

Arden House

AMERICA'S FIRST CONFERENCE CENTER



VITAL STATISTICS



SITE DESCRIPTION

The site spans approximately 449.5 acres of mostly steeply-sloped land. Arden House, along with about five outbuildings, is centrally located within a 50-acre building envelope on the estate property. Arden House itself has an estimated gross building area of 100,000 square feet.

Arden House Estate sits atop a 1,300-foot ridge, at the highest point on Mount Orama, offering commanding views of the Ramapo Mountains and the Hudson Highlands. It is surrounded by 110,000 acres of park and preservation land, including Harriman State Park.

Mansion and outbuildings	50 acres
Cranberry Lake	125 acres
Rugged, undeveloped land	274.5 acres
Arden House Estate	449.5 acres total*

*All measurements approximate

Natural Amenities

The extensive open space surrounding the house has a lake, rolling woodlands, and distinct rocky croppings visible for miles around. *Cranberry Lake* is a pristine water body surrounded by undeveloped forest. The water source is Forest Lake (not part of the site); the water is pumped at the lake to an in-ground reservoir at the top of Mt. Orama.

Structural Amenities

Arden House is a sprawling three-story granite and stone structure. The mansion includes the Main House, East Wing and North Wing. The Main House was completed in 1909, with only American-made materials used in the structure. In

1923, W. Averell Harriman added the East Wing, and in 1964, *Columbia University* (to whom the Harriman family had donated the property) added a second wing to the east of this wing; both of these wings primarily contain guest rooms. In the early 1970s, Columbia added a classroom wing (including an auditorium), attached to the southwest corner of the facility. Columbia later added the North Wing, which includes 47 guest rooms, bringing the total to 97 guest rooms.

Restrictions/Zoning

Approximately 100 acres of the estate, including Arden House, is subject to a deed restriction that limits use to “educational, charitable and

benevolent” uses. The conservation easement will require that approximately 300 acres of the property known as the Rocks be permanently restricted for conservation purposes. Development within the Arden House 50-acre development envelope and within the 75 acres adjacent to Cranberry Lake would be restricted to uses compatible with adjacent parkland. Private residential or commercial use would be permitted under a long-term lease arrangement, subject to approval of the intended use.