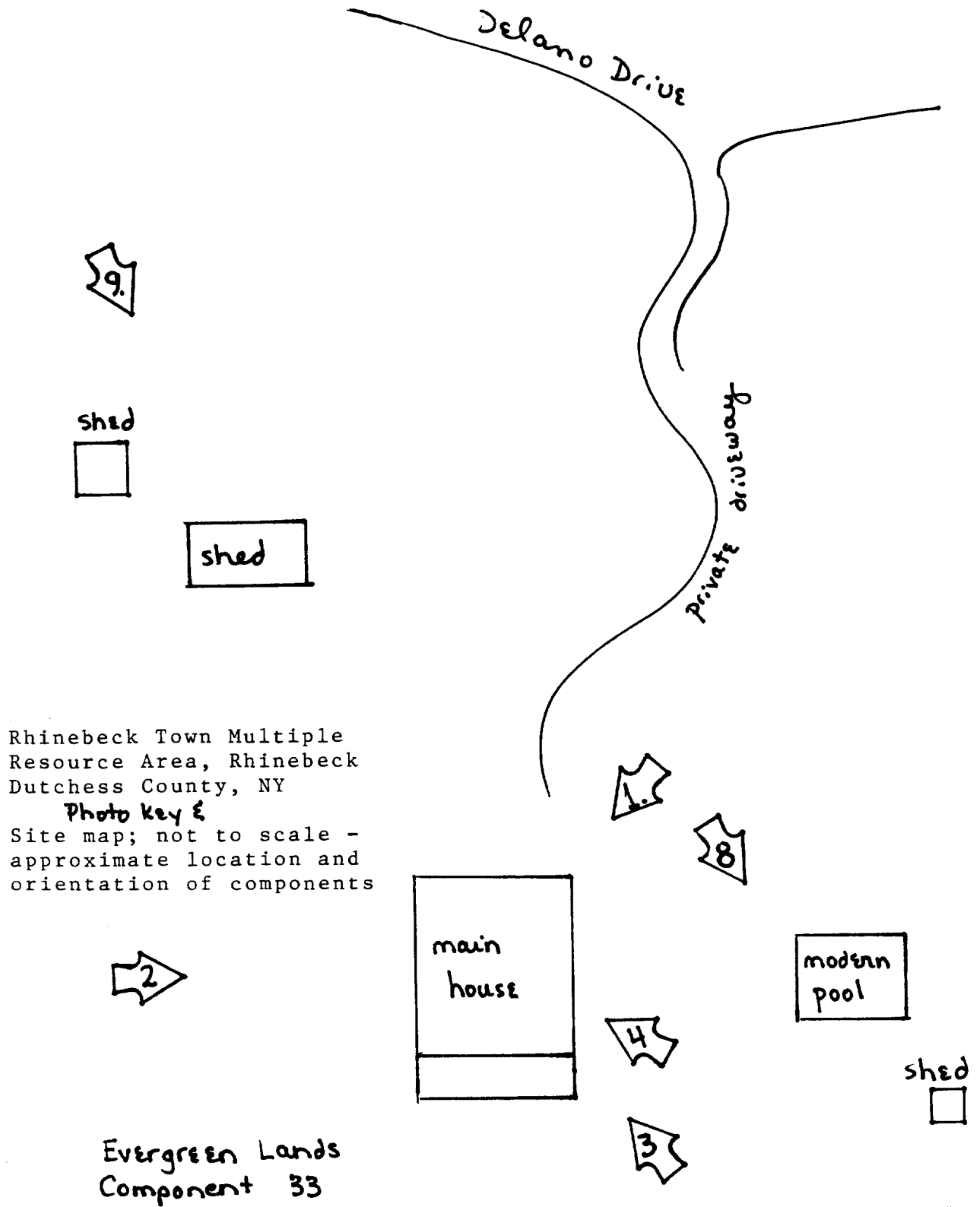
8. Shed, west facade and north elevation



9. Sheds, north and west elevations

Rhinebeck Town Multiple Resource Area
Rhinebeck, Dutchess County, New York

#33. Evergreen Lands
Delano Drive

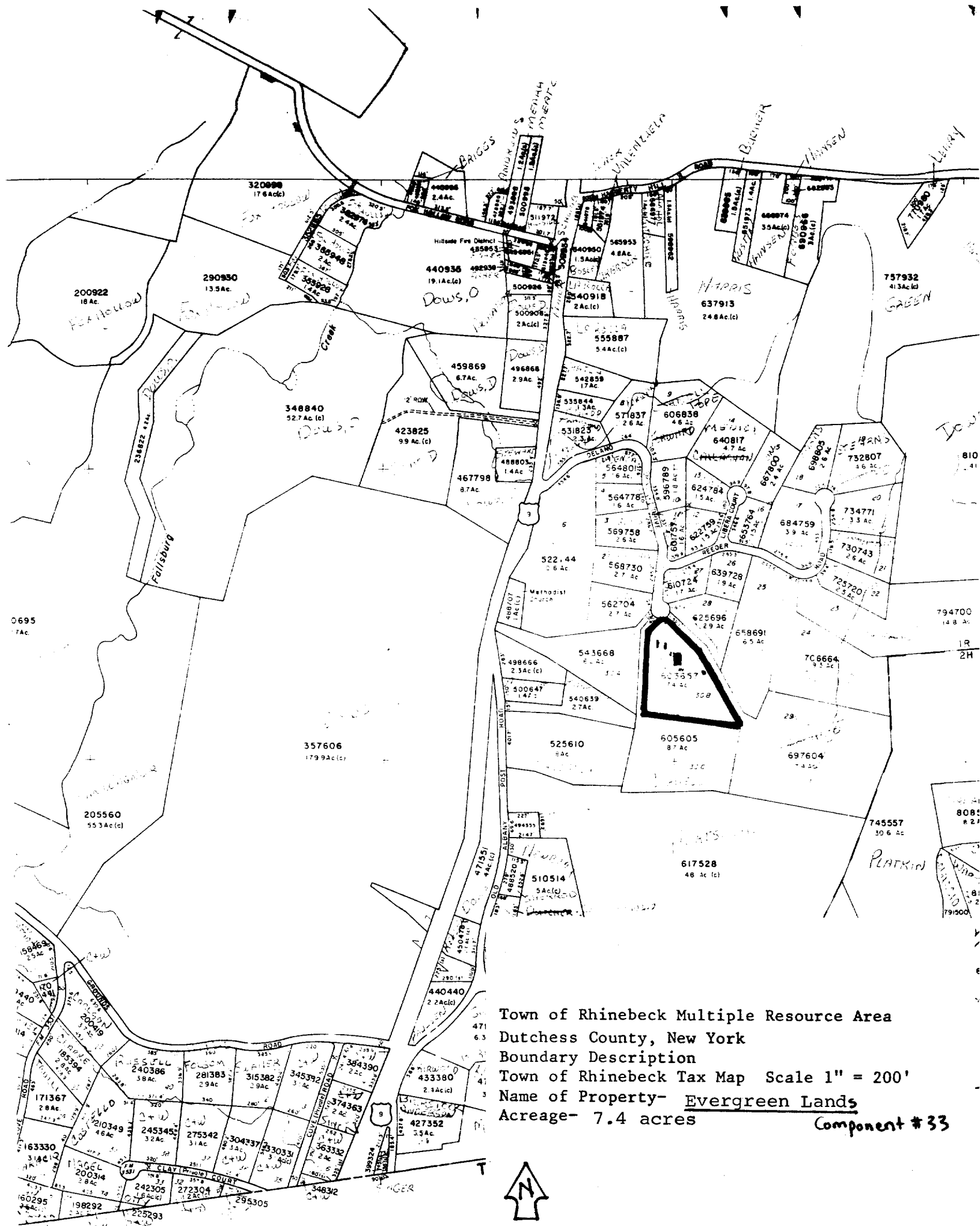


Rhinebeck Town Multiple Resource Area, Rhinebeck Dutchess County, NY

Photo Key E

Site map; not to scale - approximate location and orientation of components

Evergreen Lands
Component 33



Town of Rhinebeck Multiple Resource Area
 Dutchess County, New York

Boundary Description

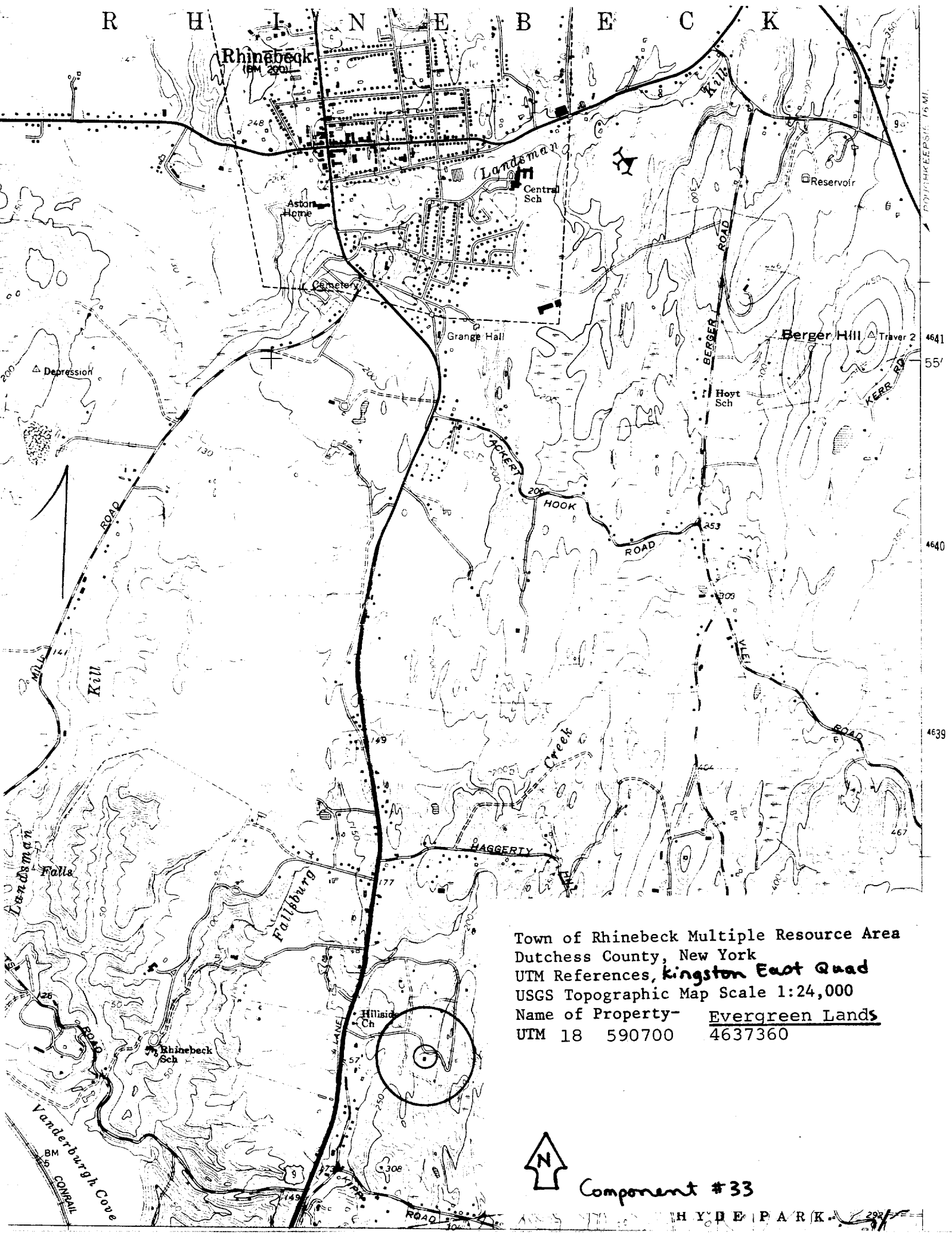
Town of Rhinebeck Tax Map Scale 1" = 200'

Name of Property- Evergreen Lands

Acreage- 7.4 acres

Component # 33

R H I N E B E C K



Town of Rhinebeck Multiple Resource Area
Dutchess County, New York
UTM References, **Kingston East Quad**
USGS Topographic Map Scale 1:24,000
Name of Property- Evergreen Lands
UTM 18 590700 4637360



Component #33