

Table of Contents

- [Collection Summary](#)
- [Historical Note](#)
- [Scope and Content Note](#)
- [Subject Headings](#)
- [Related Material](#)
- [Administrative Information](#)
- [Access and Use](#)
- [Encoding Information](#)
- [Arrangement](#)
- [Series List](#)
- [Container List](#)

Collection Summary

Repository: Archives and Special Collections Library, Vassar College Libraries

Creator: Springside Landscape Restoration

Title: Springside Landscape Restoration Records

Inclusive Dates: 1870-2024

Bulk Dates: 1972-2017

Quantity: 11 cubic feet (13 boxes)

Abstract: This collection consists of administrative and financial records, correspondence, and photographs created by Springside Landscape Restoration, a non-profit organization dedicated to the preservation and maintenance of Springside--a United States National Historic Site and the summer home of Matthew Vassar (1792-1868). Publications and writings about Springside and its designer, landscape architect Andrew Jackson Downing (1815-1852), as well as records related to Springside from its 20th-century owners, the Nelson family, are also included.

[Top](#)

Historical Note

The property called "Springside" was purchased by Matthew Vassar (1792-1868) in 1850, who hired notable American landscape architect Andrew Jackson Downing (1815-1852) to design the property as an ornamental farm over the next two years. The landscape and buildings were constructed based on Downing's designs over the next several years and it served as Matthew Vassar's summer home until his death in 1868. With no direct heirs and no instructions in his will as to what should become of the property, Springside changed hands several times before being purchased at auction in 1879 by William Nelson. The property remained with the Nelson family for almost a century, but by the 1960s it had fallen into disrepair and only one building, the Porter's Lodge, remained fully intact. The property was photographed by Rollie McKenna and in 1969 Springside was added to the United States National Register of Historic Places. Despite this historical site status, in 1982 developer Springside Associates (later Springside Condominiums, Inc.) received approval from the City of Poughkeepsie to build a luxury condominium complex on the historic property. This galvanized local preservationists, including Vassar faculty member Harvey Flad and local nonprofit organizations Dutchess County Landmarks Association and Hudson River Sloop Clearwater, Inc., to petition the City of Poughkeepsie to have an environmental assessment of the property conducted and to deny Springside Associates permission to build on the property.

Springside Landscape Restoration (SLR) was formed in 1984 as part of a compromise between the preservationists, Springside Associates, and the City of Poughkeepsie. It was officially chartered as an

educational non-profit by the New York State Department of Education in 1987. Part of the compromise included a subdivision of the property, with the parcel determined to be the most historic portion officially deeded to SLR in 1990. SLR has since maintained the property and undertaken a number of projects to conserve and restore Andrew Jackson Downing's original vision, including repainting and the Porter's Lodge, clearing almost 20 acres of secondary growth that was not part of Downing's vision, and protecting the site from potentially destructive development projects.

[Top](#)

Scope and Content Note

This collection consists of administrative and financial records, correspondence, and photographs created by Springside Landscape Restoration, a non-profit organization dedicated to the preservation and maintenance of Springside--a United States National Historic Site and the summer home of Matthew Vassar (1792-1868). Publications and writings about Springside and its designer, landscape architect Andrew Jackson Downing (1815-1852), as well as records related to Springside from its 20th-century owners, the Nelson family, are also included.

[Top](#)

Arrangement

The collection is organized into seven series: Series I. Administrative Files, 1982-2019; Series II. Grants, 1987-2005; Series III. Photographs, 1972-2006; Series IV. Site Plans and Maps, 1983-2000; Series V. Proposals, Reports, and Surveys, 1972-2023; Series VI. Writings and Publications, 1950-2017; and Series VII. Nelson Family Papers, 1870-2024. [Top](#)

Access and Use

Access

Series I. Administrative Files contains one restricted file. The rest of the collection is open for research according to the [regulations of the Vassar College Archives and Special Collections Library](#) without any additional restrictions.

Restrictions on Use

Permission to quote (publish) from unpublished or previously published material must be obtained as described in the [regulations of the Vassar College Archives and Special Collections Library](#).

[Top](#)

Related Material

Related Materials

- Harvey Flad Papers
- [The Rosalie "Rollie" Thorne McKenna Papers include materials related to Springside's inclusion in the National Register of Historic Places, including correspondence with the National Park Service and photographs of Springside taken by McKenna in 1968.](#)

- [Matthew Vassar Papers](#)

[Top](#)

Subject Headings

Names:

- Downing, A. J. (Andrew Jackson), 1815-1852
- Flad, Harvey K., 1938-
- Vassar, Matthew, 1792-1868

Organizations:

- National Historic Landmarks Program (U.S.)
- New York (State). Office of Parks, Recreation, and Historic Preservation
- Poughkeepsie (N.Y.). Common Council

Subjects:

- Historic gardens--New York (State)
- Historic preservation--New York (State)
- Historic sites--Conservation and restoration--New York (State)

Places:

- Poughkeepsie (N.Y.)

Document Types:

- Archaeological objects
- Audiocassettes
- Audiovisual materials
- Clippings (information artifacts)
- Compact discs
- Correspondence
- Financial records
- Minutes (administrative records)
- Negatives (photographs)
- Newsletters
- Photographs
- Printed ephemera
- Property records
- Site plans

VCL Categories:

- Local History
- Vassar College

[Top](#)

Encoding Information

Encoded by Emma Gronbeck, June 2024.

[Top](#)

Administrative Information

Preferred Citation

Springside Landscape Restoration Records, Archives and Special Collections Library, Vassar College Libraries.

Processing Information

Processed by Emma Gronbeck, June 2024.

Acquisition Information

Gift of Springside Landscape Restoration, June 2021. (M2021-007)

Series VII. Nelson Family Papers was the gift of Miles Nelson, May 2024. (M2024-009)

[Top](#)

Series List

[Series I. Administrative Files, 1982-2019 \(Boxes 1-5\)](#)

This series contains correspondence, meeting minutes, vital records, financial records, maintenance and planning records, and other materials related to the founding and operation of Springside Landscape Restoration (SLR). Included are records related to the creation of SLR in response to the proposed condominium project neighboring Springside in 1982, including communications between the City of Poughkeepsie Planning Board, Dutchess County Landmarks Association, Hudson River Sloop Clearwater, Inc., Springside Associates (later Springside Condominiums, Inc.).

Arranged alphabetically by title.

[Series II. Grants, 1987-2005 \(Box 5\)](#)

This series contains grant applications, correspondence with granting organizations, and other materials related to grants and other monetary awards that Springside Landscape Restoration applied for.

Arranged alphabetically by title, with a chronology of grants filed at the beginning of the sequence and general research filed at the end.

[Series III. Photographs, 1972-2006 \(Box 6\)](#)

This series contains photographic materials--including prints, negatives, and slides--of Springside and Springside Landscape Foundation activities, including cleanup projects, site documentation, and plant sales.

Arranged chronologically.

Series IV. Site Plans and Maps, 1983-2000 (Boxes 6, 11-13)

This series contains site plans and maps of Springside, predominantly those created as part of Robert M. Toole's 1985 survey of the property and Walmsley & Company, Inc.'s 1988 survey.

Organized alphabetically by creator, with miscellaneous plans filed at the end. Sub-arranged alphabetically by title.

Series V. Proposals, Reports, and Surveys, 1972-2023 (Boxes 6-8, 10)

This series contains surveys of Springside conducted by outside organizations, as well as proposals and reports presented to Springside Landscape Restoration by those organizations. Included are records of an archeological survey of Springside conducted in the Fall of 2001 by the Vassar College Archaeological Field School, including dozens of samples collected by the students undertaking the field study, such as fragments of rock and glass, pottery shards, bones, and iron nails.

Organized into three subseries: Proposals, Reports, and Surveys - Vassar College Archaeological Field School. Sub-arranged alphabetically by title.

Series VI. Writings and Publications, 1950-2017 (Boxes 8-9)

This series contains writings and publications related to Springside, Springside Landscape Restoration, Andrew Jackson Downing, and other related topics. Writings include published and unpublished drafts of essays, papers, and articles, as well as notes and short writings and summaries. Publications consist primarily of clippings and newsletters, including the newsletter of Springside Landscape Restoration.

Arranged alphabetically by author or title.

Series VII. Nelson Family Papers, 1870-2024 (Boxes 9, 11)

This series contains materials collected by Miles Nelson that document his family's ownership of the Springside property after Matthew Vassar, including property records, notes, and photographs.

Arranged alphabetically by title.

Container List

Series I. Administrative Files, 1982-2019

Folder 1.1	Assisted living facility proposal, 1999
Folder 1.2	Brochures, undated
Folder 1.3	Brochures - Events, 1993
Folder 1.4	Brochures - "Tree Trail," undated
Folder 1.5	Brochures - Walking Tour, circa 2004
Folder 1.6	By-Laws, 1987-1992
Folder 1.7	By-Laws, undated
Folder 1.8	Charter amendment petition, 1992-1993
Folder 1.9	Correspondence, 1985

Folder 1.10	Correspondence, 1986-1987
Folder 1.11	Correspondence, 1988-1989
Folder 1.12	Correspondence, 1990-1992
Folder 1.13	Correspondence, 1993-1997
Folder 1.14	Correspondence, 1999-2003
Folder 1.15	Correspondence, 2004
Folder 1.16	Correspondence, 2005
Folder 1.17	Correspondence, 2008
Folder 1.18	Correspondence - Flad, Harvey, 1985-2017
Folder 1.19	Correspondence - Hartgen Archaeological Associates, 2004-2006
Folder 1.20	Correspondence - Hutchins, Everts, and Lefferts, 1988
Folder 1.21	Correspondence - Pierpont Associates, 1987-1988
Folder 1.22	Correspondence - Toole, Robert M., 1983-1986
Folder 1.23	Correspondence - Toole, Robert M., 1987-2001
Folder 1.24	Correspondence - Walmsley & Company, Inc., 1988-1989
Folder 1.25	Correspondence - William A. Hall Architecture and Planning, 1990-1995
Folder 1.26	Donor lists, 1999-2000
Folder 1.27	Drainage and hydrology, 1998-2000
Folder 1.28	Dutchess County Landmarks Association, 1983
Folder 1.29	Executive director, reports and memos, 1991-1992
Folder 1.30	Executive director search, 1990-1991
Folder 1.31	Event cards, 2006, undated
Folder 1.32	"Existing Conditions Narrative," undated
Folder 1.33	Financial records, 1990
Folder 1.34	Financial records, 1991-1992
Folder 1.35	Financial records, 1993
Folder 1.36	"Flora and Fauna," 2004-2006
Folder 1.37	Furlani lawsuit, 2002-2004
Folder 2.1	Gatehouse, 1987
Folder 2.2	General File, 1991
Folder 2.3	General File, 1992
Folder 2.4	General File, 1993
Folder 2.5	General File, 1994
Folder 2.6	General File, 1995
Folder 2.7	General File, 1996
Folder 2.8	General File, 1998
Folder 2.9	General File, 2002
Folder 2.10	General File, 2003
Folder 2.11	General File, 2004
Folder 2.12	General File, 2005
Folder 2.13	Heritage trail, 2002-2005
Folder 2.14	Hudson River Valley Greenway trails, 1988-1993
Folder 2.15	Hydraulic and hydrological features, 1999
Folder 2.16	Kouri lawsuit, 2004-2006

Folder 2.17	L.T. Bookout Inc, EQBA Appraisal agreement, 1992
Folder 2.18	Maintenance, 1997
Folder 2.19	Maintenance, 2004-2006
Folders 2.20-2.21	Maintenance/Restoration Binder, 2004
Folder 2.22	Meeting Minutes, 1986
Folder 2.23	Meeting Minutes, 1987
Folder 2.24	Meeting Minutes, 1988
Folder 2.25	Meeting Minutes, 1989
Folder 2.26	Meeting Minutes, 1990
Folder 2.27	Meeting Minutes, 1991
Folder 2.28	Meeting Minutes, 1992 Jan-Apr
Folder 2.29	Meeting Minutes, 1992 May-Dec
Folder 2.30	Meeting Minutes, 1993
Folder 3.1	Meeting Minutes, 1994
Folder 3.2	Meeting Minutes, 1995
Folder 3.3	Meeting Minutes, 1996
Folder 3.4	Meeting Minutes, 1997
Folder 3.5	Meeting Minutes, 1998
Folder 3.6	Meeting Minutes, 1999
Folder 3.7	Meeting Minutes, 2000
Folder 3.8	Meeting Minutes, 2001
Folder 3.9	Meeting Minutes, 2002
Folder 3.10	Meeting Minutes, 2003
Folder 3.11	Meeting Minutes, 2004
Folder 3.12	Meeting Minutes, 2005
Folder 3.13	Meeting Minutes, 2006
Folder 3.14	Meeting Minutes, 2008
Folder 9.24	Meeting Minutes, 2016
Folder 9.25	Meeting Minutes, 2019
Folder 3.15	New York State Department of Labor claim, 1992-1993 [RESTRICTED]
Folder 3.16	New York State charities registration, 1991-1993
Folder 3.17	Nomination of Porter's Lodge to City of Poughkeepsie Historic District and Landmarks Preservation Commission, 2004
Folder 3.18	Notes, circa 1984
Folder 3.19	Oral history with Harold Knowlton, notes, 2004 Jul
Folder 3.20	Personnel policy, 1990
Folder 3.21	Pest management, 2004
Folder 3.22	Pierpont Associates Fundraising case study, 1987-1988
Folder 3.23	"Plan of work," undated
Folder 3.24	"Preservation Maintenance Plan," undated
Folder 3.25	Projects: Adriance/Ivy Terrace drainage, 1998
Folder 3.26	Projects: Matthew Vassar statue at Springside, 2005
Folder 3.27	Projects: Porter's lodge painting, 1994
Folder 3.28	Projects: Porter's lodge painting, 2005, 2013

- Folder 3.29 Projects: Porter's lodge painting, contracts with the City of Poughkeepsie, 1999-2000
- Folder 3.30 Projects: Porter's lodge roof, 1996-1997
- Folder 3.31 Projects: Signage and labels, 2005
- Folder 3.32 Projects: Wall repair, 2005
- Folder 3.33 Promotional materials, undated
- Folder 3.34 Public relations, 2004
- Folder 3.35 "Restoration Concepts for Springside," 1987 Sep, undated
- Folder 3.36 SavATree program, 1992
- Folder 3.37 Request for Proposals, 1987
- Folder 3.38 Site plans, undated
- Folder 3.39 Springside Associates Lawsuit - Agreement drafts, 1984
- Folder 3.40 Springside Associates Lawsuit - City of Poughkeepsie, correspondence, 1983-1984
- Folder 3.41 Springside Associates Lawsuit - City of Poughkeepsie Common Council, 1984
- Folder 3.42 Springside Associates Lawsuit - City of Poughkeepsie Common Council, meeting minutes, 1984 Jan 16-30
- Folder 3.43 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, correspondence and memos, 1983
- Folder 3.44 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, meeting, audiocassettes, 1983 Nov 22 [2 tapes]
- Folder 4.1 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, meeting minutes, 1983 Dec 6
- Folder 4.2 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, meeting transcript, 1984 Nov 22
- Folder 4.3 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, meeting minutes, special session on Springside, 1985 Jun 4
- Folder 4.4 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, staff report, 1983 Aug
- Folder 4.5 Springside Associates Lawsuit - City of Poughkeepsie Planning Board, memos and comments, 1982-1985
- Folder 4.6 Springside Associates Lawsuit - Correspondence and meeting notes, 1982-1986
- Folder 4.7 Springside Associates Lawsuit - Dutchess County Landmarks Association, 1982-1984
- Folder 4.8 Springside Associates Lawsuit - Hudson River Sloop Clearwater, Inc., 1984-1986
- Folder 4.9 Springside Associates Lawsuit - Legal documents - "Affidavit in support of the Petition," 1984 Feb
- Folder 4.10 Springside Associates Lawsuit - Legal documents - "Consent to Change Attorney," 1984 Nov 27
- Folder 4.11 Springside Associates Lawsuit - Legal documents - "Exhibits to Petition," 1983
- Folder 4.12 Springside Associates Lawsuit - Legal documents - "Judgement," 1984 May 18
- Folder 4.13 Springside Associates Lawsuit - Legal documents - "Memorandum of Understanding," 1984 Dec 6
- Folder 4.14 Springside Associates Lawsuit - Legal documents - "Notice of Petition," 1984 Feb 19
- Folder 4.15 Springside Associates Lawsuit - Legal documents - "Opinion of Title," 1984 Nov 21
- Folder 4.16 Springside Associates Lawsuit - Legal documents - "Petitioner's Memo of Law in Support of the Petition," 1984
- Folder 4.17 Springside Associates Lawsuit - Legal documents - "Stipulation of Settlement," 1984-1985
- Folder 4.18 Springside Associates Lawsuit - Legal documents - "Supplemental Affidavit in Support of the Petition," 1984 Apr 20
- Folder 4.19 Springside Associates Lawsuit - Legal documents - "Verified Reply," 1984 Apr 20

Folder 4.20	Springside Associates Lawsuit - Letters and statements to the City of Poughkeepsie Mayor, 1983-1984
Folder 4.21	Springside Associates Lawsuit - "Marketability Analysis of Proposed Springside Luxury Condominium Development," 1982 Sep
Folder 4.22	Springside Associates Lawsuit - New York State offices and departments, 1984
Folder 4.23	Springside Associates Lawsuit - Notes and research, 1983-1986
Folder 4.24	Springside Associates Lawsuit - Out of court settlement and modifications, 1983-1985
Folder 4.25	Springside Associates Lawsuit - Petition to City of Poughkeepsie Planning Board, 1983 Nov - 1984 Jan
Folder 4.26	Springside Associates Lawsuit - Proposed subdivision, 1986-1989
Folder 4.27	Springside Associates Lawsuit - Springside Condominiums, Inc. - Agreement, 1990 Feb 15
Folder 4.28	Springside Associates Lawsuit - Springside Condominiums, Inc. - Brochure, circa 1986
Folder 4.29	Springside Associates Lawsuit - Springside Condominiums, Inc. - Memorandum of Understanding, 1992 Mar
Folder 4.30	Springside Associates Lawsuit - Springside site plan modifications, 1986
Folder 4.31	Springside Associates Lawsuit - "Stipulation," drafts, 1984
Folder 4.32	Springside Associates Lawsuit - "Testimony of the Hudson River Sloop Clearwater, Inc.," 1984 Feb 6
Folder 4.33	Springside Condominium, Inc., 1986-1991
Folder 4.34	Springside Landscape Restoration website, circa 2000
Folder 4.35	Springside Landscape Restoration website, 2016
Folder 4.36	Springside National Historic Landmark, 1984
Folder 4.37	Springside Quitclaim Deed, 1990 Feb 15
Folder 4.38	Sterling Properties Group, submission to City of Poughkeepsie Planning Board, 2005 Sep 7
Folder 4.39	Symposium on Andrew Jackson Downing, Dumbarton Oaks, Philadelphia, 1987
Folder 4.40	Tax exempt certificate 509(a), 1989
Folder 4.41	Tax exempt status, 1987-1993
Folder 5.1	Tax exempt status - Property tax, 1990-1991
Folder 5.2	Tree survey, [2004?]
Folder 5.3	Walking tours, circa 2004-2009
Folder 5.4	Yankee Intern Program, 1988

Series II. Grants, 1987-2005

Folder 5.5	Chronology and research, 2000-2003
Folder 5.6	Americorps, 1997
Folder 5.7	Andy Warhol Foundation, 1996
Folder 5.8	Central Hudson (for Hemlock treatment), 1993
Folder 5.9	City of Poughkeepsie, Community Development Block Grant, 1997, 2003
Folder 5.10	Community Foundation of Dutchess County, 2002-2003
Folder 5.11	Cunneen-Hackett Charitable Trust, 1992
Folder 5.12	Dyson Foundation, 2001-2002
Folder 5.13	Getty Grant Program, 1990
Folder 5.14	Hudson River Improvement Fund, 1992-1996
Folder 5.15	Hudson River Valley Greenway Conservancy, 1992-1994

Folder 5.16	Hudson River Valley Greenway Conservancy, 2002-2005
Folder 5.17	IBM Cash Grant, 1992
Folder 5.18	IBM Equipment Grant, 1991
Folder 5.19	J. M. Kaplan Fund, 1991-1993
Folder 5.20	James J. McCann Charitable Trust, 1992
Folder 5.21	National Park Service, 2002
Folder 5.22	National Recreational Trails Program, 2002
Folder 5.23	New York Council for the Humanities, 1996-1997
Folder 5.24	New York State Council on the Arts, 1988-1990
Folder 5.25	New York State legislature members, 1993-1995
Folder 5.26	New York State Office of Parks, Recreation, and Historic Preservation, 1994-1996
Folder 5.27	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), application, 1987
Folder 5.28	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), proposal and acquisition checklist, 1987-1991
Folder 5.29	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), 1988-1992
Folder 5.30	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), 1991-1992
Folder 5.31	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), vouchers and payments, 1992
Folder 5.32	New York State Office of Parks, Recreation, and Historic Preservation - Environmental Quality Bond Act (EQBA), revocation of funds, 1993
Folder 5.33	Preservation League of New York State, 1988-1993
Folder 5.34	Preservation League of New York State, 1995-2004
Folder 5.35	Research, 1991-1993

Series III. Photographs, 1972-2006

Folder 6.1	Springside, taken by Rollie McKenna for National Historic Landmark registration, 1969 (printed), undated
Folder 6.2	Springside buildings, polaroids, 1972 Jul 30
Folder 6.3	Springside buildings, 1972-2004
Folder 6.4	Springside site and buildings, 1975
Folder 6.5	Springside buildings, [circa 1980s]
Folder 6.6	Springside "existing conditions," negatives, 1987 Apr
Folder 6.7	Springside, with map index, 1987 Apr [127 photographs]
Folder 6.8	Springside buildings, 1988
Folder 6.9	Springside site, 1991 May
Folder 6.10	Springside site and buildings, 1991 Sep
Folder 6.11	Springside plaque unveiling, 1991 Oct
Folder 6.12	Springside site, prints and negatives, 1992 Jan-Mar
Folder 6.13	Springside cocktail party, Camp Deacon workers, 1992 Jul
Folder 6.14	Hudson Valley Leadership - Dutchess Community College classes at Springside, prints and negatives, circa 1993
Folder 6.15	Springside site and buildings, negatives, circa 1993

Folder 6.16	Springside events, 1994
Folder 6.17	Springside clean-up days, 1994 Apr-Jul
Folder 6.18	Springside site and events, , 1995
Folder 6.19	Springside clean-up and plant sale, 1995 May
Folder 6.20	Springside, overhead views and diagrams, 1996, undated
Folder 6.21	[Matthew Vassar cottage façade exhibit, New York State Museum, Albany?], [2001?]
Folder 6.22	Springside plant sale and debris dumping, 2001
Folder 6.23	Springside plant sale and work, 2002 May [1 CD]
Folder 6.24	Springside sign installation, 2003
Folder 6.25	Springside site survey, 2006 Mar
Folder 6.26	113 and 121 Academy St, Poughkeepsie, NY, undated
Folder 6.27	Downing, Andrew Jackson, illustrations (reproductions), undated
Folder 6.28	Springside, undated
Folder 6.29	Springside, architectural designs by Andrew Jackson Downing (reproductions), undated
Folder 6.30	Springside, illustrations (reproductions), undated

Series IV. Site Plans and Maps, 1983-2000

Harry J. Bly

Folder 11.1 (Oversize)	"Springside - Subdivision of Lands," revised, 1986 Aug 19
Folder 11.1 (Oversize)	"Subdivision Plan of Lands of Springside Associates," revised, 1983 Sep 15 [2 copies]
Folder 11.1 (Oversize)	Untitled Springside plan, revised, 1985 Nov 7

Michael George and Lisa Dreishpoon-Weiss

Folder 11.2 (Oversize)	"Plan of Master Plant Identification for Springside," preliminary analysis, 1987 Dec [2 copies]
---------------------------	---

Sandy and Babcock Association / The SWA Group

Folder 11.3 (Oversize)	"A. J. Downing Original Site Plan," 1987
Folder 11.3 (Oversize)	"A. J. Downing - Springside," 1987
Folder 11.3 (Oversize)	"Revised Preliminary Site Plan," 1984 Apr 17
Folder 11.3 (Oversize)	"Site Analysis - Vegetation," 1987
Folder 11.3 (Oversize)	"Springside Existing Utilities & Topographic Data Map," sheet ST-1, 1985 Apr 23

Robert M. Toole

Folder 11.4 (Oversize)	"Springside - Design Elements - 1852," Sheet A, revised, 1987 Apr 13
Folder 11.4 (Oversize)	"Springside - Design Elements - 1852," Sheet A, annotated, 1990 Jul 10
Folder 11.4 (Oversize)	"Springside - Existing Conditions - 1985," Sheet B, revised, 1986 Oct 25
Folder 11.4 (Oversize)	"Springside - Existing Conditions - 1985," Sheet C, revised, 1986 Oct 25

Tourbier & Walmsley

Folder 11.4 (Oversize)	"Existing Inventory of Major Trees," 1999 Jun - 2000 Apr
Box 12 (OV Roll)	"Existing Inventory of Major Trees," 1999 Jun - 2000 Apr

Walmsley & Company, Inc. - "Master Plan for Restoring the Ornamental Farm of Matthew Vassar"

Box 12 (OV Roll)	"1. Benson Lossing Site Description and Map, 1867," 1988
Box 13 (OV Roll)	"2a. Existing Conditions - Topography/Slopes," 1988
Box 13 (OV Roll)	"2b. Existing Conditions - Surface Water/Drainage," 1988
Box 13 (OV Roll)	"2c. Existing Conditions - Vegetation Types," 1988
Box 13 (OV Roll)	"2d. Existing Conditions - Circulation," 1988
Box 13 (OV Roll)	"2e. Existing Conditions - Buildings and Structures," 1988
Folder 11.5 (Oversize)	"3. Proposed Functional Subdivisions & Analysis," 1988
Folder 11.5 (Oversize)	"4. Master Plan," 1988 [2 copies]
Box 12 (OV Roll)	"4. Springside Condominiums," 1988
Box 13 (OV Roll)	"4. Springside Condominiums," resized, colored, 1988
Folder 11.5 (Oversize)	"5. Maintenance and Management Plan," 1988 [2 copies]
Box 12 (OV Roll)	"5. Maintenance and Management Plan," 1988
Box 13 (OV Roll)	"5. Maintenance and Management Plan," resized, colored, 1988

Folder 11.6 (Oversize)	"Existing Site Analysis," 1988 [2 copies]
Folder 11.6 (Oversize)	"Historic Analysis," 1988
Folder 11.6 (Oversize)	"Management Analysis," 1988
Box 12 (OV Roll)	"Management Analysis," 1988 [damaged]
Folder 11.6 (Oversize)	"Restoration Plan," drafts, 1988 Aug-Sep

Miscellaneous

Folder 6.31	"Map of Springside (1857) by E. Jacob at Adriance," compact disc, undated [1 CD]
Box 12 (OV Roll)	Springside, overhead photograph, undated
Box 12 (OV Roll)	Springside, partial site plan, undated
Box 12 (OV Roll)	"Subdivision of Lands, Springside Condominiums, Inc., 181 Academy St," perimeter survey, 1988 Nov 30

Series V. Proposals, Reports, and Surveys, 1972-2023

Proposals

Folder 6.32	"A Master Plan for the Historic Landscape at 'Springside'" by Doell & Doell, 1987 Jul 16
Folder 6.33	"A Proposal for the Analysis, Preservation, & Management of Springside..." by LANDSCAPES with David Schuyler, Noel Dorsey Vernon, ASLA, Grossman & Associates, Inc., and William A. Patterson, 1987 Jul 13
Folder 6.34	"Proposal for Springside" by Walmsley & Company, Inc., 1987 Jul 10
Folder 6.35	"The Restoration of Springside" by Bruce Kelly and David Varnell (Landscape Architects), 1987 Jul 13
Folder 6.36	"Site Analysis Proposal for Springside" prepared by Rudy J. Favretti and Associates, 1987 Jul 9
Folder 6.37	"Springside Landscape Restoration: Historic Preservation Project," 1987 Sep

Reports

Folder 6.38	"Analysis of Effect of Proposed Project on 'Springside'" by City/Scape: Cultural Resource Consultants, 1999 Mar
Folder 7.1	"Appraisal Report on Springside..." prepared by H. R. Fountain & Co., Inc., 1989-1990
Folder 7.2	"Archaeological Investigation, Springside," by STRATA Cultural Resource Management, LLC, 2013 Dec
Folder 7.3	"Evaluation Report for Restoration Potential and Proposed Development at Springside" by Robert M. Toole, 1984 Feb 6
Folder 7.4	Historic American Building Survey, 1990 Apr
Folder 7.5	"Historic Landscape Report for Springside" by Robert M. Toole, draft, 1985 May 15

Folder 7.6	"Historic Landscape Report for Springside" by Robert M. Toole, drafts and corrections, 1985-1986
Folder 7.7	"Historic Landscape Report for Springside" by Robert M. Toole, evaluations, 1986-1987
Folder 7.8	"Historic Landscape Report for Springside" by Robert M. Toole, draft, 1987 Jan 5
Folder 7.9	"Historic Landscape Report for Springside" by Robert M. Toole, final version, 1987 May 20
Folder 7.10	"Historic Landscape Report for Springside - Bibliography" by Robert M. Toole, 1986 Sep
Folder 7.11	"Market Study of Springside Land Company, LCC" prepared by Pomeroy Appraisal Associates, 2010 Jan 7
Folder 7.12	National Register of Historic Landmarks, 1972
Folder 7.13	National Register of Historic Landmarks, 1982
Folder 7.14	"Phase 1B Archaeological Field Reconnaissance - Center Circle Carriageways, Springside..." prepared by Hartgen Archeological Associates, Inc., 2006 Apr
Folder 7.15	"Preservation Maintenance Plan for a Historic Landscape: Springside" by Tourbier & Walmsley, 2000 May
Folder 7.16	"Site Analysis of 'Springside'" prepared by Walmsley & Company, Inc., 1988 Oct 19
Folder 7.17	"Site Analysis, Landscape Master Plan and Maintenance Plan of Springside National Historic Landmark" by Walmsley & Company, Inc., 1988 Dec 2
Folder 7.18	"Site Analysis, Landscape Master Plan and Maintenance Plan of Springside National Historic Landmark" by Walmsley & Company, Inc., circa 1989
Folders 7.19-7.20	"Site Analysis, Landscape Master Plan and Maintenance Plan of Springside National Historic Landmark" by Walmsley & Company, Inc., circa 1989
Folder 7.21	"Springside: A Partnership with the Environment" prepared by the Dutchess County Department of Planning, 1968 Dec
Folder 7.22	"The Springside Cottage Outlook, Foundation Excavation, and Interpretation Recommendations" prepared by Kyle Toth, Marc Paalvast, and PS&S, 2023 May 12
Folder 7.23	Springside Drainage Study/ Sterling Properties proposed construction, 2004-2005
Folder 7.24	"Springside - Environmental Assessment Form," 1983 Nov 10
Folder 7.25	"Springside - Environmental Assessment Form," supporting data and evaluation, 1983 Sep
Folders 7.26-7.27	"Springside - Environmental Assessment Form," for Sterling Properties Group, revised, 2005 Mar 14
Folder 8.1	"Springside Porter's Cottage Exterior Paint Analysis" by Paul A. Baumgarten & Associates, 2005
Folder 8.2	"Working Paper #1 for Springside" by Walmsley & Company, Inc., 1988 Mar 14

Surveys - Vassar College Archaeological Field School

Folder 8.3	Proposal for research at Springside, 2001
Folder 8.4	Springside artifact catalog sheets, 2001 Sep-Nov
Folder 8.5	Springside field notes, 2001 Sep-Nov
Folder 8.6	Springside geophysical survey sheets, 2001 Sep-Nov

Springside Archaeological Samples:

Box 10, Bag 1	Barn Area - Test Pit, 2001 Sep-Nov
Box 10, Bag 2	Between Jet Vale and Springside - Test Pit, Layer 1, Context 27, 2001 Sep-Nov
Box 10, Bag 3	Between Jet Vale and Willow Spring - Layer 2, Context 28, 2001 Sep-Nov
Box 10, Bag 4	Lawn Terrace - Grid 1, Unit 5, 2001 Sep-Nov

Box 10, Bag 5 Lawn Terrace - Grid 2, Unit 1, Context 2, Level A, 2001 Nov 30

Box 10, Bag 6 Lawn Terrace - Grid 2, Unit 2, Context 8, 2001 Sep-Nov

Box 10, Bag 6 Lawn Terrace - Grid 2, Unit 2, Context 16, 2001 Sep-Nov

Box 10, Bag 7 Lawn Terrace - Grid 2, Unit 4, Context 1, Level A, 2001 Sep 28

Box 10, Bag 8 Lawn Terrace - Grid 2, Unit 4, Context 1, Level A, 2001 Sep-Nov

Box 10, Bag 9 Lawn Terrace - Grid 3, Unit 9, Context 11, 2001 Sep-Nov

Box 10, Bag 10 Lawn Terrace - Grid 3, Unit 9, Context 15, 2001 Sep-Nov

Box 10, Bag 11 Lawn Terrace - Grid 3, Unit 10, Context 22C, 2001 Sep-Nov

Box 10, Bag 12 Lawn Terrace - Grid 3, Unit 11, Context 18, 2001 Oct 12

Box 10, Bag 13 Lawn Terrace - Grid 3, Unit 12, 2001 Oct

Box 10, Bag 14 Springside Cottage - Test Pit 1, 2001 Sep-Nov

Box 10, Bag 15 Springside Cottage - Test Pit 2, 2001 Sep-Nov

Series VI. Writings and Publications, 1950-2017

Folder 8.7 *Bulletin of American Garden History*, 1987 Spring

Folder 8.8 Clark, Kitty, "Springside: An Exemplary American Home" (ART 250), 1987 Dec

Folder 8.9 *The Clearview Navigator*, 1984-1985

Folder 8.10 Clippings, 1852-1900 (photocopies), undated

Folder 8.11 Clippings, 1965-1979

Folder 8.12 Clippings, 1983-1988

Folder 8.13 Clippings, 1992-1998

Folder 8.14 Clippings, 2001-2006, 2017

Folder 8.15 Clippings: John O. Whitehouse, E. N. Howell, and William Nelson at Springside (photocopies), 1879-1973

Folder 8.16 Dutchess County Environmental Management Council, "The Lower Wappinger: A Significant Area," 1982 Dec

Folder 8.17 Effron, Jesse, "How Springside, An Important National Landmark, Was Saved," draft, 1988 Nov

Folder 8.18 Flad, Harvey, "Matthew Vassar's 'Springside'," correspondence, 1986-1990

Folder 8.19 Flad, Harvey, "Matthew Vassar's 'Springside'," drafts, circa 1987

Folder 8.20 Flad, Harvey, "Matthew Vassar's 'Springside'," drafts, 1987 Aug - 1988 Jan

Folder 8.21 Flad, Harvey, "Matthew Vassar's 'Springside'," final draft, circa 1988

Folder 8.22 Flad, Harvey, "Matthew Vassar's 'Springside'," drafts for Dumbarton Oaks Colloquium, circa 1987

Folder 8.23 Flad, Harvey, "Matthew Vassar's 'Springside'," research and notes, 1986-1987

Folder 8.24 Flad, Harvey, "Matthew Vassar's 'Springside' As Designed by Downing and Vaux," undated

Folder 8.25 Flad, Harvey, "Meaning (and Mortality) In Preserved Landscapes," undated

Folder 8.26 Flad, Harvey - Mohonk Garden Conference, notes and research, 1988

- Folder 8.27 Flad, Harvey, "Past, Present, and Future Imperfect: The Practice of Historic Landscape Preservation at Andrew Jackson Downing's Springside," 1996
- Folder 8.28 Flad, Harvey - Research and notes, Andrew Jackson Downing, 1985-2000
- Folder 8.29 Flad, Harvey - Research, Andrew Jackson Downing letters from Sleepy Hollow Restorations (photocopies), 1987 May
- Folder 8.30 Flad, Harvey, "Saving Springside: Preserving Downing's Last Landscape," drafts, 2017
- Folder 8.31 Flad, Harvey, "Saving Springside: Preserving Downing's Last Landscape," final draft, with correspondence, 2017 Jul
- Folder 8.32 The Garden Conservancy Newsletter, 1996-2005
- Folder 8.33 "History of Springside," undated
- Folder 8.34 *Hudson River Quarterly*, 1979 Winter
- Folder 8.35 Hudson River Valley Greenway, "Hudson River Valley National Heritage Area Management Plan," 2002 Jun
- Folder 8.36 Hudson Valley Philharmonic, "Designer's Showhouse '83," 1983
- Folder 8.37 Miscellaneous writings about Springside, undated
- Folder 8.38 New York State Bureau of Historic Sites, "Historic Preservation Manual," 1984 Nov
- Folder 8.39 Pendleton, Christopher, "A Preliminary Geologic Study of Springside Estate National Historic Landmark" (Vassar College senior thesis), 1992 May 5
- Folder 8.40 "Prophet With Honor: The Career of Andrew Jackson Downing, 1815-1852," Dumbarton Oaks Colloquium on the History of Landscape Architecture XI, 1989
- Folder 9.1 Research - Andrew Jackson Downing Memorial Park, Newburgh, NY, 1990-1991
- Folder 9.2 Research - Springside, undated
- Folder 9.3 Research - Stonework, 2004-2007
- Folder 9.4 Sears, John F., "Andrew Jackson Downing and Picturesque Tourism at Matthew Vassar's 'Springside'," 1990
- Folder 9.5 Small, Virginia, "Learning from Legendary Garden Designers," *Fine Gardening*, 2001 Jan-Feb
- Folder 9.6 "Springside History," 1950-1988
- Folder 9.7 "Springside History," 1990-2004
- Folder 9.8 Springside Landscape Restoration Newsletter, 1994 Dec
- Folder 9.9 Springside Landscape Restoration Newsletter, 1997-2000
- Folder 9.10 Springside Landscape Restoration Newsletter, 2001-2005
- Folder 9.11 "Springside Mazurka," sheet music with notes, 1992
- Folder 9.12 Toole, Robert M., "1820-1880, Romantic Gardens on the Hudson River, New York State," 1984
- Folder 9.13 Toole, Robert M., "Springside: Andrew Jackson Downing's Only Extant Garden," 1987 Sep 20
- Folder 9.14 Wahlberg, Holly, "Statement of Significance: Springside Landscape," 2017
- Folder 9.15 Writings on Andrew Jackson Downing and landscaping, 1986-2005

Series VII. Nelson Family Papers, 1870-2024

- Folder 11.7
(Oversize) Advertisement for sale of Springside by auctioneer Adrian H. Miller & Son, 1879 Jun
- Folder 9.16 Letters about Springside, 1879 - circa 1970 (photocopies), undated
- Folder 9.17 Notes on Springside by Miles Nelson, 2023-2024
- Folder 9.18 Photographs - Springside property and Nelson family, circa 1897-1959
- Folder 11.7
(Oversize) Site plan - "Marie Nelson Estate - Right of Way," 1954 Jul 15

Folder 11.7 (Oversize)	Site plan - "Springside," 1931 Mar
Folder 11.7 (Oversize)	Site plan - "Springside," 1959 Oct 14
Folder 11.7 (Oversize)	Site plan - "Springside," annotated, 1959 Oct 14
Folder 11.7 (Oversize)	Site plan - "Springside - Marie Nelson Estate and Surrounding Properties," circa 1965
Folder 9.19	Springside - Deed, 1879 Jun 26
Folder 9.20	Springside - Referee's Deed, 1870 Jul 9
Folder 9.21	Springside - Referee's Deed, mortgage foreclosure, 1901 Apr 29
Folder 9.22	Springside - "Search against the premises in the Town of Poughkeepsie described in a deed made by John P. H. Tallman...", 1879 Jul 11
Folder 9.23	Springside - Terms of Sale, 1879 Mar 5

[Return to the Table of Contents](#)