

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DRAFT

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Mohican Point
other names/site number Bixby Estate
name of related multiple property listing _____

Location

street & number 4860 Lake Shore Drive (9N) ☐ not for publication
city or town Bolton Landing ☐ vicinity
state New York code NY county Warren code 113 zip code 12814

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide X local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

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

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

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

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

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

Contributing	Noncontributing	
8		buildings
		sites
1	1	structures
2		objects
11	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

DOMESTIC/Hotel

Current Functions
(Enter categories from instructions.)

Domestic/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS/Colonial Revival: Neoclassical

Materials
(Enter categories from instructions.)

foundation: STONE

walls: WOOD

roof: ASPHALT

other: STONE: Marble; METAL: Iron (fence)

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Narrative Description

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

Summary Paragraph

Mohican Point, also known as the Bixby Estate, is an architecturally significant seasonal retreat located on approximately eight acres of land on the western shore of Lake George. The estate centers around a large Neoclassical residence commonly called the “big house,” with a full complement of outbuildings. The big house is a two-story, wood-frame building that serves as a remarkably intact example of Neoclassical residential architecture on Lake George. Notable Philadelphia architect Wilson Eyre Jr. designed it in 1901-1902 as a summer retreat for William K. Bixby, a St. Louis philanthropist, industrialist, and American Car and Foundry president. The eastern half of the property consists of a small peninsula offering impressive views of the surrounding mountains and water. Lake George village, on the southern end of the lake, is the largest community in the area and is about ten miles from the property. Prior to the interwar years, the western shore of Lake George was most easily accessible by boat, but after World War II, Route 9N (Lake Shore Drive) opened the region to middle-class vacationers. As such, the area along Route 9N is now home to the largest concentration of lakefront properties on the entirety of Lake George’s thirty-two-mile shore. Yet even among other nearby grand estates from the early twentieth century, Mohican Point stands out for its grandiose Neoclassical details and accompanying support structures originally built to allow for self-sufficiency. The main house boasts two-story porticos on three elevations, each supported by full-length Ionic columns capped with a front-gable pediment. The house consists of a central bay with projecting wings in each direction under several gable roof cross-sections. Exterior finishes are of a characteristic Neoclassical style, including an unbroken string of dentils, which also frame large pediments above each of the porticos. The interior of the big house also retains integrity, although the plan was changed after it was converted to six family apartments in the 1950s. Still, the common areas boast an intact center hall with its original grand staircase, including a bulbous urn newel post set on a square column; coffered ceilings; original wood flooring and paneling; denticulated interior cornices, and original wood windows and doors throughout. Within the apartments, original details were largely retained as well, including Neoclassical mantels, arched doors framed by classical columns and keystones, and many original bathrooms.

The house is further enhanced by its collection of intact outbuildings that have survived and been well cared for by Bixby descendants who still share access to the property among several generations. There are eight contributing buildings on the estate, including two homes that predate the main house and recall architecture of the preceding nineteenth century (Fallen Arches and Stevens Cottage). Other contributing buildings include a Neoclassical boat house, a small bath house, a Greek Revival garage, an icehouse, and a former engine/laundry house. There is also one contributing structure – a clay tennis court near the entrance, and one non-contributing structure, a contemporary dock. There are two contributing objects – a ca. 1901 iron fence dividing much of the parcel from neighbors to the north, and a large metal Chinese or Japanese lantern purchased on Bixby’s 1918 trip to Asia. As a collection, these resources present a striking example of a sprawling seasonal estate that remains almost entirely intact for well over a century. The Neoclassical buildings on the site are particularly important because they mark a rare departure from architect Wilson Eyre’s preferred work in the Shingle Style. The nominated property illustrates the transition of a prominent Lake George estate over nearly two hundred

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years -- from its beginnings as a small nineteenth-century resort, to a single-family summer home, to its current complex of structures serving almost three hundred members of the Bixby family.

Narrative Description

Location & Setting

Mohican Point is located between Route 9N (Lake Shore Drive) and the west shoreline of Lake George near Bolton Landing, Warren County. Bolton Landing is a hamlet known for its access to Lake George, which runs over thirty miles north to south within the Southern Adirondack Mountain Region. The area is largely populated by seasonal residents and tourists. Mohican Point sits just south of the main village where there is a modest commercial core of restaurants, shops, and other businesses that largely support recreational tourism in the area. There are several other residential properties near Mohican Point, but these tend to be large private lots set far from the road, and they are particularly clustered on the desirable lakeside of Route 9N. Bolton Landing is ten miles north of Lake George village, and the distance between the two communities is almost entirely spanned by accommodations and private homes. Historic lodges and motels intermix with nationally known resorts such as the Sagamore Hotel Complex (National Register, 1983), and residences range from modest family cabins inherited through generations to estates as grand as Mohican Point. The thick foliage of the region and the wide amount of space between neighbors offers a degree of privacy despite this development.

The current property encompasses slightly over eight acres between Route 9N and Lake George, and sixteen acres stretching to the west side of the road. The lakeside parcel contains the bulk of the historic buildings, and thus the boundary is restricted to this part of the complex. A paved entry road from 9N runs directly to the main house, with a clay tennis court to the north of the access road set somewhat apart from the other structures on the estate. The access road terminates in a grand circular drive at the main house's southern portico. All other buildings are situated in service to the main house, which sits near the center of the property. From here, foot trails lead across the manicured lawn and through a small outcropping of boulders to the boathouse on the northern apex of the peninsula. A non-contributing dock extends into the lake on the easternmost point of the land, with a one-room bathhouse situated along the southern parcel line. A nineteenth-century stone seawall at the lake's edge curves along the point framing the property's eastern boundary. Many contributing buildings are clustered near each other on the northern end of the parcel. Most notably, "Fallen Arches," which is the oldest building within the boundary and sits only fifteen feet from Route 9N. The historic iron fence encloses it and runs along the northern and western property lines. Buildings traditionally used as functional support and worker housing are located here, including the garage, Stevens Cottage, the icehouse, and the former laundry building and engine house (now used for grounds maintenance). Bixby Road (formerly Bixby Beach Road) marks the property's northern boundary. Several foundations remain but are not counted as resources. These include the original dock upon which the new pier was built, and the cold storage foundation, which now rests below the current west wing of the main house.

Although the buildings designed by Wilson Eyre Jr. constitute the focal points of the property (main house, boat house, and the bath house), the ancillary buildings on the estate extend Eyre's vision while preserving the nineteenth-century buildings. Eyre's master plan gracefully incorporated pre-existing structures related to the

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Mohican Inn when he designed the Bixby family estate; thus, the extant resources on the property represent a period of significance spanning ca. 1850 to 1959.

The buildings within the complex boundary are as follows:

Fallen Arches, ca. 1850 (One contributing building)

Built in the mid-nineteenth century by an unknown architect, this two-story, wood board-and-batten structure faces north and is directly adjacent but not perpendicular to Route 9N (Photo 20). The original 9N was a dirt road that was straightened and reconfigured by New York State in 1904. The building was originally a store and later was used as worker housing for the Mohican House. Shortly after Bixby purchased the property in 1901, he moved the structure to the northern part of the parcel and used it to house his chauffeur and masseuse. The west wall closest to the road has been replaced twice due to careless drivers on Lake Shore Drive crashing into it. The porch was replaced in 1986 due to safety reasons, and this is when the turned posts and wood bird motif brackets were added. The house is slightly elevated on stone piers, and its three-bay façade is spanned by a full-width shed porch. There are wood sash windows throughout, most of which are two-over-two, although the east elevation appears to have six-over-six wood sash fenestrations. The house is cross-gabled, with a one-room addition on the east, and a two-story enclosed porch extending to the south. The house is also notable for its decorative wood “V” pattern under the gable ends.

Stevens Cottage, ca. 1880 (One contributing building)

Built in the late nineteenth century, this two-story cross-gable residence was originally the annex for the Mohican House guests. The Stevens Cottage was moved north along the lake from its original site adjacent to the Mohican House as an annex. Upon Bixby’s re-envisioning of the property, it was moved to its current location ca. 1901. It is a two-story wood house with a porch overlooking the lake (Photo 18). The facade is clad in vertical boards, and it has many six-over-six wood windows with accompanying historic shutters. In the 1920s, two sleeping porches, a kitchen, pantry, three bathrooms, and a powder room were added. It retains many original materials such as doors, windows, lockboxes, wood floors, and a 1950s kitchen. Although moved ca. 1901, it serves as an important residence among the Bixby family and illustrates the ways in which accommodations were altered as subsequent generations of Bixby’s began to share the property.

Mohican Cottage aka “Big House,” 1901 (One contributing building)

The “Big House” was completed in 1902 by Wilson Eyre Jr. and converted to six family quarters in 1959 by Eric Defty who connected clusters of upstairs bedrooms to form apartments for different branches of Bixby descendants. The two-story, wood clapboard Neoclassical house consists of a cruciform plan- a center bay with projecting wings in each direction. Three of the wings (all but the east) include two-story pedimented porches supported by full-height Ionic columns made of wood but with marble bases. Each pediment is fully surrounded by dentils in the eaves and includes centered oval attic windows surrounded by classical decorative keys. The entry is on the southernmost wing and includes a single partially glazed door with decorative sidelights, fan window, and engaged column surround (Photo 3). The windows throughout the structure are generally original

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wood sash, with fully divided lights. Most of the windows include wooden shutters and modest decorative surrounds. From all elevations, the building presents as a grand structure that dominates the landscape despite its distance from other buildings.

Exterior

The facade (south elevation, Photo 3) consists of a front-gable entry porch projecting to the paved circular drive. It includes the full-height entry porch supported by four massive Ionic columns. The entry block is three bays wide by one deep, all bays include fully divided sash windows, and the first-story entry is offset to the right (east). The entryway exhibits Federal-inspired designs, with an elliptical fanlight, a keystone, and decorative sidelights. The projecting dormers also appear inspired by classical precedents, with arched windows and return eaves. Unlike its Federal precedents, the south façade gives the impression of two wings, although each wing is essentially part of the cruciform plan. Still, to the east of the entry is a projecting two-story sunroom nestled in the corner between the south and east wings. This room has its own hipped roof, denticulated cornice, and a full height engaged column on the corner. The upper floor has been enclosed, but the turned balustrade remains.

The western elevation (Photo 22) projects extensively from the center and is less symmetrical than the others. It is the only elevation to exclude a full-height porch, but it includes a one-story enclosed porch addition on the end of the wing. The windows here are largely fully divided wood sash, with one Palladian window on the northern side of the wing. Like the other elevations, it includes arched dormer windows and the denticulated cornice continues throughout this wing. According to the family's maintenance manager and architect, part of a crawl space extends under this wing, but the remaining portion covers a small cellar originally used for dairy storage. This storage was likely originally part of the Mohican House and is therefore from the early period of the property.

The northern wing is the rear elevation, nearly identical to the opposite façade. The large porch, columns, cornice, gabled pediment, and dormer windows are the same. This wing is three bays wide by two deep and includes two slightly projecting one-story bay windows – one under the full-height porch, and another on the west side of the wing. There is a modest single-entry door under the porch, and the center bay boasts a vertical, fully divided French window similar to those on the east wing. A portion of the center block's hipped roof extends over the corner connecting the north and east wings, with a full-height Ionic column supporting it. It mirrors the sunporch on the other side of the east wing, although it was never enclosed and remains unconnected to the interior.

The eastern wing (Photo 1 and 2) is perhaps the grandest elevation as it faces the lake, a common approach for boaters and family members. The wing is three bays wide by two deep, and like the south and north elevations, it includes a full-height porch capped with a pediment supported by four large Ionic columns. The denticulated cornice is present throughout but there are no dormer windows on this wing. The elevation facing the lake is perhaps the most symmetrical on the house, with a projecting hip roof bay window in the center flanked by a pair of fully divided vertical French doors. From here the lawn slopes gradually down to Lake George, and the rooms within arguably have the best views.

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Interior

The interior retains good integrity despite the conversion to family quarters on the second floor. The ground floor retains original wood floors, plaster walls and moldings, rounded arch doors framed with decorative surrounds, and a grand staircase (Photo 6). Many of the spaces include exposed painted ceiling beams, including the entry hall. Upon entering this hallway, one must pass under a flat decorative entablature supported by two Tuscan columns and two engaged pilasters (Photo 4 and 5). The frieze includes a classical vertical design commonly seen in Federal structures. The hall continues to include a grand mahogany staircase with a perpendicular hall to the left that leads to the billiard room and a couple of private apartments/rooms.

Off the hallway to the right is a library leading to the west portico (Photo 8). This room is highly intact with a stone fireplace capped with decorative paneling, including a carved motif of a Mohican man that served as the family's emblem for Mohican House. The molding in this room also includes notable Greek fretwork, and there are two arched entrances on either side of the fireplace, both with decorative classical surrounds. The other notable rooms on this floor include the billiard room (Photo 7), which has coffered ceilings, denticulated molding, paneled wainscoting and built-in cabinets, and a French door entry to the south portico. At the end of the main hall, opposite the vestibule, is a wide stairway, finished in white pine and mahogany, with wainscoting on the wall side and carved stair brackets on the other. A carved mahogany urn newel cap sits atop a squared column, with turned balustrade and decorative spandrel.

In addition to these rooms, the first-floor plan includes a service wing (west) set of rooms, originally reserved for the domestic help, except for the gun room. In this wing are the kitchen, pantry, cold closet, and a small bedroom. The servants' living quarters are directly above this space, on the second floor, connected by a small back staircase. Within the west wing on the second floor is another small bedroom and a sewing room that originally opened to a small balcony.

The second floor consists of the apartments, most of which retain original floors and, in some cases, original arched doors with classical surrounds, as well as fireplaces (Photos 9-12). Some include somewhat original floorplans that were connected via one door to expand the space for family living and even include bathrooms with some original porcelain features. Eyre planned three guest bedrooms located in the north wing, four located in the south wing, and the master bedroom in the east wing, which made up the remainder of the second floor. In addition, each wing held a separate bathroom. The cruciform garret, used for storage, covered the entire second floor.

Boat House, 1902 (One contributing building)

The boathouse (Photos 13 and 14) was built in 1902 by Eyre in a compatible style with modest neoclassical elements. It consists of two parallel rectangular gable structures connected in their centers, although offset from each other. The boathouse is one story, although one side includes an open attic for lifting boats to store off-season. The boathouse includes a beadboard ceiling with exposed crossbeams and squared support columns, and exterior rounded support columns mimicking those at the main house. It includes two boat slips under the main structure, and five boat slips under the eastern section. The main structure also includes an impressive built-in

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wood cabinet for storing fishing and boating equipment. The well-known electric boat “St. Louis” is currently stored there and maintained by Bixby family descendants. It sits on the northern shore of the peninsula to the east of the big house. At one time and until it was sold, Bixby’s forty-five-foot launch, the “Forward”, was housed in the boathouse. It was sold and eventually sank. As a wreck, it’s now listed on the National Register of Historic Places (NR Number 08001082).

Bath House, 1902 (One contributing building)

Built in 1902 the boathouse (Photo 15) single-story wood structure with one room. It was originally cantilevered over the lake, but damage from the water prompted a small move in 2022 to an adjacent spot on land. It includes a miniature portico on the façade that mimics the big house.

Garage, 1902 (One contributing building):

The twenty-five by forty-foot garage (Photo 17) is on the north end of the parcel and built in a modest Colonial Revival style in 1902. This wood clapboard one-story structure includes many fully divided wood sash windows, and a lunette attic window on one gable end. It has a metal cross-gable roof with return eaves and paneled wood barn doors.

Engine House/Laundry, ca. 1902 (One contributing building)

Built ca. 1902 to support the daily operation of the Bixby estate, this one-and-a-half-story side-gable building is on the northern end of the property and was converted in the 1950s to be a caretaker shop (Photo 16). The laundry facility was located in the eastern portion of the building. Like the other buildings, it has six-over-six wood sash windows. There is an upper-story single-panel door on the western gable end, likely used for hoisting up materials and items. This building rests on concrete piers and measures approximately thirty feet by forty feet. It is still used for grounds maintenance. The laundry portion was converted to living quarters in the late 1950s.

Icehouse, 1902 (One contributing building)

The Icehouse (Photo 23) is a small woodshed once used to store blocks of ice cut from Lake George in the winter. Lake ice was stored in the Icehouse until 1965, when it was determined it was significantly more expensive than refrigerator ice. At this time, a bubbler system was installed around the point to prevent the buildup of ice. The Icehouse’s gable room reflects the other structures on the property. A loading ramp leads up to the entry of this small (approximately eighteen ft. by twenty ft.) structure. The door is Dutch farmhouse-inspired, supported by stiles and cross rails. It is now used to store outdoor furniture during the winters.

Iron Fence, ca. 1901 (One contributing object)

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This historic iron fence (visible in Photo 17 of the garage) is particularly noticeable on the northern and western edges of the property. Bixby installed the fence in 1902. This fence is a contributing object and was restored recently.

Clay Tennis Court, 1902 (One contributing structure)

The clay tennis court was installed in the 1920s and is professionally maintained for use each year. It is located on the western side of the property and is enclosed with a chain-link fence

Metal Asian Lantern Sculpture, ca. 1918 installation but provenance unknown (One contributing object)

This bronze sculpture of a lantern was purchased by WK Bixby in 1918 on his trip to Japan, China, and Korea. Bixby's self-published book of his trip does not include where the lantern was purchased or anything about its origins.

Dock, (One non-contributing structure)

The current dock was built in the 2000s and is non-contributing, although it rests on piers of an old steamboat dock.

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8. Statement of Significance

Applicable National Register Criteria

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

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☒ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

ca. 1850-1959

Significant Dates

1902; 1959

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wilson Eyre Jr., Architect

Eric Defty

Period of Significance (justification)

The period of significance begins with the approximate construction of the oldest building within the boundary (Fallen Arches) and ends when the main house was partially converted to private multi-family quarters for separate branches of Bixby descendants.

Criteria Considerations (explanation, if necessary)

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Two buildings – Stevens Cottage and Fallen Arches were moved slightly north circa 1901. They remain on the same property and retain a similar setting as they would have when build adjacent to the Mohican House, and the date of the move falls within the Period of Significance.

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

Mohican Point, located at 4860 Lake Shore Drive (Route 9N) in Bolton Landing, New York, is locally significant under Criterion C in the area of architecture as a distinct example of a Lake George estate designed by notable architect Wilson Eyres Jr. in a Neoclassical style, a departure from his other work. As wealthy urbanites flocked to Lake George for a seasonal escape, they often hired high-profile architects to build grand estates. Many architects, Wilson Eyres among them, were connected to their benefactors within elite social circles. Thus, the architectural design process served as a business transaction as much as an opportunity for architects to flex their creativity outside of their normal urban settings. At the time Mohican Point was completed in 1902, Neoclassical design was emerging nationally. The style was a rejection of the of the whimsical and unpredictable forms of the Victorian period, particularly the Queen Anne style that had dominated for nearly thirty years. But Americans saw the turn of the century as a time for transformation and change. In the southern Adirondacks, Neoclassic design was saved almost entirely for civic buildings and was largely overshadowed by the emerging preference for Adirondack residential designs drawn from natural local materials and a return to nature. On the western shore of Lake George, the estates that were built in the early twentieth century were meant to depart from owners' high-style primary residences in cities. Lake George estates that survive from this time largely consist of late Queen Anne and Tudor Revival mansions overlooking the lake.¹

The picturesque peninsula in which Mohican Point is located was originally the site of the Mohican House (*Figure 1*), a small but luxurious hotel built circa 1850, and as Bixby descendants note, the hotel was long a favorite vacation spot for their family.² Mohican Point is in part significant for two mid-nineteenth-century buildings that initially served the Mohican House Hotel and were repurposed when the property was converted to private use for William K. Bixby in the first years of the twentieth century. When the hotel property went into receivership in 1899, Bixby purchased the land in foreclosure, intending to renovate the existing hotel into their summer home. As their family grew to include seven children, this dream became less feasible, and the building was demolished in 1901, with an annex (Stevens Cottage) and worker housing (Fallen Arches) moving to their current locations to the north of the lot. Mohican Point thus qualifies under Criteria Consideration B for moved properties in that both locations are within the same parcel less than fifty yards from one another, with intact views of Lake George; the two moved residential buildings were moved directly north of their original location, with their general design and setting retained; and buildings continued to serve as support structures to a primary building (the main house).

¹ William P. Gates, *Millionaire's Row on Lake George, NY* (Gates Publishing, 2008).

² Sally Bixby Defty, *William Keene Bixby: Industrialist, Collector, Philanthropist, Traveler* (pub. by author, 2012).

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Bixby was an industrialist who made his money in the railroad car manufacturing business as American Car & Foundry president. He hired Wilson Eyre Jr. to design the new single-family home, as well as its auxiliary buildings.

After Bixby's death the property remained in the family, but as each generation grew so did the demand for accommodations. In 1959 a Bixby in-law, architect Eric Defty, converted part of the big house into six separate apartments, minimizing the change by connecting clusters of bedrooms to form individual apartments wherever available. Together, all the alterations served to enhance the number of people who could visit by reusing already-existing resources, and over time this choice documented the rare example of a Lake George estate that has remained in one family for 125 years. Despite small additions, the historic relocation of the two residential cottages, and the 1959 interior refashioning of part of the main house interior, Mohican Point remains one of Lake George's most intact and expressive examples of both nineteenth-century vernacular and ornate Neoclassical architecture. The period of significance thus runs from ca. 1850 with the completion of Fallen Arches and ends with the conversion of the Big House into multi-family units in 1959.

Narrative Statement of Significance

Local Historic Context

Throughout its history, Lake George has been known as Andia-ta-roc-te, Lac du Saint-Sacrement, Lake Mohawk, and Queen of American Lakes. It is a thirty-two-mile-long oligotrophic lake located in the southern Adirondack Mountains, and widely known as the romanticized setting for James Fenimore Cooper's most famous work, "The Last of the Mohicans." While Cooper's tale documented the famous siege and surrender of Fort William Henry in 1757, the area was initially an important transportation crossroads for the Mohican and other indigenous peoples long before Europeans disrupted the area with their battles and settlements. Haudenosaunee (Iroquois Confederacy), Abenaki, and Mohican native peoples populated the area for at least 8,000 years. The first European explorers to the region were French Jesuit missionaries led by Father Isaac Jogues, who was later executed in 1646 by anti-French factions among the Mohawk. As a link between the Hudson River and Lake Champlain, the lake and its surrounding served as a strategic battleground throughout the Seven Years War/ French and Indian War. The dispute lasted from 1754-1763 and forced the Native Americans in the region to align with the French or British to protect their own interests.³ Mohawks largely fought with the latter, and the British set up their defenses at Fort William Henry on the southern end of Lake George, while the French occupied Fort Ticonderoga on the northern end of the lake.

Mohican Point is located on the western shore of Lake George near Bolton Landing, a township with about twenty-six square miles of lake area. It was here in 1758 where British General Abercrombie unsuccessfully

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attacked Fort Ticonderoga and camped at Bolton upon his retreat. Bolton continued to be an important strategic location during the tumultuous eighteenth century. It remained an important thoroughfare in the Revolutionary War as well, serving as a stop for Lt. Colonel Henry Knox on a historic journey to assist George Washington at Boston.⁴

After the Revolutionary War land grants were issued to veterans throughout New York. The Wheeler Douglass Patent encompassed what is now Bolton Landing, attracting New Englanders in particular. The first documented settlers in 1790 put down roots in the hills two miles above the lake, where the best farmland was found. The town of Bolton was formed from the town of Thurman in 1799. Bolton originally encompassed a much larger area including all of Hague, part of Coldwell and part of Horicon. Much of the development of the sparsely populated area concentrated on the area called "The Huddle" on the west shore of the lake one-quarter mile south of the present Bolton Landing. By 1804, the town had grown enough to even boast a new school located just south of Mohican Point.⁵

During the first half of the nineteenth century, lumbering was Bolton's primary industry. By 1820, there were five sawmills operating, and a decade later there were two potash mills, a tannery and a forge. All these industries disappeared when the forests in the surrounding mountains were stripped of their forests and the raw materials for these industries were no longer readily available.⁶ The Mohican House Hotel, was the pre-cursor to Mohican Point, and the extant Fallen Arches guest house, built circa 1850, may have served originally as the general store and later worker housing for the hotel. Tourism was boosted significantly with the introduction of steamboats and that made it easy for city-dwellers to travel to the region.

The Adirondacks soon became one of the East Coast's most popular destinations for those with the means to travel. Hotels, exclusive clubs, summer camps, seasonal estates and the Great Camps for the wealthy were established largely during the last quarter of the nineteenth century. Lake George became a particularly accessible tourist destination with the arrival in the 1880s of the Delaware and Hudson Railroad at the southern end of the lake. Tourists traveled from the train station by steamboat to rambling frame hotels built along the picturesque western shore. By the early twentieth century, ten miles of shoreline from Lake George village to Bolton Landing was dotted with handsome estates that were referred to as "Millionaires Row."

Mohican House Hotel

³ Heather Bruegl, "A History of the Lake George Area & the Nations Who Call it Home: The Land Doesn't Forget," PowerPoint presentation in partnership with The Lake George Battlefield Park Alliance and the French and Indian War Society, Lake George, NY, July 5, 2023.

⁴ William P. Gates, "History of the Town of Bolton," Bolton Landing Chamber of Commerce, Accessed May 2025, <https://www.boltonchamber.com/explore-bolton/history/>; William P. Gates, *Old Bolton Landing on Lake George, NY*, (Gates Publishing, 2006).

⁵ Erin Nudi, "History of Bolton Landing on Lake George: A Glimpse into Bolton's Past", Lake George, accessed May 14, 2025, <https://www.lakegeorge.com/boltonlanding/history/>.

⁶ Warren County Board of Supervisors, 1942: 168.

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When Bixby purchased the Mohican Point property in 1899, the then-famed Mohican House, a small lake resort, graced the site. The inn played an important role in the early development of Bolton Landing and Lake George as a summer resort, having drawn many visitors as the first hotel in the area. The Mohican House operated for a century and appeared in the noted guidebooks for the region. Considered one of the most scenic spots on the lake, the topography of the site itself, a peninsula, commands spectacular views of one of the most scenic spots on Lake George and its surrounding mountains. In 1800, the roots of Mohican House began, when Roger Edgecomb converted his small frame house into a tavern by enlarging it. The tavern ran for an impressive fifty years until Gilbert B. Gale purchased the property in 1850. As Bixby descendant Catherine Schafer Frankel noted in her 1990 master's thesis, *Mohican Cottage on Lake George*,

“Gale made improvements in 1856 to cater to a growing amount of summer visitors to Lake George as a summer resort, expanding his establishment to include an inn, which his sons later named Mohican House. As their trademark, they emblazoned a flag with a red Indian [Mohican] figure. The Mohican House was two-storied high, its form long and low with a porch stretching across its southern façade. It became well known to travelers from New York to Michigan, particularly because it had its own dock, an attraction for the guests arriving by water.”⁷

Its water access was an important feature at a time well before the region could be easily accessed via roads. Fragments of this dock exist today under the current platform which extends from the most eastern tip of the peninsula over the water. What is now the Stevens Cottage was a later annex of the Mohican House used for housing guests, while Fallen Arches was used as a store and by the staff of Mohican House.



Figure 1: Mohican House Hotel ca. 1865 (W.H. Samson, *Mohican Point on Lake George*, 1913)

⁷ Catherine Schafer Frankel, “Mohican Cottage on Lake George” (master's thesis, University of Pennsylvania, 1990), 24, <https://archive.org/details/mohicancottageon00fran?view=theater>.

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By the late nineteenth century, the Adirondacks were one of the East Coast's most premier summer destinations, particularly Lake George with its picturesque shore surrounded by forested mountains. Guide and tour books from the time were widely distributed and reveal how summer visitors to Lake George could exchange the heat of urban areas for recreation, hunting, and fishing. Famous Adirondack photographer and writer Seneca Ray Stoddard's guidebooks were the most plentiful and circulated as he updated his works annually, noting changing hotel rates and adding new transportation routes. Stoddard provided perhaps the earliest written reference to Mohican Point through his 1874 pocket-sized guidebook, *The Adirondacks: Illustrated*, where he describes Mohican Point as being "one of the oldest hotel sites on the lake" and "a favorite resort for artists and people of culture."⁸ In his other 1874 guide, *Lake George (Illustrated): a Book of To-Day*, Seneca Ray Stoddard additionally refers to a part of the hotel "erected away back before the beginning of the present century," most likely the section of the building that was originally Edgecomb's tavern, no longer extant. Stoddard mentions the landscape, noting that there may have once been a building used for smuggling on the site of the present dock, with a lawn "shaded by maples and locusts, the long point protected by a new and expensive sea wall."⁹

Other travelogues appeared that were directed to a particular regional audience, such as Jeremiah Bonsall's *The Northern Tourist, an Illustrated Book of Summer Travel*, published in 1879. Bonsall outlined routes from Philadelphia to the Adirondacks, mentioning possible stops along the way and coloring the destinations with lively anecdotes. Bonsall's entry about Mohican House indicates that even prior to the railroad reaching Lake George and beyond, Mohican Point was a desirable enough location to attract visitors from hundreds of miles away: "At the dock, we meet several Philadelphia friends rather unexpectedly, and with whom we gradually wend our way long a clean, well-shaded lawn to the Mohican House, kept by M.O. Brown, Esq. a very courteous and attractive host."¹⁰

The Birth of Mohican Point

The first post office in Bolton Landing opened in 1882 to accommodate the new influx of steamship passengers, but the full-time population remained sparse, with only four homes and two churches present in Bolton Landing when the post office was established. Despite its early prestige and premier location, the Mohican House began to see decline by the end of the century. Competition from larger and more sophisticated resorts highlighted the hotel's aging and outdated infrastructure. Tourism in the area was booming, as demonstrated by the newly completed Sagamore Hotel, which opened in 1883 and offered modern amenities for a large number of guests. Mohican House was historically important as one of the first hotels on the lake, but it was no longer the first choice for many visitors who could now access the region via railroad. With numerous private camps and resorts to choose from, the Mohican House struggled to attract tourists, and it went into foreclosure in 1899.

⁸ Seneca Ray Stoddard, *The Adirondacks: Illustrated* (Albany, 1874), 186.

⁹ Seneca Ray Stoddard, *Lake George: Illustrated: A Book of To-Day* (Glens Falls, 1874), 76-77.

¹⁰ Jeremiah Bonsall, *The Northern Tourist, An Illustrated Book of Summer Travel* (n.p., 1897; repr., Legare Street Press, 2022).

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Among the Mohican House Hotel's regular patrons was St. Louis businessman William K. Bixby (1857-1931) and his family. Originally from Adrian, Michigan, Bixby began his railroad career as the baggage agent at the station in Palestine, Texas. In 1879 he met his future wife, Lillian Tuttle (1856-1931), when she moved to Palestine to help her brother Sidney following the death of his wife. Family lore has it that when Lillian stepped onto the platform, she dropped her bag of chestnuts, an Eastern delicacy her family loved. Bixby rushed to help her recapture the treats, and they married two years later. The newlyweds soon relocated to St. Louis so Bixby could further his career. It was here he progressed steadily through several railroad companies, eventually overseeing the merger of eighteen companies that led to the creation of American Car & Foundry Company, helping Bixby become president of the company, and a very wealthy man.

Lillian Tuttle Bixby originally hailed from a farm near Bolton Landing and what is now the Sagamore Golf Course. It was Lillian's love of the region that inspired the family to summer in Bolton beginning in 1898, and despite its somewhat ramshackle reputation the Bixbys were fond of the Mohican House. When the insurance company put the hotel and its surrounding property up for sale in 1899, the Bixbys jumped at the chance to finally invest in the area. They purchased thirty-seven acres around Mohican Point, plus another 225 acres of land nearby.¹¹ According to Bixby descendants, he originally intended to restore the hotel, and the family even spent the summers of 1900 and 1901 living in it with their seven children. As an investor in property in Bolton Landing, William Bixby's stature in the community became more prominent. The Bixbys desire to become permanent and respectable residents no doubt necessitated more space for entertaining guests than the original Mohican House could accommodate. In 1901, Bixby made the decision to demolish the decaying Mohican House but relocate the newer annex (now Stevens Cottage) to the northern end of the parcel. The Stevens Cottage was relocated near the 1850 home they called "Fallen Arches," that originally served as a store and later was used as worker housing for the Mohican House. Bixby used Fallen Arches to house his chauffeur and masseuse.¹²

With the rest of the peninsula cleared, Bixby could reimagine his estate as he wished, and he had plenty of nearby precedents for inspiration. Handsome estates appeared along Lake George's western bank even as early as the 1870s. In his 1874 *Lake George* publication, Stoddard notes that near Bolton, the "pleasant villa of A.D. F. Randolph, the magnificent residence of Colonel W.W. Price, and that of George H. Cramer, the Coolidge House...give every-varying views of the lovely scenery, and some of them the finest on the lake."¹³ Large lawns sloped down to the water, with grand homes built to be clearly visible to boaters below. Prominent families who built homes along the lake included Spencer and Katrina Task, founders of Saratoga's Yaddo; Adolph S. Ochs, publisher of the New York Times; George Foster Peabody, financier of Edison Electric Company, and Edward and Hedwig Stieglitz, parents of the photographer Alfred Stieglitz and in-laws of the artist Georgia O'Keeffe. The large number of seasonal estates inspired the "Millionaire's Row" moniker.

¹¹William H. Samson, *Mohican point on lake George, the summer home of Mr. and Mrs. W. K. Bixby of St. Louis, Mo., with a brief glance of the history of the lake* (New York, 1913), 43, <https://www.loc.gov/item/46036298/>.

¹² Fallen Arches was always near Lake Shore Drive, but the road's realignment in 1904 put the home dangerously close to the street, as it remains today.

¹³Stoddard, *Lake George*, 63.

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Architect Wilson Eyre Jr.

Family legend has it that Bixby met Philadelphia architect Wilson Eyre Jr. on a steamship crossing the Atlantic in about 1895 when Eyre made one of his numerous sketching trips to England. It's more likely that Charles L. Freer, a business associate whose career closely followed the same path as Bixby's, recommended Eyre to Bixby, as Freer appears to have been responsible for many of Eyre's commissions. Freer (1854-1919) was a wealthy Detroit industrialist who met Bixby around 1899 when he sold his railroad stockcar company to him. After they both retired, they retained a friendship bonded over collecting books and art; Freer's impressive art collection ultimately became the basis for the Freer Gallery of Art in Washington, D.C. In 1890 Freer commissioned William Eyre Jr. to build his stately Detroit residence in 1890 (*Figure 2*, listed on the National Register).¹⁴ The expansive shingle-style house was a prototypical example of Eyre's designs during the 1890s, and Freer was so satisfied that he commissioned him for expansions and alterations in 1904 and 1910. It was during this time that Freer and Bixby were close, and Bixby would have been familiar with Eyre's work on his friend's primary residence.



Figure 2: Charles Lang Freer House, built by Wilson Eyre, Jr., 1892 in Detroit Michigan; Photo from Detroit Historical Society

Wilson Eyre Jr. (1858-1944) was born to Americans living abroad in Florence, Italy and was educated in Europe, Newport RI, and Canada. He studied architecture briefly at the Massachusetts Institute of Technology, but did not complete the program. Despite a lack of formal training, Eyre's career spanned from 1877 through the 1920s. He worked during a period of time in which American architects were finding their own voice

¹⁴ Frankel, "Mohican Cottage on Lake George," 5.

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separate from European models, ushering in decades of innovation and transitions. As an early leader in developing the Shingle Style specific to American landscapes, Eyre was an influential architect on the East Coast. Although often overlooked within history in favor of more high-profile Philadelphia architects like Frank Furness, Eyre was a prolific designer, writer, and teacher during this era; his interests ranged from the fine arts to magazine publishing to mastering several of the most important architectural styles of the time. He was one of the founders and editors of *House & Garden* magazine, which featured the big house on Mohican Point on the cover of the first issue in 1901 (Figure 3).¹⁵

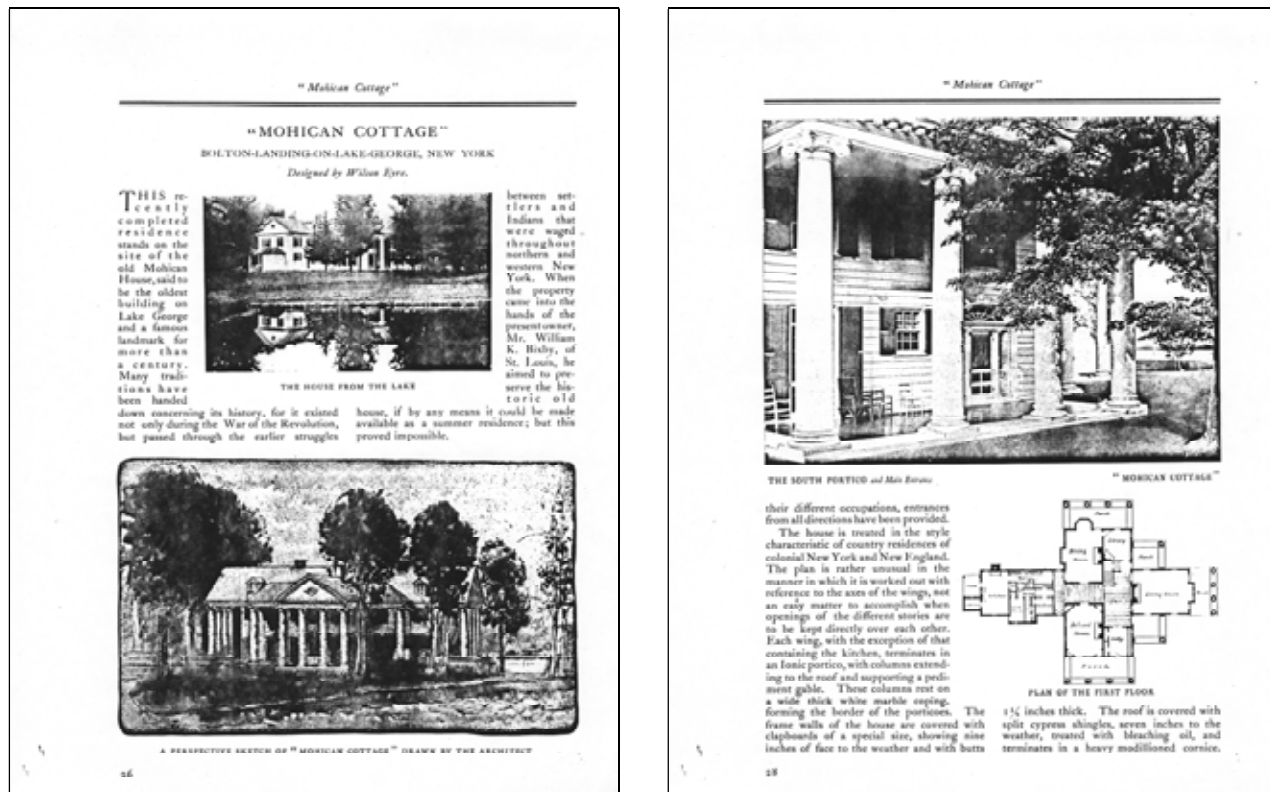


Figure 3: Mohican Point profiled in the first edition of *House & Garden* Magazine, Vol. 1, No. 1, June 1901

After dropping out of MIT, Eyre found work under James Peacock Sims (1849-82) a recent graduate of the University of Pennsylvania's school of architecture, whose office primarily produced churches. Eyre entered the field only a year after the 1876 Centennial Exhibition in Philadelphia, the first world's fair to be held in the United States. The fair marked the centennial anniversary of the Declaration of Independence, and it was designed to showcase the United States' abilities in both innovation and industry. As a byproduct, it helped reiterate Philadelphia's role as a hub for creative activity, education, and culture. The Centennial Exhibition also introduced Americans to the work of Richard Norman Shaw, the English architect whose country houses are widely considered the prototype for Queen Anne style. Architects like Eyre who would have been introduced to Shaw at the Centennial Exhibition found the Queen Anne style refreshing, and perhaps most importantly, adaptable for their own stylistic flourishes.

¹⁵ "Mohican Cottage," *House & Garden Magazine* 1, no. 1 (June 1901), 26, 28.

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In 1882 James Peacock Sims suddenly died of a stroke, leaving the entire practice to Eyre. Thus, Eyre inherited a number of clients and projects, enabling him to launch his independent career. Sims was largely versed in modest English prototypes for residences, likely also inspired by Shaw. After Sims' death Eyre initially struggled to find his own stylistic voice, producing an eclectic variety of designs. But Eyre shortly started to design homes in what is now termed Shingle Style, a simpler successor to Queen Anne. Although the style could incorporate the asymmetrical forms and whimsical massing of Queen Anne, it was largely defined by its uniform covering of shingles throughout, low-pitch but complex roofing, horizontal emphasis, and "an architecture in which the frame is totally concealed and walls and roof are perceived as a thin skin shaped by the enclosed space...a style that brought a new freedom and openness into the planning of the American House."¹⁶ The Shingle Style was inspired by the renewed interest in Colonial America and the way in which colonial buildings in New England often displayed shingled surfaces. As a solely American style that allowed for both architectural innovation and nostalgia, Shingle residences provided a unique opportunity for a young architect like Eyre to make a name for himself. He became one of the most prolific and respected masters of the style, creating well-known Shingle houses such as:

- Angelcott, designed for Charles Adam Potter in 1883 (NR-listed in 1982), Philadelphia;
- Sally Watson House, designed for Sarah ("Sallie") Watson in 1886 (NR-Listed in 1982), Philadelphia;
- Farwood, designed for Richard L. Ashurst in 1884-1885, demolished, Philadelphia;
- Wisteria, designed for Charles A. Newhall House, 1884-1885, Philadelphia
- Charles Lang Freer House, 1890 (NR-listed in 1971), Detroit

Architectural historian Vincent Scully noted the importance of Eyre's contributions to American architecture during this time, noting, "This sense of extended horizontal plan and intensified 'positive' scale evident in Eyre's work becomes later a basic component in the work of Frank Lloyd Wright."¹⁷

In the 1890s, Eyre stayed busy, particularly in Philadelphia. He departed from the Shingle Style a bit to take on more diverse projects that incorporated eclectic styles and materials. His surviving work from this time includes the Detroit Club (1891, NR-Listed 2005), The Dr. Joseph Leidy House (1893, NR-listed 1980), Neill-Mauran House (1890, NR-Listed 1980), and Clarence B. Moore House (1890, NR-Listed 1973). Many of his urban designs from this time were clearly influenced by English Queen Anne models, but as his career progressed, Eyre's commissions reflected the rapidly shifting tastes in architecture at the turn of the twentieth century. It was at this juncture in which William Bixby commissioned Eyre to design his family retreat at Mohican Point.

Mohican Point

When Bixby approached Eyre with his commission, Eyre could not foist upon him a cluttered, Victorian design common in wealthy urban areas. Bixby was a self-made man in an era when modernism and innovation were idealized. Bixby instinctively gravitated towards the principle that the house should reflect the family that lives

¹⁶ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*, 4th ed. (MIT Press, 1996), 128.

¹⁷ Vincent J. Scully, Jr., *The Shingle Style and the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*, 2nd ed. (Yale University Press, 1971).

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in it, as well as its location. It is not surprising then that Bixby chose both an elegant yet unusual building style for his summer home. Other estates along the west shore of Lake George ranged from summer houses built in Queen Anne, Beaux Arts, and particularly Tudor Revival styles. Prior to Mohican Point, the most notable among them was Depe Dene Manor, the summer residence of Captain D.S. Denison. Depe Dene was built in 1892 in the Queen Anne style that was still wildly popular. With the turn of the century, however, wealthy clients were looking for new inspiration for both their permanent city-homes and their summer "cottages." Around the same time, they bought Mohican Point, the Bixbys purchased a forty-five-room brownstone near St. Louis's Forest Park, a Chateausque mansion designed by architect William Albert Swasey in 1880. The design the Bixbys envisioned, and that Eyre ultimately brought to life on Lake George, differed from their home in St. Louis, however. The resulting neoclassical design was bright and airy, easily admirable, and encompassed a harmonious composition that united the entire site.

At Mohican Point, Wilson Eyre departed from his earlier work and created the only Neoclassical structure on Millionaire's Row. As an alternative for those who found Beaux-Arts too ostentatious, Neoclassicism was a more modest alternative rooted in a concern for proportions, symmetry, and restrained decorative detailing. These characteristics allowed the style to flourish for decades after the 1893 Columbian Exposition that inspired it. The revival of classical architecture in the United States was a reflection of the emerging place that American architecture held on the world's stage and indicated Americans' desire to be viewed equal to the venerated empires of Western antiquity. Neoclassicism became the de facto choice for large-scale institutional and government buildings throughout the country, as well as in residences. A successful self-made man like Bixby would have been concerned with his reputation and status among his associates in St. Louis and among the summer community around Lake George. He was also a prolific art collector and aficionado of unusual things -- his thirty-six-foot electric boat, the *St. Louis* was designed after the sleek and elegant cruisers that sailed the lagoons at the 1893 Columbia Exposition. As such, neoclassical design would serve as a resounding statement of Bixby's prosperity, and nod to his refined understanding of classical works of art.

Within Neoclassical architecture a proper implementation of proportions and details was vital to success. Eyre managed this without venturing into nouveau-riche pomposity. He focused the most striking aspects of neoclassicism on the largest design features--the symmetrical cross-axial form, full-height porticos and columns, and large pediments. Eyre then applied more restrained classical elements to the fenestrations, cornice, and dormers. This approach allows the main house to be impressive but not overwhelming. For example, when entering the property, one notices the house before the lake but is soon drawn to appreciate the collective landscape of both nature and buildings. The boathouse and garage were built in conjunction with the main house, and incorporate basic classical revival elements such as pilasters, columns, and elliptical windows to subtly reflect the primary residence. Other service buildings like the icehouse and laundry house are built with simple vernacular functional designs but are clustered together in the northern section of the property apart from the more "high style" recreational buildings like the boat and bath houses, located in proximity to the main house. This model was similar to the Great Camps of the Adirondacks in that the estate is rather self-sustaining, with separate buildings for each function.

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In addition, Eyre demonstrated that he knew how to incorporate new ideas of modernism with the plan for Bixby's home. During the early twentieth century Frank Lloyd Wright and other American architects had already begun designing free-flowing interior spaces clearly connected to the surrounding outdoor setting. Eyre's cross-axial plan with continuous flowing interior spaces that opened to the porticos and sunrooms was a means of creating harmony with the picturesque landscape, but it also demonstrated his early adoption of modern building concepts that applied to later styles like Prairie and Arts and Crafts. Concepts of incorporating nature were not new to the Adirondacks. In fact, the Adirondack rustic style that evolved from the nineteenth century was centered around using stone and wood materials throughout resorts, homes, and great camps as a means of merging nature with the built environment. The setting at these camps was important as well, with buildings set among unbridled forests and rock outcroppings. The Tudor Revival style became a preferred method of this on Lake George, with several homes on Millionaire's Row designed with stucco, wood, and stone and nestled among the trees between Lake Shore Road and the water. Wikiosco is the best surviving example in the area. Built in 1895 by Charles S. Peabody for his father, Royal C. Peabody, the two-and-a-half-story sprawling mansion combines Queen Anne with Tudor Revival features. The site overlooks the lake majestically, but also brings in natural elements of rusticated stone walls and timbered wood. Likewise, the 1909 Tudor Revival Lake George Club (also by Charles S. Peabody) not only uses natural local materials, but at one point it literally incorporated the lake itself by providing a boathouse as part of the property's lowest floor, allowing people to enter the building directly from the lake.

Mohican Point diverges from the rustic Adirondack models by incorporating nature by using an architectural style not traditionally associated with nature, and by foregoing the forest setting for a broader viewing landscape. Although the structures are all made of wood, they are largely painted clapboard, not knotted pine or birch. While the latter materials create the illusion that Adirondack buildings simply sprung from the ground, the Bixby Estate is meant to reflect human involvement and notions of peak architectural accomplishment. Neoclassical style was not a continuation of natural precedents in the region (even in colonial times), and there is no use of stone within the buildings. Unlike their neighbors the Bixbys were not concerned with the house appearing to be a part of nature, but they did prioritize offering easy access to it. The first story of the main house has expansive circulation that naturally leads through the library to French doors that offer access to large porches. Throughout the house, there are lake-facing windows and sunrooms, and the clear emphasis on the lake-side elevation indicates the important relationship between the house and the lake specifically. The estate landscape includes stone outcroppings and some trees, but it is kept largely clear of any natural elements that would impede a view of the lake and mountains.

Eyre was not known for his neoclassical designs, and Mohican Point marked an aberration in his career. He did design a grand Neoclassical mansion for Melbert Brinckerhoff Cary in Ridgefield, Connecticut in 1908, although it is unclear if these plans were ever realized. In his rendering, one can see similarities with Mohican Point, with large pedimented two-story porticos and dormer windows throughout. But he largely turned to designing country homes in stucco and stone. Some of these, such as the NR-listed Allgates Estate in Haverford, Pennsylvania, he built in the Tudor Revival Style. The National Register nomination mentions that

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“Allgates, through its composition of natural materials and asymmetrical façade typified an Eyre design.”¹⁸ Others, such as Meadowcroft in Southampton (built for Theodore E. Conklin in 1904) reflect early Craftsman experimentation but mimic what Eyre favored at Mohican Point. For example, the Meadowcroft library is nearly identical to Mohican Point, with paneling, beamed ceilings, and a fireplace flanked by two entrances, and a built-in entablature threshold in the entry hall.¹⁹

Mohican Cottage continued unmodified until 1959, when Eric Defty, architect, and in-law, drew up plans to convert the open house into six separate apartments. The original plan of the house, with its reliance on domestic help and somewhat luxurious features, such as the gun room, had outlived its purpose. By 1959, the Bixby family numbered nearly one hundred members. Six apartments, each outfitted with its own living room, bedroom, kitchen, and bathroom suited their needs. Defty adopted minimal changes, respecting Eyre’s original design, and connected clusters of bedrooms to form several of the apartments. Each floor of the service wing became an apartment, and the dining room wing on the first floor was also converted into an apartment. All totaled, two apartments were created on the first floor and four on the second. The major renovations Defty made were to the first floor, for that floor contained the dining room wing and the service wing, and both were completely adapted. The architect converted the opulent dining room wing into a living room and two bedrooms for one of the downstairs apartments, and the kitchen cold closet, and gun room into the other apartment. The entrance hall, the living room, the sun porch, and the billiard room remained as originally designed. The second floor remained essentially the same: bedroom suites combined to form two apartments; the servants’ quarters and sewing room created a third apartment, the master bedroom suite formed the fourth apartment on the second floor. Although the continuous flow of the interior spaces that Eyre planned is somewhat hampered by the six apartments, the open feel and communal sense of the home remains.

Mohican Point represents over 100 years of architecture, but also the work of a master architect. Eyre’s design diverged from his usual style to construct this grand Neoclassical residence, a rare example of this style in the southern Adirondacks. It continues to offer a seasonal respite to the seventh generation of the Bixby family, standing apart as one of the few surviving grand estates on Lake George.

¹⁸ Howard Greenberg and Margaret E. Johnson, “Allgates,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1979), Section 8.

¹⁹ Devin Gannon, “Arts and Crafts Hamptons estate designed by House & Garden founder Wilson Eyre asks \$13M,” *6sqft*, January 8, 2021, accessed May 16, 2025, <https://www.6sqft.com/arts-and-crafts-style-southampton-estate-designed-by-wilson-eyre-asks-13m/>.

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Supplemental Information

William Keeney Bixby & Family Historic Context

In the early 1890s, William Keeney Bixby became President of American Car and Foundry, a position which he held until elected Chairman of the Board. The company's influence on the railroad industry was far-reaching, for it was an early vertically integrated corporation. American Car and Foundry operated its mills and furnaces in eight states, managing everything from timber tracts and ore deposits to the manufacturing of railroad cars. Ultimately, its passenger and freight cars were shipped all over the world. After his retirement, Bixby maintained his close connection to St. Louis, remaining active in its railroading and business community. He was Director of the St. Louis Union Trust, President of the Laclede Gas Light Company, and later served as a receiver for the Walsh Railroad. Bixby was a Renaissance man in the truest sense. Whereas on the one hand, Bixby pursued big game hunting on safari in Africa, returning with impressive trophies, he privately printed Shelley's complete notebooks at home and endowed many libraries (including those at Washington University and the Missouri Historical Society). Perhaps the largest collection of Bixby's manuscripts and his Audubon *Elephant Folio* lie at the Huntington Library in Pasadena CA, as he and Henry E. Huntington often traded books.

The Bixbys have maintained their family compound, Mohican Point, for over a century. Beginning ca. 1901 with William K. Bixby to the current day, the family has continuously inhabited the property for now seven generations. The family manages the property via the Home Place Corporation, operating as the HPC Operating Company, LLC. The Home Place is managed by a board, with multiple sub-committees, including the Boat House Committee and the Long-Range Planning Committee which oversee the maintenance and restoration of the historic buildings. Maintenance and restoration efforts are led by the president of the HPC, who is a licensed architect.

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- Samson, William H. *Mohican point on lake George, the summer home of Mr. and Mrs. W. K. Bixby of St. Louis, Mo., with a brief glance of the history of the lake*. New York, 1913. <https://www.loc.gov/item/46036298/>.
- Scully Jr., Vincent J. *The Shingle Style and the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright*. 2nd ed. Yale University Press, 1971.
- Stoddard, Seneca Ray. *Lake George: Illustrated: A Book of To-Day*. Glens Falls, 1874.
- Stoddard, Seneca Ray. *The Adirondacks: Illustrated*. Albany, 1874.
- Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. 4th ed. MIT Press, 1996.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register

Primary location of additional data:

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

Mohican Point
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☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 8.37 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

Latitude: 43.550931 Longitude -73.656437

(WGS 1984)

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with the legal lot lines of the nominated parcel east of Lake Shore Drive as identified on the county tax map (186.07-1-1). The total nominated boundary is 8.37 acres.

11. Form Prepared By

name/title Nancy McAleer Golden, Catherine Frankel (2009 draft), Leslie Krupa (OPRHP)
organization University of Pennsylvania date 1990
street & number 2207 Alameda Padre Serra telephone 805 451-3362
city or town Santa Barbara State CA zip code 93013-1707
e-mail goldendirect@aol.com

Additional Documentation

Submit the following items with the completed form:

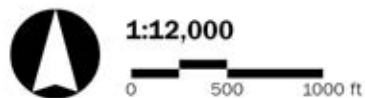
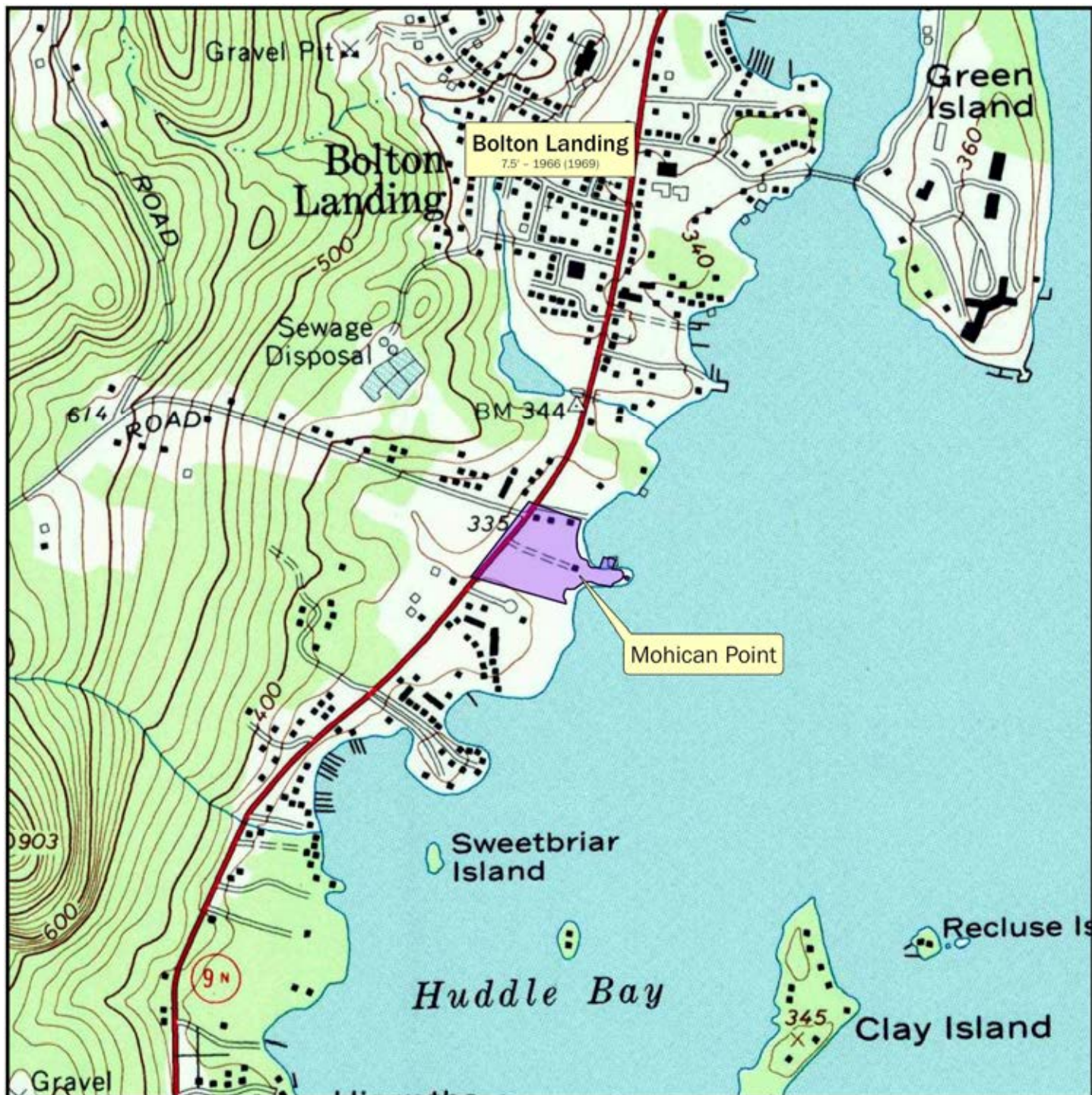
- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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Projection: WGS 1984 UTM Zone 18N

 Mohican Point



New York State
Parks, Recreation and
Historic Preservation

Mapped 04/22/2025 by Matthew W. Shepherd, NYSHPO

Mohican Point
Name of Property

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1:2,400

0 100 200 ft

Projection: WGS 1984 UTM Zone 18N



Nomination Boundary (8.37 ac)

New York State Orthoimagery Year: 2021



New York State
Parks, Recreation and
Historic Preservation

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1:2,400

0 100 200 ft

Projection: WGS 1984 UTM Zone 18N



Nomination Boundary (8.37 ac)



Tax Parcels

Warren County Parcel Year: 2024



New York State
Parks, Recreation and
Historic Preservation

Mapped 04/22/2025 by Matthew W. Shepherd, NYSHPO

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Resource Map

See Resource List for details



1:2,400

0 100 200 ft

Projection: WGS 1984 UTM Zone 18N



Nomination Boundary



Tax Parcels

Warren County Parcel Year: 2024



New York State
Parks, Recreation and
Historic Preservation

Mapped 04/22/2025 by Matthew W. Shepherd, NYSHPO

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Photographs:

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

Name of Property: Mohican Point, Bixby Estate

City or Vicinity: Bolton Landing

County: Warren County State: New York

Photographer: Chelsea Towers

Date Photographed: June 18, 2024

Description of Photograph(s) and number:

- 1 of 23: Main house exterior: facing southwest from Lake George
- 2 of 23: Main house exterior: east elevation (facing west)
- 3 of 23: Main house exterior: (south) façade, facing north
- 4 of 23: Main house interior: looking toward primary entry from stairs
- 5 of 23: Main house interior: looking from entry toward stairs
- 6 of 23: Main house interior: stairway from entry hall
- 7 of 23: Main house interior: billiard room
- 8 of 23: Main house interior: library, facing toward entry and stairs
- 9 of 23: Main house interior: second floor hall
- 10 of 23: Main house interior: original fireplace in private second floor apartment
- 11 of 23: Main house interior: second floor apartment hall with original detailing
- 12 of 23: Main house interior: second floor apartment sitting room
- 13 of 23: Boat house facing east
- 14 of 23: Boat house facing northwest
- 15 of 23: Bath house facing south
- 16 of 23: Mechanic/laundry building facing northeast toward the lake
- 17 of 23: Garage, facing east, with historic iron fence visible
- 18 of 23: Stevens cottage exterior: east façade (facing northwest)
- 19 of 23: Stevens cottage interior: dining room
- 20 of 23: Falling arches exterior: north façade (facing south)
- 21 of 23: Falling arches interior: sitting room/hall
- 22 of 23: Main house exterior: southwest elevation (facing northeast)
- 23 of 23: Icehouse exterior

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.