

**Appendix L**  
**Cultural Resources**

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**Appendix L-1**  
**Material from CALP Project**

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New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Pebbles Island, PO Box 189, Waterford, New York 12186-0189

518-237-8643

11 August 2006

Anthony Cellini  
Supervisor, Town of Thompson  
4052 NY 42  
Monticello, New York 12701

RE: Concord Resort  
Thompson (T), Sullivan County  
06PR04395

Dear Mr. Cellini:

The State Historic Preservation Office (SHPO) has reviewed the Phase 1A Literature Review and Archeological Sensitivity Assessment submitted as part of the Draft Environmental Impact Statement for the Concord Resort. We agree with the recommendation of Hartgen Associates that further study and evaluation of archeological and historic resources will be necessary before the SHPO can comment on the project. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
Program Analyst  
Field Services Bureau



Eliot Spitzer  
Governor

Carol Ash  
Commissioner

NEW YORK STATE  
NEW YORK State Office of Parks,  
Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

November 29, 2007

Kevin McManus  
Capelli Enterprises  
115 Stevens Ave.  
Valhalla, NY 10595

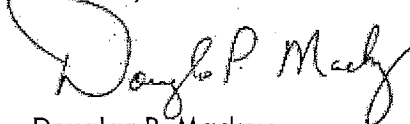
Dear Mr. McManus

RE: CORPS/DEC  
Concord Resort Sections H2 & I  
Thompson (T), Sullivan County  
06PRO4395

Thank you for requesting the comments of the State Historic Preservation Office (SHPO) with regard to the potential for this project to affect significant historic/cultural resources. SHPO has reviewed the archaeological report submitted for this project. Based on our review of that report, the OPRHP has no further archaeological concerns regarding Sections HS and I of the overall property. This finding applies only to those areas and additional investigation should be undertaken for any other parcels that may be proposed for development. Additionally, our National Register Review staff has requested additional information to review. Please review the attached request and respond to the individual noted.

Please contact me at extension 3291, or by e-mail at [douglas.mackey@oprhp.state.ny.us](mailto:douglas.mackey@oprhp.state.ny.us), if you have any questions regarding archaeological issues for this project.

Sincerely



Douglas P. Mackey  
Historic Preservation Program Analyst  
Archaeology

Att: 1 – Additional Information Request

Cc: Andre Krievs, HAA

# **BUILDINGS/STRUCTURES/DISTRICTS EVALUATION COMMENTS**

**06PR04395  
Concord Resort**

The last time I reviewed a submission for this project, the report noted that the buildings needed research and evaluation. We concurred with that recommendation. However, in the new report, there is no additional research. The only thing new is a set of photos. I cannot complete my review until I have documentation of the dates of construction, general histories, and conditions of these buildings and/or groups of bungalows.

Kathleen LaFrank 518.237.8643 x 32 61

PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE



# LETTER OF TRANSMITTAL

2810

DATE 9-25-07

JOB NO. 3952-2

ATTENTION

RE:

Concord Resort  
Redevelopment  
Sections H2 + I

SEP 26 2007

06/4395

TO Douglas Mackey  
OPRMP

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order

COPIES	DATE	NO.	DESCRIPTION
1	9-25-07		Phase I Archeological Investigation The Concord Resort Redevelopment, Town of Thompson Sullivan Co. Ny.

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

### REMARKS

Enclosed is a copy of the final report  
for sections H2+I of the Concord Resort  
Redevelopment project. If you have any  
questions, please call.

Strong

COPY TO \_\_\_\_\_

SIGNED: Andy Krain

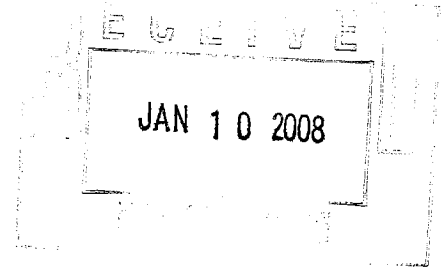


*Hartgen Archeological Associates*  
*Cultural Resource Specialists*

1744 WASHINGTON AVENUE EXT. • RENSSELAER, NEW YORK 12144

9 January 2008

Kathleen LaFrank  
New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Pebbles Island  
PO Box 189  
Waterford, New York 12188-0189



Re: 06PR04395  
Concord Resort

Greetings Kathleen-

Per your letter of 29 November 2007 in which you requested "documentation of the dates of construction, general histories, and conditions" of the "buildings and/or groups of bungalows" within the current project area, I herewith send building/structure inventory forms for each of the six structures or groups of structures within or adjacent to the project area and which contain structures in excess of 50 years in age.

Please do not hesitate to contact me if I can be of further assistance, or if additional information is necessary.

Regards,

Walter R. Wheeler  
*Architectural Historian*

cc: Kevin McManus, Cappelli Enterprises

CERTIFIED DBE/WBE IN NEW YORK, VERMONT, CONNECTICUT, MASSACHUSETTS, NEW JERSEY,  
MAINE, PENNSYLVANIA, DELAWARE AND BY NEW YORK CITY AGENCIES

TELEPHONE (518) 283-0534 email [wwheeler@hartgen.com](mailto:wwheeler@hartgen.com)

FAX (518) 283-6276



# HISTORIC RESOURCE INVENTORY FORM

*MRS*

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: 10514.000124

## IDENTIFICATION

Property name(if any) J. Gray house AND Barn  
Address or Street Location 18 Chalet Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner \_\_\_\_\_ Address \_\_\_\_\_  
Original use residence Current use residence  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known pre- 1854

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

(see next page)

Prepared by: Walter R. Wheeler address 1744 Washington Avenue Extn., Rensselaer, NY 12144

Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

(See Reverse)

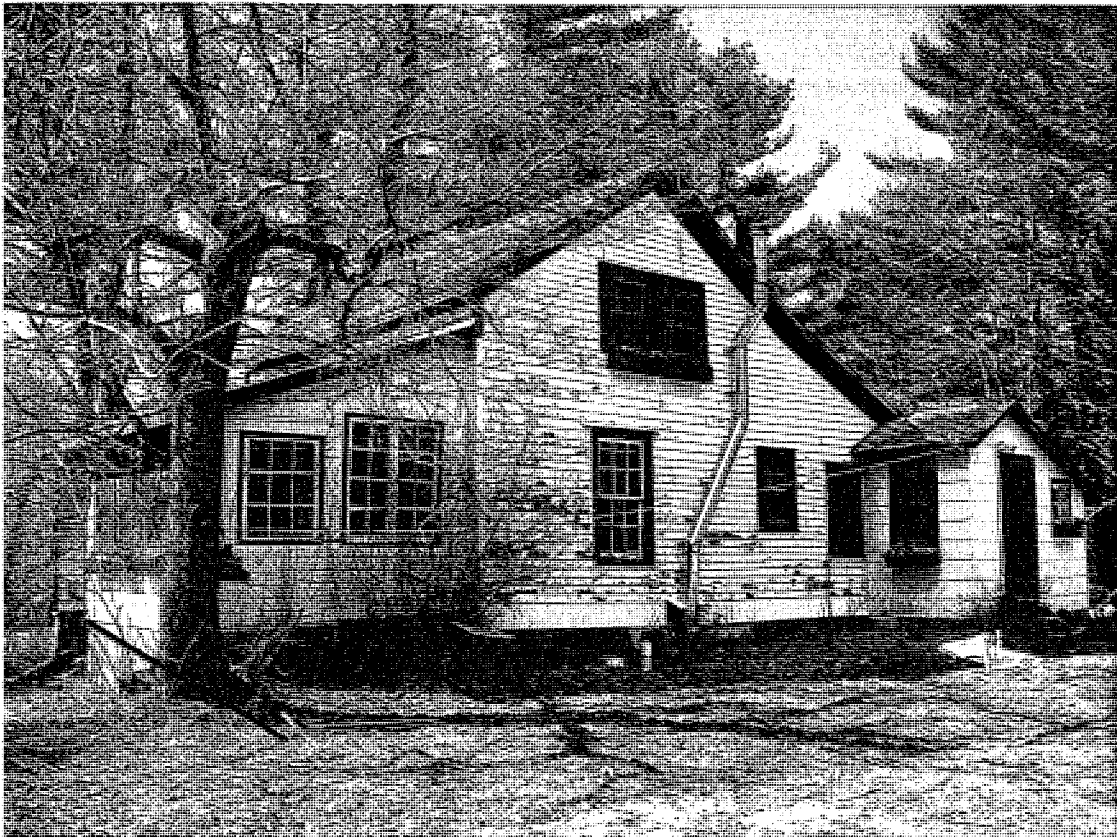


Photo 1. View west-northwest.



Photo 2. View east-northeast.

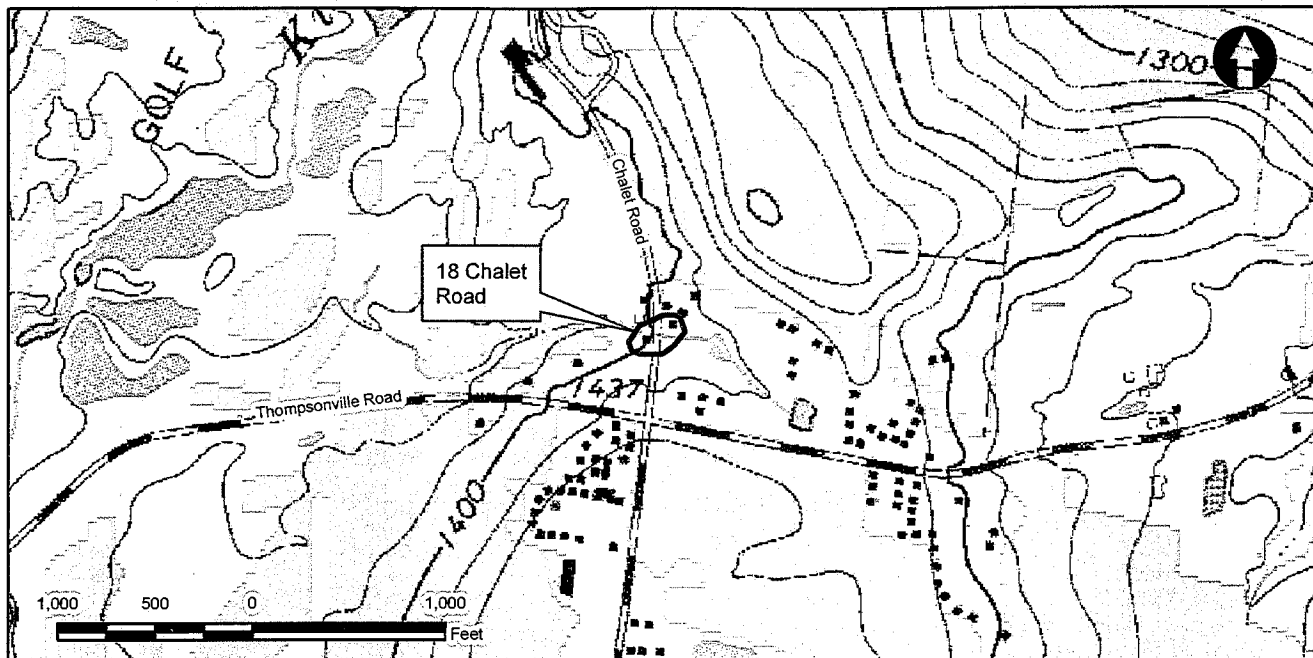


Photo 3. View southwest.



Photo 4. View west of the barn associated with the J. Gray house.

## Map



### PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

#### Narrative Description of Property:

A one-and-one-half story wood framed house of rectangular plan with gable roof, on a stone foundation. The gable end of the house faces the street to the west, and a porch, sheltered by an extension of the roof, extends across the south elevation. The house has a lean-to to the north, the roof of which extends almost all the way to the ground. The slight angle in the north slope of the roof may be an indication of the lean-to having been constructed as an early addition. A small vestibule projects on the east elevation; it appears to date to the early 20<sup>th</sup> century.

This house was constructed some time before 1854, when it was noted on a map as occupied by "J. Gray" (Gray 1854). In 1875 a second map identified its occupant as "W. Gray" (Beers 1875).

A two-story barn of rectangular plan is located directly to the west of the house, across Chalet Road from it. It appears to have been historically associated with the house. The original form of the barn has been obscured by the alteration of its south bay for use as a garage, and alterations to its east elevation to give it the appearance of a residence.

#### Narrative Description of Significance:

A typical example of an early small farmhouse in Sullivan County.

#### Sources

Beers, F. W.  
1875 *County Atlas of Sullivan, New York*. New York: Walker & Jewett.

Gray  
1854 *Map of Sullivan County, New York*.



# HISTORIC RESOURCE INVENTORY FORM

NREG

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY USN: 10514,000125
--------------------------------------

## IDENTIFICATION

Property name(if any) Concord Resort Ski Chalet  
Address or Street Location Chalet Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner Empire Resorts Address \_\_\_\_\_  
Original use ski lodge Current use unused  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c.1950

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: <u>wood slabs</u>	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input checked="" type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

(see next page)

Prepared by: Walter R. Wheeler address 1744 Washington Avenue Extension, Rensselaer, NY 12144

Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

(See Reverse)



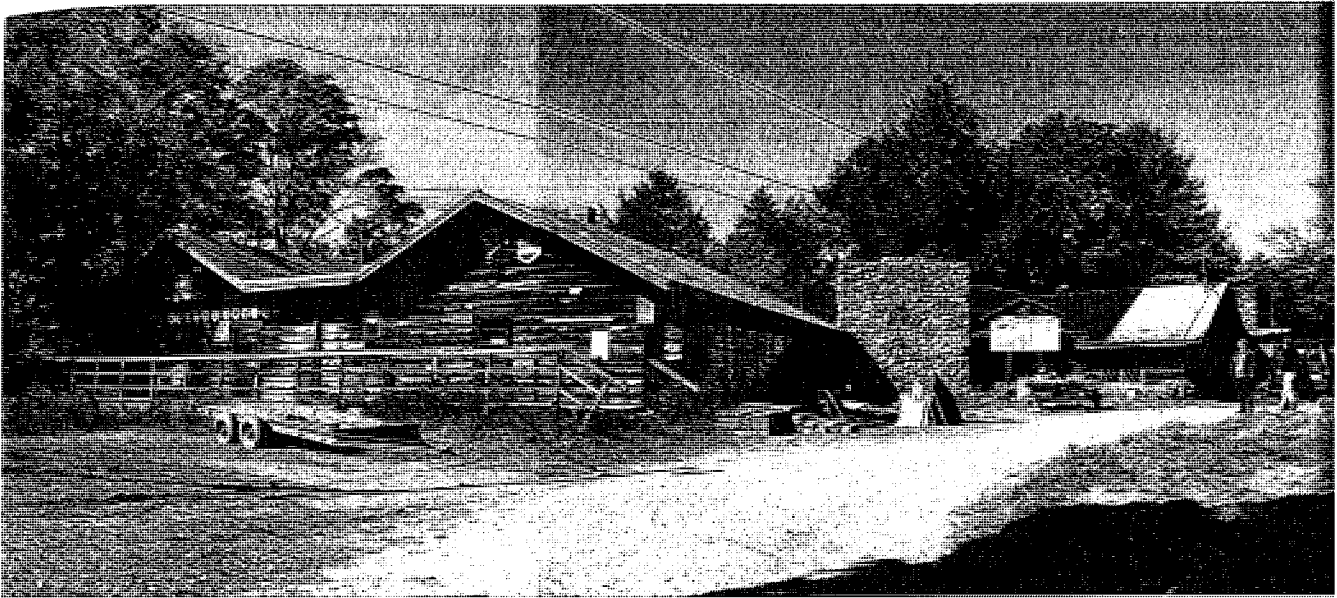


Photo 1. View north of the chalet.

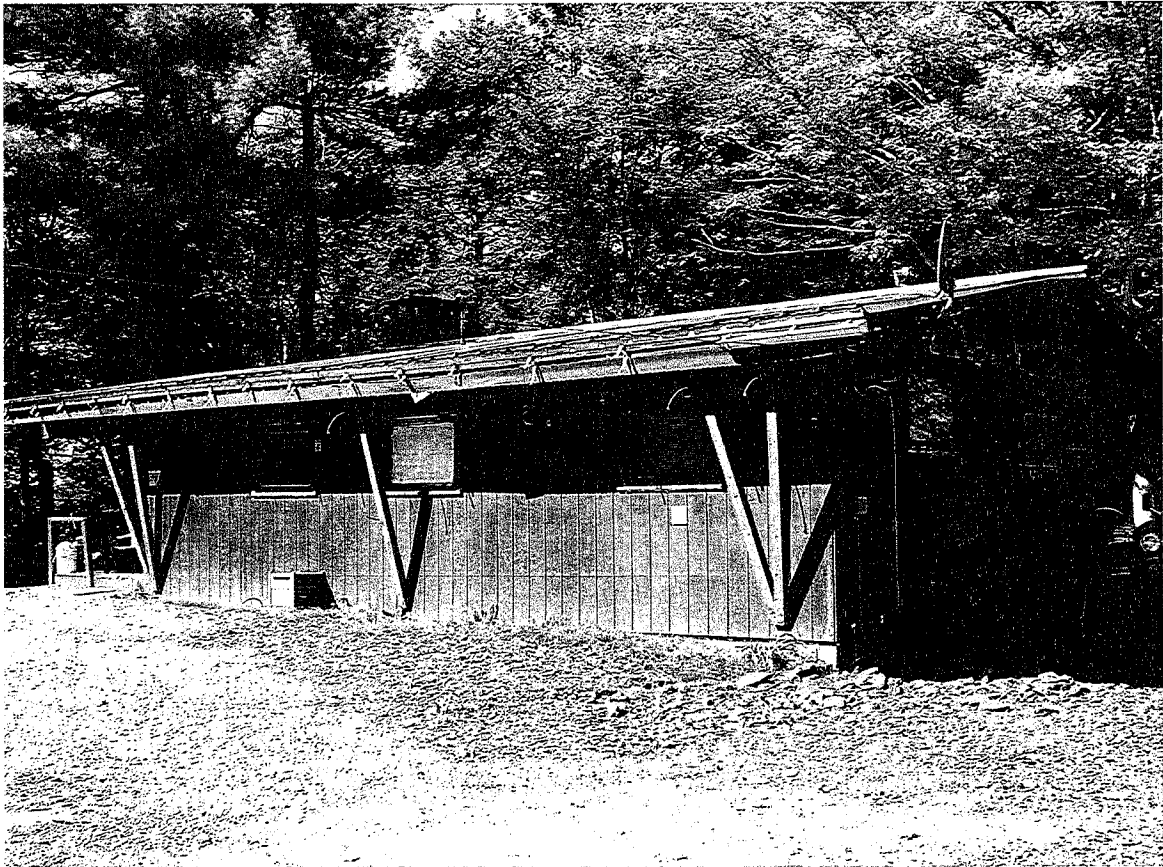
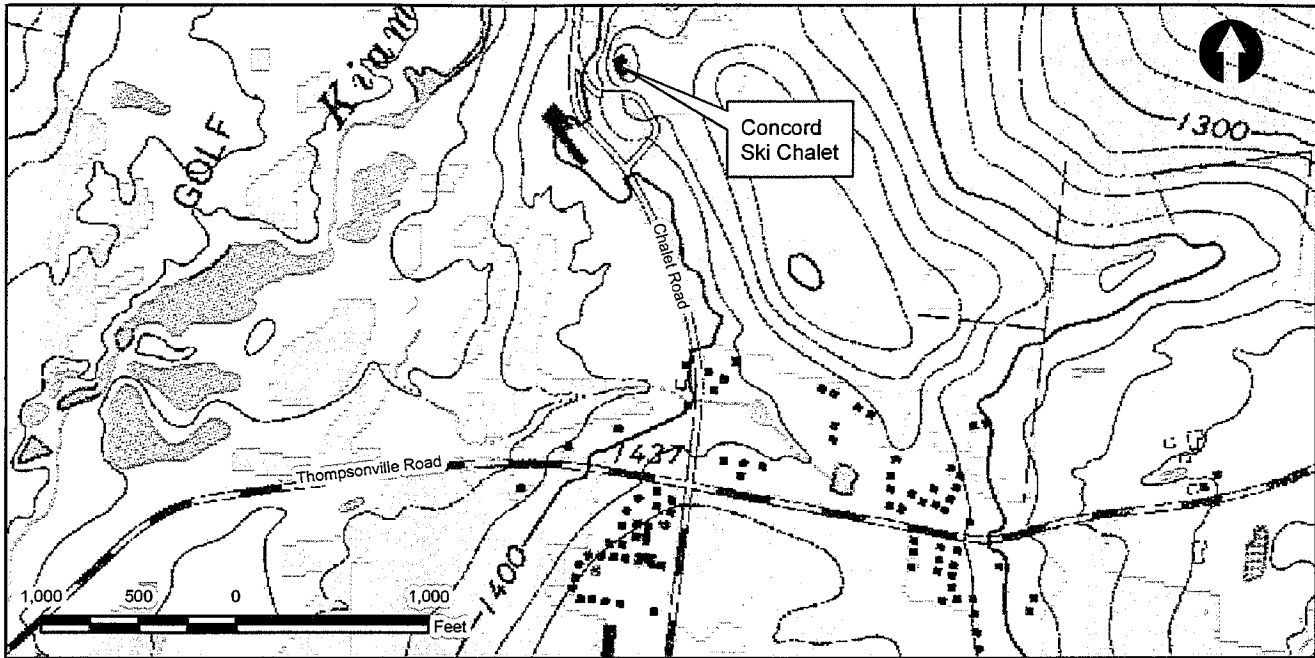


Photo 2. View of the smaller structure on the site, looking northwest.

Map



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:**

A one-story wood-frame structure of irregular plan, comprised of several rectangular pavilions with broad, shallow gable roofs. One of the chief features of the building is the large cobblestone chimney, which provides a focal point in the lodge room as well as on the exterior. Large areas of plate glass help to connect the lodge room with the surroundings. The exterior of this stick-framed structure is covered with slabs of wood, many of which retain their bark. Aside from the lodge room proper, a large kitchen supported the restaurant function of the facility.

With its applied romantic aesthetic, the chalet is a typical example of "rustic" recreational architecture, the form of which has its roots in 19<sup>th</sup> century Adirondack lodges. In this case the aesthetic has been applied to a typical mid-20<sup>th</sup> century ranch house form.

A separate structure, comprised of a low wood-framed pavilion of rectangular plan, is located to the north of the chalet proper. Its large eaves are visually supported by angled paired struts attached to the fascia and the side elevations. Plate glass fills the gable end of the east elevation. The purpose of this structure is unknown, but it may have provided room for staff and trainers.

**Narrative Description of Significance:**

Both structures are typical examples of mid-20<sup>th</sup> century residential forms applied to serve recreational purposes.



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: _____

*- NRE - 105.14.000126*  
*- NRE 105.14.000127*

## IDENTIFICATION

Property name(if any) H. Rumsey house; Echo Mountain Bungalow Colony  
Address or Street Location 374 Thompsonville Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner \_\_\_\_\_ Address \_\_\_\_\_  
Original use house; bungalow colony Current use unoccupied  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known before 1854

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: Addition of numerous bungalows and support structures Date: c.1920-1950

Condition:  excellent  good  fair  deteriorated

Photos  
(see next page)

Prepared by: Walter R. Wheeler address 1744 Washington Avenue Extn., Rensselaer, NY 12144

Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

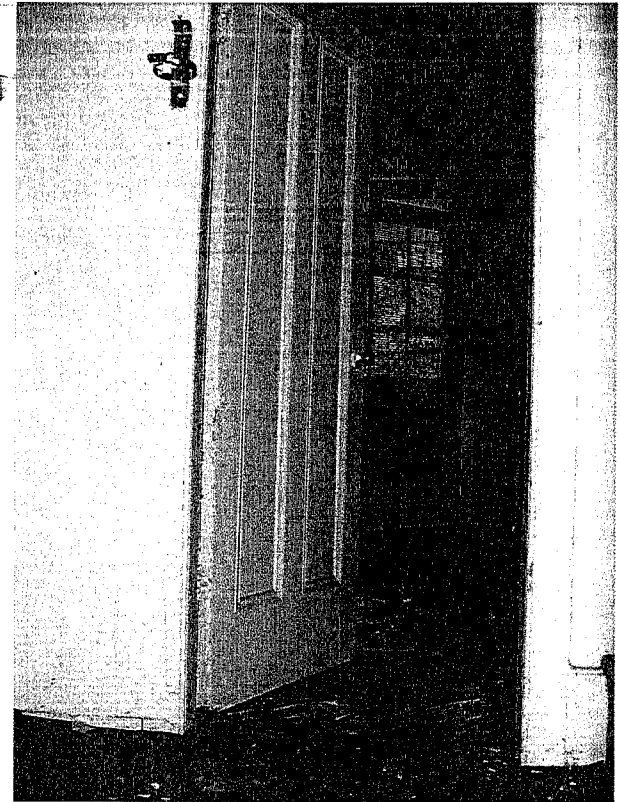
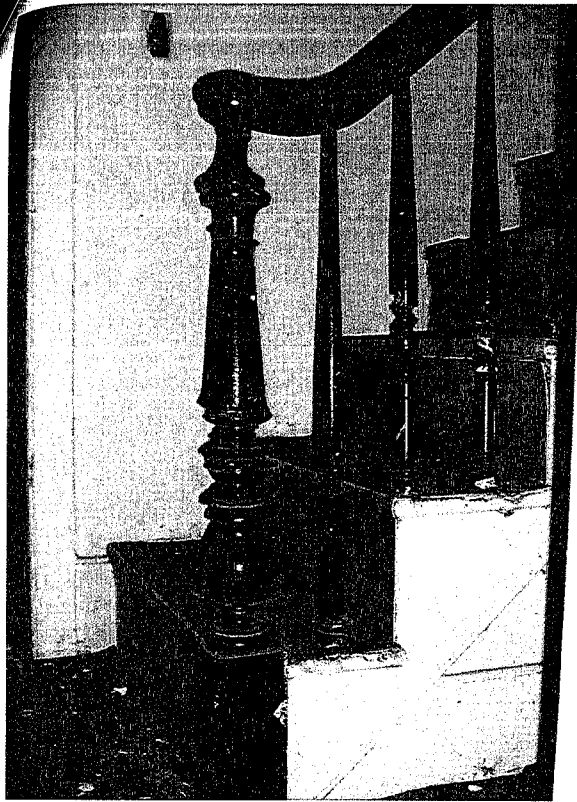
(See Reverse)



Photo 1. View of 374 Thompsonville Road, looking southwest.



Photo 2. View of 374 Thompsonville Road looking west.



Photos 3 and 4. Interior first floor views of 374 Thompsonville Road.





Photo 6. View west-northwest of another typical bungalow.



Photo 7. View southeast of the community building and an outhouse (to the right).

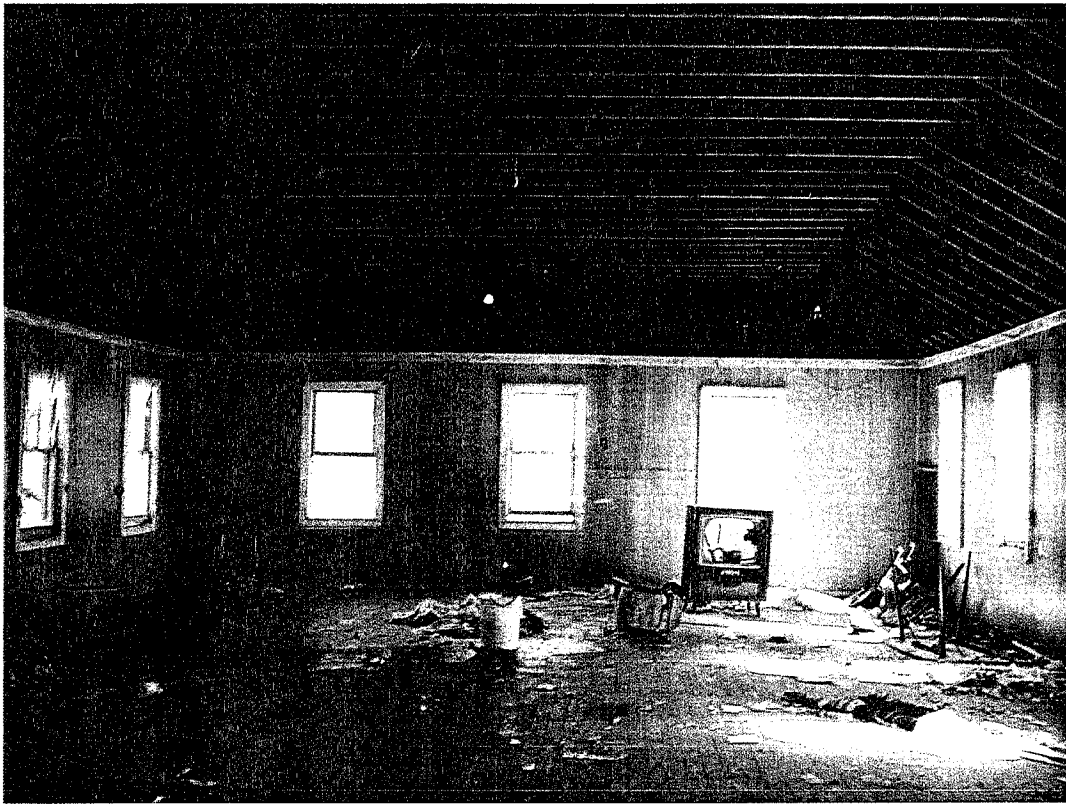
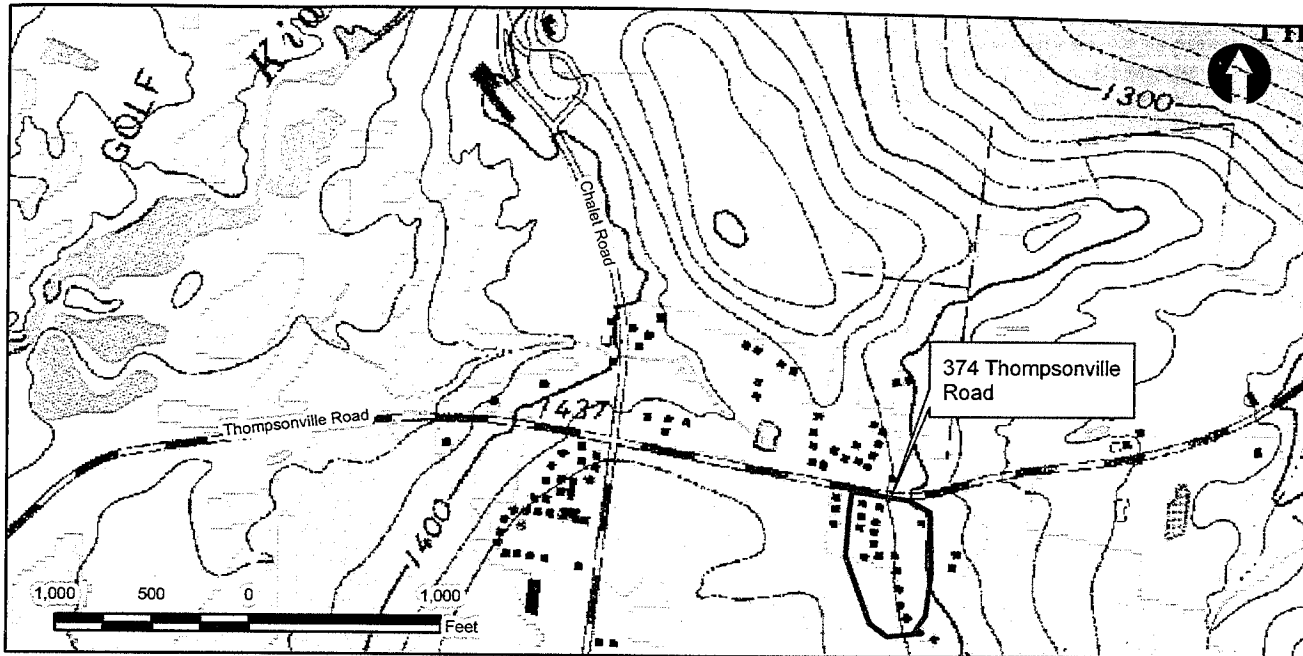


Photo 8. Interior view looking east of the community building.



Photo 9. General view of the central green, looking south.

## Map



### PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

#### Narrative Description of Property:

The site contains two distinct components: a farmhouse dating to the second quarter of the 19<sup>th</sup> century, and a bungalow colony which was constructed c.1920-40 to the south.

The house is a two story upright-and-wing type dwelling of L-shaped plan, set on a high stone basement into a sloping site. The principal (street) elevation faces north, with an old farm road, later converted to the access road for the bungalow colony, located directly east of the house and running southward from Thompsonville Road. In 1854 it was occupied by "H. Rumsey" (Gray 1854). In 1875 it was occupied by "S. Clark" (Beers 1875).

The house is sheathed in clapboards and evidences a number of alterations, all of which appear to date to the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. Several of these, including the creation of multiple entries on the south elevation, may be associated with conversion of the property from a working farm to a bungalow colony. It is presumed that this dwelling served as the main office for the colony; the type of furniture preserved in the house suggests that its bedrooms may have been rented out as well.

Despite these alterations, the interior retains most of its original Greek Revival décor, including two-paneled doors, and turned newel and balusters on the main staircase (photos 3 and 4).

In the early 20<sup>th</sup> century the farm was converted to a bungalow colony known as "Echo Mountain Bungalow Colony" by the creation of approximately a dozen one-story bungalows (photos 5 and 6) and a small community building (photos 7 and 8). The bungalows and community structure are informally sited around a small green (photo 9). Each bungalow is a wood-framed structure sheathed in clapboards, and is rectangular in plan. The bungalows typically have enclosed porches, and are supported on piers comprised of concrete blocks. The bungalows have either hipped pyramidal or gable roofs. The community building is a rectangular wood-framed structure supported on concrete block piers. The entire structure is given over to one room, whose walls are paneled. The ceiling was left unfinished, with the rafters left exposed (photo 8).

#### Narrative Description of Significance:

The complex is a good representative example of an early 20<sup>th</sup> century bungalow colony, retaining features of 19<sup>th</sup> century agricultural land use/occupation.

#### Sources

Beers, F. W.  
1875 *County Atlas of Sullivan, New York*. New York: Walker & Jewett.

Gray  
1854 *Map of Sullivan County, New York*.





# HISTORIC RESOURCE INVENTORY FORM

NOT Eligible

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY  
USN: 10514.000121

## IDENTIFICATION

Property name(if any) Mountain View Bungalow Colony  
Address or Street Location 347 Thompsonville Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner \_\_\_\_\_ Address \_\_\_\_\_  
Original use \_\_\_\_\_ Current use \_\_\_\_\_  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c.1915-30

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____

Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: Construction of additional bungalows Date: c.1950

Condition:  excellent  good  fair  deteriorated

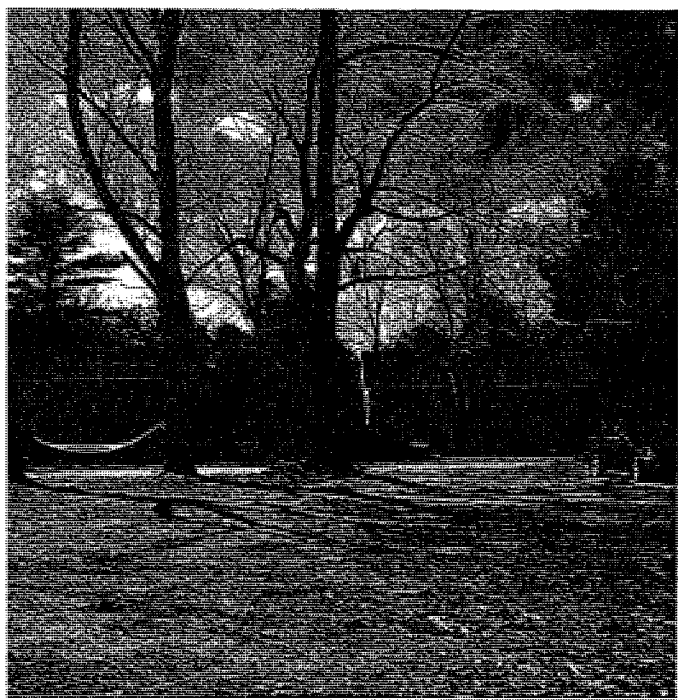
## Photos

(see next pages)

Prepared by: Walter R. Wheeler address 1744 Washington Ave. Extn., Rensselaer, NY 12144

Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

(See Reverse)



structures 1 and 2 looking west.





Photo 3. View northwest of structures 3 thru 5.

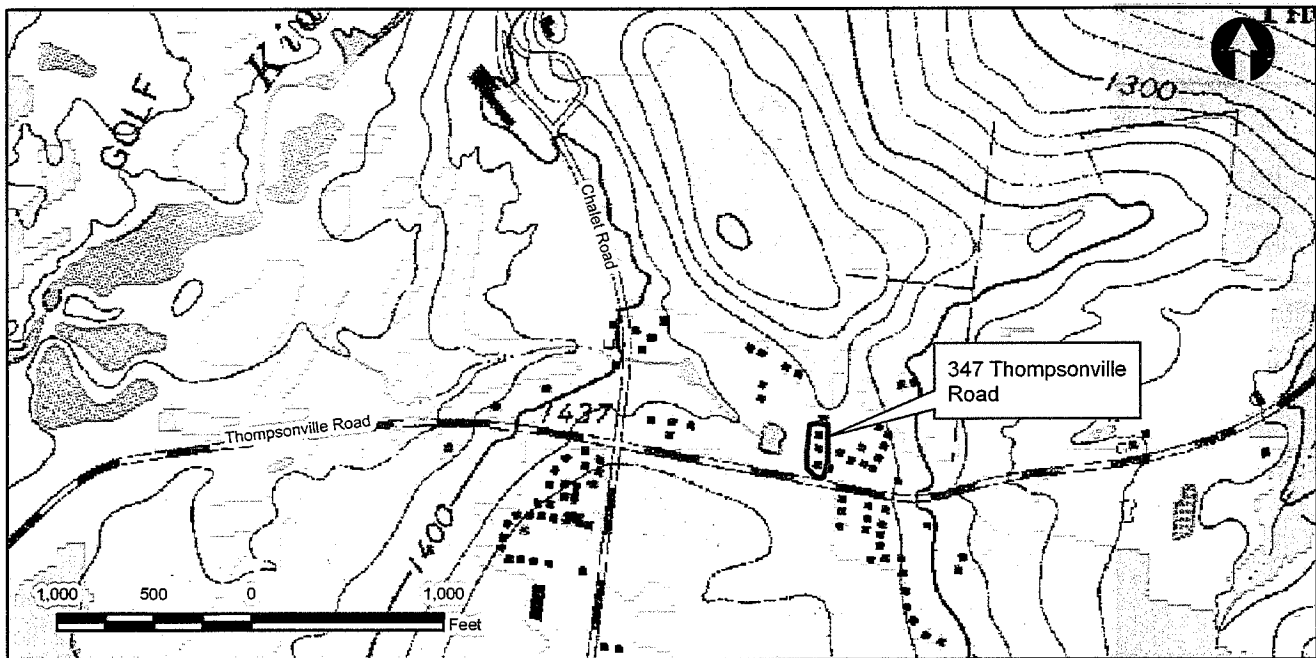


Photo 4. View northwest of structure 3.



Photo 5. Recreation pavilion looking northeast. This building was razed in 2006.

Map



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:**

This complex, which is comprised of six structures—all that remains of the former Mountain View Bungalow Colony. The majority of the structures on the site—which comprised approximately 18 structures at its height—were razed in the winter of 2005-06. All but two of the structures were bungalows. The buildings were arranged around a green, the south side of which was bordered by Thompsonville road, and along two access roads bordering the east and west edges of the green. Cypress trees and white pines were located near most of the bungalows' entrances, and a row of maple trees (still extant, photo 1) line the east side of the west access road. A recreation pavilion is located at the northeast corner of the intersection of Thompsonville Road and the east access road (photo 5).

All of the structures in this complex—both extant and razed—were wood-framed structures. Most of the bungalows appear to have been constructed c.1915-30. The recreation pavilion appears to be contemporary with these now-razed structures. The recreation pavilion is a one story wood framed structure, sheathed with novelty siding on all elevations except the west face, which serves as the front of the building. The pavilion is chiefly comprised of one large room; a small restroom and office are located in the northwest corner. Its interior has been largely destroyed by animal predation and vandalism. The recreation pavilion sits on a foundation of concrete block piers.

Structure #1, which is a "raised ranch" type residence, was possibly constructed as a caretaker's or owner's house. Alternately, it may have been constructed after the bungalow colony closed. It is believed to have been constructed c.1975.

Three of the remaining structures (structures 2, 3 and 4) are small one-story bungalows of rectangular plan, with low gable roofs. Their detailing, which includes sliding sash windows and "ranch" architraves, suggests a construction date during the 1950s (or possibly later) for these structures. They rest on concrete block piers.

Structure 5 is a one story bungalow of rectangular plan and having a gable roof, resting on concrete block piers. The exterior is sheathed in novelty siding. This structure may date to c. 1940, although USGS maps suggest that it postdates 1950.

**Narrative Description of Significance:**

The remaining structures of the Mountain View Bungalow Colony are representative examples of mid-20<sup>th</sup> century Catskill Mountain bungalows. Unfortunately, the small fragment of the complex that remains is no longer representative of a typical grouping of such structures.



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

*NOT ELIGIBLE*

OFFICE USE ONLY  
USN: 10514.000123

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 331 Thompsonville Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner Empire Resorts Address \_\_\_\_\_  
Original use Utility house Current use abandoned  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c.1930

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

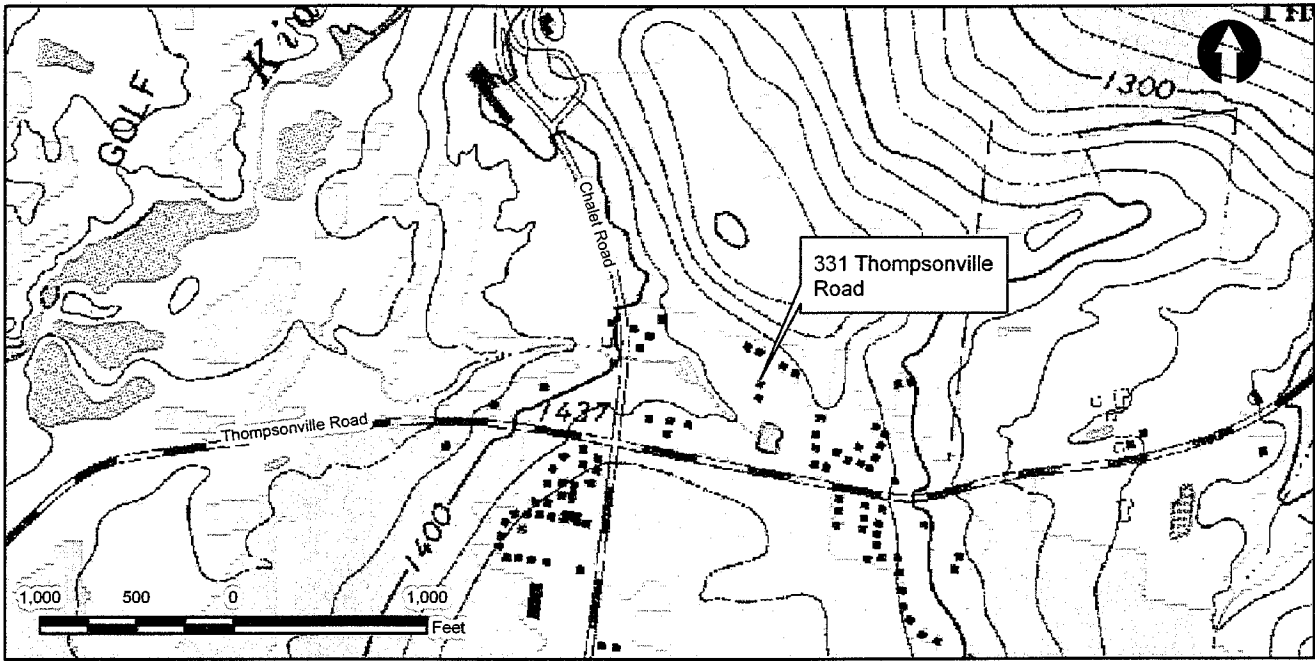
## Photo



Photo 1. View looking west.

Prepared by: Walter R. Wheeler address 1744 Washington Avenue Extn., Rensselaer, NY 12144  
Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

Map



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:**

A one-story gable-roofed utility structure with a one-story lean-to attached to its north elevation. This diminutive building, which is sheathed with novelty siding and does not appear to have a foundation, formerly accompanied a small grouping of bungalows. It appears to have housed the power source for the site.

**Narrative Description of Significance:**

A typical building form, a common element of Catskill bungalow colony complexes.



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

*NOT Eligible*

OFFICE USE ONLY

USN: 10514\_000122

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 20 Chalet Road  
County Sullivan Town/City Monticello Village/Hamlet: \_\_\_\_\_  
Owner \_\_\_\_\_ Address \_\_\_\_\_  
Original use residence Current use residence  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c.1950

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

Photo  
(see next page)

Prepared by: Walter R. Wheeler address 1744 Washington Ave. Extn., Rensselaer, NY 12144

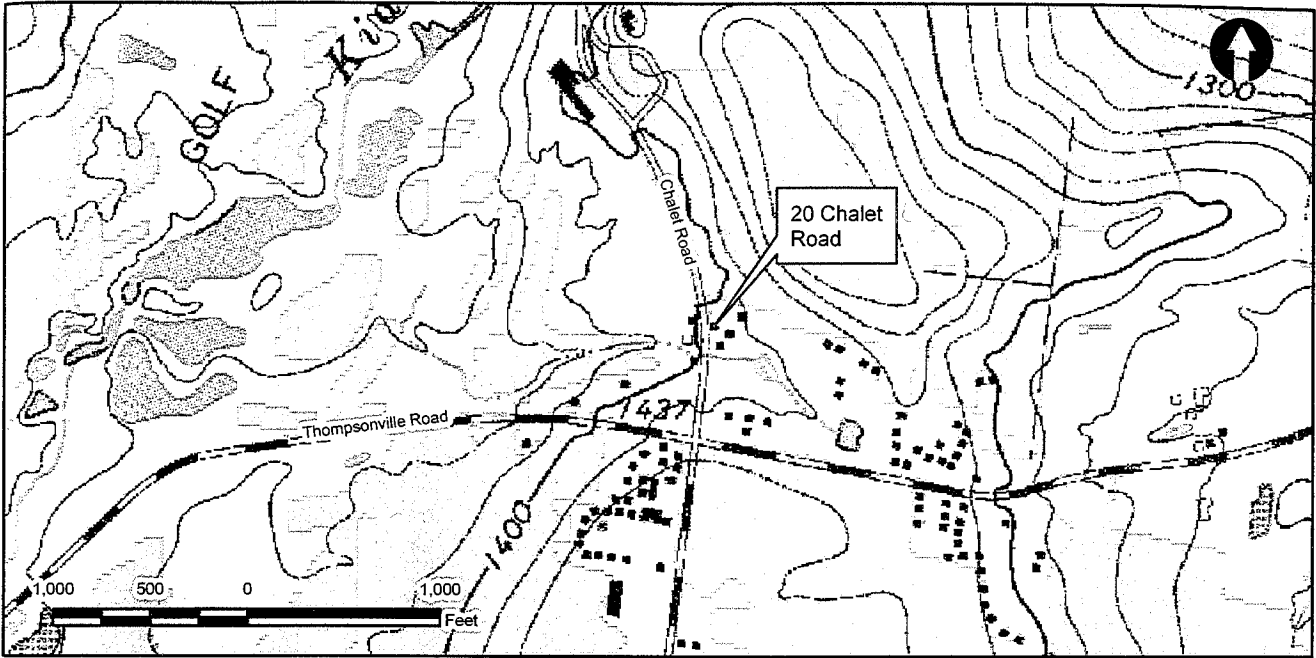
Telephone: 518-283-0534 email wwheeler@hartgen.com Date 9 January 2008

(See Reverse)





Photo 1. View north of the house.



**PLEASE PROVIDE THE FOLLOWING INFORMATION**  
IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:**

A one-story wood-framed ranch style house on a concrete block foundation. A covered porch extends across the south elevation. The detailing of the porch and the remainder of the building is somewhat evocative of a Swiss chalet; it is perhaps not coincidental that the Concord resort's Ski Chalet is located nearby. The exterior walls are covered with vertical siding. The banked foundation contributes to the romantic siting of this structure.

**Narrative Description of Significance:**

This building is a representative example of a romantic style being applied to a typical mid-century ranch house.



## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

Thompson Town Board  
Thompson Town Hall  
4052 State Route 42  
Monticello, NY 12701

February 15, 2008

*F*  
Eliot Spitzer  
Governor

Carol Ash  
Commissioner

Re: **SEQRA/CORPS/DEC**  
**Concord Resort**  
**Thompson, Sullivan County**  
**06PR04395**

Dear Town Board Chair:

The State Historic Preservation Office (SHPO) has received the Final Environmental Impact Statement (FEIS) for the above noted project. We are continuing the review of the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and relevant implementing regulations.

Our office has no further concerns regarding archeological resource disturbance related to Section H2 and I. Enclosed, please find a Resource Evaluation that identifies several properties in the project area that are eligible for inclusion in the National Register of Historic Places.

Based upon our review of the submitted FEIS, it appears that the H. Rumsey House (374 Thompsonville Road) and the J. Gray Farmhouse and Barn (18 Chalet Road) will be lost as a result of the proposed development. This will result in an **Adverse Effect** upon the historic resources that have been determined to be eligible for inclusion in the National Register of Historic Places.

An analysis of alternatives to an undertaking must be prepared and submitted to our office before we can concur with a project that includes the loss/relocation of a historic resource.

If you have any questions regarding this letter or the project, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas  
Historic Sites Restoration Coordinator

Cc: Bruce Berg, Concord Associates

Attachment: Building Evaluation Comments

# BUILDINGS/STRUCTURES/DISTRICTS EVALUATION COMMENTS

06 PR 04395

Concord Resort - Areas H2 and I

Based on the additional information provided, the SHPO has the following comments:

**Mountain View Bungalow Colony - 347 Thompsonville Road 10514.000121**

This complex is not eligible based on the lack of overall integrity of the colony; surviving resources are not individual significant.

**20 Chalet Road 10514.000122**

Although intact, this building does not appear to be individually eligible. There is no established context for its type and its interior integrity and history are unknown; therefore, it is not possible to identify any aspect of its history that might be significant.

**331 Thompsonville Road 10514.000123**

This small building does not appear to be individually significant. Any importance it had was based on its relationship to a group and the group no longer survives.

**J. Gray Farmhouse and Barn- 18 Chalet Road 10514.000124**

This complex appears to meet the criteria for significance as a rare surviving example of its type from its period in this region. However, if demolition is contemplated, someone should really take a closer look at interior integrity (of both buildings). If the latter is substantially lacking, it might be appropriate to reassess this evaluation.

**Concord Resort Ski Chalet- Chalet Road 10514.000125**

This complex appears to meet the criteria as a representative intact example of a resource associated with the resort industry, an important aspect of regional history. The "rustic" aesthetic is not as common in Sullivan County as it is in other regions but was popular for ski related resources.

**H. Rumsey House - 374 Thompsonville Road 10514.000126**

This building appears to meet the criteria as an intact representative example of a farmhouse from the first half of the nineteenth century in Sullivan County. It retains its form, massing, design, most materials, and interior finishes. It also functioned as part of the adjacent bungalow colony, created on its farm, and is also significant within the resort context.

**Echo Mountain Bungalow Colony - Thompsonville Road 10515.000127**

This complex appears to meet the criteria as a typical example of an early twentieth century bungalow colony, one of the most characteristic resource types in the region. Like many others of its type, the Echo Mountain Bungalow Colony was developed on a farm, possibly by a farm family that was having difficulty maintaining a thriving agricultural business on Sullivan County's exhausted soil. Based on the information provided, the colony appears to retain its plan and landscaping, most or all of its cottages, and one communal building. Its significance is enhanced by the survival of a pre-1850 farmhouse, which documents the original use of the property and its twentieth-century conversion to resort use.

Kathleen LaFrank 518.237.8643 x 32 61

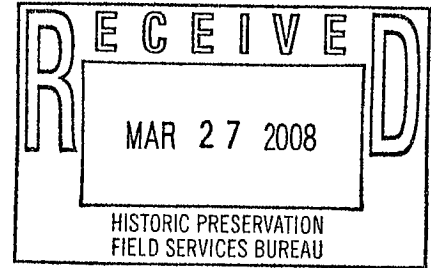
PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE



06PRO4395



**NEW CONCORD**  
DEVELOPMENT



March 25, 2008

New York State Office of Parks,  
Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, P.O. Box 189  
Waterford, New York  
12188-0189

Attn: Kenneth Markunas, Historic Sites Restoration Coordinator

Re: Concord Resort – Thompson(T), Sullivan(C)

Dear Mr. Markunas:

I have been given a copy of your February 15, 2008 letter to the Town of Thompson Town Board regarding our proposed projects at the Concord. I understand that the Department has expressed concern for three structures on or close to the Concord Resorts property. The Department has requested that an analysis of alternatives to the removal of these structures be performed. The structures of concern are as follows:

- The H. Rumsey House (374 Thompsonville Road)
- The J. Gray Farmhouse & Barn (18 Chalet Road)

Concord Associates is currently pursuing approvals for development activities on Parcels I, H2 and K, noted as H2 and I in the September 2007 Phase 1B Archeological Field Investigation report prepared by Hartgen Archeological Associates, Inc. A review of the Map 2 (attached) of the aforementioned Hartgen report identifies a "Phase 1B" study area that clearly represents development Parcels I, H2 and K on the Comprehensive Development Plan (attached) map identified as Exhibit 1 of Appendix D in the October 2006 FEIS referred to in your letter.

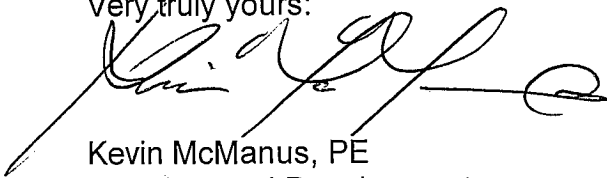
It should also be noted that the location J. Gray Farmhouse is adjacent to Concord Associates owned property but is not owned by Concord Associates LP and is not part of the approved Comprehensive Development Plan (CDP) for the Concord Property. The J. Gray Farmhouse parcel is identified as an "out parcel" which is located at the north-east corner of the intersection of Thompsonville and Chalet Roads.

The barn associated with the J. Gray Farmhouse is located on Concord Resort property on the west side of Chalet Road almost directly across the street from the J. Gray Farmhouse on Development Parcel G2 of the CDP. The Rumsey House is located on Concord Resort property on the south side of Thompsonville Road in an area identified as Development Parcel H1 of the CDP. As you can see by the locations of both of these structures, neither one is located on parcels upon which there is an application for development at this time. Accordingly, we respectfully request your Department's sign-off with regards to the applications currently pending for development Parcels I, H2 and K.

It is our intention to perform detailed historical and archeological evaluations of each development parcel for which an application is submitted to the Town. These evaluations will be submitted to your Department in the form of a Phase 1B report concurrent with the aforementioned applications to the Town. We look forward to working with your Department by addressing concerns and establishing creative solutions to issues on a site by site basis.

I look forward to discussing this matter with you at your earliest convenience.

Very truly yours:



Kevin McManus, PE  
New Concord Development

Cc:

Honorable Anthony Cellini, Town Supervisor, Town of Thompson  
Bruce Berg – Concord Associates LP





**New York State Office of Parks,  
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643  
www.nysparks.com

**David A. Paterson**  
Governor

**Carol Ash**  
Commissioner

April 3, 2008

Thompson Town Board  
Thompson Town Hall  
4052 State Route 42  
Monticello, NY 12701

Re: **SEQRA/CORPS/DEC  
Concord Resort (I & H2)  
Thompson, Sullivan County  
06PR04395**

Dear Town Board Chair:

The State Historic Preservation Office (SHPO) has received additional information clarifying the contents of the Final Environmental Impact Statement (FEIS) for the above noted project. We are continuing the review of the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and relevant implementing regulations.

Based upon our review of the most recently submitted information, showing that the H. Rumsey House (374 Thompsonville Road) and the J. Gray Farmhouse and Barn (18 Chalet Road) will not be lost as a result of the proposed development, it is the SHPO's opinion that the development of parcels I and H2 will have **No Adverse Effect** upon properties in or eligible for inclusion in the National Register of Historic Places. This letter supersedes our communication of February 15<sup>th</sup> regarding our review of the proposed development.

If you have any questions regarding this letter or the project, please feel free to contact me at your convenience. Ext. 3273.

Sincerely,

Kenneth Markunas  
Historic Sites  
Restoration Coordinator

Cc: Bruce Berg, Concord Associates





**New York State Office of Parks,  
Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

July 16, 2008

Kevin McManus  
Cappelli Enterprises  
115 Stevens Ave.  
Valhalla, New York 10595

Re: SEQRA  
Concord Resort Redevelopment - Harness Track  
Parcel 3A  
THOMPSON, Sullivan County  
08PR03648

Dear Mr. McManus:

Thank you for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historical/cultural resources. OPRHP has reviewed the report "Phase 1B Archaeological Field Investigation, The Concord Harness Track, Town of Thompson, Sullivan County, New York" prepared by Hartgen Archeological Associates, Inc. In May 2008. Based on this review OPRHP offers the following comments:

1. OPRHP recognized the identification of the Lindenbaun Site. This site has been assigned Unique Site Number A10514.000129.
2. The Lindenbaun Site has not been evaluated to determine if it is eligible for the State/National Registers of Historic Places (NRE), however, the site is located outside of the area to be impacted by the current project. Therefore, as long as the site will not be impacted, it is the opinion of OPRHP that the project will not impact archaeological resources. If the project is modified and may result in disturbance to this site, OPRHP will need additional information to make a NRE determination.

Please contact me at extension 3291 if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey  
Historic Preservation Program Analyst  
Archaeology

**HARTGEN ARCHEOLOGICAL ASSOC., INC.**  
 Over 30 Years of Service  
 1744 WASHINGTON AVE. EXT  
 RENSSELAER, NY 12144

(518) 283-0534 Fax (518) 283-6276  
 E-MAIL hartgen@hartgen.com

**LETTER OF TRANSMITTAL**

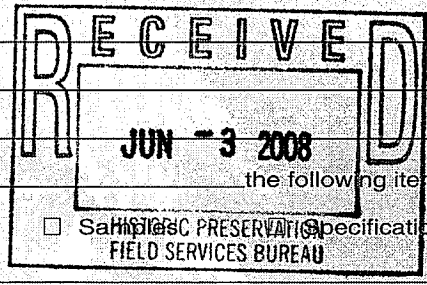
2914

DATE \_\_\_\_\_ JOB NO. \_\_\_\_\_

ATTENTION \_\_\_\_\_

RE: *Concord Harness  
Track Project*

TO *Doug Markey  
O.P.R.H.P.*



WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_  
 Shop drawings  Prints  Plans  
 Copy of letter  Change order  \_\_\_\_\_

the following items:  
 **NATIONAL HISTORIC PRESERVATION** Specifications  
**FIELD SERVICES BUREAU**

COPIES	DATE	NO.	DESCRIPTION
1	6-3-08		<i>Phase IB Archeological Field Investigation The Concord Harness Race Track, Town of Thompson, Sullivan Co. N.Y.</i>

THESE ARE TRANSMITTED as checked below:

For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints  
 For review and comment  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

**REMARKS**

*Enclosed is a copy of the Phase IB report for  
the proposed harness track. If you have any  
questions, please call.*

*Sincerely*

COPY TO \_\_\_\_\_

SIGNED: *Andy Krueger*

PRODUCT 240T If enclosures are not as noted, kindly notify us at once.

08/3648



**PROJECT REVIEW COVER FORM** Rev. 10-04

Please complete this form and attach it to the top of any and all information submitted to this office for review.  
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER \_\_ PR \_\_\_\_

COUNTY \_\_\_\_\_

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.  If you have checked this box you will need to complete ALL of the following information.

Project Name Concord Harness Race Track

Location Concord Road  
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village Town of Thompson  
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Sullivan  
If your undertaking\* covers multiple communities/counties please attach a list defining all municipalities/counties included.

**TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)**

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

No  Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

B. Have you consulted the NYSHPO web site at <http://www.nysparks.state.ny.us/shpo> to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

Yes  No

Was the project site wholly or partially included within an identified archeologically sensitive area?  Yes  No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places?  Yes  No

**CONTACT PERSON FOR PROJECT**

Name Kevin McManus Title Project Manager

Firm/Agency Cappelli Enterprises, Inc.

Address 115 Stevens Ave. City Valhalla STATE NY Zip 10595

Phone ( 914 ) 769-6500 Fax ( 914 ) 769-5030 E-Mail \_\_\_\_\_



**Appendix L-2**  
**Material from EPT Concord Project**

---







***Environmental and Planning Consultants***

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

April 6, 2012

Ruth Pierpont  
Deputy State Historic Preservation Officer  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

**Re: EPT Concord Resort, Sullivan County, New York**

Dear Ms. Pierpont:

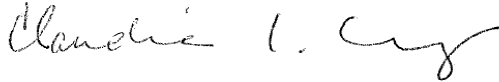
EPT Concord II, LLC (referred to as “EPT” or the “Applicant”) proposed to develop a master planned destination resort community (referred to as the “Proposed Project”) on approximately 1,538 acres of land that it owns in the Town of Thompson in Sullivan County, New York (the “Project Site”). To evaluate the impacts of the Proposed Project, a Draft Generic Environmental Impact Statement (DGEIS) would be prepared. The DGEIS would also include a Site Specific Draft Environmental Impact Statement (DEIS) to analyze the potential impacts of the proposed development of Phase 1 (the “Phase 1 Project”), an approximately 124-acre parcel located within the larger 1,538 acre Project Site (the “Phase 1 Project Site”). The Proposed Project would require approvals from the Town of Thompson Planning Board, permits from the New York State Department of Health (Sewer System Extension Permit), the United States Army Corps of Engineers (Nationwide or Individual Wetland Permit), and a number of permits from the New York State Department of Environmental Conservation. As such, the environmental review would be conducted pursuant to the New York State Environmental Quality Review Act (SEQRA) and would also be subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, and Section 14.09 of the New York State Historic Preservation Act of 1980. While not yet established, the Town of Thompson plans to serve as the lead agency under SEQRA.

The purpose of this letter and the attached “Cultural Resources Methodology” (Attachment A) is to afford your office the opportunity to review the proposed methodologies for the study of archaeological and architectural resources, including 1) the proposed definition of the Area of Potential Effect (APE); 2) methodology for the identification of historic properties; and 3) proposed impacts assessment criteria for the project. Attachment A also contains a more detailed description of the Proposed Project and the Phase 1 Project. Please note that the Phase 1 Project scope is still being developed, and, as project plans evolve, refinements may be made to the boundaries and/or character of the elements that define the Phase 1 Project as described in the attached methodology. We do not expect the proposed methodologies and impacts assessment criteria to change significantly; however, specific project elements may be altered that could require changes to the geographic definition of the APE. As mandated by the regulations governing

such work, the archaeological and architectural resources analyses will be prepared in consultation with the State Historic Preservation Office (SHPO).

We look forward to discussing the project and the proposed methodologies with you. Please do not hesitate to contact me at 646-388-9745 if you have any questions or need further clarification about the proposed project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Claudia L. Cooney".

Claudia Cooney  
Vice President

Enclosures

cc: Nicole Emmons, Hart Howerton  
Chris Robbins, Peter Feroe, AKRF, Inc.

**PROJECT DESCRIPTION**

EPT Concord II, LLC (referred to as “EPT” or the “Applicant”) proposes to develop a master planned destination resort community (the “Proposed Project”) on approximately 1,538 acres of land that it owns in the Town of Thompson, Sullivan County, New York (the “Project Site”). See Figure 1 for location of the Project Site. EPT Concord Resort would provide a variety of spaces, residential choices, destinations, amenities and experiences for a diverse market. When complete, the EPT Concord Resort would include an 18-hole golf course; a racino and harness racing track; hotels; a residential village with a mix of unit types including condos, apartments, townhouses and detached single family homes; a civic center; a medical home; an active adult community; an entertainment district with cinema and supporting retail; an RV park; and multi-use trail system with abundant open space.

To evaluate the impacts of the Proposed Project a Draft Generic Environmental Impact Statement (DGEIS) would be prepared. The DGEIS would also include a Site Specific Draft Environmental Impact Statement (DEIS) to analyze the potential impacts of the proposed development of Phase 1 (the “Phase 1 Project”). Phase 1 consists of an approximately 124 acre parcel within the 1,538 acre project site, located southwest of the intersection of Thompsonville and Joyland Roads (the “Phase 1 Project Site”). See Figures 1 and 2 for the location of the Phase 1 Project. Phase 1 would contain a projected 10-story hotel, a three-story racino, and a harness racing track and related facilities, including manure management. Also as part of the Phase 1 Project, utilities would be installed along portions of Thompsonville and Joyland Roads, a sanitary sewer would be constructed from the Phase 1 site to the Town of Thompson Water and Sewer Department Kiamesha Wastewater Treatment Plant, and a water tank area would be developed. The Phase 1 Project may also include improvements to a portion of Thompsonville Road, improvements and potential widening of Joyland Road between Thompsonville Road and NYS Route 17, and modifications to the intersection of Thompsonville Road and Heiden Road (Route 161).

Top develop the Proposed Project, the Applicant has initiated the following: First, the Applicant has petitioned the Town Board of the Town of Thompson for an amendment to the Town of Thompson Planned Resort Development (“PRD”) section of the zoning law (Town Code § 270-27.2) to enable the development of the EPT Concord Resort at the site of the former Concord Resort. Second, the Applicant seeks approval from the Town Board for a new PRD Comprehensive Development Plan (“CDP”) for the approximately 1,538 acre Project Site. The Proposed Project is independent of the previously approved project sponsored by Concord Associates, LP (CALP) adjacent to the Project Site, on the west side of Concord Road and within the PRD zoning district. Third, the Applicant seeks Site Plan Approval from the Town of Thompson Planning Board for the first phase development of the Proposed Project – the Phase 1 Project. The Applicant intends to begin construction of Phase 1 by the end of 2012, pending the receipt of the necessary approvals. The Proposed Project would also be seeking permits from the New York State Department of Health (Sewer System Extension Permit), the United States

Army Corps of Engineers (Nationwide or Individual Wetland Permit), and a number of permits from the New York State Department of Environmental Conservation. As such, the Proposed Project would be subject to review under the New York State Environmental Quality Review Act (SEQRA), Section 14.09 of the New York State Historic Preservation Act of 1980, and would also be subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended.

## **PROPOSED ARCHAEOLOGICAL AND HISTORIC RESOURCES METHODOLOGIES**

The methodologies used for evaluating the Proposed Project's potential effects on historic properties, including historic resources and archaeological resources, are described below. The following sections describe the proposed definition of the APE, the methodologies for identifying historic properties, and the criteria under which potential Project effects would be assessed (the proposed impacts assessment criteria).

As background for the Proposed Project, a number of cultural resources surveys were prepared as part of the Concord Resort Redevelopment FEIS completed in October 2006. This previous project and the Proposed Project share the same 1,538 acre parcel, the Project Site. Cultural resources surveys completed as part of this previous project included Phase 1A and Phase 1B literature review and archaeological sensitivity assessments completed by Hartgen Archeological Associates, Inc.<sup>1</sup> The Phase 1A archaeological assessment was prepared for the full 1,538 acre Project Site. Phase 1B archaeological testing was undertaken for specific parcels or sections of the Project Site – parcels H2 and I—located north and east of the proposed Phase 1 Project Site. In a letter dated February 15, 2008, SHPO indicated that they had no further concerns regarding archaeological resource disturbance in these areas. Historic resources inventory forms were also prepared for a number of properties located in parcels sections H2 and I, as well as properties located along the south side of Thompsonville Road, east of Joyland Road, in parcel Section H1. In SHPO's February 15, 2008, determinations of NR eligibility were provided for the properties presented in the Historic Resources Inventory Forms.

For purposes of the cultural resources analyses, the analyses undertaken by Hartgen will be summarized. In addition, further documentation and investigation will be completed for the Phase 1 Project Site, including the delineation of Areas of Potential Effect (APEs) for archaeological and historic resource and identification of historic properties within the APEs, as described below. The analysis of project specific effects will be completed for the Phase 1 Project, while the analyses for the remainder of the Project Site will be generic in nature as site specific plans have not yet been developed, and no new cultural resources analyses undertaken.

### *AREA OF POTENTIAL EFFECT*

A required step in the Section 106 process is determining the APE, which is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations

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<sup>1</sup> Hartgen Archeological Associates, Inc., *Phase 1A Literature Review and Archaeological Sensitivity Assessment, The Concord Resort and Development, Town of Thompson, Sullivan County, New York*, prepared in April 2006, and *Phase 1A Literature Review Archeological Sensitivity Assessment and Phase 1B Archaeological Field Investigation, The Concord Resort Redevelopment, Town of Thompson, Sullivan County, NY*, prepared in September 2007.

in the character or use of historic properties, if such properties exist” (36 CFR § 800.16[d]). The APE is influenced by the scale and nature of an undertaking.

In general, as defined by the Advisory Council on Historic Preservation, potential adverse effects on historic resources can include both direct physical effects—demolition, alteration, or damage from construction—and indirect effects, such as the introduction of visual, audible, or atmospheric elements that may alter the characteristics of the historic property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property’s significant historic features. Potential archaeological resources may be affected by construction activities resulting in disturbance to the ground surface such as excavation, grading, cutting and filling, and staging. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

The APE for archaeological resources has been defined to include those areas that would be directly impacted by the Project. For Phase 1, this includes the Phase 1 development area southwest of the intersection of Thompsonville and Joyland Roads and additional areas of disturbance and excavation associated with the Phase 1 Project, including a potential water tank development area, proposed sanitary sewer and utility installations, improvements to Thompsonville Road, improvements and potential widening of Joyland Road, and modification of the intersection of Thompsonville Road and Heiden Road (Route 161) east of the Phase 1 Project Site.

For historic resources, the APE for the Phase 1 project has been developed based on proposed work activities and their potential to affect historic properties, including potential direct and indirect effects of the proposed project, based on information available at this time. The APE extends approximately ¼-mile from the principal Phase 1 Project elements, consisting of the Phase 1 development area and potential Joyland Road widening. The APE encapsulates areas that would have the most proximate views to the Phase 1 Project Site, and, therefore, where the Proposed Project may have potential to adversely affect the character or setting of historic properties. This APE also encompasses the anticipated visibility of improvements on Thompsonville Road, proposed utility and sanitary sewer installations, and the potential water tank development area. For the proposed modification of the intersection at Thompsonville Road and Heiden Road (Route 161) east of the Project Site, the APE is defined as the properties fronting onto the intersection.

### *IDENTIFICATION OF HISTORIC PROPERTIES*

#### *Historic Resources*

Historic resources are defined as buildings, structures, sites, objects, and districts, that are over 50 years old, possess integrity, and meet the criteria of eligibility as defined by the National Park Service (36 CFR Part 60).

Identification of historic resources will be undertaken in accordance with Section 106 of the NHPA. A list of officially recognized historic resources within the Project Site and APE for the Phase 1 Project will be compiled. This includes National Historic Landmarks (NHLs) and properties listed on the State and National Registers (S/NR) or determined eligible for such listing. A list of any potential historic resources within the Phase 1 Project APE will also be compiled.

Potential historic resources comprise properties that may be eligible for listing on the S/NR. Districts, sites, buildings, structures, and objects are eligible for the State and National Registers

## **EPT Concord Resort**

---

if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet the following criteria:

- Are associated with historic events;
- Are associated with significant people;
- Embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or are otherwise distinguished; or
- May yield information important in prehistory or history.

Properties less than 50 years old are not ordinarily eligible.

Identification of potential historic resources in the APE will be based on field surveys of the APE conducted by architectural historians who meet NPS Professional Qualification Standards for Architectural History, codified under 36 CFR Part 61, and additional research.

Determinations of eligibility will be sought from SHPO for any identified potential historic resources. Historic Resource Inventory Forms will be prepared and submitted to SHPO for review and for determinations of NR eligibility.

### *Archaeological Resources*

Archaeological investigations typically proceed in a multi-phase process generally consisting of Phase I (determining the presence of archaeological resources through documentary research and field testing), Phase II (determining their integrity, significance, and S/NR eligibility), and Phase III (mitigating unavoidable impacts through performance of a data recovery or other form of mitigation). The need for the next phase is dependent upon the results of the preceding phase.

As described above, a Phase 1A study was conducted for the Project Site by Hartgen Archeological Associates in April 2006 with Phase 1B investigations carried out in two parcel sections of the Project Site located outside of the Phase 1 Project Site. No further study of archaeological resources will be conducted for the Project Site with the exception of the Phase 1 Project Site (described below), beyond summarizing the archaeological potential of the Project Site as described in the Phase 1A/1B reports prepared for the previous Concord Redevelopment project.

Additional Phase 1B archaeological surveys will be completed by Strata Cultural Resource Management for the Phase 1 Project Site, building on the information contained in Hartgen's April 2006 Phase 1A report. The proposed scope of work includes a review of previous archaeological investigations conducted in the vicinity of the project area in order to assess potential areas of sensitivity. In addition, a site walkover survey will be conducted to evaluate historic and modern land use factors that may have resulted in ground disturbance and affected potential archaeological resource preservation. Phase 1B field testing would then be undertaken in the Phase 1 Project Site as appropriate. The archaeological surveys will be undertaken in compliance with applicable standards and guidelines for archaeological surveys, including those promulgated by the SHPO, New York Archaeological Council, and the Secretary of the Interior.

### *PROPOSED IMPACTS ASSESSMENT CRITERIA*

As described above, project effects on historic properties identified in this chapter may include both direct effects and indirect effects. Assessments of effects are based on the Advisory Council's Criteria of Adverse Effect codified in 36 CFR § 800.5(a)(2). The assessment may

## **Attachment A: Cultural Resources Methodology**

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result in three possible effects findings: no effect; no adverse effect; or adverse effect. According to the Advisory Council's criteria, an adverse effect is found "when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association." Examples of adverse effects include, but are not limited to "physical destruction or damage of all or part of the property;" "removal of the property from its historic location; change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;" and "introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features."





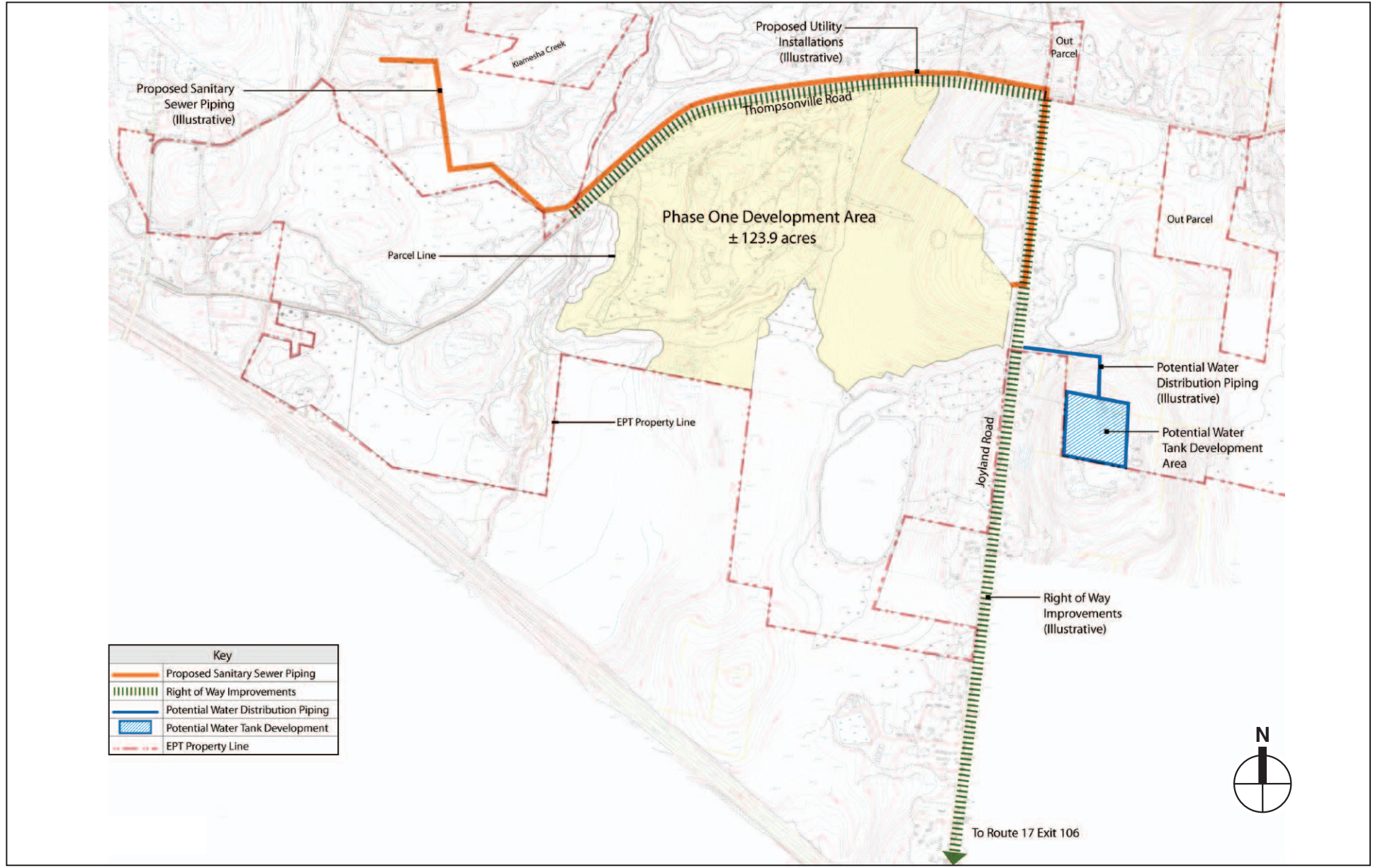


- Project Site Boundary
- Phase I Area Boundary
- - - Historic Resources 1/4-Mile Study Area Boundary

0 1200 2400 FEET  
SCALE

Phase I: Illustrative Plan and Historic Resources Study Area  
**Figure 1**









***Environmental and Planning Consultants***

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

April 26, 2012

Kathleen LaFrank  
New York State Office of Parks, Recreation and Historic Preservation  
Pebbles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

**Re: EPT Concord Resort, Sullivan County, New York**

Dear Ms. LaFrank:

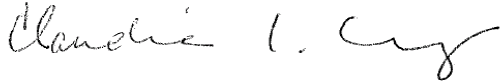
EPT Concord II, LLC (referred to as “EPT” or the “Applicant”) proposes to develop a master planned destination resort community (referred to as the “Proposed Project”) on approximately 1,538 acres of land that it owns in the Town of Thompson in Sullivan County, New York (the “Project Site”). To evaluate the impacts of the Proposed Project, a Draft Generic Environmental Impact Statement (DGEIS) would be prepared. The DGEIS would also include a Site Specific Draft Environmental Impact Statement (DEIS) to analyze the potential impacts of the proposed development of Phase 1 (the “Phase 1 Project”), an approximately 124-acre parcel located within the larger 1,538 acre Project Site (the “Phase 1 Project Site”). We submitted an initiation package to Ruth Pierpont on April 6, 2012, describing the proposed project and the proposed methodologies for the study of historic architectural resources, including 1) the proposed definition of the Area of Potential Effect (APE); 2) methodology for the identification of historic properties; and 3) proposed impacts assessment criteria for the project. We also discussed this submission on a call with Douglas Mackey on April 18, 2012.

The APE for Phase 1 has been identified as the area within approximately ¼ mile of the Phase 1 Site (see Figure 1 from April 6th submission). Enclosed are two Historic Resources Inventory Forms prepared for two properties located in the APE for the Phase 1 Site. One, the Breezy Corners Bungalow Colony at 253 Joyland Road, is also located on the 1,538 acre Project Site. The other, the Joyland Acres Bungalow Colony at 130 Joyland Road, is located in the APE southeast of the Project Site. We are seeking evaluations of National Register eligibility for these properties.

We are also requesting a re-evaluation of National Register eligibility of the J. Gray Barn. This structure was determined National Register eligible in combination with a 19th century house located at 18 Chalet Road, as per a February 15, 2008 letter sent by Kenneth Markunas. I have enclosed a copy of the Historic Resources Inventory Form submitted to you on January 9, 2008 by Hartgen Archaeological Associates for your reference. Subsequently, the house at 18 Chalet Road has been demolished (by others than EPT Concord II, LLC) and only the barn remains. A current (2012) photograph of the barn is also provided.

We look forward to receiving eligibility determinations on the above referenced properties at your earliest possible convenience. Please do not hesitate to contact me at 646-388-9745 if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Claudia Cooney". The signature is written in a cursive, flowing style.

Claudia Cooney  
Vice President

Enclosures

cc: Nicole Emmons, Hart Howerton  
Chris Robbins, Peter Feroe, AKRF, Inc.



- Project Site Boundary
- Phase I Area Boundary
- - - Historic Resources 1/4-Mile Study Area Boundary

0 1200 2400 FEET  
SCALE

Phase I: Illustrative Plan and Historic Resources Study Area  
**Figure 1**





**J. Gray Barn**  
**Across Chalet Road from former 19<sup>th</sup> century House at 18 Chalet Road**  
**Current Photograph 2012 – View west from Chalet Road**







# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: _____

## IDENTIFICATION

Property name(if any) Joyland Acres  
Address or Street Location 130 Joyland Road  
County Sullivan Town/City Thompson Village/Hamlet: \_\_\_\_\_  
Owner Joyland Park, Inc. Address 1252 53rd Street, Brooklyn, NY 11219  
Original use Residence and vacation bungalows Current use vacation units (assumed)  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known circa 1920-1951

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

## Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Claudia Cooney address AKRF, Inc, 440 Park Avenue South, New York, New York 10016

Telephone: 212-696-0670 email ccooney@akrf.com Date April 2012

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The Joyland Acres property consists of a house built in the first two decades of the 20th century and a number of mid 20th century cottages set around a lawn with a gazebo (see Figures 1-3). There is also a pool and a recently constructed children's playground at the east end of the property.

The house is set along Joyland Road with the main (Joyland Road) façade facing west. The house is 2 stories with a gable roof and two dormers facing west. It is primarily clad in clapboard though the dormers and an addition to the south are clad in asbestos siding and an addition to the north appears to be clad in vinyl siding. Online property records indicate the house was built in 1920, and the house also appears on the 1911/1933 USGS map.<sup>1</sup> The house has been altered through the construction of one-story additions to its north and south facades and alterations to provide fire access. This includes the lowering of the middle window on the second story of the west façade to create a doorway that leads to a metal fire escape. The fire escape extends along the north bay of the house. The central main entrance also appears to have been altered through at least the removal of original moldings. Online property records indicate the house contains four bedrooms, four baths, and 4 kitchens, indicating that the house has likely been subdivided for use as vacation rental units.

Located to the north and east of the house is a number of cottages/accessory structures (a total of 10) arrayed in a horseshoe shaping around a lawn that includes a gazebo. The cottages are typically one-story with gabled roofs. There is also a two-story building with centrally located dormers facing north and south. Five structures are depicted in the general vicinity of the property on the 1943 Military/ACOE map. The 1966/1982 USGS map depicts ten structures on the property.<sup>2</sup> Online property records are not clear though date of construction for the commercial portion of the property is given as 1949 and with construction dates provided for a shed and porches of between 1949-1951.

Online property records indicate that there are 19 rental units on the property. Real estate data indicates that the property contains 38 bedrooms and 16 bathrooms.<sup>3</sup>

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Sullivan County was sparsely settled prior to the late 18th century, with the late 18th and early 19th century bringing the first significant settlements within the county. Settlement increased with the opening of several railroads, including the New York and Erie Railroad, completed in 1851, and the New York, Ontario and Western Railroad, opened in 1872, which opened up a direct connection with New York City and opened the Catskill region to summer vacationers. By the late 19th to early 20th century, the Sullivan County became an

<sup>1</sup> <http://webapps.co.sullivan.ny.us>, Tax ID: 23.-2-15.1; 1931/1911 USGS Monticello 15' Topographic Quadrangle, New York.

<sup>2</sup> 1943 U.S. Army Corps of Engineers, Monticello, NY; 1982/1966 USGS Monticello 7.5' Topographic Quadrangle, New York.

<sup>3</sup> [www.realtor.com](http://www.realtor.com)

important vacation destination for residents of New York City. By the beginning of the 19th century, more than 700 hotels were in existence in Sullivan County in the mountains and surrounding lakes, including several large hotels such as Grosinger and the Concord Resort at Kiamasha Lake, along with cheaper accommodations, including bungalow colonies.<sup>4</sup> The area was especially popular with Jewish vacationers and developed into a Jewish resort area, known to many as the “Borscht Belt”.<sup>5</sup> These resorts flourished up to the 1970s, with a variety of factors, including changes in family structure and gender roles, a loosening of family and religious traditions, aging of the older vacationing guests, increased geographic and economic mobility, change in vacation habits, and the beginning of the economic downturn in 1973, bringing about their demise.<sup>6</sup> During the 1980s, there was a trend toward the conversion of the bungalow colonies to co-ops. Others were purchased by religious and ethnic groups, including the Hasidic community.<sup>7</sup>

Overcrowding on the Lower East Side, as well as the health benefits and escape from anti-semitism played a large role in the growth of Jewish communities in the Catskills and subsequent development of the Catskills resorts, which experienced their heyday between the end of World War II through the 1960s.<sup>8</sup> Boardinghouses were created on operating farms, with Jewish farming in the Catskills developing towards the end of the 19th century. Descending from the boarding houses, kuchalayns and bungalow colonies offered inexpensive alternatives to resort hotels and were conducive to large families. The *kuchalayn* (Yiddish for “cook alone”) was essentially a large house where renters cooked for themselves in a common kitchen. This term was also used to refer to bungalow colonies, where food was also prepared by the renters but took a different form.<sup>9</sup>

Bungalow colonies are groups of small cottages, frequently arranged in a circle or semi-circle. Colonies with over a dozen cottages typically provided recreational amenities such as casinos or social halls, basketball courts, baseball fields, and later pools. Bungalow colonies frequently took the form of expansions of boardinghouses and were inexpensive and easy to construct, with the cottages sometimes developed piecemeal and of different appearances. As described by Phil Brown, the bungalow colonies reflected a community living style rooted in the Eastern European *shtetl*, where neighbors, friends, and relatives could share responsibilities such as child care, shopping, and entertainment.<sup>10</sup> Bungalow colonies often had their own food stores.

For the most part, the rental bungalows were, architecturally speaking, simply articulated. They typically consisted of two- and three-room units, which consisted of a kitchen and bedrooms but no living room. Most had porches, some of which were screened. Bungalows are typically rectangular or square with gable roofs, without foundations and usually set on concrete or wooden piers. Bungalows can be semi-detached or paired units, and sometimes strung together like a motel. Most bungalows were built with clapboard siding, with other siding including asbestos shingles. Very few bungalows (with the exception of Hasidic and New Orthodox colonies which experienced building booms in the 1970s and 1980s) were built after the 1960s.<sup>11</sup> The interiors were also relatively simple, and could include arts- and crafts detailing, such as decorative window and doorway moldings. Interiors typically had full height or chair-rail-height wood paneling.

The Joyland Acres property appears to be typical of a mid-20th century bungalow colony built in Sullivan County, whereby an earlier structure was incorporated into the bungalow colony and renovated for use as rental

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<sup>4</sup> Hartgen Archeological Associates, *Phase 1A Literature Review Archeological Sensitivity Assessment and Phase 1B Archaeological Field Investigation, The Concord resort Redevelopment, Town of Thompson, Sullivan County, New York*, September 2007, p. 6.

<sup>5</sup> Phil Brown, *Catskill Culture, A Mountain Rat’s Memories of the Great Jewish Resort Area*, Philadelphia: Temple University Press, 1998, p. 11.

<sup>6</sup> Brown, p. 232.

<sup>7</sup> Constance L. Hays, “Catskill Bungalows: Rustic Goes Co-op,” *The New York Times*, August 24, 1987, p. B1.

<sup>8</sup> Brown, pp. 25-27, 41. In 1957, the Route 17 Quickway was completed, rendering the Catskills only a 90 minute trip from New York City, p. 42.

<sup>9</sup> Brown, p. 45.

<sup>10</sup> Brown, p.50.

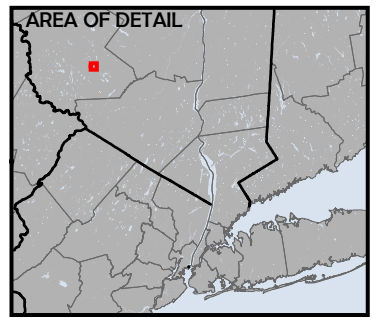
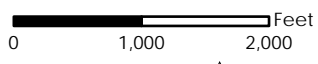
<sup>11</sup> Irwin Richman, *Borscht Belt Bungalows, Memories of Catskill Summers*, Philadelphia: Temple University Press: 1998), pp. 6-11.

units. Additional units are provided in smaller detached cottages that are oriented around a public green and with amenities provided such as a pool.



Source: Copyright: © 2011 National Geographic Society, i-cubed

 Property Location



Approximate coordinates of Project Site:  
 41°39'10"N 74°38'42"W

Figure 1 - USGS 7.5 Minute Topographic Map - Monticello Quad Joyland Acres Bungalow Colony Location





Joyland Acres Bungalow Colony  
130 Joyland Road  
Figure 2



View east from Joyland Road at house at 130 Joyland Road.



View east from Joyland Road of cottages and gazebo north of the house at 130 Joyland Road.



Joyland Acres Bungalow Colony  
130 Joyland Road  
Figure 3



View northeast from Joyland Road of house and adjacent cottage at 130 Joyland Road.



View northeast of south façade of house at 130 Joyland Road.





***Environmental and Planning Consultants***

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7th Floor  
New York, NY 10016  
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[www.akrf.com](http://www.akrf.com)

May 7, 2012

Kathleen LaFrank  
New York State Office of Parks, Recreation and Historic Preservation  
Peebles Island Resource Center  
P.O. Box 189  
Waterford, NY 12188-0189

**Re: EPT Concord Resort, Sullivan County, New York**

Dear Ms. LaFrank:

Further to our submission of April 26, 2012, we have made minor revisions to the Historic Resources Inventory Form for the Breezy Corners Bungalow property. The Historic Resources Inventory Form has been revised to reflect a more accurate date for the construction of the casino/recreation building on the property, and to describe other alterations of building configuration on the property, based upon a review of historic aerials. We also enclose a Historic Resources Inventory Form for another property that contains a bungalow colony with addresses 42 and 71 Joyland Road in the Town of Thompson, New York. We are seeking evaluations of National Register eligibility for these properties.

We look forward to receiving eligibility determinations on the above referenced properties at your earliest possible convenience. Please do not hesitate to contact me at 646-388-9745 if you have any questions or require further information.

Sincerely,

A handwritten signature in cursive script that reads "Claudia Cooney".

Claudia Cooney  
Vice President

Enclosures

cc: Nicole Emmons, Hart Howerton  
Chris Robbins, Peter Feroe, AKRF, Inc.





# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: _____

## IDENTIFICATION

Property name(if any) Breezy Corners Bungalow Colony

Address or Street Location 253 Joyland Road

County Sullivan Town/City Thompson Village/Hamlet: \_\_\_\_\_

Owner EPT Concord II, LLC Address P.O. Box 227, Kiamesha Lake, NY 12751

Original use vacation bungalows Current use vacant

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1952-1971

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

## Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Claudia Cooney address AKRF, Inc, 440 Park Avenue South, New York, New York 10016

Telephone: 212-696-0670 email ccooney@akrf.com Date May 2012

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The Breezy Corners Bungalow Colony is located on the west side of Joyland Road, south of Thompsonville Road in the town of Thompson, NY (see Figure 1). It consists of a number of bungalows, 2 ranch-style houses, a swimming pool, basketball courts, and casino/recreation hall (see Figures 2-7). Historic maps indicate the bungalow colony was developed sometime between 1943 (1943 Military/ACOE map) and 1982 (1966/1982 USGS).<sup>1</sup> Online property records indicate the presence of a ranch-style house constructed in 1952-58 and other structures built on the site between 1952 and 1971.<sup>2</sup> The majority of the buildings date to 1952, and it is assumed that the bungalows date to this time period. The casino/recreation hall was built between 1963 and 1966.<sup>3</sup> A few of the bungalows are mobile homes, which online property records indicate date to 1971. A historic aerial from 1963 indicates that there was a building south of the basketball courts along Joyland Road which has been demolished. The aerial also seems to indicate that the central bungalow/office building was enlarged sometime after 1963 with a southern addition.

The bungalows are primarily set back from Joyland Road, with the majority of the bungalows grouped in a U-shape around the swimming pool. The bungalows are typically single and paired structures of one-story, clad in clapboard and with gable roofs. The bungalows typically have associated porches or uncovered wood decks. Photographs dating from circa 2005 indicate that the interiors of the bungalows were of a simple and rustic design, with wall paneling, some decorative millwork at the windows and doorways, and carpeted or faux wood flooring.<sup>4</sup> A longer bungalow building is located along Joyland Road that is single story with a central second story addition. Besides containing a number of vacation units, it is likely that this building also contained offices of the Bungalow Colony, as a “Welcome to Breezy Corners” sign was formerly located in front of this building. South of this building and set back farther from Joyland Road is a larger structure that served as the bungalow colony’s casino and recreation hall. The building is a long, one-story shed-like structure with a gable roof and with a cover porch at its northern end.

The property also contains a rectangular, in-ground swimming pool west of the central bungalow/office building and former basketball courts south of it.

A 1985 brochure for Breezy Corners indicated that Breezy Corners provided accommodations for over 60 families in furnished one and two bedroom units. Amenities included an Olympic size pool, kiddie pool, handball and basketball courts, ball fields, video game area, food concession, night club and cocktail lounge.<sup>5</sup> The property was vacated circa 2008 .

---

<sup>1</sup> 1943 U.S. Army Corps of Engineers, Monticello, NY; 1982/1966 USGS Monticello 7.5’ Topographic Quadrangle, New York

<sup>2</sup> <http://webapps.co.sullivan.ny.us>, Tax ID: 23.-1-54.1

<sup>3</sup> Comparison between 1963 historic aerial ([www.historicaerials.com](http://www.historicaerials.com)) and 1982/1966 USGS.

<sup>4</sup> [www.vanishingcatskills.us](http://www.vanishingcatskills.us)

<sup>5</sup> [dl.lib.brown.edu](http://dl.lib.brown.edu)



**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Sullivan County was sparsely settled prior to the late 18th century, with the late 18th and early 19th century bringing the first significant settlements within the county. Settlement increased with the opening of several railroads, including the New York and Erie Railroad, completed in 1851, and the New York, Ontario and Western Railroad, opened in 1872, which opened up a direct connection with New York City and opened the Catskill region to summer vacationers. By the late 19th to early 20th century, the Sullivan County became an important vacation destination for residents of New York City. By the beginning of the 19th century, more than 700 hotels were in existence in Sullivan County in the mountains and surrounding lakes, including several large hotels such as Grosinger and the Concord Resort at Kiamesha Lake, along with cheaper accommodations, including bungalow colonies.<sup>6</sup> The area was especially popular with Jewish vacationers and developed into a Jewish resort area, known to many as the "Borscht Belt".<sup>7</sup> These resorts flourished up to the 1970s, with a variety of factors, including changes in family structure and gender roles, a loosening of family and religious traditions, aging of the older vacationing guests, increased geographic and economic mobility, change in vacation habits, and the beginning of the economic downturn in 1973, bringing about their demise.<sup>8</sup> During the 1980s, there was a trend toward the conversion of the bungalow colonies as co-ops. Others were purchased by religious and ethnic groups, including the Hasidic community.<sup>9</sup>

Overcrowding on the Lower East Side, as well as the health benefits and escape from anti-semitism played a large role in the growth of Jewish communities in the Catskills and subsequent development of the Catskills resorts, which experienced their heyday between the end of World War II through the 1960s.<sup>10</sup> Boardinghouses were created on operating farms, with Jewish farming in the Catskills developing towards the end of the 19th century. Descending from the boarding houses, kuchalayns and bungalow colonies offered inexpensive alternatives to resort hotels and were conducive to large families. The *kuchalayn* (Yiddish for "cook alone") was essentially a large house where renters cooked for themselves in a common kitchen. This term was also used to refer to bungalow colonies, where food was also prepared by the renters but took a different form.<sup>11</sup>

Bungalow colonies are groups of small cottages, frequently arranged in a circle or semi-circle. Colonies with over a dozen cottages typically provided recreational amenities such as casinos or social halls, basketball courts, baseball fields, and later pools. Bungalow colonies frequently took the form of expansions of boardinghouses and were inexpensive and easy to construct, with the cottages sometimes developed piecemeal and of different appearances. As described by Phil Brown, the bungalow colonies reflected a community living style rooted in the Eastern European *shtetl*, where neighbors, friends, and relatives could share responsibilities such as child care, shopping, and entertainment.<sup>12</sup> Bungalow colonies often had their own food stores.

For the most part, the rental bungalows were, architecturally speaking, simply articulated. They typically consisted of two- and three-room units, which consisted of a kitchen and bedrooms but no living room. Most had porches, some of which were screened. Bungalows are typically rectangular or square with gable roofs, without foundations and usually set on concrete or wooden piers. Bungalows can be semi-detached or paired

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<sup>6</sup> Hartgen Archeological Associates, *Phase 1A Literature Review Archeological Sensitivity Assessment and Phase 1B Archeological Field Investigation, The Concord resort Redevelopment, Town of Thompson, Sullivan County, New York*, September 2007, p. 6.

<sup>7</sup> Phil Brown, *Catskill Culture, A Mountain Rat's Memories of the Great Jewish Resort Area*, Philadelphia: Temple University Press, 1998, p. 11.

<sup>8</sup> Brown, p. 232.

<sup>9</sup> Constance L. Hays, "Catskill Bungalows: Rustic Goes Co-op," *The New York Times*, August 24, 1987, p. B1.

<sup>10</sup> Brown, pp. 25-27, 41. In 1957, the Route 17 Quickway was completed, rendering the Catskills only a 90 minute trip from New York City, p. 42.

<sup>11</sup> Brown, p. 45.

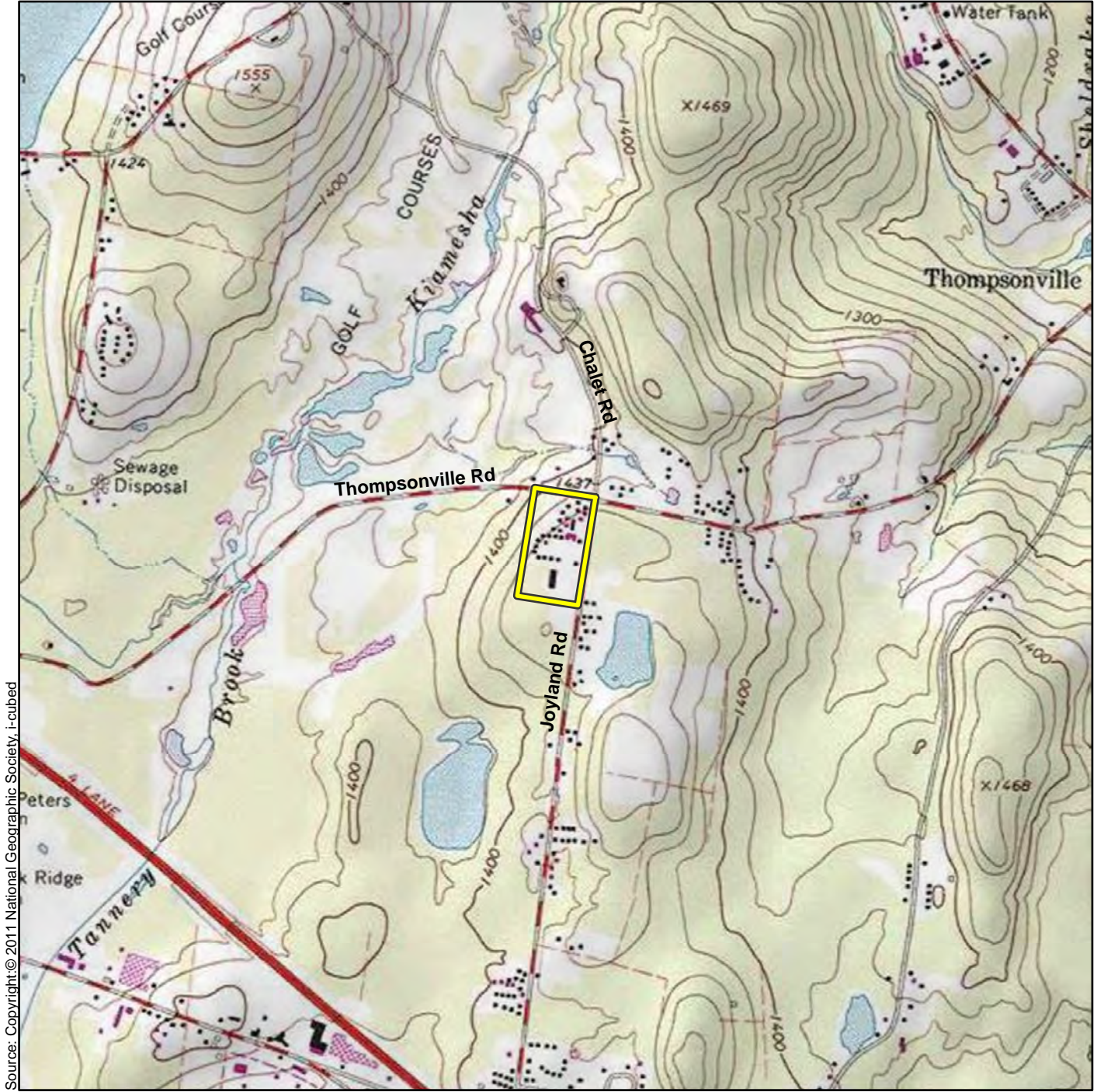
<sup>12</sup> Brown, p.50.

units, and sometimes strung together like a motel. Most bungalows were built with clapboard siding, with other siding including asbestos shingles. Very few bungalows (with the exception of Hasidic and New Orthodox colonies which experienced building booms in the 1970s and 1980s) were built after the 1960s.<sup>13</sup> The interiors were also relatively simple, and could include arts- and crafts detailing, such as decorative window and doorway moldings. Interiors typically had full height or chair-rail-height wood paneling.

The Breezy Corners Bungalow Colony represents a typical post-WWII bungalow colony which retains its principal components of vacation cottages, casino/recreational hall, and outdoor recreational facilities (pool, basketball court) as well as a number of 1950s ranch houses and 1970s mobile homes (that also served as bungalows).

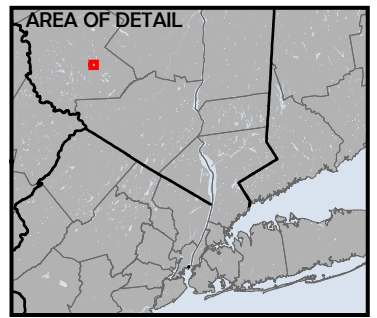
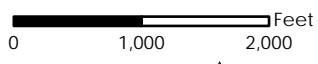
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<sup>13</sup> Irwin Richman, *Borscht Belt Bungalows, Memories of Catskill Summers*, Philadelphia: Temple University Press: 1998, pp. 6-11.



Source: Copyright © 2011 National Geographic Society, i-cubed

 Property Location



Approximate coordinates of Project Site:  
 41°39'39"N 74°38'45"W

Figure 1 - USGS 7.5 Minute Topographic Map - Monticello Quad Breezy Corners Bungalow Colony Location



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 2



View southwest of bungalow colony, including two ranch style houses, at the intersection of Joyland and Thompsonville Roads.



View northwest on Joyland Road including central bungalow/office building.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 3



Central bungalow/office building, view southwest from Joyland Road.



View west from Joyland Road of the former basketball courts and bungalows beyond.





Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 4



Breezy Corners bungalow, view from Joyland Road.



Breezy Corner Bungalows, south grouping, view west.

Source: Hartgen Archeological Associates, *Phase 1A Literature Review and Archeological Sensitivity Assessment, The Concord Resort & Development, Town of Thompson, Sullivan County, NY*, April 2006, image 66



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 5



Breezy Corners bungalows, north grouping, view northwest of the pool facades of the bungalows. The pool is on the left.

Source: Hartgen Archeological Associates, *Phase 1A Literature Review and Archeological Sensitivity Assessment, The Concord Resort & Development, Town of Thompson, Sullivan County, NY*, April 2006, image 65



Casino/Recreation Hall, view west from Joyland Road.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 6



Representative bungalow bedroom.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Representative bungalow kitchen.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 7



Representative bedroom in the central bungalow/office building.

Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Representative kitchen in the central bungalow/office building.

Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)







# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY
USN: _____

## IDENTIFICATION

Property name(if any) bungalow colony  
Address or Street Location 42 & 71 Joyland Road  
County Sullivan Town/City Thompson Village/Hamlet: \_\_\_\_\_  
Owner Nachlai Emunah Bungalows Inc/Shevas Achim Bungalow Colony Inc. Address: 4 Sanz Ct 104, Monroe, NY 10950  
Original use bungalow colony (seasonal) Current use bungalow colony (seasonal)  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1940-present

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input checked="" type="checkbox"/> vertical boards	<input type="checkbox"/> plywood	
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block	
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____	
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal	<input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition:  excellent  good  fair  deteriorated

## Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

## Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Prepared by: Claudia Cooney address AKRF, Inc, 440 Park Avenue South, New York, New York 10016

Telephone: 212-696-0670 email ccooney@akrf.com Date May 2012

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The bungalow colony with addresses at 71 and 42 Joyland Road is located east and west of Joyland Road, near NYS Route 17, in the town of Thompson, NY (see Figures 1-12). The property on the west side of Joyland Road (71 Joyland Road) contains 67 buildings with 63 seasonal units. The property on the east side of Joyland Road (42 Joyland Road) contains 23 buildings with 20 seasonal units.<sup>1</sup> On the west side of Joyland Road, the bungalows are one- and two-story buildings with gable roofs. The bungalows typically have wood decks of more recent construction or enclosed screened porches. The bungalows are clad in vinyl or with clapboard, asbestos, and vertical wood siding and are set on wooden piers or on concrete foundations. They are typically arranged in rows running parallel and perpendicular to Joyland Road. On the east side of Joyland Road the bungalows are arranged both in a row perpendicular to Joyland Road and with buildings also built in a curve enclosing a courtyard. The bungalows are one-story structures with peaked roofs, screened porches and wood decks, clad in vertical wood siding and vinyl, and set on wooden piers or on concrete foundations. There are also larger one-story buildings with several seasonal units and a pool.

On the west side of Joyland Road, the 1982/1966 USGS map and a historic aerial from 1963 indicate that these were two separate groupings of bungalow structures whose configuration has been substantially altered through the demolition of structures and construction of additional bungalows, support buildings and pools.<sup>2</sup> The 1982/1966 USGS map depicts 25 structures (15 in the northern grouping of buildings and 10 in the southern grouping) as having been built by 1966 with six others constructed by 1982 (see Figure 2). A small number of structures are shown on an earlier 1943 Military/ACOE map.<sup>3</sup> Online property records indicate that the property on the west side of Joyland Road contains bungalows built in 1940 and 1988, pools constructed in 1940, 1950 and 1993, a shed constructed in 1994, and porches and decks built in 1960 and 1980.<sup>4</sup> A historic aerial from 2004 indicates that at least 9 new bungalows have been constructed on the site since 2004.<sup>5</sup> The older bungalow structures are one-story and clad in vinyl, clapboard, asbestos siding, and vertical wood siding with enclosed porches. The more recently built structures, most likely constructed in 1982 and 1988 and also post-2004 based on information shown on the 1982/1966 USGS map, online property data, and the 2004 aerial, are one- and two-stories, clad in vinyl, and with wood decks. These newer structures exceed the number of older structures with the more recently built structures (those built after 1966 and totaling 42 buildings) having infilled the area that separated the two groupings of bungalows. The more recent structures have been built fronting on Joyland Road, constructed towards the rear of the north grouping of buildings, and replacing structures in the area of the south grouping of buildings.

On the east side of Joyland Road, the 1943 Military/ACOE map depicts one structure in the general vicinity of the bungalow colony. A historic aerial from 1963 depicts about 14 buildings. The 1982/1966 USGS map depicts 12 buildings, all built by 1966 (see Figure 2). By 2004, the bungalow colony appears to have its current configuration, with a pool, two buildings located next to the pool, and at least three larger multiple unit bungalows constructed between 1982 and 2004. Online property records indicate that this portion of the

<sup>1</sup> Unit count provided by online property records at <http://webapps.co.sullivan.ny.us>, Tax ID: 31.-1-18 and 23.-1-63

<sup>2</sup> 1982/1966 USGS Monticello 7.5' Topographic Quadrangle, New York; [www.historicaerials.com](http://www.historicaerials.com)

<sup>3</sup> 1943 U.S. Army Corps of Engineers, Monticello, NY.

<sup>4</sup> <http://webapps.co.sullivan.ny.us>, Tax ID: 31.-1-18 and 23.-1-63

<sup>5</sup> [www.historicaerials.com](http://www.historicaerials.com)

bungalow colony contains bungalows built in 1947 and 1951, alterations including open, covered and screened porches built in 1955 and 1971, and a shed built in 1950.<sup>6</sup>

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

### *History of Bungalow Colonies in Sullivan County*

Sullivan County was sparsely settled prior to the late 18th century, with the late 18th and early 19th century bringing the first significant settlements within the county. Settlement increased with the opening of several railroads, including the New York and Erie Railroad, completed in 1851, and the New York, Ontario and Western Railroad, opened in 1872, which opened up a direct connection with New York City and opened the Catskill region to summer vacationers. By the late 19th to early 20th century, the Sullivan County became an important vacation destination for residents of New York City. By the beginning of the 19th century, more than 700 hotels were in existence in Sullivan County in the mountains and surrounding lakes, including several large hotels such as Grosinger and the Concord Resort at Kiamesha Lake, along with cheaper accommodations, including bungalow colonies.<sup>7</sup> The area was especially popular with Jewish vacationers and developed into a Jewish resort area, known to many as the "Borscht Belt".<sup>8</sup> These resorts flourished up to the 1970s, with a variety of factors, including changes in family structure and gender roles, a loosening of family and religious traditions, aging of the older vacationing guests, increased geographic and economic mobility, change in vacation habits, and the beginning of the economic downturn in 1973, bringing about their demise.<sup>9</sup> During the 1980s, there was a trend toward the conversion of the bungalow colonies as co-ops. Others were purchased by religious and ethnic groups, including the Hasidic community.<sup>10</sup>

Overcrowding on the Lower East Side, as well as the health benefits and escape from anti-semitism played a large role in the growth of Jewish communities in the Catskills and subsequent development of the Catskills resorts, which experienced their heyday between the end of World War II through the 1960s.<sup>11</sup> Boardinghouses were created on operating farms, with Jewish farming in the Catskills developing towards the end of the 19th century. Descending from the boarding houses, kuchalayns and bungalow colonies offered inexpensive alternatives to resort hotels and were conducive to large families. The *kuchalayn* (Yiddish for "cook alone") was essentially a large house where renters cooked for themselves in a common kitchen. This term was also used to refer to bungalow colonies, where food was also prepared by the renters but took a different form.<sup>12</sup>

Bungalow colonies are groups of small cottages, frequently arranged in a circle or semi-circle. Colonies with over a dozen cottages typically provided recreational amenities such as casinos or social halls, basketball courts, baseball fields, and later pools. Bungalow colonies frequently took the form of expansions of boardinghouses and were inexpensive and easy to construct, with the cottages sometimes developed piecemeal and of different appearances. As described by Phil Brown, the bungalow colonies reflected a community living

---

<sup>6</sup> <http://webapps.co.sullivan.ny.us>, Tax ID: 23.-2-27.2

<sup>7</sup> Hartgen Archeological Associates, *Phase 1A Literature Review Archeological Sensitivity Assessment and Phase 1B Archeological Field Investigation, The Concord resort Redevelopment, Town of Thompson, Sullivan County, New York*, September 2007, p. 6.

<sup>8</sup> Phil Brown, *Catskill Culture, A Mountain Rat's Memories of the Great Jewish Resort Area*, Philadelphia: Temple University Press, 1998, p. 11.

<sup>9</sup> Brown, p. 232.

<sup>10</sup> Constance L. Hays, "Catskill Bungalows: Rustic Goes Co-op," *The New York Times*, August 24, 1987, p. B1.

<sup>11</sup> Brown, pp. 25-27, 41. In 1957, the Route 17 Quickway was completed, rendering the Catskills only a 90 minute trip from New York City, p. 42.

<sup>12</sup> Brown, p. 45.

style rooted in the Eastern European *shtetl*, where neighbors, friends, and relatives could share responsibilities such as child care, shopping, and entertainment.<sup>13</sup> Bungalow colonies often had their own food stores.

For the most part, the rental bungalows were, architecturally speaking, simply articulated. They typically consisted of two- and three-room units, which included a kitchen and bedrooms but no living room. Most had porches, some of which were screened. Bungalows are typically rectangular or square with gable roofs, without foundations and usually set on concrete or wooden piers. Bungalows can be semi-detached or paired units, and sometimes strung together like a motel. Most bungalows were built with clapboard siding, with other siding including asbestos shingles. Very few bungalows (with the exception of Hasidic and New Orthodox colonies which experienced building booms in the 1970s and 1980s) were built after the 1960s.<sup>14</sup> The interiors were also relatively simple, and could include arts- and crafts detailing, such as decorative window and doorway moldings. Interiors typically had full height or chair-rail-height wood paneling.

#### *Bungalow Colony at 71 and 42 Joyland Road*

The Bungalow Colony at 71 and 42 Joyland Road contain bungalows originally constructed in the mid-20th century. However, the configuration and placement of bungalows and other accessory buildings on the property has been altered through the construction of new buildings and demolition of older structures. On the west side of Joyland Road infill construction has merged the two colonies into one large grouping of buildings that contain structures built between 1940 up to the present. This pattern seems to reflect that of Hasidic or New Orthodox colonies that expanded during the 1970s and 1980s and continue to exist in the area.

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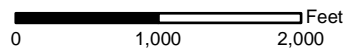
<sup>13</sup> Brown, p.50.

<sup>14</sup> Irwin Richman, *Borscht Belt Bungalows, Memories of Catskill Summers*, Philadelphia: Temple University Press: 1998, pp. 6-11.

5/7/2012



Map source: USGS 2010



 Property Location

Approximate Coordinates of Properties:  
41°38'51"N 74°38'52"W

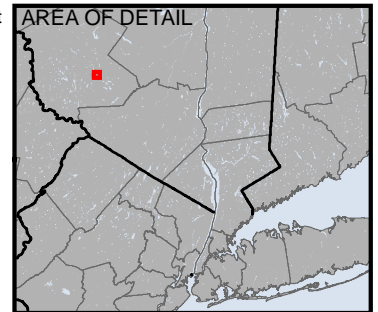
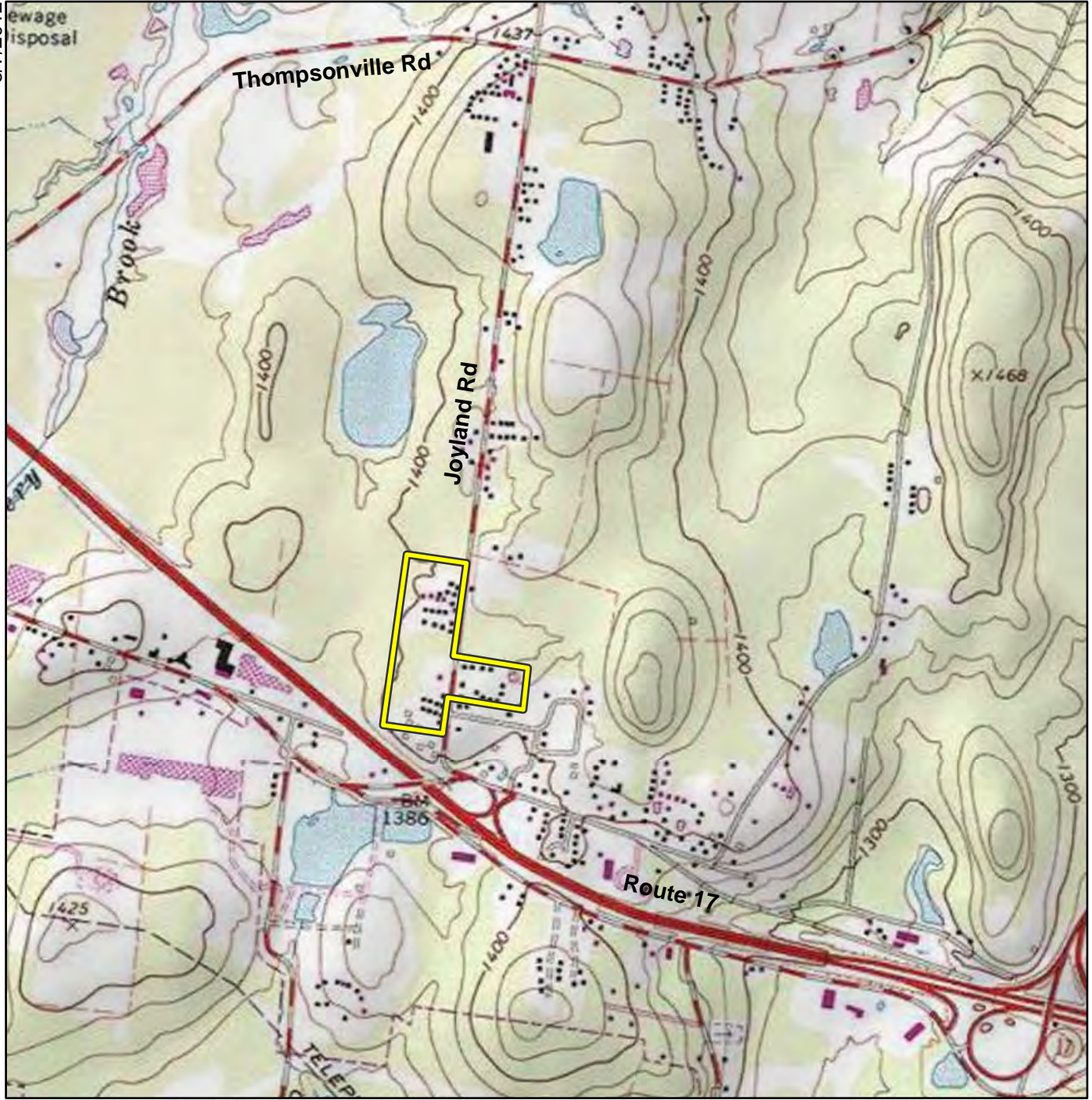


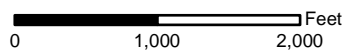
Figure 1 - USGS 7.5 Minute Topographic Map - Monticello Quad 42 and 71 Joyland Road




5/7/2012



Original USGS Map: 1966  
Revised: 1982



 Property Location

Approximate Coordinates of Properties:  
41°38'51"N 74°38'52"W

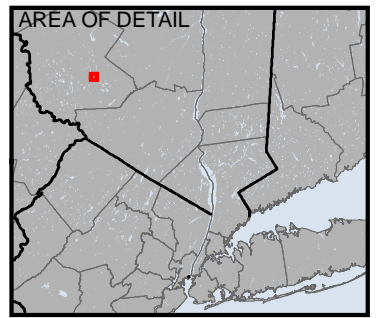


Figure 2 - USGS 7.5 Minute Topographic Map - Monticello Quad 42 and 71 Joyland Road





Bungalow Colony at 71 Joyland Road  
Figure 3



View west from Joyland Road of northernmost Bungalow Colony buildings.



View west from Joyland Road of northern Bungalow Colony buildings.



Bungalow Colony at 71 Joyland Road  
Figure 4



View west from Joyland Road of one of the two-story Bungalow Colony buildings



View west from Joyland Road of one of the two-story Bungalow Colony buildings.



Bungalow Colony at 71 Joyland Road  
Figure 5



One-story building on north side of the north driveway into the Bungalow Colony. View west from Joyland Road.



View southwest from Joyland Road of the north facades of the bungalows located on the north side of second northern driveway into the bungalow colony property. The closest structure fronts onto Joyland Road.



Bungalow Colony at 71 Joyland Road  
Figure 6



View of the east (Joyland Road) façade of bungalow building located on the north side of second northern driveway into the bungalow colony.



View west from Joyland Road of the bungalows built between 2004 and 2012.





Bungalow Colony at 71 Joyland Road  
Figure 7



Closer view of bungalows built between 2004 and 2012.



View west from Joyland Road of newer and older bungalow buildings.



Bungalow Colony at 71 Joyland Road  
Figure 8



View west from Joyland Road of structures, including a mobile home, near the pool and partial north façade of the one of the larger buildings on the Bungalow Colony property.



View west from Joyland Road of one of the larger buildings on the Bungalow Colony property (north façade of same building shown in photo on left).



Bungalow Colony at 71 Joyland Road  
Figure 9



View west from Joyland Road of a row of connected bungalows on the Bungalow Colony property.



Bungalow Colony at 71 Joyland Road  
Figure 10



View west from Joyland Road of the bungalows across from Lorraine Drive (Towner Rd).



View west from Joyland Road of bungalows towards the south end of the property.





Bungalow Colony at 71 Joyland Road  
Figure 11



View northwest from Joyland Road of 2-story building at the south end of the Bungalow Colony property.



Bungalow Colony at 42 Joyland Road  
Figure 12



View north from Towner Road of bungalows.







Claudia Cooney &lt;ccooney@akrf.com&gt;

---

**USN 10514.000111 - 3 Towner Rd, Sullivan County**

1 message

**Claudia Cooney** <ccooney@akrf.com>

Wed, May 16, 2012 at 9:51 AM

To: anthony.opalka@parks.ny.gov

Hi Tony,

As we discussed yesterday, attached are a couple of current photographs of the residence at 3 Towner Road which has an "undetermined" listing in SPHINX. Note that the front porch has been removed subsequent to preparation of the October 2005 historic resources inventory form you have on the property. Could you please provide a determination of the property's eligibility for listing on the NR as part of the EPT Concord Resort Project, for which I've also submitted requested for NR determinations for other properties on April 26 and May 7.

Thanks very much for all your assistance.

—

Claudia Cooney  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016  
[646-388-9745](tel:646-388-9745)  
[ccooney@akrf.com](mailto:ccooney@akrf.com)  
[www.akrf.com](http://www.akrf.com)

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**2 attachments****IMG\_5145.JPG**  
765K**IMG\_5147.JPG**  
885K





**Environmental and Planning Consultants**

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Anthony Opalka, SHPO  
**From:** Claudia Cooney  
**Date:** May 30, 2012  
**Re:** EPT Concord Resort – Breezy Corners Bungalow Colony  
**cc:** Nicole Emmons, Hart Howerton; Chris Robbins, Peter Feroe, AKRF. Inc.

---

Tony,

As requested, attached is additional information regarding the Breezy Corners Bungalow Colony at 253 Joyland Road in the Town of Thompson in Sullivan County. Information provided is as follows:

- Figure 1: the 1982/1966 USGS. I've included this figure, which you have already, to serve as a comparison to the existing site plan and the historic aerial presented in Figure 2.
- Figure 2: a screen shot of the 1963 aerial. This will be helpful in getting a sense as to how conditions have changed at the bungalow colony, when compared to the 1982/1966 USGS (Figure 1) and existing site plan (Figure 3). You can see that the north end of the property has been heavily modified. A large building shown on the 1963 aerial and the 1982/1966 USGS has been replaced with mobile homes. The third ranch house from the north on Joyland Road appears to have been built after 1982. The bungalow structure on Thompsonville Road shown on Figure 6 appears to have been constructed after 1963. At the south end of the property, the casino/recreational building was constructed between 1963 and 1966. At least one building, originally located south of the main bungalow/office building along Joyland Road, has been demolished since 1963. The main bungalow/office building along Joyland Road appears to have been enlarged to the south.
- Figure 3: a site plan of the bungalow colony with a photo key. I've marked up the site plan to show the locations of the ranch houses, mobile homes, and to note that some structures depicted on the plan are no longer present (shown with a red "X").
- Figures 4-15: photographs of the site. Exterior photographs are keyed to the site plan. I have included several additional photos so you can better see conditions of the buildings and building location.

I will give you a call to discuss and walk you through the information.

Thanks very much.

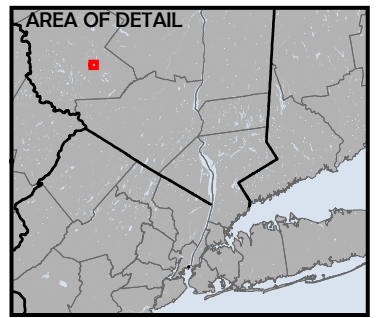
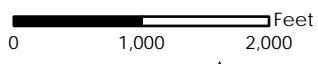






Source: Copyright © 2011 National Geographic Society, i-cubed

 Property Location



Approximate coordinates of Project Site:  
 41°39'39"N 74°38'45"W

Figure 1 - USGS 7.5 Minute Topographic Map - Monticello Quad Breezy Corners Bungalow Colony Location



Breezy Corners Bungalow Colony  
253 Joyland Road  
1963 aerial image  
Figure 2

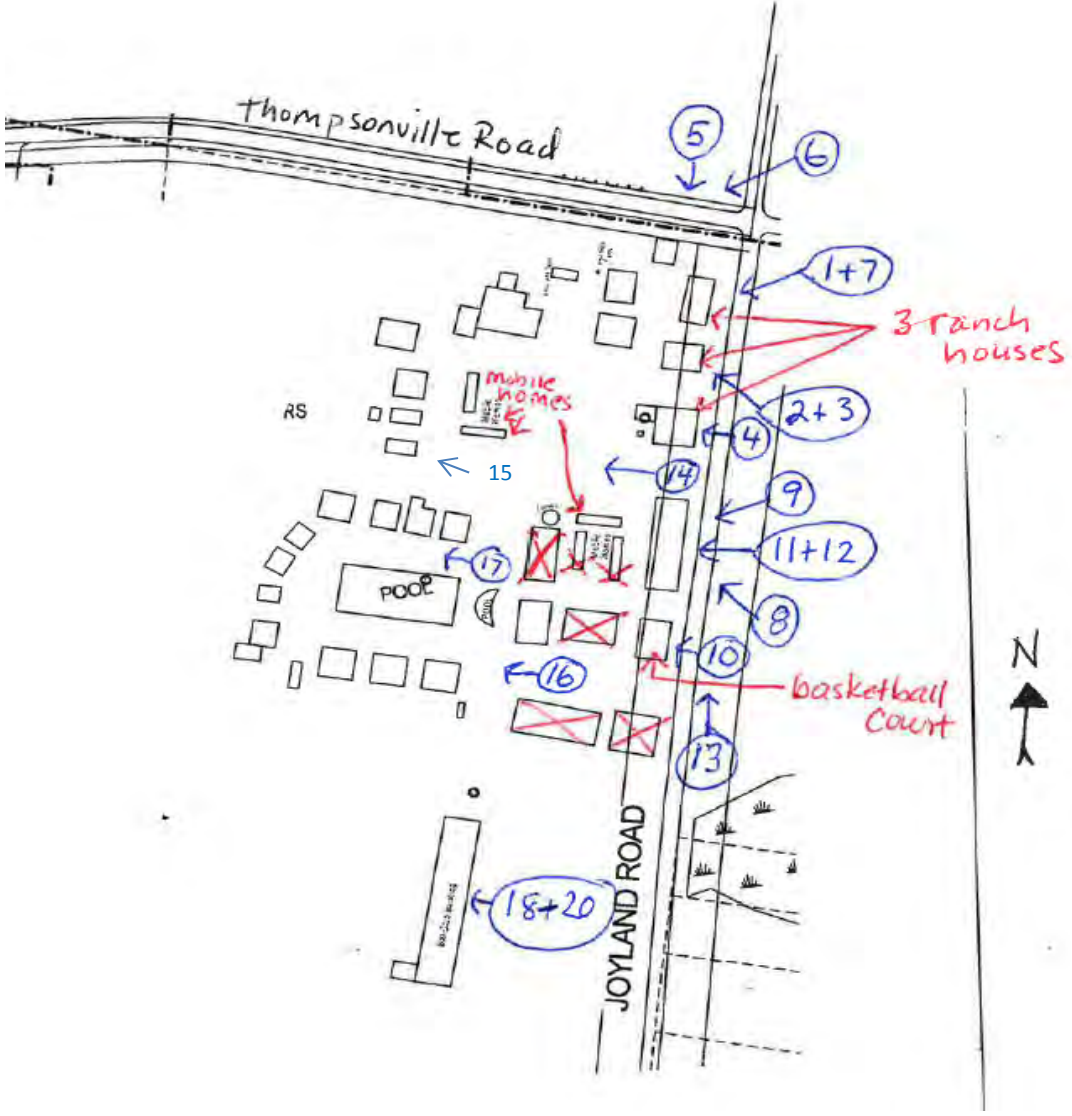
Thompsonville Rd



Joyland Rd



Breezy Corners Bungalow Colony  
253 Joyland Road  
Site Plan with Photo Key  
Figure 3





Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 4



1. View southwest of bungalow colony, including three ranch style houses, at the intersection of Joyland and Thompsonville Roads.



2. Second ranch house from the north (just south of the red ranch shown in photo 1 to the left) and oriented perpendicular to Joyland Road. A bungalow structure is located behind it (to the west).





Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 5



3. View west of the second ranch house from the north (also pictured in photo 2).



4. View west of the third ranch house from the north, facing Joyland Road.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 6



5. View south from Thompsonville Road of ranch house at corner of Joyland Road and bungalow building to the west.



6. View southwest from Thompsonville Road of bungalow building west of the ranch house (pictured in photo 5 to the left).



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 7



7. View west from intersection of Joyland Road and Thompsonville Road of ranch houses and bungalow building along Joyland Road.



8. View northwest on Joyland Road including central bungalow/office building.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 8



9. Central bungalow/office building, view southwest from Joyland Road.



10. View west from Joyland Road of the former basketball courts and bungalows beyond.





Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 9



11. South end of the central bungalow/office building along Joyland Road.



12. North end of central bungalow/office building along Joyland Road.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 10



13. View north of the south façade of the central bungalow/office building , the basketball court, and cottages to the west.



14. View west of mobile homes and the cottage set back from Joyland Road (and shown in photo 15), north of the central bungalow/office building (its corner is at the left of the photo.)



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 11



15. Breezy Corners bungalow, view from Joyland Road.



16. Breezy Corner Bungalows, south grouping, view west.

Source: Hartgen Archeological Associates, *Phase 1A Literature Review and Archeological Sensitivity Assessment, The Concord Resort & Development, Town of Thompson, Sullivan County, NY*, April 2006, image 66



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 12



17. Breezy Corners bungalows, north grouping, view northwest of the pool facades of the bungalows. The pool is on the left.

Source: Hartgen Archeological Associates, *Phase 1A Literature Review and Archeological Sensitivity Assessment, The Concord Resort & Development, Town of Thompson, Sullivan County, NY*, April 2006, image 65



18. Casino/Recreation Hall, view west from Joyland Road.





Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 13



19. South end of the Casino/Recreation Hall.



20. North end of Casino/Recreation Hall.



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 14



Representative bungalow bedroom.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Representative bungalow kitchen.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Breezy Corners Bungalow Colony  
253 Joyland Road  
Figure 15



Representative bedroom in the central bungalow/office building.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)



Representative kitchen in the central bungalow/office building.  
Source: [www.vanishingcatskills.us](http://www.vanishingcatskills.us)





**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

## **New York State Office of Parks, Recreation and Historic Preservation**

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

June 14, 2012

Claudia Cooney  
AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016

RE: Corps  
EPT Concord Resort  
T/Thompson, Sullivan County  
12PR02447

Dear Ms. Cooney:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have begun to review the project in accordance with Section 106 of the National Historic Preservation Act of 1966 and relevant implementing regulations.

Based on the information submitted, it is the SHPO's opinion that the following properties within the Area of Potential Effect DO NOT meet the criteria for inclusion in the National Register of Historic Places:

Joyland Bungalow Colony  
Properties at 42 and 71 Joyland Road  
The "gray house" barn  
3 Towner Road

The Breezy Corners Bungalow Colony does meet the criteria for inclusion in the National Register of Historic Places within the following boundary: a line drawn around the rear of the bungalows that face the pool and including one bungalow nearest the rear of the range of bungalows north of the pool, and the large building along Joyland Road. Any "ranch houses" and trailers included within this boundary are considered non-contributing. The buildings north of this line to Thompsonville Road and the large building south of this line along Joyland Road are not included within the identified district. Please refer to the attached sheet for comments on eligibility.

In addition, the SHPO has reviewed the methodology for determining the effect of this project on historic and cultural resources and determined that it is appropriate.

Please refer to the Project Review number (PR) in any future correspondence regarding this project. If you have any questions, please call me at (518) 237-8643 x3278.

Sincerely,

A handwritten signature in cursive script that reads "Anthony Opalka". The signature is written in black ink and is positioned above the printed name.

Anthony Opalka  
Historic Preservation Program Analyst.



RESOURCE EVALUATION

PROPERTY Breezy Corners Bungalow Colony DATE June 14, 2012  
ADDRESS Joyland & Thompsonville Roads MCD T/Thompson  
PROJECT REVIEW NUMBER 12PR02447 COUNTY Sullivan  
UNIQUE SITE NUMBER 10514.000141

I.  The property is individually listed on the SR/NR.  
Name of listing: \_\_\_\_\_

The property is a contributing component of a SR/NR district.  
Name of district: \_\_\_\_\_

II.  The property meets eligibility criteria.  
 The property contributes to a district which appears to meet eligibility criteria.  
Pre-SRB  Post-SRB \_\_\_\_\_ SRB Date \_\_\_\_\_

Criteria for Inclusion in the National Register:

- A.  Associated with events that have made a significant contribution to the broad patterns of our history.
- B.  Associated with the lives of persons significant in our past.
- C.  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 may lack individual distinction.
- D.  Have yielded, or may be likely to yield information important in prehistory or history.

The Breezy Corners Bungalow Colony is architecturally and historically significant as a distinctive example of a post-World War II Bungalow Colony that typified resort areas of the southern Catskill Mountain region of New York State.

According to the information provided, the Breezy Corners Bungalow Colony, located on the west side of Joyland Road, south of Thompsonville Road, consists of a number of bungalows, 2 ranch-style houses, a swimming pool, basketball courts, and casino/recreation hall. The majority of the buildings date to 1952, and the casino/recreation hall was built between 1963 and 1966 and is considered non-contributing, as are the mobile homes and ranch houses.

The most significant parts of the property are the bungalows, set back from Joyland Road, grouped in a U shape around the swimming pool. The bungalows are typically single and paired structures of one-story, clad in clapboard and with gable roofs. The bungalows typically have associated porches or uncovered wood decks. Interiors are of a simple and rustic design, with wall paneling, some decorative millwork at the windows and doorways, and carpeted or faux wood flooring.

Completion of railroads by the 1870s opened Sullivan County and the southern Catskill Mountains to tourists and vacationers from New York City. By the beginning of the 20th century, more than 700 hotels were in existence in Sullivan County in the mountains and surrounding lakes, including several large hotels such as Grosinger and the Concord Resort at Kiamesha Lake, along with cheaper accommodations, including bungalow colonies. The area was especially popular with Jewish vacationers and developed into a Jewish resort area, known to many as the "Borscht Belt." These resorts flourished up to the 1970s, with a variety of factors, including changes in family structure and gender roles, a loosening of family and religious traditions, aging of the older vacationing guests, increased geographic and economic mobility, change in vacation habits, and the beginning of the economic downturn in 1973, bringing about their demise. During the 1980s, there was a trend toward the conversion of the bungalow colonies as co-ops. Others were purchased by religious and ethnic groups, including the Hasidic community.

Overcrowding on the Lower East Side, as well as the health benefits and escape from anti-Semitism played a large role in the growth of Jewish communities in the Catskills and subsequent development of the Catskills resorts, which experienced their heyday between the end of World War II and the 1960s. Boardinghouses were created on operating farms, with Jewish farming in the Catskills developing towards the end of the 19<sup>th</sup> century. Descending from the boarding houses, kuchalayns and bungalow colonies offered inexpensive alternatives to resort hotels and were conducive to large families. The *kuchalayn* (Yiddish for "cook alone") was essentially a large house where renters cooked for themselves in a common kitchen. This term was also used to refer to bungalow colonies, where food was also prepared by the renters but took a different form. Bungalow colonies are groups of small cottages, frequently arranged in a circle or semi-circle. Colonies with over a dozen cottages typically provided recreational amenities such as casinos or social halls, basketball courts, baseball fields, and later pools. Bungalow colonies frequently took the form of expansions of boardinghouses and were inexpensive and easy to construct, with the cottages sometimes developed piecemeal and of different appearances.

As described by Phil Brown in *Catskill Culture, A Mountain Rat's Memories of the Great Jewish Resort Area*, the bungalow colonies reflected a community living style rooted in the Eastern European *shtetl*, where neighbors, friends, and relatives could share responsibilities such as child care, shopping, and entertainment. Bungalow colonies often had their own food stores. For the most part, the rental bungalows were, architecturally speaking, simply articulated. They typically consisted of two- and three-room units, which consisted of a kitchen and bedrooms but no living room. Most had porches, some of which were screened. Bungalows are typically rectangular or square with gable roofs, without foundations and usually set on concrete or wooden piers. Bungalows can be semi-detached or paired units, and sometimes strung together like a motel. Most bungalows were built with clapboard siding, with other siding including asbestos shingles. Very few bungalows (with the exception of Hasidic and New Orthodox colonies which experienced building booms in the 1970s and 1980s) were built after the 1960s. The interiors were also relatively simple, and could include arts- and crafts detailing, such as decorative window and doorway moldings. Interiors typically had full height or chair-rail-height wood paneling.

The Breezy Comers Bungalow Colony represents a typical post-WWII bungalow colony which retains its principal components of vacation cottages, casino/recreational hall, and outdoor recreational facilities--pool, basketball court--as well as a number of 1950s ranch houses and 1970s mobile homes that also served as bungalows but are considered non-contributing.

The district retains a high degree of integrity of location, setting, design, materials, craftsmanship, feeling, and association.

**IF YOU HAVE ANY QUESTIONS ABOUT THIS RESOURCE EVALUATION, PLEASE  
CALL ANTHONY OPALKA AT 518-237-8643 X3278.**