



SETTLERS HOSPITALITY

Meet. Retreat. Succeed.

Silver Birches Resort. The Settlers Inn. Ledges Hotel.



SettlersHospitality.com | Hawley, PA

SETTLERS HOSPITALITY

THE EXPERIENCE

Silver Birches

Vintage resort on the shores of Lake Wallenpaupack

Ledges Hotel

Contemporary boutique hotel at the base of Paupack High Falls

The Settlers Inn

Authentic Arts & Crafts lodge with period gardens and Lackawaxen River access.

Four historic boutique properties (including the Hawley Silk Mill) located within minutes of each other that encompass a broad array of lodging, dining, and activities to ensure a successful retreat or meeting for your organization.

Stay at one, meet at another, dine at a third, & team build at a fourth. Mix and match locations to create your ideal experience.

We proudly offer:

- An enthusiastic staff, trained to understand that your success is our objective, includes a dedicated concierge and team to host each of your meetings and dining events.
- Tranquil and picturesque remote outdoor settings on lakes, rivers and waterfalls to provide the backdrop.
- Meeting spaces designed to meet your needs that include options from classrooms and traditional meeting rooms to outdoor decks and soft seating living rooms. Our variety of spaces accommodate from six to three hundred attendees.
- On site activities at Lake Wallenpaupack including paddle boarding, kayaking and motor boating. Our meeting concierge will assist with team building activities from golf to guided river tours and nature hikes.
- Creative chefs, with access to the freshest locally sourced ingredients, who create menus to satisfy the most sophisticated palate. You may opt for casual dining or multi course formal dinners.
- Our venues have high speed internet access including dedicated networks in computer labs. An onsite technology professional is available as requested to assist with your most complex requirements.

Whether your visit is for a special occasion, small or large business meeting, to indulge in award-winning cuisine, or for a quiet retreat, you can be assured of a comfortable and relaxing destination at any Settlers Hospitality property. We look forward to welcoming you.



For a tour of our properties or to request a proposal, please contact us at 570-226-4388 or JSimpler@settlershospitality.com.



TABLE OF CONTENTS

Meeting Capacity Chart.....	2
Meeting Spaces	
Silver Birches Waterfront Ballroom.....	3
Silver Birches Starboard Room.....	4
Ledges Hotel Tannery Room.....	5
The Settlers Inn Undercroft.....	6
Hawley Silk Mill Boiler Room.....	8
Hawley Silk Mill Computer Lab.....	9
Intimate Meeting Spaces.....	10
Dining.....	11
Accommodations.....	15
Activities & Amenities.....	19



MEETING CAPACITY CHART

Below are the most common room arrangements. Please contact us with specific requests or for creative ideas on how to get attendees more engaged with each other.

Meeting Room	Sq. Ft.	Length (ft)	Width (ft)	Cocktail reception	Banquet	Theater	Classroom	Conference	Hollow square	U-shape	Crescent
The Waterfront at Silver Birches	4600	70	60	275	250	300	100	60	130	100	200
Starboard Room at Silver Birches	400	15	27	45	45	45	20	20	20	18	n/a
Meeting Room 201 at Ledges Hotel	500	n/a	n/a	10	n/a	n/a	10	6	n/a	n/a	n/a
The Tannery Room at Ledges Hotel	700	21	27	70	60	65	30	20	25	30	35
Glass Terrace at Ledges Hotel	500	23	29	80	60	65	30	20	20	20	25
Great Room at Ledges Hotel	990	33	32	100	80	100	60	20	25	25	35
Great Deck at Ledges Hotel	912	38	24	100	70	90	50	20	25	25	25
The Boiler Room at Hawley Silk Mill	1152	36	32	100	80	100	40	30	35	25	50
Executive Board Room at Hawley Silk Mill	294	21	14	20	n/a	20	15	12	8	10	n/a
Computer Lab at Hawley Silk Mill	500	n/a	n/a	n/a	n/a	n/a	18	n/a	n/a	n/a	n/a
The Undercroft at The Settlers Inn	1,770	62	29	160	130	160	60	30	30	25	80
The Settlers Inn Restaurant	1,600	50	32	150	100	120	60	30	30	25	80
The Settlers Inn Terrace	987	47	21	120	70	90	50	25	35	25	60



MEETING SPACES

THE WATERFRONT AT SILVER BIRCHES



MEETING SETUP ACCOMMODATIONS

U-Shaped: 100 people
Cresecent: 200 people
Classroom: 100 people
Conference: 60 people
Cocktail Reception: 275 people
Theater: 300 people
Banquet: 250 people
Hollow Square: 130 people

OVERVIEW

Enhanced by beautiful views of Lake Wallenpaupack, our event center at The Waterfront, with seating capacity for up to 300, is ideal for any large event, meeting or conference.

MEETING SPACES

STARBOARD ROOM AT SILVER BIRCHES



MEETING SETUP ACCOMMODATIONS

- U-Shaped: 18 people
- Classroom: 20 people
- Conference: 20 people
- Cocktail Reception: 45 people
- Theater: 45 people
- Banquet: 45 people
- Hollow Square: 20 people

OVERVIEW

The Starboard Room is perfect for a brainstorming session, casual lunch or dinner. Located within The Dock restaurant, this private space faces lakefront and will be your favorite docking spot.

MEETING SPACES

TANNERY ROOM AT LEDGES HOTEL



MEETING SETUP ACCOMMODATIONS

- U-Shaped: 30 people
- Crescent: 35 people
- Classroom: 30 people
- Conference: 20 people
- Cocktail Reception: 70 people
- Theater: 65 people
- Banquet: 60 people



OVERVIEW

Cantilevered over a river gorge, the Tannery offers an amazing view of water and moss covered rock formations. The light filled room brings the outdoors in to your meeting or dining space.

MEETING SPACES

THE UNDERCROFT AT THE SETTLERS INN



MEETING SETUP ACCOMMODATIONS

- U-Shaped: 25 people
- Crescent: 80 people
- Classroom: 60 people
- Conference: 30 people
- Cocktail Reception: 160 people
- Theater: 160 people
- Banquet: 130 people



OVERVIEW

The simplicity of Arts & Crafts design with warm cherry wood beams, tile surrounded fire place and garden views create a lovely space for a conference or meeting whether you are hosting 20 or 80 guests. The adjoining garden is a perfect spot for a morning or afternoon break.

MEETING SPACES

THE SETTLERS INN RESTAURANT



MEETING SETUP ACCOMMODATIONS

- U-Shaped: 25 people
- Classroom: 60 people
- Conference: 30 people
- Cocktail Reception: 150 people
- Theater: 120 people
- Banquet: 100 people
- Hollow Square: 30 people



OVERVIEW

The traditional period decor defines this space with native Chestnut woods and arts & crafts style lighting. The adjoining Chestnut Tavern with outdoor terrace and Muriel's Garden will delight your imagination.

MEETING SPACES

THE BOILER ROOM AT THE HAWLEY SILK MILL



MEETING SETUP ACCOMMODATIONS

- U-Shaped: 25 people
- Classroom: 40 people
- Cresecent: 50 people
- Conference: 30 people
- Cocktail Reception: 100 people
- Theater: 100 people
- Banquet: 80 people
- Hollow Square: 35 people



OVERVIEW

Located within the Hawley Silk Mill, the “Boiler Room” is just that, a creative adaptive reuse of the original furnace room. Facing the Paupack High Falls just upstream from Ledges Hotel, this room is no boiler plate. The stunning views coupled with the stone terraces and decks will truly impress the guests attending the meeting or function here.

MEETING SPACES

CLASSROOMS - COMPUTER LAB

AT THE HAWLEY SILK MILL



MEETING SETUP ACCOMMODATIONS

Classroom: 18 people (approx.)

6 Classrooms

1 Biology Lab

3 Computer Labs

OVERVIEW

For specialized training that requires a classroom style computer lab utilize the Lackawanna College housed on the third floor of Hawley Silk Mill. Pairing this space with the use of the Boiler Room or Board Room will certainly meet your needs. High speed fiber optics enhance the functionality of these spaces.

MEETING SPACES

INTIMATE MEETING SPACES



EXECUTIVE BOARD ROOM

THE HAWLEY SILK MILL

Cocktail Reception: 20 people

Theater: 20 people

Classroom: 15 people

Conference: 12 people

Hollow Square: 8 people

U-shape: 10 people

Located in a quiet location on the second floor of the repurposed Silk Mill, this executive suite is an ideal spot for a board meeting or executive retreat.



MEETING ROOM 201

LEDGES HOTEL

Ideal for groups up to 6 people

Combined soft seating and table space make this a good breakout or work room for a small group meeting.



THE RETREAT & THE LANDING HOUSES

SILVER BIRCHES RESORT

Dining table holds up to 8 people

These three bedroom houses are ideal for a group of up to eight guests per house to stay and meet.

The lake is only steps away for a quick walk or break.

SETTLERS HOSPITALITY DINING



SETTLERS HOSPITALITY DINING

GLASS-WINE.BAR.KITCHEN IN LEDGES HOTEL



TANNERY ROOM

Surrounded by the river gorge, Glass-wine.bar.kitchen offers one of a kind views while you dine from our crafted small plate menu. Glass comfortably seats about 50 people and makes an interesting venue for a small plate dining experience.



TERRACE

The outdoor Terrace at Glass-wine.bar.kitchen offers a unique dining opportunity. The waterfall provides a fantastic backdrop for about 40 guests and Chef Travis is at the forefront of creative tasting plates ideal for sharing.

SETTLERS HOSPITALITY DINING

SILVER BIRCHES RESORT



THE DOCK ON WALLENPAUPACK

The Dock offers a casual dining experience with a varied menu of multiple choices including a signature wood oven fired pizza. The dining room is a whimsical space at this vintage resort housing a 1960's woodie boat along with great lakeside views. Seats 60 comfortably.



THE DOCK DECK

This three season space boasts incredible sunset views and is ideal to host a cocktail party before your dinner at the Dock or Starboard Room. The outdoor fireplace adds charm and takes away the evening chill. You can opt to arrive by pontoon boat from our waterfront location.



THE WATERFRONT

This facility is our largest meeting room and while it accommodates up to 300 guests, medium sized groups will also be comfortable using this space. Dining here offers plated luncheons or dinners as well as bountiful buffet dining.



STARBOARD ROOM

Seating 45 this room is great for a working breakfast or lunch as well as casual dinners. Flexibility with seating is a nice feature of this space if you opt for one large table or multiple tables.

SETTLERS HOSPITALITY DINING

GLASS-WINE.BAR.KITCHEN IN LEDGES HOTEL



TANNERY ROOM

Surrounded by the river gorge, Glass-wine.bar.kitchen offers one of a kind views while you dine from our crafted small plate menu. Glass comfortably seats about 50 people and makes an interesting venue for a small plate dining experience.



THE GLASS DECK

The outdoor deck at Glass-wine.bar.kitchen offers a unique dining opportunity. The waterfall provides a fantastic backdrop for about 40 guests and Chef Travis is at the forefront of creative tasting plates ideal for sharing.

SETTLERS HOSPITALITY ACCOMMODATIONS

OVERVIEW & HISTORY



OVERVIEW

With 100 rooms and three distinctive properties all within a few minutes of each other, Settlers Hospitality offers accommodations that fit many needs. Silver Birches Resort, Ledges Hotel and The Settlers Inn are ideal for your next meeting, retreat, or family reunion.

HISTORY

In 1980 The Genzlinger family purchased The Settlers Inn and restored this Arts & Crafts gem. This is where the tradition and passion for hospitality and preservation has its roots. The Hawley Silk Mill and Ledges Hotel, both unique examples of hand cut bluestone industrial buildings, were acquired within the last ten years. With the talents of a world known architect, Peter Bohlin, these buildings have gone on to win awards for restoration and adaptive reuse. In 2015 Silver Birches, a vintage resort on Lake Wallenpaupack circa 1925, was added to the collection of historic properties now known as Settlers Hospitality.

SETTLERS HOSPITALITY ACCOMMODATIONS

THE SETTLERS INN



OVERVIEW

The Settlers Inn is a meticulously restored Arts & Crafts Lodge in the Lake Region of Pennsylvania's Pocono Mountains boasting native chestnut wood beams, Bradbury & Bradbury hand screened wallpapers, Fulper hand crafted tiles, a Stickley Grandfather's Clock, a collection of Arts & Crafts pottery and Mission Style furnishings.

"A general friendliness prevails here." - Brenda Chapin

"The chance to unwind and savor the freshest and healthiest local ingredients in the fine food and wine in such intimate surroundings exudes a particular satisfying charm." - Deirdre Frost, Gallagher's Travels

SETTLERS HOSPITALITY ACCOMMODATIONS

LEDGES HOTEL



OVERVIEW

Guests of Ledges Hotel will experience the natural beauty and serenity of the river gorge falls and surrounding picturesque setting in the architecture and design of each room. Ledges Hotel offers single rooms, one bedroom suites and two bedroom fully equipped suites that each brings 'the outside in' with panoramic views and a rustic-modern design style.

Ledges Hotel offers 20 boutique hotel rooms from standard contemporary rooms to luxury full kitchen suites that will impress any guest.

SETTLERS HOSPITALITY ACCOMMODATIONS

SILVER BIRCHES RESORT



OVERVIEW

Silver Birches is one of the only Poconos vintage resorts in Hawley and this property is composed of thirteen historic structures dating back to the 1920s. We offer several types of Lake Wallenpaupack lodging options, including five different types of guest rooms, a bunkhouse, several cottages, and three houses on our property.

With 65 beds overlooking Lake Wallenpaupack, Silver Birches is ideal for your next meeting or event.

SETTLERS HOSPITALITY ACTIVITIES & AMENITIES



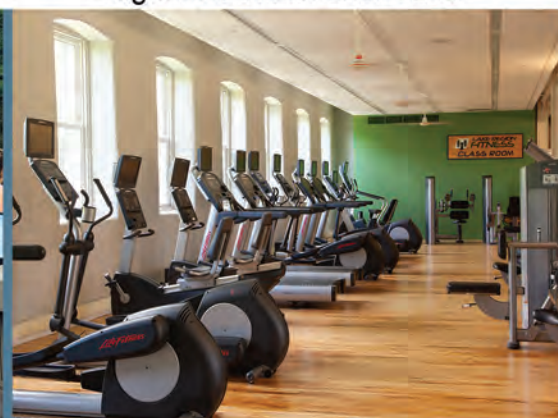
LAKE AND OUTDOOR

At Lake Wallenpaupack enjoy SUPs, Kayaks, Pontoons, or Speed Boat rentals. Take a lift Parasailing or try out other water activities. When the day wraps up, relax by any the fire pits, on the great deck at Ledges overlooking the waterfall, or unwind in our gardens at The Settlers Inn.



EXPLORE AND SHOP

The Hawley Silk Mill is the first destination for local shopping and unique finds. Visit Mill Market Bakery, Art on the Edge boutique shop, Looking Glass Art Gallery or check out Cocoon Coffeehouse for a quick bite or expertly made coffee drink. If you are looking for some fun night life music, join us for live music in the Boiler Room or Open Mic night at Cocoon after dark.



WELLNESS & FITNESS

Located in the Hawley Silk Mill, Lake Region Fitness is complimentary to all Settlers Hospitality hotel guests. Looking for a special class? Ask about our private and group classes. If you want to enjoy the incredible mountain scenery, ask about the Hawley Bike Share program or inquire about the local hiking hot spots and waterfall tours.

SETTLERS HOSPITALITY TEAM BUILDING & GROUP EXPERIENCES



TEAM BUILDING

Ideal for groups of employees who would benefit from improved cooperation and communication skills, our team building events were created with the input of professional learning and development consultants. Each activity focuses on one or two key competencies and targeted outcomes.

WHATEVER FLOATS YOUR BOAT
LET THEM EAT CAKE
ESCAPE ROOM
LIGHTHOUSE HARBOR BOAT TRIALS
THE GREAT EGG DROP
PHILANTHROPIC TEAM
ICE SCULPTING COMPETITION



GROUP EXPERIENCES

Enjoy some quality time with your colleagues with one of these friendly activities. Built for a variety of interests, each program has something for everyone to enjoy and provides a great platform for getting to know each other better.

ARTS AND VINO
CRUISE ON LAKE WALLENPAUPACK
SKI BIG BEAR
DAY AT THE RANCH
WINE OR CRAFT BEER TASTING
VINYASA AND VINO
BOURBON AND BARBELLS