CAMP SANTANONI HISTORIC AREA

Unit Management Plan

NYS DEC, REGION 5, DIVISION OF LANDS AND FORESTS

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M E M O R A N D U M

TO: The Record

FROM: Basil Seggos

SUBJECT: Camp Santanoni Historic Area

The Camp Santanoni Historic Area Unit Management Plan has been completed. The Adirondack Park Agency has found the Plan to be in conformance with the Adirondack Park State Land Master Plan.

The Plan is consistent with Environmental Conservation Law, and Department Rules, Regulations and Policies and is hereby approved and adopted.

Basil Seggos
Acting Commissioner
New York State Department of Environmental Conservation

Date: 3/29/16

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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NEW YORK STATE OF OPPORTUNITY. | Adirondack Park Agency

LEILANI CRAFTS ULRICH
Chairwoman

TERRY MARTINO
Executive Director

RESOLUTION ADOPTED BY THE ADIRONDACK PARK AGENCY WITH RESPECT TO THE 2016 CAMP SANTANONI HISTORIC AREA UNIT MANAGEMENT PLAN

February 11, 2016

WHEREAS, Section 816 of the Adirondack Park Agency Act directs the Department of Environmental Conservation to develop, in consultation with the Adirondack Park Agency, individual management plans for units of land classified in the Master Plan for Management of State Lands and requires such management plans to conform to the general guidelines and criteria of the Master Plan; and

WHEREAS, in addition to such guidelines and criteria, the Adirondack Park State Land Master Plan prescribes the contents of unit management plans and provides that the Adirondack Park Agency will determine whether a proposed individual unit management plan complies with such general guidelines and criteria; and

WHEREAS, in 2000 the Department adopted a unit management plan for the Camp Santanoni Historic Area, located in Essex County; and

WHEREAS, the Department has prepared an updated plan dated, February 2016, which proposes management actions to protect, rehabilitate, renovate and replace the historic structures within the unit; and

WHEREAS, the Department has made a Negative Declaration on finding that the proposed actions will not have a significant effect on the environment and that no Environmental Impact Statement would be prepared; and

WHEREAS, the Department is the lead agency, and the Adirondack Park Agency is an involved agency whose staff have been consulted in the preparation of the proposed plan; and

WHEREAS, the Agency is requested to determine whether the Camp Santanoni Historic Area Unit Management Plan dated, February 2016, is consistent with the guidelines and criteria of the Adirondack Park State Land Master Plan; and

WHEREAS, the Adirondack Park Agency has reviewed the proposed Plan; and

WHEREAS, the Plan recognizes the need to protect the natural resources, improve public use and enjoyment of the area, avoid user conflicts and prevent overuse according to the guidelines and criteria of the Adirondack Park State Land Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 816 of the Adirondack Park Agency Act, the Adirondack Park Agency finds the Camp Santanoni Historic Area Unit Management dated, February 2016 , conforms with the general guidelines and criteria of the Adirondack Park State Land Master Plan; and

BE IT FINALLY RESOLVED, that the Adirondack Park Agency authorizes its Executive Director to advise the Commissioner of Environmental Conservation of the Agency's determination in this matter.

Resolution adopted on this date, February 11, 2016.

AYES: Richard Booth, Sherman Craig, Karen Feldman, Arthur Lussi, William Thomas, Dan Wilt, Brad Austin (DED), Dierdre Scozzafava (DOS), Robert Stegemann (DEC)

NAYS: None

ABSTENTIONS: None

ABSENT: Leilani Ulrich, Chairwoman

Acknowledgements

The Camp Santanoni Unit Management Plan team for this revision consisted of Clive Friend, Kenneth Hamm, Delbert Jeffery, Tad Norton, Robert Ripp, Kevin Prickett (APA staff) and Charles Vandrei. Joshua Clague created the maps and James Clayton shot many of the photos. Mr. George Canon, Supervisor of the Town of Newcomb, Mr. Steven Engelhart and Dr. Howard Kirschenbaum and Nina Caruso contributed their thoughts and ideas regarding the needs of the site. Valuable input and assistance was also provided by Kristofer Alberga, James Connolly (APA staff), Peter Frank, Thomas Martin, Doug McCabe, James Brundage and Francis Sheehan.

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Executive Summary

This revised Camp Santanoni Historic Area Unit Management Plan updates and builds on the foundation laid in 2000 when the Camp Santanoni Historic Area was created and the initial UMP approved. The purpose of this plan is to address the unique needs of the Area, to preserve the historic fabric of the site, and to respond to events which have subsequently transpired such as the loss of the Farm Complex Barn which was a significant symbolic and interpretive component of the site. This document also reflects an attempt to learn from and build on the experience after the Historic Area was created in 2000. The Department and its partners, the Town of Newcomb and the Friends of Camp Santanoni/Adirondack Architectural Heritage, have worked diligently to stabilize the site and restore its historic fabric. However, due to the absence of full time staff, visitors are largely on their honor to treat the site appropriately and to not misuse it. While this is often true for back county recreational lands and facilities, it is rare for fragile, built historic properties, even in back country settings. To a large extent this has worked well, the loss of the Barn notwithstanding. The fire occurred during a time when summer interpretive staff was on board and other Department staff was actively working on stabilization and maintenance projects.

This document will authorize DEC and its partners to take the next steps in the preservation and use of the site as an historic property and as an educational and recreational resource. Most of the goals of the original plan, which revolved around loss prevention and stabilization, have been achieved. A few major goals, such as the stabilization of the New Farm Managers Cottage or the general rehabilitation of the Newcomb Lake Road are in process as of this writing.

Projects which have yet to be completed remain priorities in this revised plan. The major elements of the revised plan include the following:

Summary of Proposals

General

1. Additional commitments to interpretation through the use of limited signage.
2. Enhancement of fire protection and prevention measures. This will include the installation of a fire alarm system and the employment of fire retardant coatings on all buildings. The ability of the Department to respond to fires and other emergencies will also be enhanced.
3. Complete a “Cultural Landscape Study” to help the Department better understand how landscape modification and management led to the

development and operation of Camp Santanoni, and to guide the future management and interpretation of the Historic Area.

Gate Lodge Complex

1. Construction of a new pole barn to accommodate operation and maintenance equipment needs.
2. The creation of a portion of a major snowmobile trail to pass through the Gate Lodge Complex. Public snowmobile use will continue to be prohibited in the historic area except as specified above.
3. The installation of a fire alarm system and the employment of fire retardant coatings on buildings.

Farm Complex

1. The construction of a replica of the Barn on the surviving foundation to restore the interpretive and administrative functions of the complex.
2. Adjustments to the boundary of the Farm Complex to incorporate the surviving remnants of the apple orchard and vegetable garden comprising about 2.5 acres to be reclassified as Historic and incorporated into the Historic Area. A corresponding area reduction in the boundaries around the main Farm Complex is proposed, with an equal area of 2.5 acres being reclassified to Wild Forest.
3. A recommitment by the Department to management of the landscape of the Farm Complex, as authorized in the 2000 UMP, in order to maintain the look and feel of a working farm.
4. The installation of a fire alarm system and the employment of fire retardant coatings on buildings.

Main Camp Complex

1. Development of a water source for firefighting at the Duck Hole Bridge on Newcomb Lake.
2. The addition of a pumpable tank privy or Clivus-Multrum toilet to accommodate visitor use.
3. The installation of a fire alarm system and the employment of fire retardant coatings on buildings.

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I. Introduction

This revised Camp Santanoni Historic Area Unit Management Plan (UMP) addresses the statutorily recognized need to protect areas of natural, historic structures and improvements in a manner which is consistent with the overriding mandate of Article XIV, Section 1 of the New York State Constitution and Environmental Conservation Law ("ECL") § 9-0109(4). The management actions which are authorized by the UMP will ensure that the historic resources of the reclassified Camp Santanoni Historic Area are maintained for the purpose of fostering public enjoyment and understanding of the Forest Preserve in a manner that will not disturb the existing degree of wild forest character of the land on which the historic structures are located or the wild forest character of the adjacent lands.

Although reclassified in 2000 from Wild Forest to Historic Area by the Adirondack Park Agency pursuant to the Adirondack Park State Land Master Plan (APSLMP), the August, 2000 Camp Santanoni Historic Area Unit Management Plan required the Historic Area to continue to be managed pursuant to the guidelines set forth for areas classified as Wild Forest by the APSLMP except to the extent that alternative management strategies were specifically set forth in the UMP. This revised UMP directs that the Historic Area will continue to be managed in that manner. Thus, management actions or other activities which are not expressly authorized by this revised UMP are prohibited unless such management actions or other activities are authorized under the guidelines for management and use of Wild Forest areas set forth in the APSLMP. In addition, certain management actions or other activities, even though normally authorized under the APSLMP's guidelines for management and use of Wild Forest areas, are prohibited by this UMP in order to more effectively protect the historic structures and improvements of the area and avoid disturbance to the wild forest character of the land on which the historic structures and improvements are located or adjacent lands.

A. Area Description

The Camp Santanoni Historic Area is located north of the Town of Newcomb in Essex County, New York (Figure 1) and, until reclassification by the Adirondack Park Agency in 2000, was part of the Vanderwhacker Mountain Wild Forest. Newcomb is located in the center of the six million acre Adirondack Park. In 1892, when the area was first developed as a private preserve, Camp Santanoni was composed of more than 12,900 acres. The State acquired this entire preserve in 1972. In 2000, the APA reclassified approximately 32.2 acres of the 12,900 acres under the APSLMP as a Historic Area. The remainder of the 12,900 acre preserve remained in its current ASLMP classification

status either within the High Peaks Wilderness Area or the Vanderwhacker Mountain Wild Forest.

When the unit management planning process for Camp Santanoni began in earnest in 1995, the property was already listed in the State and National Registers of Historic Places. The Register nomination, completed in 1986 encompassed some 57 acres of the original estate. This area consisted of small areas around each of the three building complexes and a one hundred foot wide corridor following the carriage road from Route 28N to the main camp. Apparently there was some error in the original calculation of this area since when the Universal Transverse Mercator coordinates were plotted using modern computer mapping techniques the boundary of the National Register property totaled 79 acres. In the intervening years, considerable research was completed on Camp Santanoni resulting in a more comprehensive and accurate inventory of the nature and distribution of site components. Based on this research, AARCH in cooperation with the National Park Service, OPRHP and the Department, initiated a National Historic Landmark nomination for Camp Santanoni, in 1998. Completed at about the time that the original unit management plan was approved, this nomination included not only the core of the surviving building complexes but also comprehensively accounted for other components (now essentially archaeological resources) and landscape features distributed throughout the original estate. The nomination also expanded the historic property boundary to encompass the historic boundaries of the 12,900 acre estate. The designation of Camp Santanoni as a National Historic Landmark took place on May 24, 2000, effectively expanding the State and National Register property boundaries to encompass the entire 12,900 acres of Robert C. Pruyn's original estate.

B. The 2000 Boundary Definition for the Camp Santanoni Historic Area

The boundaries of the Camp Santanoni Historic Area, as classified by the APA in 2000, include a total of 32.2 acres of land which was previously classified as part of the Vanderwhacker Mountain Wild Forest, including:

1. Gate Lodge Complex

This 6.0 acre component includes the gatehouse, boathouse, operations shop, two parking area, garage, power panel, accessible horse mounting platform, hitching posts, guide house, chicken coop, and workshop sites.

2. Farm Complex

This 13.6 acre component of the Historic Area includes existing structures and improvements as well as the sites of a number of other buildings at the farm site.

3. Main Camp Complex

This 7.6 acre component of the Historic Area includes the Main Lodge, boathouse, ice house ruins, ash house, old boathouse/shop ruins, power house, gazebo, pump house, artist studio, and bath house

4. Newcomb Lake Road

This 5 acre component of the Camp Santanoni Historic Area includes the Newcomb Lake Road, defined as including the road bed and essential components thereof and that which is necessary for repair and maintenance purposes. The width of the road is generally ditch to ditch (approximately 12 feet in width for the length of the road), except that the road width is 20 feet from the centerline in the vicinity of bridges and culverts for repair and maintenance purposes.

C. Historical Significance

During the late 19th century and the early 20th century, many of America's successful businessmen spent large sums of money to build summer homes. The Adirondack Region of New York State was a popular area for this class of people. Many of the urban areas' wealthiest people had lavish camps built out of materials from surrounding woodlands as retreats from the fast pace of city life in the quiet and solitude of what would become the Adirondack Forest Preserve. The largest of these camps became known as great camps.

Camp Santanoni was created by Robert C. Pruyn (1847-1934), a successful Albany banker and businessman. Mr. Pruyn used the camp for entertaining guests and for a refuge from city life. Mr. Pruyn entertained many guests, among whom were Theodore Roosevelt and the grandson of the author James Fenimore Cooper along with many other prominent persons.

At its height, Camp Santanoni comprised over 12,900 acres. The Camp contained three distinct groups of buildings: the Gate Lodge Complex, the Farm Complex and the Great Camp Complex, as well as the 4.7 mile carriage road now referred to as the Newcomb Lake Road. Additionally there are several buildings scattered across the property including the boat house at Moose Pond, the sugar house, the bath house and numerous other buildings.

Camp Santanoni is one of the oldest and largest of the early great camps. It was one of the first to be comprehensively designed as a unit by a professional architect. The leading architect, Robert H. Robertson, who was a Rutgers classmate of Pruyn's, designed the Main Lodge. Mr. Robertson was responsible for the design of many early skyscrapers in New York City and elsewhere. Mr. Robertson also designed William S. Webb's Nehasane (another great camp) and buildings at Shelburne Farms in Vermont, also for Webb. The Artist's Studio, the Gate Lodge, the Creamery and renovations to the Farm Complex were designed by the prominent architectural firm of Delano and Aldrich. The operational layout and working systems of the Farm Complex were designed by Edward Burnett who was an expert on "scientific farming". Contemporary assessments of Camp Santanoni characterized Mr. Pruyn's wilderness camp as the "largest and finest" in the Adirondacks.

About half of the original structures remain, including the majority of important buildings. Camp Santanoni retains the core of its original form and layout and is therefore one of the few surviving great camps to retain the defining characteristics of the class. These include: 1) A compound design consisting of multiple, designed, specialized structures; 2) Imaginative use of native building materials in construction and/or decoration; 3) a setting on a secluded, wooded lakeshore; and, 4) a high degree of self-sufficiency through service, food production and staff housing (Domblewski 1978). In spite of the loss of many of its buildings, all of these features remain at Camp Santanoni to one degree or another. Santanoni in fact epitomizes many of these features of great camp design. The rambling main camp building was constructed for the most part, of on-site materials at an ideal location, carefully chosen by Mr. Pruyn. Robertson sited the building to take maximum advantage of the prevailing westerly breezes and the vista of Newcomb Lake and the Santanoni Mountains while artfully blending the large building into its wilderness setting and preserving the natural shoreline. Even today the effect is one of understated grandeur and harmony with setting.

The National Historic Landmark nomination for Camp Santanoni characterized Camp Santanoni as one of the most sophisticated and distinguished of all of the surviving great camps. It was one of a few to employ whole log construction and rustic styling in detail. It also contains some of the finest examples of local Adirondack craftsmanship in construction, architectural detail, finishes and decoration. Camp Santanoni is the only great camp entirely in public ownership and stewardship.

D. Legal Authority

The land comprising the Camp Santanoni Historic Area subject to this UMP was acquired by the Department of Environmental Conservation as part of an acquisition totaling approximately 13,000 acres on behalf of the People of the State of New York by deed dated February 8, 1972. As lands of the State acquired within a Forest Preserve

county as described in section 9-0101(6) of the Environmental Conservation Law (ECL), the entire 12,900 acres of land, including the lands of the Camp Santanoni Historic Area, are Forest Preserve lands which are protected by Article XIV, Section 1 of the New York State Constitution upon acquisition by the State and remain subject to that provision today. In relevant part, this constitutional provision states:

> The lands of the State, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed.

Nothing provided for in this UMP or the related reclassification to Historic Area by the Adirondack Park Agency (APA) should be construed to mean that the lands of the Camp Santanoni Historic Area are not Forest Preserve lands subject to this constitutional protection.

The Environmental Conservation Law (ECL section 9-0109(4)) specifically authorizes the Department to maintain historic structures and improvements for public enjoyment and understanding of the Forest Preserve, provided that the maintenance is undertaken in a manner which will not disturb the existing degree of wild forest character of the land on which the historic structures are located or the wild forest character of adjacent lands. In enacting the legislation, the Legislature recognized that maintenance of historic structures in the Forest Preserve can be undertaken in a manner that is consistent with Article XIV, Section 1 of the State Constitution as interpreted by the Court of Appeals in the MacDonald[1] case.

The provisions of this UMP are intended to ensure that the specified management actions or other activities are in strict accordance with Article XIV, Section 1 of the Constitution, section 9-0109(4) of the ECL and other applicable law. The central purpose of this UMP is to create a management regime which provides for the maintenance of the important historic structures and improvements of Camp Santanoni in a manner which enhances the public's enjoyment and understanding of the Forest Preserve consistent with constitutional requirements. The Department of Environmental Conservation will continue to have management jurisdiction over the area.

The APSLMP, pursuant to which this UMP was developed, sets forth basic guidelines for the management and use of state land areas which are classified as Historic. In essence, these guidelines require that an Historic Area be managed to preserve the quality and character of the historic resource, that is, to the greatest extent feasible, in a setting and on a scale in harmony with the relatively wild and undeveloped character of

[1] *Association for the Protection of the Adirondacks v. MacDonald*, 253 NY 234 (1930).

the Adirondack Park. Historic Areas must be designed, managed and interpreted so as to blend with the Adirondack environment and to have the minimum possible adverse impact on surrounding lands. Any construction or development activities in Historic Areas are required to avoid material alteration of wetlands, minimize extensive topographical alterations, limit vegetative clearing, and preserve the scenic, natural, and open space resources of the Historic Area.

The historic structures of Camp Santanoni are widely noted for the manner in which they blend with the surrounding wild forest lands. The structures are made from natural materials, most of which were taken from the surrounding lands. Consequently, the colors, scale, and setting of the historic structures and improvements harmonize with and complement the wild and undeveloped character of the surrounding Forest Preserve lands and waters. The management actions or other activities which are authorized by this UMP do not include material alteration of wetlands, do not include extensive topographical alterations, limit vegetative maintenance to that required to protect and maintain the historic structures and improvements, provide for compatible recreation and preserve the scenic, natural, and open space resources of the Historic Area.

In sum, this UMP represents a reasonable and appropriate plan for maintaining the important historic resources of Camp Santanoni in a manner that is consistent with Article XIV, Section 1 of the New York State Constitution, ECL section 9-0109(4), APSLMP and the New York State Historic Preservation Act of 1980 (PRHPL Article 14).

E. Land Reclassification

Camp Santanoni has resources of considerable importance to the history, architecture and culture of the Adirondack Park and New York State in general. The Great Camp Santanoni (the land and buildings owned by the Pruyn's) has been designated a National Historic Landmark and is listed in both the State and National Registers of Historic Places.

As Forest Preserve land located within the Adirondack Park, management is guided by Article XIV, Section 1 of the New York State Constitution and the APSLMP. Reclassification of the area by the Adirondack Park Agency in 2000 included the buildings and road as a Historic Area, thereby permitting the continued existence and maintenance of these man-made facilities. Consistent with Article XIV, Section 1 of the State Constitution and ECL §9-0109(4), the Historic Area is being managed in a manner that does not disturb the wild forest character of these lands upon which the structures and improvements are located or the surrounding lands. Although reclassified, the area remains in the Forest Preserve and continues to be subject to Article XIV of the State Constitution.

The APSLMP provides that Historic Areas are locations of buildings, structures or sites owned by the State (other than the Adirondack Forest Preserve itself) that: (1) are significant in the history, architecture, or culture of the Adirondack Park, the state or the nation; (2) are either state historic sites, properties listed on the National Register of Historic Places, or properties recommended for nomination by the Committee on Registers of the New York State Board for Historic Preservation; and (3) are of a scale, character and location appropriate for designation as an historic area under the APSLMP and the state has committed resources to manage such areas primarily for historic objectives.

Sections 3-0301(1)(d) and 9-0105(1) of the Environmental Conservation Law charge the Department with responsibility for the "care and custody and control of the Forest Preserve" and section 41-0105 of the Environmental Conservation Law specifies that the Department is responsible for maintaining “historic facilities and services” within the Adirondack Park. The Camp Santanoni Historic Area will continue to be directly managed by the Department in accordance with the UMP. The rationale for this is the integral connection of Camp Santanoni to the surrounding Forest Preserve lands which are under the Department’s jurisdiction.

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II. Inventory, Use, and Capacity to Withstand Use

A. Existing Conditions – Natural Resources

1. Physical

a. Geology

The Camp Santanoni Historic Area lies in the southwest portion of a mountainous dome referred to as the Central Highlands, a part of the Grenville Province. The Grenville Province is the eastern portion of the Canadian Shield, a vast area of crystalline igneous and metamorphic rocks that forms the nucleus of North America. Some 1.2 billion years ago, a lofty mountain range resulted when the earth's continents slowly collided. After some 600 million years of erosion, these ancestral Adirondacks were reduced to a surface of little relief. As the continents separated an ocean resulted and New York State was gradually submerged. After a period of nearly 200 million years in which a great thickness of sediments accumulated the currents in the earth's mantle reversed and the Adirondack region was uplifted, creating a central dome whose sedimentary covering was removed by erosion.

Much of the bedrock in this area is syenite granite, a silica-poor tranite of igneous origin that is resistant to weathering and erosion. It is a medium-grained rock of gray, grayish green or dark green color.

In more recent geologic time, the landscape has been modified by the sculpturing of glaciers which covered the region at least four times during the Pleistocene Epoch. The latest period, known as the Wisconsin glaciation, climaxed about 20,000 years ago. Thick enough to bury the summit of Mt. Marcy, this glacier caused spectacular erosion, scraping off much loose soil, earth, stones and boulders and covering valley floors with extensive deposits of ground up material - glacial till. Many of the lakes and ponds in this region owe their existence to the blocking of a valley by this till via a glacial moraine.

The formation of the sandy beach near the Great Camp Complex on Newcomb Lake owes its existence to the glacial outwash that was created from the movement and melting of the glaciers and associated streams. The sand is a natural deposit left after the glaciers receded.

b. Soils

The soils information was obtained from sampling done by the USDA Natural Resource Conservation Service for Essex County. A complete description of the soil types and appropriate maps are included in the appendices to the High Peaks Wilderness Complex (1999) and Vanderwhacker Mountain Wild Forest unit management plans, both of which are contiguous to the Camp Santanoni Historic Area.

The soils within the historic area are primarily derived from till deposited by glaciers. Most of the soils are well drained due to the sandy component they contain. An exception to this would be those areas that are lowland depressions which are high in organic material which limits drainage.

If one travels along the Newcomb Lake Road from Route 28N the first area seen is the Gate Lodge Complex. At the Gate Lodge Complex the road passes through soil composed of Skerry-Becket Complex, with 3 to 15 percent slopes which are very bouldery. This unit consists of about 50 percent Skerry soils, 30 percent Becket soils, and 20 percent other soils. The Skerry soils are very deep, moderately well drained, low lime, loamy soil formed in glacial till. The Becket soils are very deep, well drained, low lime, loamy soil formed in glacial till. Surface runoff is slow. Permeability is moderate in the surface and subsoil, and slow or moderately slow in the substratum. Available water capacity is moderate.

The area immediately north along the road is composed of Adirondack-Tughill-Lyme Complex, which has 0 to 8 percent slopes and is very bouldery. This unit consists of about 30 percent Adirondack soils, 30 percent Tughill soils, 20 percent Lyme soils, and 20 percent other soils. The Adirondack soils are very deep, somewhat poorly to poorly drained, low lime, loamy soils formed in glacial till. The Tughill soils are very deep, very poorly drained, low lime, loamy soils formed in glacial till. The Lyme soils are very deep, poorly drained, low lime, loamy soils formed in glacial till. Surface runoff is very slow. Permeability is moderate to moderately slow. Available water capacity is moderate to high.

The Farm Complex and the surrounding fields are composed of Becket-Tunbridge-Skerry Complex, 3 to 15 percent slopes, rocky. This unit consists of about 40 percent Becket soils, 25 percent Tunbridge soils, 15 percent Skerry soils, and 20 percent other soils. The Becket soils are very deep, well drained, low lime, loamy soil formed in glacial till. The Tunbridge soils are moderately deep, well drained, low lime, loamy soil formed in glacial till. The Skerry soils are very deep, moderately well drained, low lime, loamy soil formed in glacial till. Surface runoff is medium. Permeability is moderate in the surface and subsoil, and slow or moderately slow in the substratum. Available water capacity is moderate.

North of the Farm Complex along the road the soils are composed of Becket-Tunbridge Complex, with 15 to 35 percent slopes that are rocky. This unit consists of about 50 percent Becket soils, 30 percent Tunbridge soils, and 20 percent other soils. The Becket soils are very deep, well drained, low lime, loamy soil formed in glacial till. The Tunbridge soils are moderately deep, well drained, low lime, loamy soil formed in glacial till. Surface runoff is rapid. Permeability is moderate in the surface and subsoil, and slow or moderately slow in the substratum. Available water capacity is moderate.

The soils in the area surrounding the great camp are a Skerry-Becket Complex, with 3 to 15 percent slopes that are very bouldery. This unit consists of about 50 percent Skerry soils, 30 percent Becket soils, and 20 percent other soils. The Skerry soils are very deep, moderately well drained, low lime, loamy soil formed in glacial till. The Becket soils are very deep, well drained, low lime, loamy soil formed in glacial till. Surface runoff is slow. Permeability is moderate in the surface and subsoil, and slow or moderately slow in the substratum. Available water capacity is moderate.

c. Terrain

The terrain in the Historic Area is flat to gently sloping. The elevation ranges from a low of 1568 feet at the Gate Lodge to a high of 1968 feet along the carriage road to the great camp. The area surrounding the Historic Area is very mountainous as the area borders the High Peaks Wilderness Area and Vanderwhacker Mountain Wild Forest. Santanoni Peak, with an elevation of 4,607 feet, is visible from the Great Camp Complex.

d. Water

The Newcomb Lake Road traverses a number of small streams, but there are no large water bodies contained within the Camp Santanoni Historic Area. The Great Camp Complex does rest on the shores of Newcomb Lake. Newcomb Lake is located partly in the High Peaks Wilderness Area and partly in the Vanderwhacker Mountain Wild Forest. The management of the Lake will be addressed in the respective UMPs for those areas. The operation of motor boats and aircraft is prohibited on Newcomb Lake as provided in 6 NYCRR § 196.4.

Additionally, access to the Historic Area is gained by crossing a bridge over the outlet of Belden Lake and the inlet to Harris Lake. These two lakes are outside the historic area and will be addressed in the plan for the management area in which they are located.

d. Wetlands

There are a few streams that cross the Newcomb Lake Road. These streams flow into areas that are classified as wetlands. The road will need continued maintenance to ensure that the wetlands are not negatively impacted from runoff. This will include

routine maintenance of existing culverts and ditches and installation of water diversion devices when necessary along with periodic grading and resurfacing of the road.

An area of wetland which extends partially within the boundary is located near the Main Camp Complex and is delineated on official wetland maps. A large area bordering and at the base of the slope on which the Farm Complex is situated is also a designated wetland. Both areas have standing water for parts of the year.

f. Climate

The region's climate, in general terms, is best described as cool and moist. The Historic Area is small in size with little change in elevation resulting in little variation of climate relative to the surrounding mountains.

Spring temperatures range from 40 to 70 degrees Fahrenheit during the day on average. Night time temperatures occasionally drop below freezing. The combination of spring rains and run-off from snow melt makes for wet springs. Hiking other than on the Newcomb Lake Road can be quite muddy. The Newcomb Lake Road drains fairly well and is well suited to spring hiking.

Summer temperatures range from 60 to 90 degrees Fahrenheit during the day. Night time temperatures seldom drop below 50 degrees Fahrenheit, although temperatures in the surrounding mountains may be 10 to 20 degrees cooler. Rain is not uncommon in this area. Precipitation averages 40.05 inches per year.

Fall is perhaps the best time to visit the area. Cooler temperatures and the lack of mosquitoes and black flies make for enjoyable hiking. Day time temperatures range from 50 to 70 degrees Fahrenheit. Night time temperatures can drop below freezing.

The winters can be very harsh in this area. Most years, snow is accumulating in November. Day time temperatures range from 10 to 40 degrees Fahrenheit most days. Night time temperatures normally drop below freezing during the winter. It is not uncommon to have sub-zero temperatures throughout the day, especially if the wind chill factor is considered. It is important to realize that temperature in the surrounding mountains is more variable. This area receives fair amounts of snow most years. Average snowfall per year is 116.02 inches.

g. Air Quality

The effects of various activities on air quality in this region have not been sufficiently measured nor determined. Air quality and visibility in the surrounding area appears to be good to excellent, rated Class II (moderately well controlled) by federal and state standards. However, the summits are often obscured by haze caused by air pollutants when a large number of small diameter particles exist in the air. Visibility of the mountains is reduced considerably on high sulphate days (O'Neil 1990). Air quality may

be more affected by particulate matter blown in from outside sources. The relative assimilation of outside pollutants, e.g. acid rain, is under investigation by a myriad of researchers.

h. Open Space

Open space is defined in the 2009 New York State Open Space Conservation Plan as "land which is not intensively developed for residential, commercial or institutional use." Historically, nearly all of the Camp Santanoni Historic Area was developed to some extent. Much of this disturbed area has been reclaimed by the wild forest. Furthermore, the existing rustic nature of the area and its structures allows the area to be both historic and consistent with the wild forest character of the lands upon which the structures are located and the surrounding lands. This is especially true if one considers the thousands of acres in the Vanderwhacker Mountain Wild Forest and the High Peaks Wilderness Area which surround the Historic Area which at one point made up the Camp Santanoni Preserve. Most of these forests have been harvested and in many areas the old logging roads are still visible within the forests that have grown up over the years.

There are excellent views upon the hill above the Creamery near the Farm Complex. From this viewpoint one can look out on what was once farm fields, but has now grown up to forest. Additionally, there is an excellent view of the surrounding area from the shore of Newcomb Lake near the Great Camp Complex.

i. Vegetation

Much of the vegetation within the Historic Area is made up of pioneer species that have grown into the abandoned farm fields. The tree species are predominately eastern white pine (*Pinus strobus*), paper birch (*Betula papyrifera*) and various species of cherry (*Prunus spp*.).

Most of the area surrounding the historic site is composed of Northern Hardwoods. Northern Hardwoods are found on the better drained, more fertile uplands. Deep glacial soils with an elevation up to 2500 feet favor a forest association of sugar maple (*Acer saccharum*), American beech (*Fagus grandifolia*), and yellow birch (Betula alleghaniensis). Black cherry (*Prunas serotina*) and white ash (*Fraxinus americana*) are minor associates.

In the lower elevation areas, below 1,500 feet, the Lowland Conifer Zone is found. Red spruce (*Picea rubens*) - balsam fir (*Abies balsamea*) association are especially common to the low lying sections of the area where high soil moisture and poor drainage dominate soil conditions. Tree species common to this association include black spruce (*Picea mariana*), red spruce (*Picea rubens*), balsam fir (*Abies balsamea*), red maple (*Acer rubrum*), white birch (*Betula papyrifera*) and yellow birch (*Betula alleghaniensis*). Infrequent associates are Northern white cedar (*Thuja occidentalis*), alder and

tamarack. (*Larix laricina*). The forest tends to be quite dense and little sunlight reaches the forest floor. Extreme shade and acidic soils preclude many ground plants. The forest floor is relatively open.

The area also contains stands of mixed conifers and hardwoods. Mixed Conifer and Hardwood Zone is encountered as the elevation rises above the spruce swamps and drainage improves. Red spruce and balsam fir noticeably fade. Increased elevation and improved drainage favor the growth of maples, birches, eastern hemlock and eastern white pine. The dominant ground cover is *Viburnum alnifolium*, commonly called witch-hobble. Various ferns, grasses and wild flowers are evident.

j. Wildlife

The Historic Area is suitable habitat for numerous mammals, birds, reptiles and amphibians common to the Adirondacks. Due to its small size this area may not contain all of the listed species. However, most of the species listed pass through the area or live in the surrounding area and sightings are not uncommon. For detailed lists of species likely to be found in the vicinity of Camp Santanoni see the appendices to the High Peaks Wilderness Complex (1999) and Vanderwhacker Mountain Wild Forest unit management plans.

Some of the more common mammals include white-tailed deer (*Odocoileus virginianus*), racoon (*Procyon lotor*), eastern cottontail (*Sylvilagus floridanus*), red squirrel *(Tamiasciurus hudsonicus*), black bear (*Ursus americanus*), coyote (*Canis latrans*), beaver (*Castor canadensis*) and eastern chipmunk (*Tamias striatus*). Occasional sightings of moose (*Alces alces*) have been reported.

Some of the more common birds in the area include the common merganser (*Mergus merganser*), mallard (*Anas platyrhynchos*), blue jay (*Cyanocitta cristata*), ruffed grouse (*Bonasa umbellus*), American crow (*Corvus brachyrhyncos*), tree swallow (*Tachycineta bicolor*), loon (*Gavia immer*) and American robin (*Turdus migratorius*). Occasional sightings of golden eagles (*Aquila chrysaetos*) have been noted on Newcomb Lake.

Common reptiles and amphibians include: the common garter snake (*Thamnophis sirtalis*), spotted salamander (*Ambystoma maculatum*), American toad (*Bufo americanus*), red-spotted newt (Notophthalmus viridescens) and northern leopard frog (*Rana pipens*).

Fisheries will not be addressed as there are no lakes located within the Historic Area.

B. Existing Conditions – Man-Made Facilities Inventory

The man-made facilities found on Camp Santanoni reflect the scope of the history of human land use of the property. These features are primarily composed of structures

and archaeological remains associated with the period of historic significance (1885-1934). Additionally, the more recent recreational functions and administrative uses of the property by the Department after 1972, and those features associated with other periods, notably logging in the 1950's and 1960's, are also present as are remains of undetermined date. Based on whether or not these resources meet the State Register of Historic Places criteria, these features have been classified as Historic Fabric, Non-Historic Fabric and Unevaluated. This inventory included all structures and improvements which were part of the original Camp Santanoni Complex including some of which are located outside of the designated boundary of the Historic Area (see Figures 1-4 for location of structures and improvements in the Historic Area.) They are described here in turn.

1. Historic Fabric

Camp Santanoni consists of three distinct building clusters located along the Newcomb Lake Road. In addition a number of related historic features are located at various points along the Newcomb Lake Road and on the adjacent Forest Preserve units, i.e., the High Peaks Wilderness and Vanderwhacker Mountain Wild Forest. The following descriptions summarize more detailed descriptions and discussions found in the National Historic Landmark nomination form (National Park Service 2000), the *Historic Structures Report for the Main Lodge Complex* (Crawford and Stearns, Ryan-Biggs and Haynes 1993), the *Historic Structures Report for the Farm Complex* (Haynes 1996), *Gate Lodge Complex Santanoni Newcomb, New York, Historic Structures Report* (Haynes 1998), *A History of Camp Santanoni, The Adirondack Retreat of Robert C. Pruyn* (Engel 1996), *Edward Burnett: An Agricultural Designer on Gentlemen's Estates* (Dixon 1998). National Historic Landmark Nomination Form (Haynes 2000) and on field inventories conducted by Department staff in 1995 and 1997.

a. Gate Lodge Complex

Gate Lodge Complex (2000)

The original Gate Lodge Complex contained the Gate Lodge, a frame carriage house/barn, a small boat house and a frame house (known as the Guide's House) which had several small out buildings. Only the Gate Lodge, boat house and Guide's House remain. A frame garage, which does not appear to be in its original location, is also present on the site. The garage is constructed of materials and is of a style consistent with other Camp Santanoni buildings but its original location and date of construction are not known.

Gate Lodge (1905)

The Gate Lodge is the dominant surviving feature of this complex. It is an L-shaped (approximately 80 ft. x 77 ft.; 2,575 sq. ft.), gable roofed, one-and-one-half-story, field stone and shingle structure with massive stone and wood archway designed by Delano and Aldrich. Entry doors are present on all but the south side of the building. The first floor of this structure contains a foyer, kitchen, utility room, dining room and a living room as well as two lavatories and a porch aligned along a hall along the north wall of the building. A first floor storage room is located on the north side of the arch. The second floor contains six small bedrooms and a full bath aligned along a hall under the north eave. Several dormered windows are present along this hallway. The structure has a full basement with several internal partitions as well as a small crawlspace above the second floor. The original entry road was conveyed under the stone arch by stone walls, now breached, which extended to the entry bridge over Fishing Brook.

The Gate Lodge was modified around 1977-1979, when the structure was used to house members of the Youth Conservation Corps. The two first floor lavatories appear to have been added at this time, the kitchen and second floor bath modernized and showers were added in the basement. The buildings utilities consisting of electricity, water and septic were also upgraded. The roof was also replaced during this period. The structure is considered to be in good condition.

Gate Lodge (2012)

The Gate Lodge was stabilized in 2006-2007. This work included major repairs to the foundation, replacement of the roof, and repair of decorative trim, painting and staining. The exterior porch on the east end of the building has been restored to its original open state.

Garage (Construction date and original location unknown)

Garage

This building consists of a rectangular (24' x 47'), single-story, pole barn type, gable roofed building with vertical wood siding. This building does not appear to be in its original location, and it is unknown when it was relocated. Its fenestration suggests original construction as part of the complex. The structure is in poor condition.

Guides House (West Cottage) (2012)

Guide's House (Construction date unknown)

This is an L-shaped (36' x 43'), two story, wood framed, gable roofed residential structure with shingle siding. Gothic features in the exterior detailing suggest a late 19th century construction date. The structure is in good condition. Also associated with the Guide's House are the ruins of a privy, a small chicken coop and a shed of unknown function. The Guides House was stabilized in 2006 and 2007. This work included foundation, siding and other building envelope repairs, including a new roof, staining and painting.

Lake Harris Boat House under restoration (2012)

Lake Harris Boat House (Construction date unknown)

This is a small storage building on the shore of Lake Harris. It is a single story rectangular (13' x 20') gable roofed, wood framed structure with shingle siding. During the term of the 2000 Camp Santanoni UMP this building was stabilized; footers were rebuilt, siding was repaired and the roof was replaced and the building was re-sided. This structure is in excellent condition.

Carriage House Ruins (Construction date unknown)

Originally a single-story, wood framed, gable roofed building on the west side of the Newcomb Lake Road, and it was destroyed by fire in 1992. The building foundation is all that remains of this structure.

b. Farm Complex

The Camp Santanoni Farm consists of five standing structures and the ruins and archaeological remains of other buildings and agricultural structures located along the Newcomb Lake Road approximately one mile north of the Gate House Complex. Begun in 1895 and expanded several times through 1920, the farm supplied vegetables, meat and dairy products to the Pruyn family, farm workers and guests both at Camp Santanoni and at the Pruyn home in Albany. At its largest extent, the farm comprised over 200 acres of cleared land in pasture, garden and orchard areas. The

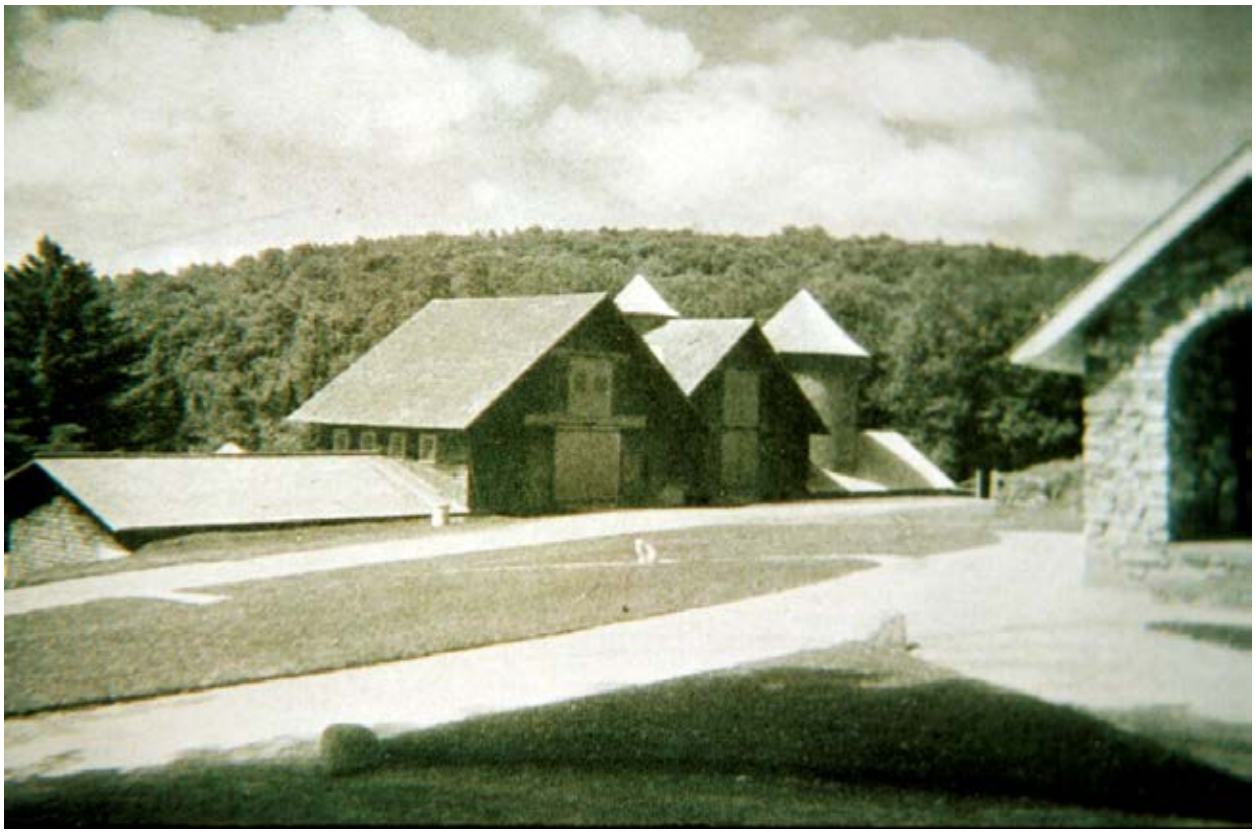
farm remained in active use until 1931. Approximately 25 buildings were originally present on the farm complex. In addition to the structures and ruins, remnant landscape features such as fence lines and walls are evident along both sides of the Newcomb Lake Road. The locations of garden areas, sections of pasture north of the farm and around the barn are evident in remnant meadows. A small number of apple trees remain from the apple orchard.

Farm Complex (2000)

Barn (1895 through 2004)

The barn consisted of a three story central core with two wings and additional bays and an incorporated silo. The structure was a combination of post-and-beam and balloon framing. The building was of frame construction for the most part, with some stone foundation components. Haynes (1996) identified six phases of construction for this building. Functionally, the barn was divided into a cow shed, cow barn with manure pit, horse barn and wagon shed. The earliest section of the barn appeared to be the horse barn (1895). The barn was extensively expanded between 1904 and 1908 under the auspices of agricultural designer Edward Burnett, an expert in "scientific farming", who had designed farms for the Vanderbilts and other wealthy landowners. The Barn served as the interpretive focus of the Farm Complex. Efforts to stabilize the Barn were begun

in 1998. The roof was replaced and numerous structural components repaired or replaced.



Barn circa 1910

This work was ongoing and was nearly complete when, on July 13, 2004, the Barn was destroyed by fire. The Newcomb Volunteer Fire Department arrived on the scene quickly but a lack of water significantly hampered firefighting efforts. Numerous trips were made to retrieve water at a dry hydrant on Fishing Brook along Route 28N; a trip of nearly a mile. As a result, nearly all of the frame components of the building were consumed, leaving only the foundation and concrete floor. An investigation by the Essex County Office of Emergency Services, the New York State Police, the (then) New York State Department of State Office of Fire Prevention and Control and Department Forest Rangers concluded that the fire was of suspicious origin and most likely arson. The investigation resulted in no arrests.

Subsequent to the fire, the Department thoroughly cleaned up the site. The Barn had previously been systematically documented through a Historic Structures Report, extensive photography and measured drawings. However, the cleanup after the fire provided an opportunity to better understand the construction of the building and its history. Archaeological recording techniques were employed to salvage various

building elements completely as well as others in sample form. Materials salvaged from the Barn ruins include door hinges and hardware, samples of fasteners and window hardware. In addition, intact examples of post and beam joinery were also saved. All items were tagged with provenience information and stored elsewhere in the Historic Area.

The loss of the barn structure has caused the foundation of the building to be exposed to water and frost infiltration. The north wall of the Barn also serves as retaining wall for the Newcomb Lake Road which passes immediately adjacent. In order to protect the barn foundation from damage from the elements, a small protective roof was constructed over the north wall and other foundation components were protected with roofing paper.

Creamery (2013)

Creamery (ca 1905)

This structure is a single story fieldstone building constructed on a concrete pad. It contains three rooms: a boiler room, wash room and milk processing room. The building has an integral porch along its south face. A cream separator, boiler and other hardware remain intact within the building. During the term of the 2000 UMP, the Creamery received a new roof, repointing and window repairs. This structure is in excellent condition.

Gardener's (Petoff's) Cottage (2012)

Gardener's Cottage (ca 1896)

This is a one-and-one-half-story, wood framed, gable roofed, shingled structure with recessed entry porch. Rustic features characteristic of Camp Santanoni residential buildings are present, including peeled log porch framing and under eave braces. The structure appears to have been constructed as part of the expansion and redesign of the farm complex undertaken by Edward Burnett. It was expanded at least once in its history. The cottage contains a parlor, kitchen, laundry room, pantry, three bedrooms, a bath and an attached wood shed. The exterior of the structure retains its original design and finishes. The interior of the structure was modernized, probably during the Melvin period, although original woodwork and moldings remain. Structurally, the building is in good condition.

The Environmental Protection Fund grant received in 1996 provide for the maintenance of the Gardener's Cottage which is a highly significant component of the Farm Complex. Work completed includes stabilization and restoration of the missing and damaged, structural members and exterior walls, interior floors and walls of the building, replacement and repairs of missing or broken windows, and making the building weather-tight. This work has been completed.

Herdsman's (Ross') Cottage (2012)

Herdsman's (Ross') Cottage (ca 1850)

This is a one-and-one-half-story, wood framed, gable roofed, shingled structure with recessed entry porch and cobblestone chimney. This structure appears to predate the Pruyn occupation of the property and may represent the residence of a mid-nineteenth century farmstead believed to have existed on the property by ca 1850. The Herdsman's cottage also exhibits rustic features such as peeled log porch frame and under eave braces. The building appears to have been remodeled several times during the Pruyn occupation with stylistic details comporting with newer buildings added to the farm complex. The exterior of the structure retains its original design and finishes. This cottage contains a parlor, dining room, kitchen, serving pantry, a bedroom and an attached wood shed on the first floor. The second floor contains a full bath and four bedrooms. The interior of the structure was modernized, probably during the Melvin period.

The Environmental Protection Fund grant received in 1996 provide for the maintenance of the Herdsman's Cottage which was in poor condition but is a highly significant component of the Farm Complex. Work completed includes stabilization and restoration of the missing and damaged, structural members and exterior walls, interior floors and walls of the building, replacement and repairs of missing or broken windows, and making the building weather-tight. This work has been completed.

Caretaker's or New Farm Manager's (Tummins's) Cottage (2012)

Caretaker's or New Farm Manager's (Tummins's) Cottage (ca 1919)

Also known as the Farm Manager's Cottage, this is one-and-one-half-story, wood framed, hip-roofed bungalow style, clapboard sided structure with recessed entry porch. The building is distinctive compared to other buildings on the property, having as its core a Harris catalog house. The structure was occupied by employees of the Pruyn's and the Melvin's from 1919 through 1974. The building retains its original exterior features and trim, but the interior has been modernized. Structurally the building is in very poor condition. A project was undertaken in 2013 to replace the roof and stabilize this structure and remains under way.

Smoke House (ca 1904)

This structure is a small hip-roofed stone and rubble structure with a shake roof. The actual date of construction of the smoke house is not known, but it appears to date to the same period as the dairy building. The structure was used for preserving meat produced on the farm. The building retains its original form and finishes. The building is in good condition.

Blacksmith Shop/Tool House Ruins (ca 1902-1908)

Located west of the Barn this structure was a frame garage/workshop facing on the Newcomb Lake road. The structure was removed after state acquisition of the property.

The building appears to have been entirely frame, constructed on mud sill on the south and masonry piers on north. Only a single pier and a small debris field remain.

Poultry Coop and Turkey Run Ruins (1902-1908)

This was an area located east of the main farm complex that was used for the various species of fowl kept by Mr. Pruyn. Little structural evidence remains except for a few scattered shingled cupola ventilators and alignments of fence post and wire mesh fence. A spring and a number of small bird coops were located in this area.

Slaughterhouse Ruins (1902-1908)

This was a frame structure located directly south of the Barn. Only a foundation and collapsed chimney remain.

Duck House Ruins (ca 1900)

Two rectangular, shingle sided buildings stand adjacent to the pond/marsh are south of the Barn and yard. These buildings are in poor condition.

Piggery Ruins (ca 1900)

These consist of a stone rubble triangular embankment wall with a door opening. Photographs show the rest of the structure as frame consistent with other structures at the farm.

Seed House Potting Shed Ruins (ca 1900)

Located east of the Barn and up slope from a series of concrete cold frames, only the footprint, concrete floor and chimney remain.

Chicken and Pigeon House Ruins (ca 1900)

A number of poultry houses were located immediately south of the Barn, this substantial frame building housed hundreds of pigeons and chickens kept by the Pruyns. Little structural evidence remains beyond small foundation remnants.

Ice House Ruins (c. 1900)

This frame structure, of which only the foundation and floor pad remain appears to have served as an ice house and spring house associated with the creamery.

Cold Frames (Construction date unknown)

These two concrete structures are located on the south-facing slope east of the barn.

Garden and Orchard

Most of the original farm fields and pasture that existed at the original Santanoni Preserve have reverted to forest. However, the area which was once an orchard and garden still retains the character of an open agricultural field and is an important

landscape feature of the site. The fields were an important feature of the working farm and remain important in interpreting farm character. The garden area remains largely open and plants such as asparagus, horseradish and angelica continue to grow. The variety of apples grown at Santanoni were Duchess of Oldenburg (Malus domestica), a cold adapted variety, The apple trees within the orchard are dying from the lack of sunlight caused by the shade from the surrounding trees. The Department proposes no tree removal within the garden area. The open character of this area can be maintained by periodic brushing or mowing. At the time of the writing of this plan four apple trees survive in the orchard area. The total area of the garden and orchard comprises about two acres. Tree cutting and limbing are to restore sunlight to the apple orchard and preserve the few surviving trees. All tree clearing proposed in the UMP or undertaken during its term will take place in accordance with the Organization and Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the forest preserve. See the tree count in the appendix for additional information for these areas.

ECL § 9-0109(4) authorizes the maintenance of "historic structures and improvements" on State lands in the Adirondack Park that satisfy the criteria set forth in the statute. Although the statute does not define "improvement," page 16 of the APSLMP defines the term as "any change in or addition to land, which materially affects the existing use, condition or appearance of the land or any vegetation thereon, including but not limited to foot and horse trails, roads, jeep trails, state truck trails, snowmobile trails, cross country ski trails, trail heads, picnic areas and individual primitive tent sites." It is reasonable to apply the definition of "improvement" found in the APSLMP to the word "improvement" as used in ECL § 9-0109(4) because both the APSLMP and the ECL provision relate to management of the Forest Preserve. The Master Plan with its definition of "improvement" was approved by the legislature in 1972 and ECL §9-0109(4) was subsequently adopted by the legislature in 1983; thus, the legislature adopted ECL §9-0109(4) against the backdrop of the APSLMP. Since fields, orchards and gardens constitute a "change in or addition to land which materially effects the existing use, condition or appearance of the land or any vegetation thereon," fields, orchards and gardens constitute "improvements" which, under ECL § 9-0109(4), may be maintained in a manner consistent with the criteria set forth in ECL § 9-0109(4).

Similarly, the APSLMP authorizes the maintenance of fields, orchards and gardens that are part of Historic Areas. The APSLMP defines "Historic Areas" in part as "locations of buildings, structures or sites owned by the state . . . that are significant in the history, architecture, archeology or culture of the Adirondack Park, the state or the nation" that are state historic sites or properties listed on the National Register of Historic Places. The APSLMP provides on page 43 that "the primary management guidelines for historic areas will be to preserve the quality and character of the historic resources, that is, to

the greatest extent feasible, in a setting and on a scale in harmony with the relatively wild and undeveloped character of the Adirondack Park."

Since the fields, garden and orchard are included within the boundaries of the site's listing on the National Register of Historic Places and the National Historic Landmark, the APSLMP allows the quality and character of these improvements to be maintained.

c. Main Camp Complex

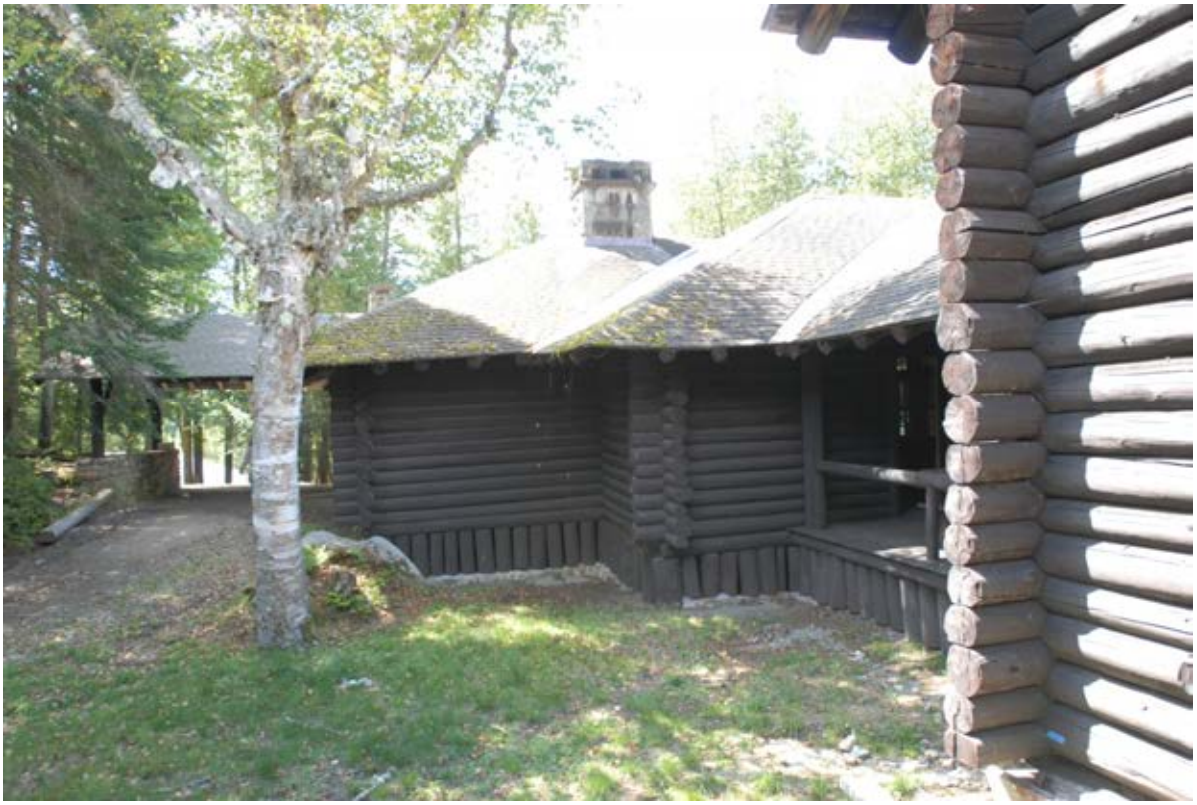
The main camp complex formed the heart of Robert C. Pruyn's wilderness retreat. Consisting of the rambling main lodge, boat house, artist's studio and a number of service and supporting structures.

Main Lodge (2004)

<u>Main Lodge (c. 1892)</u>

The lodge is composed of five log pavilions under an immense roof with wide overhangs and hip-roofed projections including a gable roofed porte-cochere. It has been characterized as a log villa. The center pavilion consists of a great one-and-one-half-story living hall with massive stone fireplace. It is flanked on opposite (east & west) sides by four sleeping cabins/cottages. The structure covers an area of 15,000 square feet. During the term of the original UMP repairs were made to structural components of the porches and much of the decking was replaced.

Main Lodge (2012)



Main Lodge (2012)

Service or Kitchen Wing (c. 1892)

This is a detached, three story log structure (50' x 50') on log piers connected to the main lodge via a covered walkway. It includes a massive ashlar stone chimney and built-in ice chests on a recessed porch. The Kitchen Wing has been stabilized and has had its foundation reinforced. Significant work remains in stabilizing and repairing interior components.

Main Lodge Kitchen Wing (2012)

Gazebo (ca 1900)

This is a small (7' x 10'), log braced and log supported single-story screened pavilion. This structure has been stabilized and re-roofed.

Gazebo (2004)

Power House (ca 1900)

This is a very small, square (8' x 6'), single-story, shingled, wood framed building. The generator in the power house operated an “on demand” electrical system which was wired to the Main Lodge. This building has been stabilized with a new roof and window restoration.

Power House (2004)

Pump House (ca 1900)

This is a very small, square, single-story, shingled wood framed building (6 x 6) on the shore of Newcomb Lake. The Pump House operated a pump which drew water from the Deliah Spring on the other side of Newcomb Lake. Water was piped under the lake and distributed through plumbing in the Main Lodge and Kitchen Wing. This building has been stabilized.

Ash/Oil House (ca 1890)

This is a small, square (11' x 11'), single-story cobblestone and rubble building with a hipped asphalt shingle roof. This building has been stabilized.

Boat House (ca 1900)

This is a large (33' x 46') rectangular single-story, log building with a wide wooden boat launching ramp. Water recreation using various types of paddled and rowed craft such as canoes and guide boats was a major focus of the Pruyn family and their guests. The 2000 Unit Management Plan authorized the repair and maintenance of the Boat House. This work was completed in 2004 and 2005 and the Boat House is once again an integral part of public use and enjoyment of Camp Santanoni.

Artist's Studio (ca 1905)

This is a small, single-story, rectangular (19' x 28') log structure with a hipped roof. Sited along the shoreline of Newcomb Lake, it features a stone-arched lakeside window as well as a stone chimney and fireplace.

Artist's Studio (2012)

Bath House (ca 1890)

This is a very small (16' x 6'), rectangular, single-story, shingled building with four "changing" compartments located on the shoreline of Newcomb Lake east of the Main Lodge. The bath house was located on a small beach and was utilized by the Pruyn family and their guests. This structure was stabilized and restored during the term of the original UMP and is in good condition.

Ice House Ruins (ca 1890)

This is a whole log, single-story, rectangular (18' x 20') structure with hipped roof and ventilating cupola. This structure is completely collapsed.

Woodshed Ruins (ca 1890)

Very little remains of this rectangular (16' x 40'), wood framed structure set on stone piers.

Workshop Ruins (c. 1890)

This is a single-story, shingled, wood-framed rectangular (21' x 30') building with hipped roof on piers. It has completely collapsed. This structure has also been identified as the "old boathouse" and as a staff "retreat' building. At this time this structure is essentially an archaeological component of the site.

d. Other Historic Properties

The remains of several buildings forming a Service Complex are now essentially archaeological resources. The Service Complex was slightly removed from the Main Camp Complex and just west of the Newcomb Lake Outlet Bridge. Known elements included:

Chauffeur's House (c. 1890)

No obvious remains exist.

Garage/Stable (c. 1890)

No obvious remains exist.

Barn (c. 1890)

No obvious remains exist.

Laundry/Sugar House (c. 1890)

No obvious remains exist.

Caretaker's House (c. 1890)

No obvious remains exist.

Ice House (c. 1890)

A foundation (15' x 18') remains on shore of Upper Duck Hole.

Sugar House (date unknown)

The ruins of a sugar shack exist at a sugar bush north of the Farm Complex, west of the Moose Pond Road junction. This archaeological component will remain within the High Peaks Wilderness Area.

e. Carriage Road and Appurtenances

Newcomb Lake Road (4.75 miles)

A gravel road extends from Route 28N in Newcomb northeast to Newcomb Lake. The eight to ten foot wide road appears to have been consciously designed for horse and wagon/carriage use and to provide visitors to Camp Santanoni with a pleasant and leisurely transit to the camp taking full advantage of topography and scenic vistas. It is gated beyond the Gatehouse complex to limit motor vehicle use other than for administrative purposes. The gates in this instance and at any other location permit passage by a person using a wheelchair. Snowmobiles are not allowed on this road.

Borrow Pits

Several small gravel pits can be found along the Newcomb Lake Road which appears to be related to the construction of the camp and the road. None of these have been

utilized since State acquisition. They are considered to be a part of the historic fabric of the site.

Refuse Middens

Several refuse dumps associated with the construction and use of the great camp have been found in various places on the property. These are significant archaeological components of the site since they contain considerable data pertaining to the material cultural and life style of the camp owners and staff. Five such areas have been inventoried. Their locations are not presented in this plan in order to protect them from unauthorized excavation.

Masonry Arch Culverts (3)

Three formed masonry arches with massive stone and mortar spandrel walls extending above the roadway carry seasonal runoff under the Newcomb Lake Road. Constructed in about 1905, two have been reconstructed (2008-2009) and (2013-2014). These two are collectively known as the Twins. The third, known as the Honeymoon Bridge, is in need of substantial repointing but should not require complete reconstruction.

i. Honeymoon "Bridge"

The bridge is approximately 10 feet wide, in reasonably good condition. Some displacement of the spandrel walls is occurring.

ii. Middle Culvert (Twin 2 or Outer Twin)

Approximately five feet wide, this culvert was reconstructed in 2008-2009. The culvert tube was replaced, the west wing wall dismantled and reconstructed. The east wing wall was repaired and repointed. This structure is in good condition.

iii. Far Culvert (Twin 1 or Inner Twin)

This is similar in size and condition to middle culvert, although spandrel walls have not been displaced as severely. This structure was rebuilt in 2013-2014.

Outer Twin (2003)

2. Non-Historic Fabric and Site Support Infrastructure

Operations Headquarters

This is a new two bay maintenance garage which is a rectangular (32' x 44'), single story, wood framed, shingle sided building located at the Gate Lodge Complex built in 1994/95.

Vehicle Barriers

The Newcomb Lake Road is gated to limit public motor vehicle traffic at the location of the trailhead at the Gate Lodge Complex.

Vehicular Bridges

Camp Santanoni Steel Entrance Bridge (c. 1996)

The original entrance bridge was a single lane, steel Pratt-truss with timber plank decking built ca 1900. The 112 foot span had stone abutments. The bridge was replaced in the fall of 1996 with steel Ohio truss bridge and is in excellent condition.

Duck Hole Bridge

A three-span steel and wooden bridge consisting of a 40 foot center span and two end spans of 21 feet each. Piers are rock filled wood cribbing. The bridge was substantially rebuilt in 2008 and is in good condition.

Gravel Pit Road (0.2 miles)

This gravel road provides access to the existing parking lot, the new maintenance shop and an abandoned gravel pit east of the Newcomb Lake Road.

Pipe Culverts

Thirty pipe culverts of various sizes and condition provide for seasonal runoff under the Newcomb Lake Road. The majority of these culverts are modern galvanized, corrugated steel culverts. A few are cast iron pipes.

Parking Lot

A rectangular (100' x 63'), single entrance gravel parking lot accommodates approximately 15 cars just west of the Operations Headquarters the Gate Lodge Complex. Under the terms of the original Unit Management Plan a second parking area was constructed west of Newcomb Lake Road to accommodate equestrian users. This lot has a capacity of up to 6 horse trailers or 20 cars.

Designated Campsites

Two camp sites have, sometime in the past, been designated along the eastern shore of Newcomb Lake.

Outhouses (6):

i. Gatehouse Complex - 2

ii. Main Camp Complex - 2

iii. Designated Campsites - 2 (1 at each)

Picnic Tables (8):

i. Gate Lodge Complex - 2

ii. Farm Complex - 1

iii. Main Camp Complex - 3

iv. Designated Campsites - 2

Trail heads

i. Gate Lodge Complex

The trailhead facility consists of a roofed trail register and bulletin board.

Horse Trails

The Newcomb Lake Road provides access to the Moose Pond horse trail as well as to various horse trails to other destinations within the Vanderwhacker Mountain Wild Forest and the High Peaks Wilderness Area.

Cross-Country Ski Trails

No trails within the footprint of the Camp Santanoni Historic Area have been formally designated or marked as cross country ski trails. However, the Newcomb Lake Road is a very popular trail for cross country skiing because it normally has good snow cover, is relatively flat, and has appealing destinations at its end (the Great Camp Complex and Newcomb Lake). During the cross country ski season, the public use of motor vehicles, snowmobiles and horses will be prohibited beyond the gate at the Gate Lodge Complex in order to maintain the integrity of the cross country ski trail, avoid user group conflicts, and foster public health and safety.

Multi-use Trail (snowmobile, bicycle, and hiking)

In July 2015 the Department released the Community Connector Trail Plan for the Towns of Newcomb, Minerva, and North Hudson. The Plan approved the construction of a multi-use trail that circles around the west and north sides of the Gate Lodge Complex. The trail primarily exists in the Vanderwhacker Mountain Wild Forest (VMWF), but crosses the Historic Area in two locations: 1) just north of the bridge over Fishing Brook, where the trail heads northeast on the entrance road for approximately 100 feet, then leaves the road heading northeast for another 75 feet until reaching VMWF, and 2) just north of the Gate Lodge Complex, where the trail crosses Newcomb Lake Road.

Horse Hitching Posts (2):

i. Gate Lodge Complex

ii. Main Camp Complex

Man-Made Vistas

The orientation of the arch and coach drive at the Gate Lodge was sited to take advantage of a view of Lake Harris and surrounding mountains.

Reservoirs

A small masonry dam impounds the waters of a small brook on the north side of the Newcomb Lake Road west of the Farm Complex.

Springs

The Delia Spring on north shore of Newcomb Lake consists of a covered spring box which collects water from several sources before piping them towards Newcomb Lake. Water from this spring was transported by pipe laid along the bottom of Newcomb Lake to the Main Camp Complex. Although the pipe is broken at the shoreline, water continues to flow from the pipe into Newcomb Lake. Mr. Pruyn also had water from this spring brought to his home in Albany on a weekly basis. Waters from the Delia Spring are reputed to have restorative powers.

Flag Poles

i. Gate Lodge Complex

ii. Farm Complex

Utilities

i. A vehicle fuel tank surrounded by wood fence at Gate Lodge Complex.

ii. Electrical line from Route 28N to Gate Lodge Complex, providing power to the Gate Lodge and the Operations Headquarters.

iii. Telephone line from Route 28N to Gate Lodge Complex, providing service to the Gate Lodge and the Operations Headquarters.

iv. Liquid propane tanks are located at the Gate Lodge Complex providing gas to the Gate Lodge (two tanks) and the Operations Headquarters (two tanks).

3. Unevaluated Resources

The primary type of resource in this category are the archaeological remains of nineteenth and early twentieth century logging activities. A number of field shed sites, field corners, fence lines and gates associated with the Farm Complex are also known. For the most part these are located in the High Peaks Wilderness Area and the Vanderwhacker Mountain Wild Forest. For these reasons these resources will not be further addressed at this time.

C. Existing Conditions - Management

1. Interpretive Programs

An active interpretive program has been developed on an ad-hoc basis and has been operating since 1994. A summer intern, working from about July 1 through September, has been funded by the Town of Newcomb. The intern has been jointly supervised by AARCH and the Department and has been stationed at the Main Camp Complex since 1994. The intern provides tours and monitors security for the complex during the busy summer season. The intern program was expanded to two interns in 1996, and then to three in 1997. The presence of an intern was continued at the Main Camp Complex, but two persons were stationed at the Gate Lodge: one to provide visitor information there and the other to begin friends group development. Also in 1996, the foyer of the Gate Lodge was opened to the public as a welcoming area. Visitors were provided with limited information about the site and maps and photographs were displayed on the walls.

Beyond the presence of the summer interns, interpretation of Camp Santanoni is currently very limited. There are no signs or kiosks providing site information. A brochure produced by AARCH is available but provides limited information about the site.

2. Staffing

Currently no full time staff is assigned to Camp Santanoni on a full time basis. The Operations shop at Camp Santanoni serves as the headquarters for seasonal staff who maintain trails for a large area in the southeastern High Peaks Region. The trail crew has assisted in numerous maintenance projects. An SCA crew has occasionally provided assistance with projects.

The Forest Ranger assigned to this area is stationed in Newcomb.

D. Public Use of the Area

1. Types of Use

Throughout the year the Newcomb Lake Road provides access to the western portion of the High Peaks Wilderness. There are eight designated camping sites along the shores of Newcomb Lake, two of which are located in the Historic Area. Additional space for camping is available in the surrounding Wilderness and Wild Forest, as long as selected sites are more than 150 feet from water or a trail and more than 300 feet from historic buildings.

During the spring and summer months, Camp Santanoni is a popular destination. The 4.7 mile road into the Great camp is easily traveled by foot, mountain bike or horse. It is possible to reach the Great Camp Complex with a road bicycle; however, the road is a bit rough and sandy in some locations. A mountain bike is more suitable for these conditions. Fishing and canoeing on Newcomb Lake and the Duck Hole are very popular activities.

During the fall, hiking, biking and horseback riding continue to be popular, as the cooler temperatures eliminate the insects and fall foliage adds to the enjoyment of the trip. Additionally, the Historic Area and the surrounding forests receive regular use from hunters. The access road allows easy travel by horse or horse-drawn wagon, thus allowing transportation of heavier equipment (canvas wall tents, stoves, canoes, etc.) common for hunting groups.

The use of horses and horse drawn wagons by private companies provides a service to those that are unable or do not desire to hike or bike the 4.7 miles to the Great Camp Complex. Currently one outfitter provides horse drawn wagon service to the Farm and

Great Camp Complexes as well as to Moose Pond in the High Peaks Wilderness Area. The Department recently purchased an accessible wagon which ensures that people with disabilities can access the Great Camp Complex. The wagon is available for use by any outfitter who provides horse-drawn wagon service to the farm.

Several other attractions in the surrounding area bring day visitors. An excellent view of the High Peaks Wilderness is available from the top of Goodnow Mountain. Both the Adirondack Interpretive Center and Huntington Forest provide interesting attractions for visitors. Enhanced public access to the Tahawus tract and the Adirondack Iron and Steel site and attractions like the Town of Newcomb's High Peaks Golf Course have also worked to increase tourism in the area. Many people will hike the 1.5 miles into the Farm Complex and then spend the remainder of the day visiting the other attractions mentioned above.

Census Information

The most recent year for which visitor use information is available for the trail register at the Gate Lodge Complex is 2011. A total of 3061 persons signed in at the trail register that year. On site observation confirms that many regular visitors who use the Newcomb Lake Road often do not sign and that livery services also do not register their visitors. Trailhead counts show the busiest months are July and August with 609 and 775 visitors respectively. Over 200 visited in January and February each as the Newcomb Lake Road has an excellent reputation as a ski day trip.

E. Carrying Capacity

1. Natural Resources

The term "carrying capacity" has its roots in range and wildlife sciences. As defined in the range sciences, carrying capacity means "the maximum number of animals that can be grazed on a land unit for a specific period of time without inducing damage to vegetation or related resources (Arthur Carhart National Wilderness Training Center, 1994). The concept has been modified to address recreational uses as well; however, its basic assumptions proved to be false.

After many years of study, basic research showed that there was no linear relationship between the amount of use and the resultant amount of impact (Krumpe and Stokes, 1993). For many types of impacts, most of the impact occurs with only low levels of use. In some cases, such as trail erosion, once the soil starts to wash away, additional foot travel on the trail does not cause the amount of impact to increase proportionately. This research revealed that visitor behavior, site resistant/resiliency, type of use, etc. may be more important in determining the amount of impact than the amount of use, although the total amount of use is still a factor (Hammit and Cole, 1987).

The shortcomings of the carrying capacity approach, as applied to back country recreation management, soon became apparent. It became clear that searching for one single carrying capacity was probably next to impossible, since it is dependent on many variables as noted above. By focusing on determining how many visitors an area could accommodate, it was found that managers often lost sight of basic goals and objectives - the very things they were trying to achieve. This changed the question "How many is too many?" to "How much change is acceptable?" Viewed in this context, carrying capacity can be used to prescribe what kind of resource and social conditions are acceptable, compare them to on-the-ground conditions, and identify the management policies and actions needed to maintain or restore the desired back country condition.

Establishing appropriate conditions is dependent on clearly stated management objectives. They are based on value judgments derived from experience, research, inventory data, public input (dialogue with users), careful analysis, and common sense. The objectives dictate how much change will be allowed to occur, where it occurs, and what management actions are needed to control it. Once in place and functioning, limits of acceptable change (LAC) are used as measuring tools to alert DEC to unacceptable resource impacts and allow the Department to take the minimum amount of corrective action needed for correction.

The Historic Area encompasses a long linear corridor between the Gate Lodge and the Main Camp at Newcomb Lake. The corridor is composed of a hardened road, used by foot, mountain bike and horse traffic. In this context the present road has a large capacity to withstand use, provided appropriate annual maintenance is provided and use of the road is curtailed during wet periods after snow melt or prolonged wet weather.

While management of adjacent Forest Preserve units, including the High Peaks Wilderness and Vanderwhacker Wild Forest, is not the subject of this plan, changes in use patterns based on management proposed along this corridor will have an impact on these adjacent units. Due to the compact size of the Historic Area, any proposed action needs to address the spill-over effect to the adjacent areas. For instance, improvement or promotion of use of the Main Camp area may cause increased camping pressure on the adjacent High Peaks Wilderness. Management objectives regarding horse use on the Historic Area should take into account restrictions on use of the adjoining Wilderness and Wild Forest Areas, especially in light of the additional regulations for use of the High Peaks Wilderness, including allowable group sizes, type of camping allowed. Appropriate educational messages and use control devices, including appropriate barricades to discourage horse use on wilderness foot trails, should be utilized to discourage illegal and inappropriate use of adjacent management units.

2. Historic Resources

Human created structures, by their very nature are designed to withstand a certain degree of impact from use. However, the structures of Camp Santanoni are frame buildings, many of which are over a century old existing in an environment which can be exceedingly unkind to such resources. Historic structures are subject to a variety of factors which lead to damage and deterioration. Seasonal factors such as rain and snow, extremes of temperature and fluctuations in ambient humidity as well microbes, insects and fungi can lead to gradual damage and decay. The wear and tear of visitors' boots on stair treads and veranda floors also cause gradual damage. Limited access to building interiors has fortunately prevented damage to interior features and finishes. Graffiti made by obdurate visitors can also be damaging. Acts of vandalism have occurred at Camp Santanoni; fortunately these have been limited to window breakage and unauthorized entry to buildings. Imprudent attempts to build fires or accidents with camp stoves have resulted in several charred patches on veranda floor boards, and several fires have been built within an unsafe distance of the structures.

All of the above factors will no doubt continue to play a role in the future of the historic structures of the Camp Santanoni Historic Area. Deterioration due to the elements can be minimized by assuring that roofs, masonry and windows remain in good repair. Since access to building interiors will initially be limited to guided special occasion situations, wear and tear on building interiors should be limited. Maintaining the buildings in an obviously "cared for" state will also work to minimize, if not prevent, damage from vandalism and graffiti. The presence of interpretive staff during the busy summer season also helps to prevent vandalism.

Creation and enforcement of rules prohibiting fires or camping within 300 feet of any structure should prevent inappropriate incidents with fire. Regular patrols and inspection of the property by Forest Rangers, Conservation Officers, Lands and Forests and Operations staff will help ensure compliance with regulations and monitor the condition of buildings.

At this time, it does not appear to be necessary or appropriate to limit the number of visitors to the Camp Santanoni Historic Area.

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III. Management and Policy

A. Past Management

Article 9 of Environmental Conservation Law directs the care, custody and control of state lands constituting the Adirondack and Catskill Forest Preserve. Article 14 of Parks, Recreation and Historic Preservation Law provides for the stewardship of historic resources under the jurisdiction of state agencies.

The entire parcel constituting Camp Santanoni was acquired by the People of the State of New York in 1972 with the assistance of the Adirondack Nature Conservancy and the National Park Service Land and Water Conservation Fund. The property was immediately incorporated in the Forest Preserve. In 1973, the Department produced a draft custodial plan for the preserve which called for demolition of most of the buildings and the incorporation of the estate area into surrounding Forest Preserve units. As part of the implementation of this plan, a caretaker (Conservation Operations Supervisor) was stationed at the Gate Lodge Complex. In addition, a seasonal caretaker was stationed at the great camp with responsibility for the issuance of camping permits for designated sites around Newcomb Lake and for the rental of boats from the Santanoni boathouse in the 1970's. While a number of structures at the Farm Complex and the Gate Lodge Complex were demolished in the first few years of state ownership, fortunately the major buildings were allowed to remain and in many cases provided with much needed repair. Subsequently, the bulk of the original estate was incorporated in the High Peaks Wilderness Area, while the southern and eastern portions of the property, including the vast majority of camp structures, were incorporated into the Vanderwhacker Mountain Wild Forest.

For much of the time since state acquisition, the now Camp Santanoni Historic Area was managed as a part of the Vanderwhacker Mountain Wild Forest. The area developed as an all season recreational area with the Newcomb Lake Road providing access to Newcomb Lake and the great camp for day hikers, cyclists, backpackers, equestrians and especially cross-country skiers.

The buildings of the Great Camp Complex, the Farm Complex and the Gate Lodge Complex were listed in the New York State and the National Registers of Historic Places in 1986 and designated as a National Historic Landmark in 2000. This designation led a number of historic preservation groups and Adirondack leaders to mount an organized campaign directed toward assuring the preservation and protection of Camp Santanoni.

The efforts of the Department and its partners, AARCH and the Town of Newcomb since the creation of the Camp Santanoni Historic Area and the approval of the UMP have focused on the accomplishment of the goals of that plan.

1. Constraints and Issues Affecting the Planning Area

The following factors place limits, constraints and mandates on the management of the Camp Santanoni Historic Area:

- Section One of Article XIV of the New York State Constitution.
- New York State Environmental Conservation Law, especially §9-0109(4), and New York State Rules and Regulations, especially 6 NYCRR Parts 190 and 196.
- Historic Area guidelines set forth in the APSLMP.
- The New York State Historic Preservation Act of 1980 and its implementing regulations.
- Various Forest Preserve Policies approved by the Department.
- The requirements of the State Environmental Quality Review Act (SEQRA).
- The Americans with Disabilities Act (ADA) and the ADA Accessibility Guidelines (ADAAG).

B. Management Goals and Objectives

According to the APSLMP, the primary purpose of an historic area is to preserve quality and character of the historic resource that is, to the greatest extent feasible, in a setting and on a scale in harmony with the relatively wild and undeveloped character of the Adirondack Park. In keeping with this, the basic management goals of the Camp Santanoni Historic Area are:

- To maintain the historic structures and improvements associated with Camp Santanoni for public enjoyment and understanding of the Forest Preserve in a manner that will not disturb either the existing degree of wild forest character of land on which the structures and improvements are situated or the wild forest character of adjacent land, consistent with ECL section 9-0109(4)(b).
- To sustain and protect the natural wild forest setting and to perpetuate and enhance the native flora and fauna at population levels compatible with the environment.
- To support and facilitate appropriate research.
- To provide interpretation of the natural and cultural resources of the Camp Santanoni Historic Area in a manner that blends with the wild forest setting and character of the site.

- To provide for a variety of recreational opportunities and to promote the recreational potential in a manner that is consistent with the wild forest character and preservation of the historic structures and improvements of the unit.

Specific management objectives for the Camp Santanoni Historic Area are as follows:

1. Land Management

a. To exercise appropriate care, custody and control of the natural and historic resources of the property in accordance with Article XIV, Section 1 of the State Constitution, the APSLMP, ECL § 9-0109(4), other state laws and Department policies.
b. To develop comprehensive annual work plans for the maintenance of facilities.
c. To maintain and enhance current staffing levels as necessary to fulfill the Department's stewardship responsibility for the Camp Santanoni Historic Area.

2. Historic Resource Management

a. To care for the historic fabric of Camp Santanoni, including structures and improvements, in a manner that is consistent with the requirements of good stewardship, the New York State Historic Preservation Act, ECL §9-0109(4), and applicable State and federal standards.

3. Public Use Management

a. To promote appropriate public use of the Camp Santanoni Historic Area in accordance with applicable laws and policies.
b. To provide compatible interpretation of Camp Santanoni.
c. To keep all unit facilities at a high level of maintenance.
d. To monitor and evaluate the impact of public use of the Newcomb Lake Road on the Great Camp, natural resources, site users and the road itself.

4. Fish and Wildlife Management

a. Because of the small size of the Camp Santanoni Historic Area, manage fish and wildlife resources in coordination with the adjacent High Peaks Wilderness Area and Vanderwhacker Mountain Wild Forest. The unit management plans for these areas contain inventory and management information which are relevant and applicable to the Camp Santanoni Historic Area.

5. Water Quality

a. To assure that projects undertaken within the unit protect the quality of bodies of water within and adjacent to the unit.

b. To monitor water quality and wetland impacts from public and administrative use of existing designated campsites on the shores of Newcomb Lake and to take measures to prevent such impacts, such as temporary or permanent closure of certain campsites.

C. Facilities Development

1. Gate Lodge Complex

The Gate Lodge Complex will be reorganized to improve visitor access, enhance traffic flow, and add parking and separate modern visitor amenities insofar as possible from historic features and buildings. Projects proposed to accomplish these goals are:

Accessible Rest Room

The potential level of visitor use is expected to exceed the capacity of existing primitive sanitary facilities. A compatible addition to the maintenance shop will be constructed to accommodate universally accessible rest rooms, in accordance with ADAAG standards. The restroom will be placed on an existing concrete pad of less than 10' x 12' area and will be connected to the existing heating, water and wastewater systems.

Signs

Several new signs will be placed around the Gate Lodge Complex. These include a visitor orientation and welcome kiosk at the trailhead parking area and signs interpreting the Gate Lodge complex. Recreational user information and an orientation map will be consolidated at the trail register kiosk.

Exhibits

Interpretive exhibits, primarily consisting of maps, photographs and text panels will be developed and placed in the Gate Lodge and the Guides House. An all-weather exhibit will be developed and installed in the existing old garage after it is stabilized.

Equestrian Staging Area

Hitching posts for horses will be provided adjacent to the new parking area. A ramp has been constructed to facilitate access by horses and wagon livery services.

Universal Access

A ramp will be provided to facilitate access for people with disabilities to the public spaces and exhibits on the first floor of the Gate Lodge. Direct access to the second floor of this building is not feasible in the near future, given the historic nature of the structure and the resources available. The features of the second floor will be presented through the use of photographs and video exhibits in the Gate Lodge.

Elsewhere on the property, appropriate actions will continue to be taken to make the programs and services offered at the site accessible to people with disabilities.

New Pole Barn

Several new pieces of equipment necessary for the administration and maintenance of the Historic Area need storage under cover. These include a tractor for road maintenance and other chores and an accessible horse drawn wagon to be used for visitors in need of this accommodation. Forest Rangers also make use of the Gate Lodge Complex as a base for patrol activities. Space is needed for the storage and staging of equipment necessary for these purposes. The Department proposes the construction of new pole barn for storing these items. This would be a 24 ft. by 40 ft. frame structure proposed to be built just to the north, directly across from, the existing Operations Headquarters.

A number of alternatives were considered prior to coming to the decision to construct a new building. Alternate storage on site is limited. Garage bays in the existing shop are also work space for various projects. The garage discussed in pages 20-21 is too small, is part of the historic fabric of the site and is slated for other uses. The nearest alternate Department facility, the Aiden Lair Ranger Station has space available in the Fire Garage on site. However, this facility is ten miles away, is not staffed, not secured and is itself in need of stabilization.

Within the site, consideration was given to two other alternate locations. Locating the proposed pole barn to the east of the existing shop is not feasible since the boundary of the Historic Area is very close to the existing building. The area west of the existing shop was also considered but eliminated because of the location of components of the septic system in this area.

Within the Gate Lodge Complex the Operations Headquarters area is confined to one corner of the site to maintain screening and separation from users and to minimize visual intrusion on the historic site. The selected site is adjacent to the existing shop to maximize the efficiency of utility connections, use of space and vehicle turnaround and movement.

Improving Radio Communications

Radio communications between personnel on the ground and nearby radio repeaters on Gore Mountain and Blue Mountain can be spotty and problematic. The Department proposes to rectify this situation by installing an antenna on the Operations Shop building. This would involve the installation of a three foot high tripod on the peak of the roof at the back of the building. This would support a single white plastic sheathed vertical omni-directional antenna that would be 129 inches long. Coaxial cable would extend from the base of the antenna and extend down the back outside wall and into the building at a location to be determined.

Multiple-use Trail (Snowmobile, Bicycle, Hiking)

A multiple-use trail crosses the bridge over the inlet of Lake Harris on the Newcomb Lake Road. From the bridge, the trail continues north up the road about 100 feet and turns left onto an existing foot trail. The trail only crosses about 70 feet of the Camp Santanoni Historic Area before it enters the Vanderwhacker Mountain Wild Forest. From here it does not enter the historic area again until it crosses the Newcomb Lake Road behind the existing gate. This crossing will require an additional gate to be installed to prohibit snowmobiles from traveling into Camp Santanoni. This trail will continue to be managed as a Class II (community connector) snowmobile trail as defined by the 2009 Management Guidance - Snowmobile Trail Siting, Construction and Maintenance on Forest Preserve Lands in the Adirondack Park. During the non-winter months the trail will be managed as a mountain bike trail, however the preferred Mountain Bike route will be located on the gravel pit road from the Maintenance Shop to the parking areas in the Gate Lodge Complex. This is due to the wet nature of the trail located in the Vanderwhacker Mountain Wild Forest around the Gate Lodge Complex.

2. Farm Complex

Accessible Pit Privy

An accessible pit privy will be installed in the wooded area southeast of the farm complex. These will be located near the area formerly used for bird pens, away from water bodies and wetlands.

Exhibits and Signs

Interpretive exhibits, primarily consisting of maps, photographs and text panels will be developed and placed in the buildings of the Farm Complex. Outdoor interpretive signs for the Farm Complex will be developed and installed.

3. Main Camp Complex

Equestrian Staging Area

Hitching posts will be maintained east of the kitchen wing of the Main Lodge in the vicinity of the existing privy locations. A ramp has been constructed to facilitate access by persons with disabilities to horses and wagon livery services.

Signs

Interpretive exhibits, primarily consisting of maps, photographs and text panels will be developed and placed within the buildings of the Main Camp Complex. This will take place over many years, based on professional consultation, available funding, on-going experience, and public feedback. Interpretive signs for the main lodge complex will be developed and installed.

Universal Access

A ramp will be provided to permit access for persons with disabilities to the porch and first floor of the main lodge. Access to the second floor and other structures at the Main Camp Complex will be provided by the development of photographic and video exhibit materials, to be presented at the Gate Lodge.

Upgraded Accessible Privy

An accessible pit privy was installed at the Main Camp Complex in 2004. Increased use of the site has necessitated the relocation of this facility on several occasions. The number of suitable locations in the area is limited. In order to minimize the impact of privy locations on the natural and cultural resources of the area the Department proposes to construct a privy with a pumpable tank or, budget permitting a Clivus-Multrum privy at a suitable location along the Newcomb Lake Road.

D. Maintenance and Rehabilitation of Facilities

The care, custody and control of the Camp Santanoni Historic Area is the responsibility of the Department. All work undertaken at the Camp Santanoni Historic Area will be performed by Department employees or under the direction and control of the Department. Specific projects related to stabilization and interpretation may be undertaken by others, such as the Friends of Camp Santanoni or the Town of Newcomb, but only under the direction and control of the Department and in accordance with this UMP.

The Department shall prepare historic landscape reports documenting the degree of open landscape and wild forest that existed in the Santanoni Preserve both in the early twentieth century and in 1972 when the State took title to the Preserve.

All maintenance work, including limited tree cutting necessary for the maintenance of structures and improvements, and all maintenance of the historic landscape as authorized herein will respect the existing wild forest character of the land, as well as the wild forest character of the land located adjacent thereto. All tree cutting proposed in the UMP or undertaken during its term will take place in accordance with the Organization and Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the Forest Preserve.

1. Gate Lodge Complex

Gate Lodge

The Gate Lodge was stabilized in 2006-2007. This work included major repairs to the foundation, replacement of the roof, and repair of decorative trim, painting and staining.

The exterior porch on the east end of the building has been restored to its original open state. Asbestos removal took place in the building basement in 2013.

The Gate Lodge will be maintained to serve as a visitor welcome center and headquarters for site management. The building will be used by the Friends of Camp Santanoni, Department staff and site volunteers for programming, seasonal housing and for storage. Remaining maintenance activities from the original UMP yet to be completed are replacement of the heating system, additional asbestos removal and interior finish restoration. Kitchen upgrades will also be undertaken to better serve staff, volunteer and programming needs. Additional minor repairs or preservation work will be undertaken as needed.

Renovation of the Three Bay Garage

The existing small garage will be stabilized and converted for use as a trail head and interpretive kiosk. This will require removal of the doors, roof replacement and minor structural repairs.

Undergrounding of Power and Telephone Lines

The power and telephone lines serving the Gate Lodge Complex will be placed underground.

Maintenance of the Guides House (West Cottage)

The Guides House was stabilized in 2006 and 2007. This work included foundation, siding and other building envelope repairs, including a new roof, staining and painting. The building will be used by the Friends of Camp Santanoni, Department staff and site volunteers for programming, seasonal housing and for storage. With additional renovation the building could be made available for staff housing on a seasonal basis.

Boathouse

The existing boathouse on Lake Harris will be maintained. It will continue to be used to store small boats and canoes for administrative use on Lake Harris. The building was re-roofed and re-sided in 2012. Foundation piers were replaced the previous year.

Operations Headquarters

Located within the Gate House complex, the Operations Center was built in 1994 to replace the maintenance garage that had burned. The structure was relocated to its current site so that it would be less obtrusive. Currently the structure is in good condition and should not require any work within the life of this plan.

Trailhead

The Newcomb Lake Road trailhead is located within the Camp Santanoni Historic Area, at the north of the Gate Lodge Complex. The trailhead is the primary access point to

the Historic Area but also provides access to a number of connecting trails in the High Peaks Wilderness and Vanderwhacker Mountain Wild Forest area. There is a gate that is used to prohibit vehicle traffic, a trail register and a bulletin board for public information. Replacement of this structure is proposed in this plan in order to accommodate orientation and interpretive information for site users as well as the trail register.

Protection of Historic Resources

Immaterial numbers of hazard trees and trees causing structure decay by blocking sunlight will be removed from the immediate vicinity of buildings within the Historic Area. All trees clearing will take place in accordance with the Organization and Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the Forest Preserve. Over the last several years a number of trees meeting the above criteria have been removed from the vicinity of structures located at the Gate Lodge Complex. This work was completed in accordance with applicable policies.

2. Farm Complex

The scope of work associated with the Environmental Protection Fund grant for maintenance of the farm complex was partially complete by the fall of 1999. This grant provided funds for foundation, window, door and roof repairs for the Barn, Milk House, Herdsman's Cottage, Gardener's Cottage and Smokehouse. Work on the Herdsman's Cottage buildings has also been completed.

The interiors of all buildings will be secured from public access until such time as each building or portion of building that is to receive public access is: (1) stabilized and ready to receive public access without harm to the historic resource, (2) free of safety hazards, (3) adequately supervised by staff or other means. Accessibility will meet ADAAG standards insofar as practicable. While the goal is to maximize public access to enable full appreciation of the history and architecture of the historic structures, it is recognized that this will be a gradual process, taking place over many years. One year a building may only be viewed at a distance. Another year the interior of the building may be viewed through an open but roped off doorway or on a guided tour. Another year the interior may be accessible to the public, but only in a limited season. Another year it may be accessible to the public year-round. These are professional judgments that must be made by Department staff and site managers. The timetable will depend on the pace of preservation work, funding, and available staffing.

Barn

The Barn was one of the three most important historic buildings at Camp Santanoni. The tragic loss of the barn by fire in 2004 removed the heart of the Farm Complex, greatly diminishing the public's appreciation and understanding of Santanoni's function

as a working early 20th century farm as a component of an Adirondack Great Camp, as well as its role in the scientific farming movement of that period. The barn immediately evoked the sense of being on an early 20th century farm. The missing building significantly diminishes the interpretive and educational value of the Farm Complex, making the historic fabric of the Farm Complex much more difficult for visitors to read.

In spite of the fire, the foundation of the barn remains sound and is capable of supporting a new structure. The building is reasonably well documented in measurements, drawings and photographs. The mixture of materials that composed the building included sawn timbers assembled using well understood post and beam techniques and ranged through essentially modern balloon frame construction. The species of wood that various components were made from are known. Some hardware, particularly iron pieces that were associated with major doors was probably custom made on site. Much of this was saved and can be repaired and reused. Other hardware, particularly from manufactured window units, was essentially modern and remains readily available. This is also the case with fasteners which ranged from cut nails to modern wire nails as well as various heavier lag and other nut and bolt combinations.

In addition to its historical significance, the barn served important administrative functions, providing storage space for supplies and equipment needed for the stewardship of both the Historic Area and other nearby Forest Preserve units. In addition, the building provided covered work space for projects related to the maintenance of other structures at the Farm Complex.

Moreover, the north wall of the Barn serves as retaining wall for the Newcomb Lake Road which passes immediately adjacent. Continued exposure of this wall to the elements would result in its collapse, undermining the structural integrity of the passing road.

As stated on page 40 of the 2000 UMP, the barn's "fairly large interior space . . . could be used for non-commercial special events that are directly related to the Forest Preserve." This space could also be used to satisfy a need for additional programming and interpretation in the Historic Area.

A new building is needed to serve the administrative and public needs described above. Under the APSLMP, a new structure in an Historic Area should preserve the quality and character of the historic resources in a setting and on a scale in harmony with the relatively wild and undeveloped character of the Adirondack Park and be designed, managed and interpreted to blend with the environment with a minimum adverse impact on adjacent State land and nearby private surroundings. Moreover, the APSLMP directs that construction and development activities in historic areas must avoid material alteration to wetlands, minimize extensive topographical alterations, limit vegetative

clearing; and preserve the scenic, natural and open space resources of the historic area.

Applying these APSLMP guidelines, the ideal location for the new building is the site of the burned barn. Siting the building on this foundation will require no vegetative clearing, totally avoid wetlands impacts, and cause no topographical alterations.

For these reasons, the Department has concluded that the best way to meet the APSLMP requirements that the new structure preserve the quality and character of the historic resources in a setting and on a scale in harmony with the relatively wild and undeveloped character of the Adirondack Park and blend with the environment with a minimum adverse impact on adjacent State land and nearby private surroundings is to design and construct a replica of the burned barn on the existing foundation of the burned barn.

Moreover, constructing a building to be a replica of the barn will ensure that the building will blend with the historic fabric of the Farm Complex. As noted above, the barn is documented in measurements, drawings and photographs and was assembled using well-understood carpentry techniques. Much of the barn's hardware was saved after the fire and can be reused. Thus, constructing a replica of the barn on the existing barn foundation is both feasible and appropriate.

An additional benefit of constructing a replica of the barn on the existing barn foundation is that it will ensure that the north wall of the barn foundation will be protected from destruction by the elements. The north wall serves as a structural component of the road and is currently being protected by a roof that detracts from the historic fabric of the farm complex.

Construction of a replica of the barn will therefore have several benefits: ensuring the structural integrity of the road; removing an eyesore, providing the Department with a structure serving both administrative and interpretive purposes; and maintaining the historic fabric of the farm complex. For these reasons, this UMP authorizes, as a preferred alternative, construction of a replica of the barn on the existing foundation.

<u>Discussion of Alternatives</u>

In addition to the preferred alternative discussed above, several other options were considered for the barn. These include the "no action" alternative, stabilizing the remaining barn foundation as a retaining wall for the Newcomb Lake Road as well as building the structure on another site. These are discussed below in turn.

- ***No Action -*** This would essentially mean leaving the barn foundation as it is with or without the temporary shingle roof that was installed soon after the fire. Removing the temporary roof would expose the foundation to the full effects of

the elements, which are diminished but not eliminated by the roof. Much of the wall is dry laid. Without protection water infiltration and freeze thaw would lead to rapid deterioration and collapse. Leaving the roof in place would slow the effects of water infiltration but the foundation would still be subject to ground pressure and would likely destabilize and eventually collapse. Since the foundation functions as retaining wall for the Newcomb Lake Road its collapse would damage the integrity of the road bed and would likely severely impact public and administrative access to the Main Lodge Complex. This would also significantly complicate maintenance and preservation of the more remote areas of the site. Loss of the wall would further diminish the already minimal interpretive value of the barn ruins. No action would result in neglect which is defined as an adverse impact in the New York State Historic Preservation Act (PRHPL 14.09 1 (d). No action would also allow the current eyesore to remain and would leave the Department without a structure to serve important administrative and interpretive purposes.

- ***Converting the Barn Foundation to a Retaining Wall*** - The purpose of this would be to permit the foundation to continue to serve as a retaining wall for the Newcomb Lake Road. At a minimum this would require rebuilding of the dry laid portions of the wall as a mortared masonry structure. Permanent capping of the wall with either stone or concrete would be needed to inhibit water infiltration. The wall would also require horizontal supports, most likely timbers, extending across the barn floor to counteract horizontal soil pressure. This would change the appearance of the farm site significantly and introduce potentially intrusive visual features. This option would also leave the Department without a structure to serve important administrative and interpretive purposes.

- ***Construction Elsewhere*** - Construction of a replica of the original barn elsewhere, or construction of a structure with an alternative design is not feasible. It would be difficult to find a suitable location within the currently open areas of the Farm or an alternative location elsewhere within the Historic Area. It would also be difficult to accomplish such a project within the APSLMP guidelines for historic areas, one of which requires that construction activities "preserve the scenic, natural and open space resources of the historic area." In addition this would be a significant change in the Farm Complex which would very likely be an adverse impact under SHPA. Moreover, this option would either allow the current eyesore to remain or require conversion of the barn foundation to a retaining wall for the Newcomb Lake Road to maintain the structural integrity of the road.

Creamery

The Environmental Protection Fund grant received in 1996 provides for the maintenance of the Herdsman's Cottage which is in poor condition but is a highly significant component of the Farm Complex. During the term of the original Unit Management Plan, the Creamery received a new cedar roof, masonry repointing and window repairs. During the summer of 2013 a skilled mason volunteered to repair the porch deck, reset loose stones and other repairs. This work has been completed. Ongoing minor repairs or preservation work will be undertaken as needed.

Herdsman's Cottage

The Environmental Protection Fund grant received in 1996 supported the maintenance of the Herdsman's Cottage which was in poor condition but is a highly significant component of the Farm Complex. Work completed includes stabilization and restoration of the missing and damaged structural members and exterior walls, interior floors and walls of the building, replacement and repairs of missing or broken windows, and making the building weather-tight. This work has been completed. Ongoing minor repairs or preservation work shall be undertaken as needed. The removal of post Pruyn period modern interior finishes and the restoration of original woodwork and finishes should be undertaken to allow for better interpretation of the original structure.

Gardener's Cottage

This building has been essentially stabilized, with the roof replaced, the foundation, chimney, sill and windows repaired. This building will be maintained, with additional minor repairs or preservation work as needed. There is a particular immediate need to replace missing glass in many windows. The removal of post Pruyn period modern interior finishes and the restoration of original woodwork and finishes should be undertaken to allow for better interpretation of the original structure.

New Farm Manager's Cottage

This building is in very poor condition structurally. The building requires major maintenance (structural repairs), but is considered to be an important component of the later history of the Farm Complex. The stabilization effort commenced in 2013 will be completed in 2015.

Smokehouse

This building has been essentially stabilized and will be maintained, with additional minor repairs or preservation work as needed.

Farm Complex Historic Landscape Management

An important feature of any historic site is the relation between the buildings and landscape. This relationship is especially important at Santanoni because of its secluded, wooded setting and the viewsheds which were created by agricultural and

horticultural practices. Over the years, since the approval of the original Unit Management Plan the Department has fallen behind in the management of the landscape at the Farm Complex. Significant elements containing foundations and other important features, primarily southeast of the Barn site but also behind the Dairy and the staff housing on the north side of Newcomb Lake Road are now obscured by tall grass and brush. There has been no significant reforestation but there is risk of loss of the interpretive value and effect of these areas unless they are maintained on a regular basis. The Department needs to reincorporate and emphasize the importance of regular vegetation management in these areas in the maintenance regimen of the Farm Complex.

Protection of Historic Resources

Immaterial numbers of selected trees will be removed from the immediate vicinity of buildings within the Historic Area. Only those trees which need to be removed to protect the historic structures from decay or damage and limit the hazard to visitors will be removed. All trees clearing will take place in accordance with the Organization and Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the Forest Preserve.

3. Main Camp Complex

The Great Room, one or more cabins of the Main Lodge, the Boat House and, when unoccupied, the Artist Studio will continue to be open for public viewing in the summer season, under staff supervision. At other times, the interiors of these and other buildings of the Main Camp Complex will be secured from public access until such time as each building or portion of building that is to receive public access is: (1) stabilized and ready to receive public access without harm to the historic resource, (2) free of safety hazards, (3) adequately supervised by staff or other means. Access will meet ADAAG standards. While the goal is to maximize public access to enable full appreciation of the history and architecture of the historic structures, it is recognized that this will be a gradual process, taking place over many years.

The Main Lodge

A great deal of stabilization and restoration work has taken place at the Main Lodge since the adoption of the current UMP. Additional work still to be accomplished includes foundation stabilization. In the coming years the modern interior finishes of one or two of the main lodge cabins and the kitchen gradually will be removed and the original interior finishes restored. On an annual basis, all sections of the main lodge will require maintenance in the form of porch deck and window repairs, occasional painting and minor carpentry.

The Artist's Studio

This structure is in generally good condition and requires only routine maintenance. Several logs in the north wall of this structure are deteriorated and will need to be replaced. However, the tails of several rafters are showing decay and damage and may require repair or replacement. The interior wall and ceiling finishes should be conserved and eventually repaired, as needed.

The Boat House

Following the plan outlined in the original UMP, the Boat House has now been substantially reassembled and maintained. Additional work still to be accomplished within the term of the revised UMP includes restoration of the deck leading from the boat house to the lake. The boat house will be used to provide for proper administration of the Forest Preserve in a historically compatible manner and to store non-motorized boats for administrative use on Newcomb Lake.

Screen House

The screen house sits on a hill between the main lodge and the artist's studio overlooking Newcomb Lake. This building has been stabilized and will be maintained, with minor repairs or preservation work as needed.

Bath House

The Bath House is located on the shore of Newcomb Lake adjacent to the swimming beach. This building has been stabilized and will be maintained, with minor repairs or preservation work as needed.

Generator House and Pump House

The Generator House sits behind the Main Lodge Kitchen Wing. The Pump House sits on the shore of Newcomb Lake below the Main Lodge. These structures have been stabilized with new roofs, siding, and window and door repairs. They are considered stable and only in need of regular routine maintenance.

Ash House

The roof on this building has been replaced with cedar shakes. The structure is generally stable although the concrete plaster work on the interior is deteriorating slowly.

Protection of Historic Resources

Immaterial numbers of selected trees will be removed from the immediate vicinity of buildings within the Historic Area. Only those trees which need to be removed to protect the historic structures from decay or damage and limit the hazard to visitors will be removed. All trees clearing will take place in accordance with the Organization and

Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the Forest Preserve.

4. Carriage Road and Appurtenances (Newcomb Lake Road)

The Newcomb Lake Road has been raked and patched a number of times over the last several years. Most of the culverts were replaced and in some cases resized. At this point the road needs resurfacing along much of its length and several new culverts appear to be necessary. Two of the stone arched culverts have been (or are being) rehabilitated and repaired and are in good condition. The two remaining stone arched culverts are in fair condition and in need of maintenance and will be rehabilitated and repaired.

With the exception of the connector trail through the Gate Lodge Complex, the Newcomb Lake Road will remain closed to the public use of snowmobiles. The road will also be closed to the public use of horses when snow conditions are suitable for cross country skiing in order to preserve the integrity of the cross country ski trail, avoid user conflicts and foster public health and safety. In addition, the road will be closed to everything other than foot traffic during spring mud season. Summer use will include access by those with disabilities as discussed elsewhere in the plan, foot traffic, horseback riding, horse and wagon livery service, and mountain biking. As becomes necessary when threatening the public health and safety, immaterial numbers of selected trees will be removed along the road. All trees clearing will take place in accordance with the Organization and Delegation Memorandum 84-06 and Division of Lands and Forests Policy 91-2 which guide tree removal in the Forest Preserve.

The bridge at the outlet of Newcomb Lake is in good condition. It has been structurally reinforced and the travel surface and guard rails have been replaced. No immediate need for maintenance is apparent. The bridge will be inspected regularly to insure that it is safe.

5. Other Structures

Sugar House

The location of the sugar house and sugar bush are within the High Peaks Wilderness Area and, therefore, not part of this UMP.

Privies

The existing privies are in fair condition but will require annual maintenance and periodic relocation. This plan proposes the location of a Clivus-Multrum our pumpable privy at the Main Camp Complex.

E. Public Use Management and Controls

1. Adjacent State Land Units

The Santanoni Preserve is well situated adjacent to the High Peaks Wilderness and the Vanderwhacker Wild Forest, with the Hamlet of Newcomb, the Lake Harris public campground, and the Center for Nature Interpretation in the Adirondacks nearby. This Unit Management Plan allows for the historic area to be managed in a manner which complements these surrounding resources. *The High Peaks Wilderness Complex Unit Management Plan was approved in June, 1999 and the Vanderwhacker Unit Management Plan* was approved in April, 2005. Certain management actions are anticipated to occur in the adjoining State land units as a result of those UMP approvals which may affect the Santanoni Historic Area. Although these Unit Management Plans are referenced here for purposes of recognizing their relationship and interconnection with the Historic Area, the actions authorized by those Plans will occur within the context of the implementation of those Plans, not within the development of this UMP.

Educational materials will be provided at the Gate Lodge Complex for the purpose of informing the public about adjoining State Land units and applicable use guidelines. Signs and other appropriate use control devices will be placed at trail junctions leading to adjacent units and other appropriate places as necessary to mitigate potential use impacts.

2. Access

Public

The public will be encouraged to use historically appropriate means of access, such as horse drawn carriages, at Camp Santanoni and measures to remove obstacles to this type of transport by persons with disabilities are included in this UMP.

Public motorized access, including snowmobiles, will be prohibited within the Santanoni Historic Area, with the exception of the snowmobile trail connection and the access road leading from the public road to the Gate Lodge complex.

Administrative

Administrative access by the Department or other State agencies will generally be discouraged and will be limited to that level of motorized access which is necessary to conduct the maintenance activities authorized by this UMP. The amount of limited motorized administrative access that is authorized by this UMP will gradually decrease as the maintenance activities on the historic structures progress and are completed. Over the long term, the amount of limited motorized administrative access authorized by this UMP is therefore expected to be very minimal.

CP-17, the Commissioner's Policy relating to reporting and record keeping of motorized access to the Forest Preserve, is normally not applicable to Historic Areas. Nonetheless, since the Santanoni Historic Area will be managed in a manner which is consistent with the guidelines for Wild Forest areas except to the extent that this UMP otherwise specifically provides, the Department will utilize the conceptual use planning, reporting and record keeping requirements of this policy in the Santanoni Historic Area.

The Department's Office of Public Protection, including Environmental Conservation Police Officers and Forest Rangers, will occasionally be allowed to access the Santanoni Historic area by motorized means in non-emergency situations where necessary to carry out the course of their duties. As authorized by the APSLMP, in the event of a sudden, actual, ongoing emergency involving the protection or preservation of human life or intrinsic resource values, access by motor vehicles and aircraft will be permitted by and under the supervision of appropriate officials, to the extent necessary to address the emergency situation.

To provide for a safe environment for the non-motor vehicle user and to preserve the best possible user experience, a speed limit for motor vehicles of ten (10) miles per hour will be imposed.

3. Access by People with Disabilities.

Application of the Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA), along with the Architectural Barriers Act of 1968 (ABA) and the Rehabilitation Act of 1973; Title V, Section 504, have had a profound effect on the manner by which people with disabilities are afforded equality in their recreational pursuits. The ADA is a comprehensive law prohibiting discrimination against people with disabilities in employment practices, use of public transportation, use of telecommunication facilities and use of public accommodations. Title II of the ADA requires, in part, that reasonable modifications must be made to the services and programs of public entities, so that when those services and programs are viewed in their entirety, they are readily accessible to and usable by people with disabilities. This must be done unless such modification would result in a fundamental alteration in the nature of the service, program or activity or an undue financial or administrative burden.

Title II also requires that new facilities, and parts of facilities that are newly constructed for public use, are to be accessible to people with disabilities. In rare circumstances where accessibility is determined to be structurally impracticable due to terrain, the facility, or part of facility is to be accessible to the greatest extent possible and to people with various types of disabilities.

Consistent with ADA requirements, the Department incorporates accessibility for people with disabilities into the planning, construction and alteration of recreational facilities and

assets supporting them. This UMP incorporates an inventory of all the recreational facilities or assets supporting the programs and services available on the unit, and an assessment of the programs, services and facilities on the unit to determine the level of accessibility provided. In conducting this assessment, DEC employs guidelines which ensure that programs are accessible, including buildings, facilities, and vehicles, in terms of architecture and design, transportation and communication to individuals with disabilities.

Any new facilities, assets and accessibility improvements to existing facilities or assets proposed in this UMP are identified in the section containing proposed management actions.

The Department is not required to make each of its **existing** facilities and assets accessible as long as the Department's programs, taken as a whole, are accessible.

For copies of any of the above mentioned laws or guidelines relating to accessibility, contact the DEC Universal Access Program Coordinator at 518-402-9428 or UniversalAccessProgram@dec.ny.gov.

On July 5, 2001, an Order on Consent was signed in the case of Galusha et al. v. New York State Department of Environmental Conservation et al. Among other things, the settlement called for expanded non-motorized access to programs in the Forest Preserve and the Santanoni Great Camp was specifically mentioned as an area to create and promote such access. The Department committed to providing qualified persons with disabilities, holding CP-3 permits, non-motorized access to the Santanoni Great Camp without cost. For several years, this commitment has been and will continue to be fulfilled by contract with the horse and wagon vendor who provided transportation to the general public. Although the Department has satisfied the commitments made in the Galusha Order on Consent and filed a final report with the Court to that effect, the Department will to continue to provide access for qualified persons with disabilities to the Great Camp by contract or procurement of similar services.

Accessible elements at the site include a horse drawn wagon and equestrian mounting platforms at each end of the 5-mile long road, which were called for by the settlement and, in addition, one wheelchair accessible privy at the parking lot near the gate lodge, another wheelchair accessible privy at the Great Camp, an accessible picnic table and a portable ramp to the porch of the Great Camp.

Improving accessibility at the site would include the provision of an access route from the area where the wagon parks at the Great Camp to the ramp at the porch. The access route should be sited in such a way to limit modification of the existing surface and slope and with sensitivity to the preservation of the visual aesthetic of the Santanoni Great Camp from an historic perspective.

Additional accessible elements, relating to new construction, are proposed in separate areas within this plan. Accessibility to interpretive programs, including disability awareness training for staff working at the site, signage identifying accessible elements and accessible promotional materials should also be implemented and developed respectively.

4. Special Events and Gatherings

In accordance with 6 NYCRR section 190.8(a), the use of the Santanoni Historic Area or any structures or improvements thereon for commercial or private revenue purposes shall be prohibited. However, there may be occasional social gatherings of people for non-commercial and non-private revenue purposes, such as weddings, on the property. Such gatherings will not be encouraged and will be allowed only pursuant to temporary revocable permits (TRPs) issued by the Department. These TRPs will include special terms and conditions to address such issues as insurance, sanitation, litter, and other environmental issues, and will also expressly prohibit the use of motor vehicles. Also, the Department will ensure that those who utilize the Historic Area for such gatherings are educated about the Forest Preserve though the issuance of pamphlets or other educational materials.

Similar gatherings occur periodically throughout the Forest Preserve. TRPs have proven to be a successful way for the Department to ensure that these gatherings do not disturb the existing degree of wild forest character of the Forest Preserve.

Historically, the size of such gatherings at the Historic Area has normally been less than 50 people. Furthermore, only a few such gatherings have occurred each year. It is expected that this will continue to be the case. Also, there will occasionally be groups of people, such as school children, on the property for educational purposes related to the Forest Preserve.

The Department will carefully monitor the size and number of all gatherings on the Historic Area and impacts therefrom, to ensure that they do not disturb the existing wild forest character of either the Historic Area or adjacent lands.

F. Historic Resources

1. Partnerships

The preservation and interpretive work that has been accomplished at Camp Santanoni has occurred as a result of a partnership effort among the Town of Newcomb, Adirondack Architectural Heritage and the Department. This partnership effort plays a role in all facets of the operation and maintenance of the Camp Santanoni Historic Area. Most projects have been accomplished as collaborative efforts materials and labor

supplied by the partners as each has been able. Similarly the interpretive interns, present on the site during the summer season for the past two decades, have been funded by the Town and supervised by AARCH and the Department with logistical support and lodging provided by the Department. It is the approval of this plan, this partnership effort will continue to play a major role in continued progress and maintenance of the Historic Area. Over the last several years, the role of the SUNY-ESF Adirondack Interpretive Center has grown as a programming and interpretive partner.

2. Friends of Camp Santanoni

In 1997, AARCH and the Town of Newcomb created a friends group for Camp Santanoni. Friends groups are not-for-profit organizations created to assist in the management and protection of significant resources. Friends groups are relatively common in the New York State Historic Site program managed by OPRHP and in association with the Department's system of Wildlife Management Areas. The Friends of Camp Santanoni has signed a Memorandum of Understanding with the Department in order to assure oversight and coordination of the group's activities. The Friends of Camp Santanoni will continue to play a significant role in fund raising to benefit the Historic Area, interpretive activities and volunteer coordination at the site. On site fund raising will be limited to the Gate Lodge Complex and sales of items specifically approved by the Department such as T-shirts, maps and educational materials. The Friends are also allowed to maintain a donation box at the trailhead kiosk.

AARCH has published a book on Great Camp Santanoni, which is in its second edition. The Department and AARCH collaborated to produce an illustrated guidebook, which is now available to visitors.

3. Volunteers

Volunteers have played a significant role in many of the activities that have taken place at Camp Santanoni. Volunteers assisted in the replacement of the roof on the main lodge and in emergency repairs to the main lodge porches. On several occasions, craftsman such as masons or carpenters have volunteered to accomplish specific projects. Volunteer efforts have been coordinated by the Department, AARCH and the Friends of Camp Santanoni. In the future they will continue to be coordinated by the Department, AARCH and the Friends.

4. Archives and Collections

A number of document and photograph collections relating to Santanoni exist in various locations. The Pruyn family donated a number of guide boats, sailing canoes and furniture items to the Adirondack Museum in Blue Mountain Lake. The family also gave

the Museum a large collection of photographs and documents. Soon after the State acquired the property a small collection of furniture, primarily from the Gate Lodge were loaned to the Museum. A number of documents and photographs remain in family possession as well.

Since public acquisition of the Camp, considerable research has been undertaken by AARCH, the Department and a number of scholars. The Department retains a fairly extensive file at its headquarters in Albany in both the Bureau of State Land Management and the Bureau of Real Property. AARCH has also assembled considerable materials. Copies of the Department's and AARCH's files have been created and will ultimately be stored on site. The majority of these materials consist of secondary source and copies of primary source materials.

The Department also holds a small collection of portable objects related to Camp Santanoni. These consist primarily of materials associated with the farm or general management of the property. These materials include door and window hardware removed from the main camp and farm to prevent theft. Tools, boundary signs, milk bottles, labels and dairy equipment have also been collected. These objects may be used in exhibits in the future. The formal organization and curation of this collection remains to be completed.

5. Cultural Landscape Report

In order to facilitate the understanding of the role played by landscape modification and management in the development and operation of Camp Santanoni the Department proposes to complete a Cultural Landscape Study. Such studies document the current condition of a cultural landscape and make use of field research and historical documentation to show how a landscape developed over time. The information created by such an effort would be useful in guiding the management of the Historic Area and in interpreting how the Great Camp's landscape appeared before, during and after the site's development.

G. Fish and Wildlife

The Camp Santanoni Historic Area is a small linear unit surrounded entirely by much larger areas of Forest Preserve. As a result, fish and wildlife management within the unit will take place and be guided by the practices employed in the High Peaks Wilderness Area and the Vanderwhacker Mountain Wild Forest. Increased use of the Main Camp Complex will require monitoring in order to assure that such use does not disturb loon populations noted on Newcomb Lake.

H. Fire and Emergency Management

1. Historic Resources

Fire is always a risk in areas where humans build fires or make use of open flame stoves for warmth, cooking or other purposes. The loss of the Barn in 2004 brings this squarely home. Although the Department has firefighting capability in the Division of Forest Protection and Fire Management (Forest Rangers) the primary responsibility for fire suppression at Camp Santanoni rests with the Newcomb Volunteer Fire Company.

Many of the historic buildings at Camp Santanoni remain intact and efforts are needed to protect the buildings from fire. Various options for doing this were explored in a 2005 Fire Protection Analysis for Camp Santanoni done by the Heritage Protection Group. This plan made a range of recommendations regarding fire protection, detection and suppression without regard to cost or legal issues. The following proposals are drawn from the recommendations of that plan. Since none of these plans is currently available in detail, further consultation with the Agency will be necessary as proposed projects are developed.

Fire Prevention and Detection

Aside from the normal risk of accidental fire from cooking and other activities when the buildings are seasonally occupied, the most likely source of fire in much of the site is a campfire or a mishap with a camp stove. In an effort to reduce this risk, regulations will be adopted and signs will be posted that prohibit fires within 300 feet of any building. Fire prevention and cautions regarding fire safety will also be a component of the site orientation information kiosk. These warnings will be repeated on the orientation panel for each complex.

The Department proposes installing a complete array of heat and smoke detectors in each building as appropriate. Smoke detectors are generally unsatisfactory for use in unheated structures as seasonal temperature swings make their use impractical. Thermal sensors will be used in situations where smoke detectors are inappropriate. Electrical service exists at the Gate Lodge Complex but is not available at the Farm or Main Camp Complex. In these areas it will be necessary to provide alternate power to operate sensors and alarm transmitters. It is proposed that both the use of solar or hydrogen powered fuel cells be explored. The alarm system would either transmit to the Department's radio repeater system or to the Gate Lodge Complex where an alarm signal could be transmitted over the telephone system. In the future as cell phone service improves in the Town of Newcomb, it may be possible to transmit an alarm over this system.

Since the site is remote and not regularly staffed, notification and response to any fire is likely to be delayed. In order to minimize damage and slow the spread of any fire it is

proposed that intumescent coatings be applied to all wall, floor and ceiling areas that are potentially at risk. Such coatings require regular renewal (every five years on weather exposed surfaces) but can provide Class A or B protection.

Fires resulting from the use of camp stoves on the porch and around the Main Lodge have always been a concern. This likely results from parties using the area for shelter from the elements during inclement weather. A lean-to will be constructed at one of the designated camp sites (located in the Vanderwhacker Mountain Wild Forest) on the shoreline of Newcomb Lake. This will provide site users with a safe place to seek shelter.

The above proposals are general in nature as more information and input from specialists in the area of remote site fire protection must be sought before final approaches can planned, designed and implemented. The Department and the Agency will continue to consult regarding addressing fire protection at Camp Santanoni.

Fire Suppression

The Department maintains the requisite number of fire extinguishers in each building based on square footage. This equipment is inspected monthly and extinguishers are recharged or replaced as necessary. Seasonally, backpack water pumps and firefighting hand tools are pre-positioned at each building complex. On at least one occasion this equipment has been used to suppress a camp site fire that had gotten out of control.

A water source and quick response are key elements in addressing any wildland or structure fire that might arise at Camp Santanoni. Each building complex has its own issues with respect to fire danger.

Gate Lodge Complex

The Gate Lodge Complex is situated adjacent to State Route 28N and is easily accessible for fire response. Water is readily available in adjacent Fishing Brook and at a dry hydrant located nearby but off site along Route 28N.

Farm Complex

Lack of readily accessible water hampered firefighting efforts in response to the 2004 Barn fire. Available water was quickly consumed and it was necessary to wait for a tanker tuck to make the 1.5 mile round trip to and from Fishing Brook to replenish the water supply. The 2005 Fire Protection Analysis for Camp Santanoni done by the Heritage Protection Group estimates that between 45,000 and 190,000 gallons of water would be needed to fight a building fire at the Farm. In consultation with the Agency, the Department will continue to explore options for providing water for fire suppression at the Farm Complex.

Main Camp Complex

The Department maintains a small gasoline powered pump and several hundred feet of hose in the Pump House adjacent to Newcomb Lake. This equipment is intended primarily for the suppression of wildland fire that might threaten the Main Camp buildings. It is not intended and would not be adequate to suppress any but the smallest structure fire. Department and summer staff are trained in its use on an annual basis.

Ample water for fire suppression is available in Newcomb Lake but the access to the lake by pumping equipment can be limited. The Main Camp Complex is located nearly five miles from Route 28N and access by firefighting equipment will take considerable time. To save time and ensure ready access to firefighting water it is proposed that water withdrawal piping be installed in the Duck Hole Bridge. This need not take the form of a permanently installed dry hydrant but could be mounted on the bridge in such a way as to allow it to be lowered into the lake if need be. The flow into Duck Hole does not freeze in the winter and would provide a longer season of water availability.

2. Natural Resources

The ECL requires that all forest fires be extinguished regardless of their origin. In the event of a forest fire, it will be extinguished.

The primary area of concern is those sites designated for camping. Many forest fires have resulted from camp fires that were left unattended. Currently, all designated campsites have a fire ring to minimize the likelihood of a forest fire. The fire rings need to be better designed to prevent ground fires which have been a problem in the past. See maintenance and development section for proposed solution.

Fortunately, this area receives a fair amount of rain. Fire danger only becomes a problem in unusually dry summers. Additionally, the surrounding area is predominantly northern hardwood forest cover type; a cover type with generally low fire hazard. However, fires and overnight camping may be banned when a Fire Hazard Rating 4 threshold is reached. Continued education of the public to potential fire hazards will assist in addressing this issue.

The Camp Santanoni Historic Area is regularly patrolled by Forest Rangers. During the summer season, interpretive interns stationed at the Gate Lodge Complex and Main Camp Complex are provided with radios connected to the Department's radio network.

I. Security and Safety

A remote historic site like Camp Santanoni presents special concerns for the security of its buildings and contents. Without adequate safeguards, the historic structures are

vulnerable to abuse, vandalism, theft and arson. Public safety is another concern in a historic area spread over five miles bordering wilderness and wild forest. While such safety concerns exist throughout the Forest Preserve, a managed Historic Area may give the illusion of safety and supervision that does not exist, lulling some visitors, particularly in winter, to enter the Historic Area without adequate clothing or safety provisions. To address these needs, the Department will develop a security and safety plan that will provide detailed recommendations and actions to enhance security and safety in the Camp Santanoni Historic Area.

1. Staffing

There is no staff currently assigned exclusively to the Camp Santanoni Historic Area. Currently seasonal staff is on site on a part time basis. However, the resources allocated to the Historic Area require a full time caretaker for maintenance as well as security reasons. This is especially true during the summer months when the trail work that is required in the High Peaks Wilderness and other areas limits the availability of the Department staff.

A National Landmark of the stature of Camp Santanoni would be well served by a professional staff member to lead and coordinate preservation, interpretation, and fundraising activities for the Camp Santanoni Historic Area, as well as provide site security. Adirondack Architectural Heritage, Friends of Camp Santanoni, the Town of Newcomb and the Department will work cooperatively to seek funding to employ a professional site manager to preserve, protect and interpret the site for public education and recreation and/or to hire an intern to live year-round in the Gate Lodge or Guide's House to provide site management, preservation work, interpretation, and security for the historic site.

J. Interpretation and Education

1. Themes

A site as significant and well preserved as Camp Santanoni affords a variety of interpretive and educational opportunities. Three major themes will be threaded through all of the interpretive programming that takes place. The first theme will be aimed at fostering public enjoyment and understanding of the Forest Preserve. This theme will focus on the role of the Great camps and their owners in the conservation movement and the creation of the Forest Preserve and benefits today. It was in part the impacts of human use on the Adirondack landscape that lead to the creation and constitutional protection of the Adirondack Forest Preserve.

The second theme will focus on great camp life for the owners and staff. Great camps were consciously designed and constructed to provide their owners with the maximum

of modern comforts and luxuries while remaining sensitive to and focused on the pristine wild forest setting in which they were located. Great camps also played a significant role in the communities near which they were located; often providing employment for several generations of local residents.

The third theme will be the unique example of Adirondack rustic architecture represented at Camp Santanoni. Camp Santanoni is one of the oldest surviving largely intact great camps and one of the earliest to be designed as a coherent entity. It also represents one of the few uses of full log construction among Great camps. As noted previously, the historic structures are widely noted for the manner in which they blend with the surrounding Forest Preserve.

2. Means and Methods

A number of approaches will be employed in the interpretation of Camp Santanoni. Because the site retains a high degree of integrity of setting, outdoor interpretive devices will be as low key as possible in order to maintain the site setting and the wild forest character of the land. In general the site should be viewed as an outdoor museum with controlled access to select building interiors. Brochures and signs will be the primary outdoor interpretive methods, with seasonal staff/volunteers supplementing and providing special programming. With appropriate security and supervision, historic photographs, artifacts, museum labels and other interpretive materials will be placed in selected indoor locations in a manner that adds to and does not detract from visitors' appreciation of the historic and architectural qualities of the buildings.

To enhance visitor understanding and appreciation of Santanoni's history and architecture and its Forest Preserve setting, small interpretive labels and small mounted historic photographs will be developed and placed in unobtrusive locations adjacent to the historic structures, in a manner which does not detract from the wild forest setting.

The following approaches will be employed for the overall site and at each of the building complexes.

General

A new map and guide has been developed for the Camp Santanoni Historic Area. This guide is available on site and through AARCH. A web page will be developed for the area and posted on the Department's Web site.

Gate Lodge Complex

Because it is the primary access point to the site and readily reached from Route 28N, the Gate Lodge Complex will be the major focal point of interpretive activities at Camp Santanoni. The Gate Lodge building will serve as a visitor welcome center. Permanent and changing exhibit space are available on the first floor of the Gate Lodge and site

interpreters will be headquartered here. Permanent exhibits in the Gate Lodge will provide a general orientation and history of the camp and its relationship to the surrounding Forest Preserve using photographs, maps and text. Because the building has utility service, the use of audio and video for interpretation will also be possible. It is expected that the Gate Lodge complex will be open to the public on a seasonal basis only during the high use periods of summer and fall. The building may be used on special occasions at other times of the year as well with approval from the Regional Director for purposes directly related to the Forest Preserve. Now that the Guide's House has been substantially stabilized, further stabilization and rehabilitation will continue with the goal of transferring to the Guide's House some of the functions of visitor orientation and interpretation. Many visitors bypass the Gate Lodge entirely. The Guide's House is better situated for visitor orientation and supervision of access to the Historic Area. When and if adequate staffing eventually becomes available, the Gate Lodge and/or Guide's House may be opened year-round for visitor orientation and interpretation, site management, enhanced security and, especially in the winter, public safety.

The existing garage located near the trailhead and parking area will contain permanent photograph and map exhibits mounted on the interior walls. This structure and its exhibits will be open to the public year round.

A number of signs will be placed at various locations at the Gate Lodge complex. These will provide visitor orientation for site use and interpretation of the complex and its natural and historic context.

Farm Complex

The on-site interpretation of the Farm Complex will be low key in order to preserve the integrity of its outdoor setting. The farm buildings and limited areas of open meadow and woodland will be maintained around the farm complex to evoke its past appearance and feeling of the early twentieth century farm. Limited on-site signage will be used outdoors to interpret the Farm Complex. All signs will be discretely located so as to avoid visual intrusion on the Farm Complex.

Initially none of the Farm Complex buildings will be open to the public on a regular basis. Eventually, the Barn, Creamery, and one or more of the farmhouses will be available for public access and guided tours, provided the building is stabilized and ready to receive public access without harm to the historic resource, is free of safety hazards, and is adequately supervised by staff or volunteers. When the replica of the Barn is constructed, the large interior space in its central bay will be available for special programming and events such as storytelling, natural history or history presentations sponsored by the Department, Friends of Camp Santanoni and the SUNY-ESF Adirondack Interpretive Center and hopefully others.

Main Camp Complex

Like the Farm Complex, the Main Camp Complex retains its original setting and character to a great degree. Like at the Farm Complex, limited on site signage will be used outdoors to interpret the Main Camp Complex. All signs will be discretely located so as to avoid visual intrusion on the Main Camp Complex.

Initially none of the Main Camp Complex buildings will be open to the public on a regular basis. During the summer and fall seasons, the great room, one or more cabins of the main camp building, the Artist Studio, and the boathouse will be available to visitors when staff, interns or volunteers are available to provide tours or provide on-site supervision. Regular special events such as the very popular Winter Weekends will also provide public access to some building interiors. The great room may be used for special programming such as storytelling, natural history or history, which furthers public enjoyment and understanding of the Forest Preserve and of the Historic Area.

K. Land Acquisitions

There are no private holdings within the Historic Area. Additionally, access is satisfactory as New York State owns the access road to the area. At this point in time there are no parcels desired for acquisition for this unit.

L. State Land Master Plan Amendments Required

The Department proposes reclassification of 2.5 acres currently in the Vanderwhacker Mountain Wild Forest and comprising the Camp Santanoni Farm garden and orchard area to the Camp Santanoni Historic Area. A concomitant total area currently in the Camp Santanoni Historic Area at the main Farm Complex is proposed to be reclassified as Wild Forest. This amendment to the APSLMP will result in no net change in the area of either unit. The explanation and rationale for these proposed changes is discussed earlier in this document.

M. Relationship of Historic Area to the Surrounding Forest Preserve

In keeping with the philosophy and goals of the builders of the great camps and ECL § 9-0109(4), it is the intent of the Department to manage the Camp Santanoni Historic Area in a manner consistent with the wild forest character of the Forest Preserve. The Camp Santanoni Historic Area will provide a unique and valuable educational and recreational resource for the Center for Nature Interpretation in the Adirondacks, the Lake Harris Public Campground, and the People of the State of New York. The creation or improvement of connecting trails, upon approval of adjacent area UMPs, will assure

ready access for both of these resources to and from Santanoni. The Camp Santanoni Historic Area is also a major southern gateway to the High Peaks Wilderness Area, providing access for equestrians, hikers, hunters and anglers to the central and western sections of the area.

N. Proposed Rules and Regulations

Special regulations for the Camp Santanoni Historic Area are required in order to regulate camping and fires in the vicinity of the historic buildings, to establish a speed limit on the Newcomb Lake Road and to prohibit use of the road by snowmobiles. Regulations will be promulgated to prohibit camping within 300 feet of the buildings and to close the road to all but foot, snowshoe and ski travel during the cross-country ski season. Regulations related to the use of the road by horse livery services may also be necessary. Regulations prohibiting parking except in designated areas are needed.

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Appendix 1 – National Historic Landmark Nomination

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900 USDI/NPS NRHP Registration Form (Rev. 8-86) OMB No. 1024-0018

SANTANONI PRESERVE **Page 1**

United States Department of the Interior, National Park Service National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: **SANTANONI PRESERVE**

Other Name/Site Number: Camp Santanoni

2. LOCATION

Street & Number: North of State Route 29N Not for publication:__

City/Town: Newcomb Vicinity: Newcomb

State: New York County: Essex Code: 36 Zip Code: 12852

3. CLASSIFICATION

Ownership of Property		Category of Property	
Private:	__	Building(s):	__
Public-Local:	__	District:	X
Public-State:	X	Site:	__
Public-Federal:	__	Structure:	__
		Object:	__

Number of Resources within Property

Contributing	Noncontributing
13	3 buildings
1	___ sites
6	1 structures
___	___ objects
20	4 Total

Number of Contributing Resources Previously Listed in the National Register: 23

Name of Related Multiple Property Listing: Adirondack Camps

Designated a
NATIONAL HISTORIC LANDMARK on

MAY 16 2000

by the Secratary of the Interior

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria.

_____ _____
Signature of Certifying Official Date

_____
State or Federal Agency and Bureau

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

_____ _____
Signature of Commenting or Other Official Date

_____
State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

___ Entered in the National Register
___ Determined eligible for the National Register
___ Determined not eligible for the National Register
___ Removed from the National Register
___ Other (explain): _____

_____ _____
Signature of Keeper Date of Action

6. FUNCTION OR USE

Historic: Domestic Sub: camp

Current: Vacant Sub:

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: Adirondack Camp

MATERIALS:

Foundation: Stone, Concrete
Walls: Wood
Roof: Asphalt, Wood
Other: Stone (chimneys), Brick (chimneys)

Describe Present and Historic Physical Appearance.

The Santanoni Preserve, the historic summer retreat and private forest preserve of Robert Clarence Pruyn and his children, is located in the township of Newcomb in Essex County, New York. The heavily forested property is situated north of the hamlet of Newcomb. The Santanoni Preserve is the original name of the 12,990 acre forest preserve containing the large Newcomb Lake where, in 1892, Pruyn began development of a solitary Adirondack camp for use by his family and guests in the spring through autumn months. Overlooking the lake is the centerpiecre of the preserve, the main camp complex, a grouping of 11 buildings including the log main camp or lodge (1892-3), a two-story log kitchen (1892-3), the log walls of a boathouse (c1895), a small log and fieldstone studio (c1905), an open rustic gazebo (c1920), five small rustic support buildings, and a small changing pavilion (c1920) for bathing in the lake. The main camp complex is situated approximately 4.75 miles north of the hamlet of Newcomb, and is reached by a gently winding carriage road through the forest. The entrance to the preserve is located at the southern boundary across the outlet to Harris Lake outside the hamlet. The entrance is marked by a steel truss bridge spanning the outlet and the monumental fieldstone arch of the gatelodge (1905-06) surrounded by a group of six service and recreational buildings and sites. The farm complex straddles the carriage drive approximately one mile north of the gatelodge. It consists of a cluster of agricultural buildings, ruins and sites including a barn, creamery, smokehouse, three dwellings, and indications of 18 other buildings and structures. The lands around the farm were originally cleared for pasture and crops, but are now largely reforested. Beyond the farm complex, the carriage road is conveyed by three arched fieldstone culverts over ravines before reaching the outlet from Newcomb Lake, spanned by a utilitarian bridge, south of the main camp. Located immediately beyond the bridge, on the shore of the lake, is the site of the laundry and service complex, a cluster of six vanished service buildings. The preserve's developed amenities also included a sugar camp and two recreational structures on the remote Moose Pond. These were reached from the main camp by boat across Newcomb Lake and a 1.5 mile hiking trail. Water was originally supplied to the main camp and farm complexes from remote springs which are no longer used. Power was supplied to the main camp by generators.

Located at the southern edge of the Adirondack Park's High Peaks region, Santanoni Preserve retains its original 12,900-acre site, which remains exceptionally intact as a forest preserve and includes Newcomb Lake, the secluded location of the camp's main lodge. This vast, undeveloped landscape makes an extraordinary contribution to Santanoni's historic wilderness setting and is one of the most important character-defining features of this Adirondack camp. The entire preserve is owned by the State of New York and managed by the Department of Environmental Conservation as part of the Adirondack Forest Preserve (designated a National Historic Landmark in 1966). Forest preserve lands are protected from development by the State constitution.

The preserve is roughly rectangular in shape, about two-and-a-half miles wide. It begins at the hamlet of Newcomb on its southern end and extends northwesterly about eight miles into the foothills of the Adirondack high peaks. Dominating the preserve's environs to the immediate north is Santanoni Peak, a 4,607 foot summit from which the property's name originates. Seventy percent of the land within the preserve is sloped. Contained within its

boundaries are four mountains: Baldwin (2837'), Moose (2980'), Wolf Pond (2484') and the southern knob of Little Santanoni (2580'). The divide between the Hudson River and St. Lawrence River watersheds traverses the property between the preserve's largest bodies of water. Newcomb Lake, a large irregular shaped sheet of water approximately one mile long and a half mile wide, is the focal element of the preserve and the site of the main camp. Situated in the northeasterly quadrant of the property, it provides splendid views toward the Santanoni range. It includes a mile-long appendage at its southeast corner, named the "Duck Hole," the outlet of which is called the Newcomb River. It drains south to the Hudson. The second largest body of water, Moose Pond, is about three-quarters of a mile long and situated west of Newcomb Lake. Its outlet flows northwest to the Raquette River, part of the St. Lawrence watershed. Three other ponds are also contained entirely within the preserve: Ward, Shaw and Black Ponds. The land is strewn with glacial deposits, with a number of small, boulder-laden creeks draining the ponds into the two major watersheds. Much of the building material used in the preserve's buildings was harvested from these erratics and cobbles. The preserve today retains its general character as described in 1910 to consist of an estimated 11,900 acres of timber, 881 acres of water, 106 acres of marsh, 75 acres of cleared land, 18 acres of brush and 10 acres of burn[1] with the exception of the return of most of the cleared land to brush land or forest.

Santanoni Preserve developed in four major phases: the Robert C. Pruyn period (1892-1931) when the property was assembled, scattered pre-existing farmsteads demolished or re-worked, and new buildings and structures introduced; the Pruyn heir period (1931-1953), managed by the executors of Robert C. Pruyn's estate, when buildings were generally neglected and many were abandoned; the Melvin period (1953-1972) when a new owner repaired or renovated some deteriorated buildings and introduced one new building; and the New York State period (1972-present), when many deteriorated support buildings were demolished during the first decade of public ownership. Since 1990, progress has been made in stabilizing the remaining buildings. Twenty-two of the extant buildings and structures originated or were substantially modified during the Robert C. Pruyn period, the property's period of national significance (1892 -1931). The remaining features were introduced as new elements or replacement structures after this period and do not contribute to the property's historical significance.

Camp Santanoni is approached by an entrance road, referred to as the right-of-way, running north from Route 28N to the inlet of Harris Lake. The property starts at a steel bridge crossing the inlet. The existing bridge was constructed in the 1990s replacing a turn-of-the-century Pratt truss steel bridge. The unpaved carriage drive, beginning at the bridge, enters the property at the gate lodge complex. The drive originally was routed through a large masonry archway in the gate lodge, a large shingle dormitory building built in 1905 as the preserve's superintendent's residence and office. The drive now forks at the archway, providing a second, alternate route around the archway. A frame boathouse, garage, former staff cottage, new Department of Environmental Conservation administrative shop, and sites of a vanished barn and lean-to are located nearby. With the exception of the cottage, which is vacant and deteriorated, the buildings of the gate lodge complex are used in the administration

[1]According to a timber survey prepared by Fisher and Bryant in 1910, quoted in A. B. Racknagel, "History of the Robert C. Pruyn Tract, Essex County, N.Y.," typescript, October 26, 1937.

of the preserve and are in satisfactory condition.

Beyond the gate lodge complex, the road continues northward along its original course through the forest approximately one mile to the farm complex. This cluster of 23 buildings, ruins and sites of vanished buildings is sited in a formerly open pasture around a large shingle-clad dairy barn. The complex, which was planned by Edward Burnett, a prominent agriculturist, includes a stone creamery, three frame cottages and a stone smoke house. The farm complex is unused apart from materials storage. Its buildings have deteriorated from vandalism and weathering, but stabilization efforts are underway.

The carriage road continues its gentle ascent through forest toward the northeast beyond the farm, crossing three stone culverts used to carry seasonal runoff below. On the near shore of the Newcomb Lake "Duck Hole," outlet is the site of the laundry or service complex. This group of structures included a laundry/staff dormitory building, carriage and horse barn, and a guide's cottage. The site is now cleared of buildings and designated for use as a campground by the Department of Environmental Conservation. The carriage road crosses the outlet over a steel and wooden bridge carried by stone-filled wood cribbing. The carriage road terminates at the main camp complex, situated on the eastern shore of Newcomb Lake.The road loops through the porte cochere of the site's central feature, the main camp.

Of the property's 56 features, 16 buildings, four structures, 12 ruins, and 19 sites of vanished buildings contribute to its national significance. These are grouped in five geographically and/or functionally related clusters:

A. Main Camp
B. Gate Lodge Complex
C. Farm Complex
D. Carriage Road
E. Laundry/Service Complex Site
F. Moose Lake Sites

A. Main Camp Complex

The Main Camp Complex is a group of six contributing buildings and two contributing structures. The buildings in this group were used by the owners' families, guests and some domestic servants for dining, sleeping, sitting, recreating and domestic work. The buildings are centered on the original main camp consisting of five log pavilions connected by a rustic veranda and massed below a single roof. It is sited in a former clearing on a slope toward the lake shore and is oriented toward the northwest to take advantage of views across the lake toward the distant mountains of the Santanoni range. Behind the center pavilion of the main camp, and connected to it by a covered walkway, is the kitchen, a one-and-one-half story log building. The main camp and kitchen were designed by architect Robert H. Robertson. Flanking the main camp are a log boathouse, the second on its site and now in ruinous condition, situated on the shore to the southwest of the main camp, and a stone and log studio building, attributed to the architectural firm of Delano and Aldrich, set in from the shoreline northeast of the main camp. An open rustic gazebo stands east of the main camp, and the

remains of a shingle clad changing pavilion for bathing in the lake, reached by a path, is situated near the lake shore northeast of the main camp. A small frame pumphouse, originally sided with bark, is sited along the lake shore in front of the main camp. The remaining buildings and ruins are small, single-purpose log or shingle-clad utility buildings arranged in a service cluster southeast of the kitchen. Apart from several of the utility buildings which are in ruinous condition, the buildings of the camp complex are generally in fair condition and retain much architectural integrity.

The buildings are rustic in appearance, with peeled and stained logs and stained cedar shingles being the predominant surface materials. The log buildings are constructed above cedar posts on shallow stone footings. The buildings are varied in roof massings. The veranda/porte cochere, covered walkway between the kitchen and main camp, and gazebo are open rustic structures constructed of log poles. Wood shingles, the original roof material, have replaced substitute materials on most buildings. Stone chimneys are used throughout. Door treatments include stock paneled units faced with rustic embellishments and site-built batten units. Fenestration is generally symmetrical in individual buildings and in its use of small square or nearly square panes throughout, is a unifying element. Casement and stationary sash are predominant.

Main Camp (aka Lodge, 1892) map key # 1, Contributing building.

The Main Camp, designed by architect Robert. H. Robertson, is the largest and most carefully finished building on the Santanoni Preserve. The Main Camp faces north-northwest (herinafter referred to as north). It consists of five individual log pavilions massed below a single, geometrically complex roof. The pavilions are sited along the peak of a low ridge following the lake shore. They are arranged nearly symmetrically, centered on a one-and-one-half story sitting room-dining room building, which projects farthest north. The other four pavilions are one-story in height and set back in plan from the center unit. The units immediately flanking the center pavilion (referred to hereinafter as "east-center" and "west-center") are mirror compositions in plan and elevations. The end units (referred to hereinafter as "east" and "west") are similar in size but are perpendicular to each other in orientation. The pavilions are connected by a deep veranda or piazza facing the lake. The Main Camp is formally approached from the carriage road by a porte cochere on its south elevation between the west and west-center pavilions, and from the lake shore up a short flight of steps centered on the center pavilion. Informal approaches from footpaths are accomodated near grade on the south elevation between the east and east-center pavilions and at the east end of the veranda.

The pavilions, veranda and porte cochere are constructed on horizontal log sleepers at grade along most of the south perimeter and on vertical cedar log posts bearing on shallow stone footings as the grade declines toward the north and west. The foundations are largely screened by a palisade log skirt, much of which remains intact, below the veranda and west pavilion.

The walls of the pavilions are constructed of carefully fitted round, peeled native spruce logs. The logs are relatively uniform in diameter (ranging from 6" to 10"), hand-dressed with an adze on their horizontal surfaces, and assembled with tapered tips and butts alternating course by course. The logs extend beyond the wall plane at the outer corners, where they are joined

with undersided saddle notches. The projecting ends of most logs are plumb cut and rustically hewn at a regular length with the exception of a few random longer ends.

Window and door openings are symmetrically arranged and trimmed in peeled split-log casings, generally recessed into the log walls to be near flush with the plane of the walls. Half-round profiles with mitred joints are used in doors. Quarter-round profiles with coped joints are used elsewhere. Windows and doors contain original milled units. Most windows at the first story are furnished with 18-pane outswing casements arranged in pairs. These are surmounted by matching transoms facing the lake in the center pavilion. Most casements retain original outrigger hardware and are equipped with original interior mounted vertical sliding screens. A group of four fixed 36-pane sash, arranged as a horizontal band, are centered in the end gable of the center pavilion facing the lake. Millwork doors are faced on the exterior with white cedar half-log rail and stile facings. The single panels below the lock rails are faced with slightly recessed vertical half-sapling stockades of alternating pin-cherry and soft maple. The three doorways of the center pavilion are furnished with Dutch doors, each with a 24-pane glazed panel in the upper leaf. Elsewhere, the upper panels match the treatment of the lower panels except for a diagonal orientation of the saplings. Most original iron hinges and hand-forged escutcheon hardware survives, but many latches have been stolen by vandals.

The roof consists of a complex massing of intersecting gables, hips, valleys and dormers above the pavilions, veranda and porte cochere. Open dormers above the center pavilion and the two pavilions on either side of it facing the lake, and the open gable end above the porte cochere facing the carriage drive contain rustic log trusses. The large dormer above the center pavilion is additionally braced by diagonal logs extending to the log walls. Closed dormers on the east and west elevations of the center pavilion open up second floor bedrooms. The roof is framed with 6" and 8" diameter log rafters placed 2'-6" on center. The rafters extend continuously from the ridge to the exterior log bearing walls and to log eave beams at the perimeter of the veranda. The rafters originally cantilevered continuously to form an overhang, but select areas of the eaves were removed at one or more undocumented dates to permit additional daylight into the veranda. Wood deck sheathing is exposed above the rafters in the veranda and porte cochere. The roof, originally surfaced with cedar shingles, was subsequently replaced with roll asphalt during the Melvin period, and is currently being restored with cedar shingles.

The veranda and porte cochere are constructed of peeled pole posts. A matching pole railing, originally spanned between the veranda posts. Some of this remains, and remaining sections are undergoing restoration. The veranda floor is framed with dimensioned lumber below matched board flooring. The veranda is generally in good condition except for some rotted areas at the outer perimeter below areas where the eaves were removed.

Six stone chimneys penetrate the roof. The chimneys of the center pavilion and its immediate neighboring pavilions are constructed of quarry-faced coursed ashlar granite with convex tooled mortar joints. The remaining one chimney of the east pavilion and two chimneys of the west pavilion are constructed of random fieldstone with flat mortar joints. Chimneys are capped with original stone and cast stone chimney caps.

The interior of the center pavilion retains much of its original character. The one-and-one-half story center pavilion contains the Camp's major interior living space, a sitting room and dining room divided by a massive stone fireplace. The interior walls are finished with original split-sapling faced-wainscot surmounted by paper birch bark coverings. The ceiling, dropped to accomodate a second floor at the south (dining room) end, is finished with exposed hewn timber beams below the second floor subfloor. A staircase, constructed with peeled pole newels and railings, runs along the dining room's south wall to two bedrooms on the second floor. Apart from refinishing the bedroom walls with fibreboard and some vandalism to original finishes, the interior is in good condition.

The interiors of the east-center, west-center and east pavilions retain their original plans and original finishes encapsulated under subsequent Melvin-period finishes. The plans of the west-center and east-center pavilions are mirror images, each containing two bedrooms divided by a shared chimney and bathroom. The east pavilion contains two chambers with an added bathroom. Peeled pole rafters originally exposed above ceilings, burlap wall coverings and beaded board wainscoting remain in place below existing fibreboard.

The west pavilion was converted to an apartment for the caretaker during the Melvin period and is more altered. Interior finishes have been modified, but the pavilion retains its original door millwork and stone fireplace.

Kitchen (1892) map key # 2, Contributing building.

The kitchen, which was probably designed with the main camp by architect Robert. H. Robertson, is a one-and-one half story building above a raised foundation situated directly behind the main camp's center pavilion and connected to it by a covered walkway. The kitchen is sited perpendicular to the main camp, enclosing the loop of the carriage drive through the porte cochere and separating the formal entrance from the private spaces to the east. The building is sited on the downslope of the low ridge occupied by the main camp, resulting in a substantial change in grade between the north and south elevations. The kitchen is arranged symmetrically, roughly "U"-shaped in plan with a projecting bay centered on its north elevation and short wings extending toward the south. The building is massed beneath a main gable with an east-west ridge bisected by a secondary gable above the north bay and two lower hip roofs above the wings. The roof shelters an integral porch with a built-in ice chest along the south elevation between the south wings. The roof contains five dormers: gable dormers on the slopes of the north bay, a large shed roof centered on the south slope of the main roof, and eyelid dormers centered on the south-facing hip slopes.

The kitchen's north bay is built upon an ashlar quarry-faced granite foundation. Elsewhere it is similar in construction to the pavilions of the main camp, constructed of logs on vertical cedar log posts bearing on shallow stone footings. The foundations are largely screened by a palisade log skirt facing the camp, but is open to the south within the court formed by the south wings. The walls are constructed of round, peeled native spruce logs with projecting saddle-notched ends extending beyond the wall planes at the outer corners. The porch and covered walkway are constructed of peeled pole posts with matching pole railings.

Window and door openings are symmetrically arranged and trimmed in peeled split-log casings, generally recessed into the log walls to be near flush with the plane of the walls. Half-round profiles with mitred joints are used in doors. Quarter-round profiles with coped joints are used elsewhere. Windows and doors contain original milled units. Windows in the log walls are furnished with 18-pane casements, most arranged in pairs at the first story. Shorter casements arranged as horizontal bands are placed in the gable and shed dormers. The eyelid dormers hold fixed five-pane horizontal sash. Millwork paneled doors are used on the exterior.

The overhanging eaves have exposed log rafter- and purlin-tails. The roof, originally surfaced with cedar shingles, was subsequently replaced with roll asphalt during the Melvin period, and is currently being restored with cedar shingles. The roof is penetrated by a chimney constructed of quarry-faced coursed ashlar granite with convex tooled mortar joints capped with an original stone chimney cap.

The interior, arranged as the kitchen and pantry on the first story and small sleeping chambers above, retains much of its original character. Original varnished beaded-board is preserved throughout.

Gazebo (c1920) map key # 3, Contributing structure.

The gazebo is a small, gable-roofed open rustic pavilion. It is constructed of painted, peeled pole posts, beams and braces above log stump footings and was formerly screened. Its roof is surfaced with roll asphalt. The structure is intact, but its wood deck is deteriorated.

Generator House (c1900) map key # 4, Contributing building.

The generator house is a small utilitarian single-purpose frame building added to house the camp's power source. Square in plan, the one-story, pyramidal hip-roofed, shingle clad building is built on a concrete slab. It has a door opening on its east elevation and a window holding 18-pane sash centered on each of its other elevations.

Pump House (c1900) map key # 5, Contributing building.

The pump house is a small utilitarian single-purpose frame building situated near the lake shore and housing a pump. Square in plan, the one-story, pyramidal hip-roofed building is clad in asphalt shingles over original cedar bark siding. It has a door opening on its east elevation and windows with missing sash elsewhere.

Ice House Ruin (c1920) map key # 6, Contributing to overall site.

The remains of a log ice house are situated in the service cluster southeast of the kitchen. It was a small rustic building constructed on log sleepers with saddle-notch joints at its corners. The ice house had a single access door, hipped roof and ventilating cupola.

Lamp House (c1900) map key # 7, Contributing building.

The lamp house is a small single-purpose stone building situated in the service cluster southeast of the kitchen. Square in plan, the walls are constructed of random rubble fieldstones and cobblestones on a concrete slab. The one-story building has a pyramidal hip-roof surfaced with roll asphalt and a small gable over its north-facing entrance. The building's one rectilinear opening has a site-built batten door.

New Boathouse Ruin (c1895) map key # 8, Contributing to overall site.

The "new boathouse" is the ruin of the log walls of a single-story building sited on the shore of the lake and built into the side of a hill. The walls measure approximately 33' wide by 46' long, and enclose a single, open room with a wood floor. The walls are constructed on hewn timber sleepers, above which are placed undersided saddle notch spruce logs similar to the main camp. The lake elevation, facing northwest, has three large open bays above a ramp. A doorway reached by a path from the main camp, is on the northeast elevation. Window openings contained remnants of multi-paned sash that have been salvaged. The walls remain standing, although they are settled and racked from sill rot in the south corner and now shored. The boathouse had a hip roof, that was carried by 7" diameter peeled conifer pole rafters. It had collapsed, but the rafters in sound condition were numbered, salvaged and stored. The roof was originally surfaced with cedar shingles. The plank flooring has largely been removed.

Studio (c1905) map key # 9, Contributing building.

The studio is a small log and stone building of refined rustic design attributed to the architectural firm of Delano and Aldrich. The one-story building is rectangular in plan with a projecting bay overlooking the lake. The rectangular core is built of log walls on a mortared rubble stone foundation and massed below a hip roof. The projecting bay, oriented toward the north-northwest, is constructed of native fieldstone below a secondary gable. Centered on the bay is a giant round arched window opening, surrounded by quarry-faced native ashlar voussoirs. The large, multi-pane sash in this opening is atypical of the camp complex. It is boarded up. Casement windows similar to those used elsewhere in the camp complex are placed in the westerly elevation. The building is entered through a single doorway furnished with a plank door hung with hand-forged hardware on the southerly elevation. A fieldstone chimney stack is centered on the easterly elevation. The roof is surfaced with recently installed cedar shingles replacing the original treatment. The eaves, carried by hewn rafter tails, overhang the walls.

The interior retains its original character. Planned as a single room, the volume is open to the underside of the roof, with exposed hewn rafters. The focal elements are the large arched window overlooking the lake and a large masonry hearth on the easterly wall.

"Old Boathouse" or Workshop Ruin (c1900) map key # 10, Contributing to overall site.

The ruin of a small frame building is situated in the service cluster southeast of the kitchen. It was a rectangular, one-story hip roofed building clad with shingles, now completely collapsed.

Changing Pavilion or Bathhouse (c1920) map key # 11, Contributing structure.

The bathouse is a small shingle-clad frame building situated on the shore northeast of the main camp. The rectangular, gable-roofed building is built on loose stone footings. It contains four compartments, each with a separate doorway missing its doors.

B. Gate Lodge Complex

The Gate Lodge complex is situated in the southernmost portion of the preserve. It occupies a clearing with a gradual upward slope toward the north from the inlet between Harris and Rich Lakes. The property was acquired by Pruyn through several purchases between 1897 and 1903, during which time he successfully petitioned the Town of Newcomb to sell him the remaining interests in the carriage drive. The property included the bridge across the inlet and at least one pre-existing building, the core of the present "West Cottage." The site then enjoyed vistas toward distant mountain peaks to the east and toward the farm complex to the north across cleared pastures, but is now overgrown at its perimeter.

The focal element of the complex, the gate lodge, was built in 1905 following the plans of the architectural firm of Delano and Aldrich. The carriage drive then turned through a giant archway in the building and began its ascent toward the farm and main camp with a gentle loop along the length of the building. The complex was intended as an additional service complex at this time, with the gate lodge serving as a year-round office and residence for the superintendnent and staff. By the teens, however, the family of one of Pruyn's sons began using the building as his base, and additional recreational structures were built for the family near Harris Lake. The site of the complex now consists of five standing buildings, two of which contribute to the property's national significance.

Gate Lodge (a.k.a. gate house, 1905-06) map key # 12, Contributing building.

The gate lodge, designed by the architectural firm of Delano and Aldrich, is the major component of the gate lodge complex. The building marks the entrance to the preserve, standing on a rise above the north shore of the inlet immediately beyond the bridge. The gate lodge is a large one-and-one-half story shingle-clad frame building built on a fieldstone foundation. Its major feature is a large stone archway spanning the original entrance drive. The drive was subsequently rerouted to the building's west in the 1950s.

The plan is roughly L-shaped, with its longer north-south axis measuring approximately 86' and shorter east-west axis measuring approximately 62'. The longer axis is bisected by the masonry archway constructed of glacial erratics (rounded fieldstones) and coarsely worked ashlar units of native stone. The archway projects beyond the east and west wall planes. The west elevation is the building's principal facade, presenting itself to the approach road with the archway and a large dormer above the staircase. Each of the remaining facades is secondary to the west, with the south facing the Harris Lake inlet, and the north and east enclosing an open courtyard. At the east end of the shorter axis, the roof extends over a porch, which was originally open, but is now enclosed by jalousie windows installed during the Melvin period.

The archway is roofed below a primary gable. The remaining building is massed below intersecting hipped roofs of equal height. The deep eaves of the gable and hip roofs project five-feet beyond the wall plane throughout. The hipped roofs are supported by exposed rafter tails below beaded board soffits and are penetrated by one large hip roofed dormer, eleven secondary hip roofed dormers and three fieldstone chimneys. Two small pent roofs carried by corbeled braces cover entrances on the north and west elevations beneath the main roof. The main roof dormer and pent eaves woodwork is original and intact. The roofs were originally surfaced with wood shingles with closed valleys, which remain in place beneath the existing asphalt shingles installed by the Melvins.

More ornate woodwork is used in the gable eaves and pent roofs over the exterior entrances. Each of the gable eaves is supported by a manneristic hammmer-beam truss constructed of paired assemblies of hammer-beam, hammer-posts and hammer-braces resting on timber corbels anchored into the masonry below the imposts. Bearing on each pair of hammer-beams is a collar brace and collar-tie assembly which is articulated as a king-post truss in the peak. The ends of the corbels and hammer-beams were originally carved. The timbers of the gable trusses have chamfered-edges. They have been modified by the additions of flitch plates and metal flashings and removal of some carved elements. The walls are surfaced with original shingles between the eaves and an original wood watertable covering the sill. Windows and doors are trimmed with plain fascia boards dressed with running molded trim along the lintels.

There are thirty-six original windows holding four types of multi-pane sash. Counter-balanced double-hung units are used in the first floor and west dormer windows. The secondary dormers have inswing casements. Basement windows hold plain stationary transom sash. Each of the five exterior doors is constructed with two panels, the details of which differ according to function.

The interior retains its original plan and focal elements, and many original finishes.

The gate lodge exterior retains much of its architectural integrity. The major visual changes from its original condition are the enclosure of the porch (Melvin period), substitution of asphalt roof shingles, open valleys and aluminum snow slides for the original shingle roof, addition of batten storm doors, and removal of carved work from the gable trusses. The building is generally in watertight condition.

Barn/Workshop Site (probably constructed c1905, burned c1990) map key # 13, Contributing to overall site.

The site of a barn is an open clearing on the west side of the drive across from the garage. The barn was a one-story, gable-roofed, wood framed service building. It had two large overhung doors facing the carriage drive.

Garage (constructed 1950s) map key # 14, Non contributing building.

The garage is a one-story frame structure located on the east side of the main drive to the north of the gate lodge. The exterior walls and roof are surfaced with asphalt shingles.

"West Cottage" (constructed by 1890s) map key # 15, Non contributing building.

The "West Cottage," so-called after its occupant in the 1920s, is a small vernacular dwelling situated at the north end of the gate lodge complex on the east side of the drive. It is one of two or three standing buildings on the preserve that originated prior to the Pruyn period.

The one-and-one-half story frame cottage is built on a rubble foundation of roughly-squared ashlar. It faces west-southwest (referred to herein as west), with a cross-gable massing consisting of a principal end gable with side wing. The cottage has three component parts. The one-and-one-half story core, which predates the Pruyn period, is rectangular in plan and measures approximately 16'-5" north-south by 22'-5" east-west. It has a gable roof with its ridge running east-west. To its south is the rectangular planned one-and-one-half story kitchen wing which measures 18' north-south by 13'-5" east-west. Its roof is a transverse gable, with a ridge running north-south from the ridge of the core roof. A now vanished L-shaped, shed-roofed porch wrapped the west and south elevations of the kitchen wing. A one-story woodshed extends from the east wall of the core and kitchen wing. The earliest part of this wing was a shed-roofed porch which measured roughly 6' by 12' in plan. It appears to have been enclosed, and its north end encapsulated within the subsequent construction of a woodshed built against the core's east wall around 1940. The woodshed measures approximately 20'-2" east-west by 13'-5" north-south with its gable ridgeline running east-west.

Unlike the Pruyn period buildings, the cottage is trimmed with plain fascia corner boards and closed eaves. A shelf chimney, built of fieldstone above the roof, and plain, two-over-two sash, are also uncommon in the preserve's buildings. The building's walls and roofs are surfaced with cedar shingles with open valleys. Windows and doors are trimmed with plain fascia architraves with stock drip caps.

There are 18 windows holding five types of sash. Fourteen of the windows hold or held original 2-over-2 double-hung sash operated without counterbalances. The remaining four sash are unmatched units installed during a 1940s renovation. The front entrances hold Queen Anne style door units dating from the late-nineteenth or early-twentieth century.

The interior retains some original features, but is altered from its original condition and is in poor condition. The core, built over a basement, contains an L-shaped living room with a bathroom and staircase in the southeast corner on the first floor, and a private front bedroom, pass-through back bedroom or dressing room and stairhall on the second floor. The kitchen wing is built above a shallow crawl space and contains the kitchen on the first floor and a bedroom on the second floor. The core and kitchen wing appear to date from the same episode. The woodshed is in ruinous condition.

The 'West Cottage" has been changed from its original pre-Pruyn exterior appearance by at least one major documented renovation around 1940 and, more recently, by the removal of its porch. The building exterior is in fair to poor condition. Nonetheless, the building is important among the buildings at Santanoni. Like the Herdsman's Cottage at the farm, it is a document whose origin predates the preserve and whose appearance was modified to blend it into the prevailing architectural context.

Boathouse (c1915) map key # 16, Contributing building.

The frame, shingle-clad boat house is a small building situated at the west end of Harris Lake to the east of the gate lodge. The building is raised above grade on concrete blocks and faces east. It measures 13'-9" north-south and 20'-3" east-west. The gable roof is surfaced with Melvin-period asphalt shingles. The building has an original large batten door on the east elevation and a fixed window on the west elevation.

The building is generally in fair and useable condition and retains most of its original features. There has been limited replacement of roof decking, and the shingle siding is very weathered from its original condition. The existing block footings, aluminum sill flashing, and asphalt shingles are the major changes from its original appearance.

DEC Shop (c1990) map key # 17, Non contributing building.

The Department of Environmental Conservation shop is a contemporary log structure located at the end of a side drive leading to the parking area east of the garage. It has two primitive privies nearby.

Camping Shelter Site (by 1934) map key # 18, Contributing to overall site.

The site of a vanished camping shelter is situated near the west end of Harris Lake to the north of the boat house.

C. Farm Complex

The farm complex is located approximately one mile north of the gate lodge. It consists of five buildings and two structures which contribute to the property's national significance. The farm was established by Robert C. Pruyn in 1895 on the site of a previous farmstead and remained in agricultural use until 1931. The standing and vanished buildings span both sides of the carriage drive, which bends from its northerly course to pass through the farm in an easterly direction. At this point, the carriage drive crosses near mid-point of the prevailing topographic slope which runs downward from north to south. The buildings north of the drive are sited on a very gentle rise at the base of a steeper hill rising behind them to the north. During the farm period, this hill was cleared and referred to as the "upper pasture." The land drops off suddenly to along the south edge of the drive and continues to descend to a pond and beyond along natural sloping terraces. This was also once cleared and referred to as the lower pasture. The farm buildings responded to the site characteristics. They are centered around a massive barn, which was sited along the road into the bank to provide access on grade to its two main levels and a favorable southern exposure for the stables and barnyard behind. Staff housing is located north of the drive, segregated from livestock shelters below the barn. Hayfields, a garden, and orchards, set off by wire fences and stone walls, were located immediately northeast and east of the buildings.

During its operation, the farm provided the Pruyn family and their staff with a safe and diversified array of meat, dairy products and vegetables for the table in camp. The farm also

grew to generate food and wool for the family's consumption in Albany during its first decade, and, by the teens, sold surplus produce to merchants and keepers of guest houses in Newcomb. As fully developed, the farm came to include some 20 buildings surrounded by between 75 and 200 acres of cleared land. The "model farm buildings" housed year-round staff, livestock and agricultural activities associated with raising and processing dairy products, vegetables, maple syrup, and lamb, pork, beef, veal, venison, squab, chickens, turkeys, ducks, ham and bacon, the latter smoked at the farm.

The farm developed in three phases. During the first phase (c1895 to 1901), the farm was used to produce dairy products exclusively for the family's consumption in camp. The site Pruyn selected for the farm appears to have been previously settled, for it contained an existing heavy timber-framed farmhouse, now called the "herdsman's cottage." The first wing of the barn was built at this time, and the extent of cleared pasture appears to have opened or enlarged.

During the second phase (1902 to 1908) Pruyn transformed the small agricultural operation into a more ambitious "model farm" following the plans of American agriculturalist Edward Burnett. The farm was enlarged to accommodate rearing thoroughbred cattle, swine and sheep, including Brown Swiss cattle and Black Face Highland sheep, relatively uncommon breeds in the United States thought to be particularly well-suited to mountainous climates, as well as Guernsey cattle Southdown and Shropshire sheep, and Black Berkshire pigs. The renovated site plan, new structures and equipment improved hygiene, yields and efficiency. Santanoni's new farm buildings included a state-of-the-art creamery (1904) where dairy products were safely handled and processed, a vertical stave silo (1902) that was among the first generation in the northeast, and experimental hot beds (by 1908) used to shelter seedlings to extend the short growing season. Pruyn approached farming as a form of recreation, and intended the farm to be a pleasant and attractive place, carefully detailed in its architecture with certain livestock selected for aesthetic qualities, such as the penciled Wyandotte chickens, iridescent French Carneau pigeons, and "quackless Brazillian" (Muscovie) ducks. The farm was a frequent destination for picnics with the Pruyn family and guests. Most of the farm complex's standing buildings and visible ruins date from the Burnett period. Other improvements from this period were the construction of a sheepfold (c1904; demolished) sited west of the barn to enclose a large barnyard, numerous structures south and east of the barn including a poultry house (c1904; demolished) stone piggery (c1904; ruins), a seed house/potting shed (by 1907; ruins), concrete hot beds (by 1907; ruins), a slaughterhouse (by 1907; ruins), a poultry coop and numerous brood houses (by 1907; demolished). Marking the bounds of the complex along the road were a blacksmith shop (by 1907; demolished) at the west end and a small stone smokehouse (c1904; standing), used for curing bacon and ham, at the east end. An ice house (c1904; demolished) was added behind the creamery. The complex also included a new staff dwelling for the farm manager (1904; standing, later called the gardener's cottage). Surrounding the buildings was cleared land, kept open by the sheep and divided into a garden, orchard, hayfields and pasture by woven wire and peeled pole fences and stone walls. The cleared land was estimated to be 75 acres in size by 1915 and was located primarily south of the road, extending from the farm group to the gate lodge complex, which contained a separate remote sheep fold.

Apart from minor improvements made in the interim, substantial investment in the farm's infrastructure was postponed until after World War I when prefabricated components were added to streamline the farm's operation. A small kit bungalow acquired from Sears was constructed on land previously cleared for pasture south of the creamery in 1919 (standing). Between 1915 and 1931, the amount of cleared land was increased to 190 acres, with an additional 10 acres tillable.

From 1931 to the recent past, the farm was unused and neglected. Many outbuildings and barn additions were allowed to deteriorate or intentionally demolished. The pastures are reverting back to forest. The remaining buildings of the farm complex are presently in fair to poor condition. Since 1995, long needed-repairs are being addressed by the Town of Newcomb and Adirondack Architectural Heritage to stabilize and restore the standing buildings.

Barn (c1895, enlarged 1902 and 1904, renovated c1919) map key # 19, Contributing building.

The massive, shingle-clad barn is the focal element of the farm complex, sited into a bank along the south edge of the carriage drive. The existing building was expanded from a three-bent, end gable New England type bank barn (c1895), the dominant regional form by the 1890s. This section is now the building's east block and called the horse barn. The barn was more than doubled in size in 1902 with the addition of a second similarly massed four-bent barn, called the cow barn, sited adjacent to but slightly offset from the original barn. The enlarged barn attained the form of a twin barn, which is a type indigenous to southern Quebec and the Ohio, but relatively uncommon in New York. The addition included a conical roofed, shingle-clad vertical stave silo. The existing building today includes a gable-roofed cow shed addition (1904) to the west of the cow barn, remains of a shed-roofed manure shed addition (c1902) to the south of the cow barn, and the foundation of a gable-roofed carriage shed addition (1904) to the east of the horse barn. The roofs and walls are clad throughout in shingles.

The footings below the horse barn and adjacent retaining wall against the bank are drylaid random fieldstone rubble. Those below the cow barn are dressed, quarry-faced native rubble set in mortar. Footings below the cow shed are random fieldstone rubble set in mortar, which is raised as a retaining wall at the west end. The foundation of the manure shed is built of quarry-faced native pink granite ashlar set in mortar above a random fieldstone footing. The silo stands on a concrete slab.

The roofs of the horse and cow barns, and cow shed, retain their original gable forms and deep projecting eaves carried by exposed rafter tails of dimensional lumber. The heavy-timber-framed horse and cow barns have major-purlin and common-rafter roof systems that are common in eastern New York carried by queen rod trusses. A shingle-clad, octagonal venting cupola centered on the ridge of the cow barn is a reconstruction of the original feature. The original silo roof had a steeper pitch and terminated in flatter kick eaves than the existing roof, which was replaced at an undocumented date. The shed roof of the manure shed is collapsed.

Doors and windows are unmatched and arranged asymmetrically according to function. All are trimmed with plain fascia architraves. The doors are site-built batten units operated on overhung tracks or hinges. Of the thirty-five windows in the building, those of the upper levels of the horse and cow barns hold multi-pane sash similar to those used in the main camp. In the stable areas of the lower level, windows have 6-pane inswing hopper sash typical of early twentieth centrury barns.

The barn retains its Pruyn period plan and many original interior finishes. The horse barn contains three levels: a stable furnished with wood stalls at the lower level, a main floor at the level of the road furnished with built-in grain bins and tack closets, and an open mow with a galvanized water tank above. The cow barn has stables furnished with pipe rail cow stanchions and bull pens at the ground level and a large open mow above. The stable and silo floors are finished with concrete paving. Elsewhere, floors are plank. Walls and ceilings in the stables and upper level of the horse barn are finished with matched beaded-board wainscoting. Mow areas are not finished.

Creamery (a.k. Dairy, Milk House, 1904) map key # 20, Contributing building.

The creamery is a small but visually prominent stone building situated north of the carriage drive across from the barn. Its plan, consisting of a temperature controlled room with sanitary finishes for storing and processing dairy products, a separate equipment washing room equipped with hot water and a furnace room, is attributed to agriculturalist Edward Burnett. Its architectural treatment, employing naturalistic masonry walls featuring round arches, is attributed to the firm of Delano and Aldrich. The building is generally in good condition.

The creamery is a one-story, rectangular, gable-roofed building with an integral veranda massed below the roof along its principal, south elevation. It is built on a concrete slab faced with native rubble. The building walls and piers are built of rounded, native fieldstones, cobblestones and rubble with rounded face edges set in cement mortar. The gabled end walls are mirror elevations, each containing three arched masonry openings: a round-arched portal at the south end leading to the veranda, and two segmental arched window openings with prominent voussoirs. Window and door openings on the south and north elevations are rectilinear, with cast-in-place concrete lintels. All windows have cast-in-place concrete sills. Windows and doors are recessed from the wall plane with paneled wood jambs. All sash is multi-paned in 6-, 12-, and 18-pane configurations. The windows of the milk room are insulated with an original set of interior secondary glazing units matching the multi-pane configurations of the prime sash. Site-built doors are batten units divided into six-panels. The roof, originally surfaced with wood shingles, is now surfaced with asphalt shingles. The eaves overhanging the walls are faced with matched board soffits. A stone chimney stack matching the character of the walls extends through the north slope. The roof originally had a venting cupola on the ridge which was removed at an undocumented date.

The interior retains its original plan, most finishes, and some equipment. The floor is paved with smooth concrete. Walls and ceilings are finished with Keene's plaster on metal lath. A prefabricated cream separator cabinet, soapstone sink and iron drying racks, hot water tanks and steam boiler survive in place.

Herdsman's Cottage (a.k.a. "old farm house," "hired man's house," farm house # 2, c1850; remodeled c1895) map key # 21, Contributing building.

The herdsman's cottage is a Shingle Style bungalow remodeled around 1895 from a mid-nineteenth century heavy timber-framed farmhouse. The building is in poor condition, but retains most of its appearance as remodeled.

The gable-roofed, rectangular cottage is sited in from and north of the carriage road. The building is built on a mortared fieldstone and rubble basement and faces south. A rustic veranda with peeled log piers is massed below the south slope of the roof. Shed-roofed dormers are centered on both roof slopes. A side porch, roofed with a pent roof carried by heavy timber braces, projects from the west elevation. Attached to it is the ruin of an added woodshed. The cottage is clad in wood shingles and wrapped by a wood watertable with a crown mold. The roof is surfaced with asphalt shingles and asphalt underlayment over original wood shingles and is not presently watertight. Eaves have exposed dimensioned lumber rafter tails. Fenestration is generally symmetrically arranged. Door and window architraves terminate in lintels with quarter-round crowns. Doors are furnished with glazed, paneled milled units. Most windows hold counterbalanced 6-over-6 double-hung sash with larger panes than typical on the preserve. The dormers have 3-pane inswing awning sash. The interior is water damaged but retains most of its character and finishes as renovated for Pruyn. Its program appears to have originally been intended for use as a bachelor's hall. The plan is symmetrically arranged, centered on a staircase and landing. The first floor contains two chambers east of the stairs, and a dining room, serving pantry and kitchen to its west. The second floor contains four nearly identical sleeping chambers accessed from a double-loaded hall and a bathroom at the head of the stairs. Milled four-panel doors, matched spruce strip floors, and matched beaded-board walls and ceilings survive throughout, but are water damaged below roof leaks.

Gardener's Cottage (a.k.a. "farm manager's cottage," farm house # 1, 1904) map key # 22, Contributing building.

The gardener's cottage is a shingle-clad frame dwelling with rustic embellishments sited north of the carriage road and east of the creamery. The south-facing building consists of a rectangular two-story, end gabled, center block flanked symmetrically by rectangular, one-story, hip roofed wings. A rectangular, one-story, hip-roofed rear wing addition is built against the center block east of its center. Largely massed beneath the center block's end gable and a shallow pent roof is a rustic porch with peeled log piers. A small side porch is massed below a hip roof at the rear of the eastern side wing.

The building is constructed on a mortared random rubble and dressed quarry-faced ashlar foundation. The cottage is clad in wood shingles. The roof is surfaced with asphalt shingles over original wood shingles. Deeply projecting eaves have barked-cedar brackets. Fenestration is generally symmetrical. Doors and windows are trimmed with plain fascia architraves. Original exterior doors at the front and side entrances are furnished with glazed, paneled milled units. Most windows hold multi-pane upper sash similar to those at the main camp in 20/4 or 16/4 double-hung and 16-pane casement sash. The interior finishes were

largely replaced during the Melvin period, but the interior retains its original plan. It was planned for use as a staff residence. The first floor plan includes a sitting room with a fieldstone chimney and staircase in the center block, a sleeping chamber and kitchen/pantry in the side wings, and a dining room, laundry and woodshed in the rear addition. One large bedroom, one small bedroom, and a bathroom are located on the second floor. Milled panel doors and matched spruce strip floors survive, but original plaster walls and ceilings have been replaced with plasterboard.

[New] Farm Manager's Cottage (a.k.a. Caretaker's Dwelling, farm house # 3, 1919) map key # 23, Contributing building.

The cottage is a standard Sears, Roebuck & Co. bungalow with site-built additions constructed as a staff dwelling for the farm manager. The one-story, shingle-clad frame building is sited north of the carriage drive on a knoll west of the creamery. The original building is rectangular in plan and sited to face south. It has a front porch carried by paired cased colonettes on fieldstone piers integrally massed below a hip roof. A small hip roofed dormer is centered on the south slope, and a fieldstone chimney penetrates the east slope. To the rear of the core, east of center, is a one-story, hip-roofed laundry-room addition. A small rustic porch constructed of peeled logs shelters an entrance to the laundry. Engaged to the northwest corner of the laundry is a small, one-story hip roofed woodshed and pantry addition.

The building is constructed on a mortared random rubble and fieldstone foundation. The cottage is clad in wood shingles. The roof is surfaced with asphalt shingles over original wood shingles. Projecting eaves have exposed rafter tails of dimensioned lumber. Fenestration is symmetrical on the south (front) elevation and elsewhere asymmetrical. Doors and windows are trimmed with plain fascia architraves. Original exterior doors at the front and side entrances are furnished with glazed, paneled milled units. Windows hold 6/1 or 4/1 double-hung sash. The interior retains its original plan and many original finishes. The standard plan of the Sears block includes two one-bay bedrooms along the west edge, a two-bay wide sitting room with a fieldstone chimney in the front, and a kitchen and bathroom at the rear. Milled panel doors and matched strip floors, and remnants of original plaster walls and ceilings remain in distressed condition.

Smokehouse (c1904) map key # 24, Contributing structure.

The smokehouse is a small, one-story stone building used to cure hams and bacon. The west-facing smokehouse is situated north of the carriage drive at the east end of the farm complex. Rectangular in plan, the walls are constructed of random rubble fieldstones and cobblestones on a concrete slab. The building has a pyramidal hip-roof surfaced with asphalt shingles in place of original wood shingles. Dimensioned lumber rafter tails with curved profiles are exposed in the eaves. There is one rectilinear door opening on the west elevation furnished with a site-built paneled door.

Piggery Ruin (c1904) map key # 25, Contributing to overall site.

The ruin of the piggery consists of two standing masonry walls located south of the carriage drive and southeast of the barn. The one-story rubble masonry building was built into a bank against a concrete retaining wall. It was rectangular in plan, measuring approximately 13' deep by 84 ' long, and had a shed-roof pitched toward the south. The interior was divided into approximately eight stalls with low, rectilinear doors in the south opening on a series of fenced pens.

Seed House Ruin (aka Gardener's Shed/Potting House, c1904) map key # 26, Contributing to overall site.

The ruin of the seed house are perimeter foundation walls and a chimney situated south of the carriage drive and east of the piggery ruin beyond the hot bed ruins. It was a one-story, gable-roofed, shingle-clad frame building measuring approximately 16' by 20' and had a large expanse of glazing on its south-elevation.

Hot Beds Ruins (c1909) map key # 27, Contributing structure.

The concrete walls and internal partitions of two hot beds (or cold frames) used to nurture seedlings are recessed into a terraced slope south of the carriage drive and immediately east of the piggery ruin. Each bed measures approximately 7' wide by 60' long by 3' deep and is constructed of poured-in-place formed concrete. They were covered by glazed sash set within a framework of wood mullions spanning the width of the beds.

Ice House Ruin (by 1908) map key # 28, Contributing to overall site.

The site of an ice house used in handling dairy products is marked by a raised concrete slab located north of the carriage drive and immediately north of the creamery. It was a rectangular, shingle-clad, frame building, measuring 20' by 24' with a hip roof terminating in a large hip roofed venting cupola.

Slaughter House Ruin (c1904) map key # 29, Contributing to overall site.

The remains of the slaughter house are situated on a sloping site south of the piggery in the south half of the farm complex. The ruin consists of a concrete floor slab, perimeter random rubble foundation walls, a collapsed random rubble chimney, remnants of a wood sill, and lath and Keene plaster fragments. The rectangular one-story shingle-clad frame building measured approximately 18' by 20'.

Duck House Ruin (1910) map key # 30, Contributing to overall site.

The remains of a small, shingle-clad frame duck house are located on the shore of a pond at the south edge of the farm complex and southwest of the slaughter house. The ruin consists of two standing but deflected shingle clad walls on stone footings. The duck house was a south-facing, rectangular building measuring 12' by 20'-6" with a shed roof pitched to the north. Its roof

and other walls are collapsed.

Unknown Building Ruin (c1910) map key # 31, Contributing to overall site.

The remains of a small building of unknown use are situated on a sloping site immediately south of the piggery ruin in the south half of the farm complex. The ruin consists of a 2' to 4' high random rubble foundation wall approximately 12' square in plan containing a debris pile of a collapsed shingle-clad frame building. The building faced south and had a gable roof with a small gabled venting cupola.

Blacksmith Shop Site (a.k.a. garage shop, by 1910) map key # 32, Contributing to overall site.

The site of the blacksmith shop is marked by two glacial erratics on the south side of the carriage drive at the west end of the farm complex. It was a one-story, rectilinear, hip-roofed, shingle-clad frame building constructed on pier footings. It measured approximately 19' deep by 50' long. There are no above surface remains.

Sheep Fold Site (c1904) map key # 33, Contributing to overall site.

The site of the sheepfold is on the south side of the carriage drive immediately west of and perpendicular to the west end of the barn. It was a one-story, gable-roofed, shingle-clad frame building with a venting cupola. It measured approximately 24' deep by 30' long. There are no above surface remains.

Poultry House Ruins (c1904) map key # 34, Contributing to overall site.

The site of the poultry house is marked by remains of its raised rubble foundation south of the barn. The sprawling, one-story shingle-clad frame building, roughly T-shaped in plan, enclosed what was once the south perimeter of the barnyard. It measured approximately 18' deep by 90' long and had a shed-roof with venting cupolas. Additional remains of the building are present in a debris pile deposited below the bank to the foundation's southwest.

Poultry Coop, Hen Houses/Colony Houses Site (c1904) map key # 35, Contributing to overall site.

Several small gable-roofed colony houses and hen houses adjacent to a rambling structure enclosed with chicken wire was located south of the carriage road at the east end of the farm buildings across from the smokehouse. There are no visible remains.

Open Shed Site (by 1929) map key # 36, Contributing to overall site.

A one-story, 15' square building with a shingled roof was sited north of the carriage drive and northeast of the herdsman's cottage. There are no visible remains.

Small Pig Pen Site (by 1929) map key # 37, Contributing to overall site.

A one-story, shingle-clad frame building with a shingled roof was sited north of the carriage drive and northeast of the gardener's cottage. There are no visible remains.

Shed Site (by 1929) map key # 38, Contributing to overall site.

A one-story, 12' square shingle-clad frame building with a shingled roof was sited north of the carriage drive and north of the gardener's cottage. There are no visible remains.

Summer Piggery Site (a.k.a. "barracks in pasture," c1904) map key # 39, Contributing to overall site.

Footing remains of an open shelter are located in the upper pasture.

Tool Shed Remains (c1904) map key # 40, Contributing to overall site.

The footings and some shingles of a small one-story building are located in the upper pasture.

D. Carriage Road

The carriage road group consists of the original carriage road which includes three original masonry culverts which contribute to the property's national significance. There are also one contributing period bridge and one non-contributing replacement bridge. The culverts convey streambeds or seasonal runoff at various points along the carriage road. Each is constructed of formed rubble masonry and mortar, with a barrel vault between massive spandrel walls extending above the roadway as parapets on each side.

Harris Lake Inlet Bridge (c1995) map key # 43, Non contributing structure.

The bridge spans the inlet to Harris Lake at the entrance to the preserve. It replaced an earlier iron Pratt truss bridge constructed in 1893.

South Culvert (1903) map key # 44, Contributing to overall road structure.

The south culvert, located near the farm complex, is 10' wide and of medium height. It runs diagonally below the carriage road.

Center Culvert (c1920) map key # 45, Contributing to overall road structure.

The narrow and tall center culvert is 5' wide and runs perpendicular below the carriage road. Its west spandrel wall is reinforced with three massive stone buttresses added at an undocumented date.

North Culvert (c1920) map key # 46, Contributing to overall road structure.

The narrow and tall north culvert is 5' wide and runs perpendicular below the carriage road.

Newcomb Lake Outlet Bridge (c1920) map key # 47, Contributing structure.

The bridge at the Newcomb Lake outlet below the main camp complex is a three-span steel and wooden bridge. It consists of a center span of approximately 40' and end spans of approximately 21'. The bridge is constructed with steel beams running the length of the span carried by timber cross beams resting on stone-filled wood-cribbing piers. Planking spans across and cantilevers beyond the steel beams provide support for a steel pipe and wood handrail. Longitudinal planking runs the length of the bridge as a wearing surface for wheeled vehicles.in the tire travel lane

E. Laundry/Service Complex Site

The laundry/service complex was located on the west shore of Newcomb Lake immediately across the bridge from the main camp. As fully developed, the complex consisted of six buildings ranged in a single line. The surviving buildings were razed in the 1970s following the acquisition by the State. The site of the complex is marked today by two clearings on the north side of the carriage drive. This group consists of six resources contributing to the overall site.

Chauffer's House Site (a.k.a. Handyman's House, Pruyn period) map key # 48, Contributing to the overall site.

The site of the chauffer's house is located in the west clearing. It was a two-story, shingle-clad and roofed frame building, built on a stone foundation and measured approximately 24' by 33'. It had four rooms on the first floor and four bedrooms with a bathroom on the second floor. There are no visible remains.

Garage Site (Pruyn period) map key # 49, Contributing to the overall site.

The site of the horse and storage barn is located in the west clearing. It was a one story shingle-clad and roofed frame building. It measured approximately 29' by 40'. There was a concrete pad which was associated with the building.

Carriage House and Barn Site (c1905) map key # 50, Contributing to the overall site.

The site of the carriage house and barn is located in the east clearing. It was a one-and-one-half story, shingle-clad and roofed frame building. It measured approximately 46' by 62'. There are no visible remains.

Laundry Building Site (Pruyn period) map key # 51, Contributing to the overall site.

The site of the laundry building is located in the east clearing . It was a one-story, shingle-clad and roofed frame building, and measured approximately 18' by 24'. There are no visible remains.

Caretaker's House Site (Pruyn period) map key # 52, Contributing to the overall site.

The site of the caretaker's house is located in the east clearing along the shore of the lake outlet and adjacent to the bridge. It was a two-story, shingle-clad and roofed frame building. It had a core measuring approximately 32' by 42' and a 12' by 18' addition. There are no visible remains.

Ice House Site (Pruyn period) map key # 53, Contributing to the overall site.

The site of a small ice house is located across the carriage drive from the caretaker's house and adjacent to the bridge. It was a one-story, shingle-clad and roofed frame building, and measured approximately 15' by 15'. There are no visible remains.

F. Moose Pond Sites

A small group of primitive outlying buildings were situated on the shore or road to Moose Pond, a favored excursion destination. They were a lean-to, a boat house, and a sugar camp for producing maple syrup. From the main camp, it could be reached by crossing Newcomb Lake by boat and hiking for about 1.5 miles along a trail through the forest. It was also accessible by a road connected to the carriage drive.

8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:
Nationally: X Statewide:__ Locally:__

Applicable National Register Criteria:	A__ B__ C__ D__
Criteria Considerations (Exceptions):	A__ B__ C X D__ E__ F__ G__
NHL Criteria:	4
NHL Theme(s):	III. Expressing Cultural Values 5. architecture, landscape architecture, and urban design
Areas of Significance:	Architecture Entertainment/Recreation
Period(s) of Significance:	1890-1931
Significant Dates:	1892, 1893, 1895, c.1900, 1902, 1904, 1905, c.1908, 1909, 1910, c.1915, 1919, c.1920
Significant Person(s):	
Cultural Affiliation:	
Architect/Builder:	Robertson, Robert H. Delano, William A. Burnett, Edward
Historic Contexts:	XVI. Architecture Y. Rustic

State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

The Santanoni Preserve is an extraordinarily significant example of resort architecture in America. Located in the High Peaks region of the Adirondack Park, it retains an exceptionally high level of integrity of setting, plan, design, style, materials, and method of construction and remains one of the most intact and imaginative examples of a compound plan Adirondack camp. This property type was influential in the development of numerous camps, lodges, organization camps, and state and national parks across the county during the late 19th and early 20th centuries. Begun in 1892, Santanoni's main lodge is especially distinguished for its integration with nature. Situated along a low ridge above (the originally private) Newcomb Lake, the large yet unobtrusive main lodge was designed to follow the contours of the existing topography and be inconspicuous in its waterfront setting. The long, rambling camp is artfully divided and distributed among a series of several small, interconnected buildings that are covered under one sprawling roof. These individual buildings contain separate uses, including dining and entertaining areas, sleeping quarters for family and guests, and a large kitchen with quarters for support staff. At its peak of development, Santanoni consisted of more than 50 buildings and structures set within a more than 12,000 acre private forest preserve. In addition to retaining its original historic setting, Santanoni is further distinguished by the survival of its large and highly organized farm complex, which was planned by agriculturist Edward Burnett. Santanoni Preserve is also significant as one of several large tracts of land that were conserved by private owners as forest preserves in the late 19th century following the creation of the Adirondack Park by the State of New York -- the first public forest preserve in the nation. The historic camp remains remarkably intact, including its exceptionally large wilderness setting; a highly organized, multiple building compound plan; and built features that were constructed using stylized adaptations of regional forms and native materials. Among historic Adirondack camps, Santanoni is one of the best preserved and fully developed examples of the property type.

The Adirondack "camp," a new type of resort property that evolved in the last quarter of the nineteenth century, was comparable in social standing to contemporary "cottages" developed along the New England coast and in the Berkshire hills of western Massachussetts. The Adirondack camp combined elements from indiginous Adirondack building traditions with the form of the Swiss chalet while providing a level of comfort expected by people of means for whom they were built. Developed by Robert C. Pruyn (1847-1934), an Albany banker, from previously logged forest tracts, Santanoni is one of the most architecturally distinguished examples of an Adirondack camp. Santanoni fully embodies the three distinguishing characteristics of the property type. Its buildings are arranged in a compound plan of great originality, are unusually well-integrated with their site, and possess a singular rustic character derived from indigenous regional building traditions combined with idioms of Swiss and influences from Japanese architecture. The Santanoni Preserve was one of several large tracts conserved by private entities as forest preserves in the late nineteenth century Adirondacks following the establishment of the nation's first public forest preserve by the State of New York.

Historical Background

The present town of Newcomb was part of the Totten and Crossfield Purchase (1774) and subsequently platted into large tracts of approximately 36 square miles in area called "townships." The future preserve included parcels within Townships 27, 28, and 47. The Newcomb area, near the geographic center of the region, was first settled around 1810, but the population grew slowly. By 1830, there were only eight families present, with settlement clustered around Lake Harries (now Lake Harris) and Lake Delia (now Newcomb Lake). Newcomb was then accessed by a road begun in 1807 from Chester in Warren County to Lake Harris, a road to Rich Lake from Cedar Point (now Port Henry) on Lake Champlain, chartered in 1828, and the Carthage Road, initiated in 1841, which superceded the Cedar Point Road, running some ten miles to the south to Crown Point on Lake Champlain. Development of the Cedar Point and Carthage Roads was stimulated by the Adirondack Iron and Steel Company's operation at Tahawus beginning in 1828. After the mining ceased around 1852, the principal activity in Newcomb was logging. It gained a reputation for adventuresome sports hunters and anglers, but apart from a few small hotels on Lake Harris, never developed as a resort. Land in the area was subject to speculative purchase and subdivision by logging interests outside the Adirondacks for most of the nineteenth century, conforming to the practice of sale, reversion to the state for unpaid taxes, and resale.

The Santanoni Preserve was developed by Robert Clarence Pruyn (1847-1934) for his personal use. Born in Albany, Pruyn's father, Robert Hewson Pruyn had been appointed American Minister Plenipotentiary to Japan by President Lincoln, and the younger Pruyn had accompanied his father there as an attache from 1862-1863. After graduating from Rutgers, Pruyn assumed a directorship in his father's bank, the National Commercial Bank in Albany, and in 1885, became president of the bank. During the next 46 years, he led the bank through several mergers and acquisitions. Pruyn was also a developer of public utilities and railroad equipment companies, and active in society and philanthropy.

It is not known how Pruyn was introduced to the Adirondacks or the concept of the Adirondack camp. A friend from college, architect Robert H. Robertson, who later designed the main camp, was an heir to the McIntyre family who developed the iron works in Tahawus, which by the 1870s was being used as a private game preserve. This land abutted the lands of the future preserve. Pruyn assembled The Santanoni Preserve from 1890-1908 through numerous individual purchases of previously logged tracts in the central Adirondacks. Pruyn assembled the property by purchasing parcels through intermediaries from the Finch Pruyn Lumber Company and eleven other lumber interests, the McIntyre Iron Company, William West Durant, and the State through tax sales. After initially purchasing some land through surrogates prior to 1890, he directly acquired property at Newcomb Lake where he constructed the main camp in 1892-1893. In 1895, he rebuilt the primitive public road traversing land that he had not yet come to own between Harris and Newcomb Lakes, at a reported cost of $100,000. No sooner were these improvements made than published guidebooks to the region began to feature the main camp and its pleasant approach as one of the area's principal attractions. In order to protect his privacy, Pruyn gained control of the road and established a gate lodge near its south end, outside the hamlet of Newcomb. He also continued acquiring smaller parcels through the nineties, some of which necessitated relocating

existing settlers.

Pruyn was active in developing and operating the preserve until illness forced him to turn over its management to a trust in 1929. After his death in 1934, his family continued to use the preserve, but no significant new development commenced. In 1953, the Robert Clarence Pruyn Trust sold the property to the Myron, Merle and Crandall Melvin families of Syracuse. During their tenure, the Melvins used the preserve for hunting and recreation, and addressed many deferred maintenance tasks. In 1971, the Melvins sold the property to the Nature Conservancy as a pass-through to the State of New York. It has been managed by NYS Department of Environmental Conservation since that time.

The Architecture of Santanoni

Pruyn saw the Santanoni Preserve as a comfortable, remote, yet accessible, private retreat, insulated from the world beyond by a "wall of mountains," in an environment that he considered healthful, scenic and opportune with sporting activities. Between 1892 and 1920, Pruyn added some 50 buildings and structures, clustered in five functional groups, to the preserve's landscape.

The centerpiece of the preserve was an isolated main camp complex, designed by architect Robert H. Robertson, sited on its own private lake. Near the main camp was a service complex. Surrounding the lake and main camp was forest used for private sports hunting and fishing, managed as a preserve according to the new principles of "scientific forestry." The program of the buildings of the Santanoni Preserve, like other solitary Adirondack camps, was similar to that of the Anglo-American country estate organized in the manner of Biltmore Lodge in North Carolina. The entrance to the preserve was marked by a gatelodge, designed by the architectural firm of Delano and Aldrich. Contained within the preserve, and affording a certain degree of self-sufficiency, was a model farm, planned by American agriculturalist Edward Burnett, who had been responsible for developing the farm at George Washington Vanderbilt's prototypical estate, Biltmore. Also located within the Santanoni preserve was a group of recreational buildings and a maple sugar camp on Moose Pond.

The main camp was a clear expression of an Adirondack camp, an important regional property type. Its functions were placed in separate buildings connected by a veranda and a covered walkway. The buildings were sited back from the lake close to the surrounding forest cover and built on shallow pier footings with little change required of the site's existing topography. Several individual buildings were massed as Swiss chalets, a form closely associated with the property type.

Pruyn infused Santanoni with its most unusual aspect. The main camp was a creative expression of Japanese architectural planning principles and use of architectural details. These originated from Pruyn's first-hand experience in Japan, which was shared by few Americans at the time, and his keen lifelong interest in Japanese art and culture, including lifetime membership in the Japan Society and his collecting of Japanese artifacts, was unusual. At Santanoni, the arrangement of six individual pavilions and expansive verandas unified below a dominant roof was distinctly Japanese in concept. The Japanese influence on this aspect of

Santanoni's design was first recognized in an article published in 1929:

> The galleries take the place of the hallways....all the rooms opening on to them. It is interesting to recall that the Japanese always employ this method of getting to and from the various rooms in the rambling structures which are typical of their architecture; and as Mr. Pruyn spent many years of his youth in Japan, it is possible that his experiences there influenced him in the design of Camp Santanoni. In the method of arriving at the final grouping of the different units this influence is also felt. The Japanese first locate the important rooms of their houses and then connect them up and roof them in; at Camp Santanoni all the units were placed to command pleasant outlooks or to be thrust back out of the way as their use suggested, and brought under one roof and connected with galleries.[2]

More recently, an analytical appreciation of Santanoni by architectural historian Paul Malo has suggested other Japanese characteristics of the building and its siting. The stepped arrangement of the pavilions, according to Malo, was rooted in Buddhist iconography

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> The inspiration for the design of Santanoni was nine hundred years old. It was no single historic building, but a type of building that evolved according to the same basic architectural plan. Buddhism provided the symbolic figure of the mandala, its shape and subsequently the shape of the building plan representing a bird -- the mythical phoenix--in flight. The Japanese did not build these structures to be isolated objects. They required that they be essentially integrated with a pond-garden, toward which the buildings were oriented. The artfully designed landscape arranged before a phoenix pavilion represented the heavenly goal, Paradise. At Santanoni, the great bird is aligned so that the main gable frames a wilderness vista across a lake dotted with islands, beyond which rises the mountain named Santanoni....The *Shoso-in*, a massive log treasure house of eighteenth century Japan located in the village of Nara, served as the model for the tail of the bird at Santanoni. The camp's kitchen wing, isolated from the large gathering spaces and private sleeping areas, represents the forked tail of the phoenix.[3]

Malo also observed that the sloping roof extending across the bottom of the truss of the center forward pavilion "transforms the Alpine gable into a Japanese *iromoya* roof," and that the informal approach from the porte cochere to the entrance of the center pavilion was characteristically Japanese as well. Even among Adirondack camps, Santanoni's buildings are sited with unusual deference to the existing site features, a landscape principle described by Malo as *shibui*, meaning tasteful in a rustic manner. The placement of buildings around existing site contours and glacial erratics, the setback of the buildings from the private lake, the use of rustic materials which, apart from the dominant roof mass, are simple in form and execution, demonstrate *shibui* at Santanoni.

After graduating from Rutgers, Robert H. Robertson (d1919) studied architecture in Scotland before returning to Philadelphia and later New York. In 1875 he entered into partnership with William A. Potter, launching a prolific practice noted for its suburban and urban work. His work at Santanoni, which included the main camp and probably work on the original barn at the farm complex, was unusual in his work.

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[2]Lee, p. 72.

[3]Malo, "Nippon...," p. 53.

Santanoni's gate lodge (1905), and most likely the studio (1905) in the main camp and creamery (1904) in the farm complex, were designed by William Adams Delano (1874-1960) of the young architectural firm of Delano & Aldrich of New York. Delano received his early architectural training at Columbia, earned a *diplôme* at the Ecole des Beaux Arts in Paris, and apprenticed in the New York architectural firm of Carrère and Hastings prior to forming the partnership in 1903. The firm met early success in winning important commissions, including the Egerton L. Winthrop, Jr. house in Syosset, Long Island (1903 -1904) and Walters Art Gallery in Baltimore (1904). By 1935, the firm's portfolio listed 243 individual commissions of which 111 were for country houses, including new construction and remodelings of main houses, gardens, stables, farm buildings, gate lodges and other related structures, most in fashionable metropolitan suburbs. Architectural historian Richard Guy Wilson, in a recent overview of the firm's work on Long Island, observed that "from about 1910, Delano & Aldrich was *the* quality country-house architectural firm in the United States."[4]

Delano & Aldrich's work at Santanoni predates the firm's ascendancy. Nonetheless, these small projects, especially the gate lodge, embody characteristic design principles that were later voiced by the partners and noted by critics and historians. Delano and Aldrich's planning, in particular the relationships of the building to its approach and immediate site, according to Wilson, was the firm's "most outstanding accomplishment."

Delano, who appears to have been the partner in charge of the Santanoni projects based on his two known visits, described his thoughts on the primary general importance of the site, consistent with the Beaux Arts tradition, in an interview in 1927.

> My explanation as to how I go to work must of necessity be indefinite, for each case demands different handling. But in general this is what I try to do. I avoid thinking of the new job until I have seen the site and examined it carefully. Contour maps, no matter how crammed with data, are misleading. You must see a place in all its aspects before you can have an adequate idea of its possibilities. A glimpse of a vista here or a tree there or even the roll of the ground may give you the inspiration you are always hoping for. I try in general to avoid hilltops.... and I try to have my house face as nearly as possible to the south, for in this part of the world, the winds blow from the southwest nine days out of ten in the summer. A southerly exposure affords not only sunlight but coolness... If I can I put the entrance door on the north side, and by the same token the staircase, for these elements do not require sunlight as the living room and bedrooms do... I generally work on a small pad, which I carry in my pocket until I find the solution which pleases me. Then it is drawn out at one-sixteenth scale and I talk this over with the client, trying to explain as clearly as possible why each room has been placed where it is.[5]

Delano's plan for the gate lodge skillfully exploited the site's "possibilities." The plan was arranged as a backwards "L," with a "lodge wing" containing living quarters running east-west and parallel to the Lake Harris outlet stemming from a north-south aligned "gate wing" featuring a giant fieldstone arched gateway positioned off-center in the elevation. The archway was sited to enframe a splendid vista, now overgrown, of the summits of the North

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[4] Richard Guy Wilson, "Delano & Aldrich," in Robert B. MacKay et al., eds, *Long Island Country Houses and Their Architects, 1860-1940* (New York: W.W. Norton), 1996, p. 127.

[5] Quoted in Wilson, *op. cit.*

River Range and Rist Mountain. The placement of the archway and gate wing parallel to the general north-south orientation of the road between the village and camp required bending the drive toward the east. In the "lodge wing," the living room, dining room, bedrooms and kitchen, ranged along a single-loaded corridor, were afforded the desired southern exposure as well as the refreshing sound of the inlet's whitewater through open windows. The massing of the gate lodge was consistent with a restful, compactness of form that was noted in the 1920s as a distinguishing compositional element of Delano & Aldrich's work. The composition emphasized unbroken lines along the roof and subordinated detail and ornament to the building mass. At the gate lodge, all components of the stone archway, the building's most picturesque feature, are contained below the moderately sloped hipped roof. The dormers, necessary to make the second story habitable, are placed well below the main ridge. The use of the rustic materials, especially peeled pole logs, heavy arches of fieldstone, and shingles stained dark to imitate natural weathering, were not typical of their vocabulary. The firm preferred classical stylistic modes with materials in their worked state. At Santanoni, Delano "ornamented" each project with a rustic Roman arch built of fieldstone, an idiom previously used in the structures of Santanoni's stone bridges and apparantly pleasing to Pruyn. The spare use of rustic idioms in the Santanoni projects was in keeping with the partners' approach to ornamentation.[6]

Pruyn wrote that the gate lodge had been "built for a Superintendent,"[7] and it appears that Pruyn used the new lodge for two purposes, as an amenity to attract specialized, professional year-round staff and probably for off-season lodging for sporting parties. The new building was more attractively sited, comfortable and refined in plan than any other staff housing on the preserve. The original program included a living room, dining room and kitchen pantry suite, office and woodshed on the first floor. Upstairs were six modest bedrooms, two with fireplace hearths, and a shared bath. The lodge was more than ample for a large family, and arranged for unrelated bachelors in a dormitory setting.

The gate lodge soon became a new center of activity at the southern end of the preserve. By the 1920s, the family of Frederick Pruyn began using the gate lodge while in camp. After 1930, all but the office was unoccupied during the off-season. After the Melvins acquired the preserve, Crandall Melvin renovated the interior, adding electricity and installing plasterboard over many earlier plaster finishes, but leaving the original plan intact. The Melvins also installed the existing roof. The building was reported to be in good condition when the Department of Environmental Conservation took over the preserve. The building was used by staff in the summer, but after the State stopped heating the lodge in the winter, the basement floor began to break up from heaving and serious movement has ocurred in the foundation

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[6] Delano & Aldrich also broke with the practice of using archaeologically-derived classical details that was common among the previous generation of architects. "In contrast," according to architectural historian Wilson, both Delano and Aldrich tended to view historical styles and ornament far more abstractly, tending to maintain a single-track and sober eclecticism. They never mixed styles or details, but they never were completely true to the originals: they would willingly pare down, simplify, or reduce the original models. Wilson, p. 132.

[7] [RCP], "Memoranda as to Santanoni Preserve," typescript, July 28, 1924, p. 1. Pruyn had earlier described it as "the Superintendent's house" in 1915. [RCP], "Santanoni Preserve: Adirondack Mountains," typescript prospectus, May, 1915. [Pruyn papers, NYSDEC]

walls.

The farm complex located approximately one mile in from the gate lodge distinguished Santanoni, in Pruyn's opinion, from other preserves. "There is independence, delight and peace in the isolation," he wrote in 1925, "but everybody needs good food for health and it cannot be imported by tins.... The principal difficulty of living in the Adirondacks is in the food supply. Santanoni is the only preserve that is completely supplied with everything but beef and fruit." Santanoni's farm, established in 1895 and operated until 1931 in a climate well-known to be inhospitable to agriculture, was an unusually complete agricultural complex. Surrounded by 75 to 200 acres of pastures, hayfields, an orchard and a garden, the twenty-odd "model farm buildings" housed year-round staff, livestock ("excellent, and some of it exceptional") and agricultural activities associated with raising and processing "lamb, pork, veal, venison, squab, chickens, turkeys, ducks, tame and mallards, and hams and bacon smoked on the place. Dairy products under the most perfect conditions. Vegetables of all kinds.... Berries, but very little other fruit."[8] Nowhere else was Pruyn's description of his development of the preserve as "a patient contest with nature" more evident than the farm.

Pruyn located his farm on the site of an existing nineteenth century farmstead, which would have included established cleared land of unknown extent for pasture.[9] Pruyn's farm developed in three phases. During the first phase (ca. 1895 to 1901) Pruyn added a new barn to house a small herd of cows to produce dairy products for the family's consumption in camp and used an existing heavy timber-framed farmhouse, now called the "herdsman's cottage," to house the farmhands.

The second phase (1902 to 1908) was the most intensive period of architectural development, when Pruyn transformed the small agricultural operation into a more ambitious "model farm." A model farm was a type of self-contained agricultural complex developed on private estates in the late nineteenth and early twentieth centuries to demonstrate new practices and improve livestock, among other purposes. Pruyn's stock included Brown Swiss cattle and Black Face Highland sheep, uncommon breeds in the United States thought to be particularly well-suited to mountainous climates. The farm's site plan, structures, and equipment demonstrated new practices and technologies intended to improve hygiene and increase yields and efficiency. Santanoni's farm buildings included a state-of-the-art creamery (1904) where dairy products were safely handled and processed, a vertical stave silo (1902) that was among the first generation in the northeast, and experimental hot beds (by 1908) used to shelter seedlings to extend the short growing season. Model farming, which rarely turned a profit, also served as a form of recreation for most who engaged in the activity. Pruyn carefully intended the farm to be a pleasant and attractive place, carefully detailed in its architecture with certain livestock selected for aesthetic qualities, such as the penciled Wyandotte chickens, iridescent French

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[8] [R.C. Pruyn], "Santanoni Preserve: Adirondack Mountains," version 1, May, 1915.

[9] Land use on the preserve is poorly documented prior to 1892, but scattered farmsteads, linked by a primitive road that preceded the present carriage drive, are marked by cellar holes today. The earliest agricultural settlement in the Newcomb area, beginning around 1816, was clustered around Lake Delia (Newcomb Lake) and Lake Harries (Harris). Pruyn is reported to have moved several farmhouses off their original sites at the time he improved the road in 1895.

Carneau pigeons, and "quackless Brazillian" (Muscovie) ducks. The farm was a frequent destination for picnics with the Pruyn family and guests. Pruyn also approached the pasttime of smoking hams with a competitive spirit, aiming to produce a product to rival the famed hams of Virginia.

The expansion of Santanoni's model farm was planned by Edward Burnett (1849-1925), a leading American agriculturalist. Burnett had played a significant role in improving the Guernsey herd in America through importation in the 1880s and in pioneering the model farms in which they were housed. After graduating from Harvard in 1871, Burnett had spent the first years of his career running Deerfoot Farm in Southborough, Massachussetts, founded by his father around 1850, with his brother before serving one term in the U.S. House of Representatives(1887-1889). Burnett saw the farmer as "the backbone of this country" and "the gentleman farmers" as "the men that give the object lessons" by investing in and improving livestock breeds.[10] Between 1889 and 1892, Burnett developed and managed a prototypical and widely emulated model farm at Biltmore outside Ashville, North Carolina, for George Washington Vanderbilt. Burnett subsequently established the farm operation at Florham Farms in Madison, New Jersey, for Vanderbilt's brother-in-law, H. McKay Twombley, during which time (1892-1895) he appears to have set up a small model farm for the family's Adirondack camp in Franklin County. Burnett established a practice as an agricultural architect based in New York around 1900, and planned model farms for existing and new estates in Connecticut, Massachussetts, New Hampshire and New York's Hudson Valley. Santanoni's farm complex is the only documented Burnett farm owned by and open to the public.[11]

Most of Santanoni's standing buildings and visible ruins date from the Burnett period. The original 1895 barn (standing) was more than doubled in size by the addition of a large cow barn. The silo, constructed with the then relatively new vertical stave technology, was attached to its west. Both the cow barn and silo were constructed in 1902 and remain standing. The additions also included a manure shed (constructed c1902; ruinous), an open shed for cows (constructed c1904; ruinous), and a wagon shed (constructed 1904; demolished). The greatly enlarged barn complex embodied many of Burnett's ideas concerning the physical separation of functions within a barn and planning, ventilating, daylighting and finishing stable areas. Enclosing a large barnyard immediately south of the barn were a sheepfold at the west end (c1904; demolished), a poultry house (c1904;

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[10] Edward Burnett's discussion with Gifford Pinchot, in "Forestry for Farmers," transcript of an address, *The New York Farmers [Club, Proceedings]*, February 17, 1903, pp. 28, 29, 38. The method was similar to that employed by Gifford Pinchot with the forest preserve in the field of forestry, which set out at Biltmore in 1892, according to Pinchot, "to prove what America did not yet understand, that trees could be cut and the forest preserved at one and the same time" by demonstrating the principles of selective harvesting and teaching loggers how to fell and remove timber without damaging adjacent trees. The development of the model farm movement paralleled that of the forest preserve movement in the late nineteenth century. Both were intended to demonstrate alternative approaches to problematic practices within their respective industries. The careers of Burnett, who became a consulting agriculturalist, and Pinchot, who founded the Division of Forestry of the U. S. Department of Agriculture, continued to intersect after each left Biltmore.

[11] Burnett possibly had a hand in the development of Shelburne Farms in Vermont for William Seward Webb, now including a private museum open to the public, but documentation is inconclusive at present.

demolished) and stone piggery (c1904; ruins) to the south. The stone creamery (1904; standing), physically removed from the barn to a site across the road for reasons of sanitation, contained a climate-controlled milk room, wash room and furnace room. Other farm buildings near the barnyard included a seed house/potting shed (by 1907; ruins), concrete hot beds (by 1907; ruins); a slaughterhouse (by 1907; ruins), a poultry coop and numerous brood houses (by 1907; demolished). Marking the bounds of the complex along the road were a blacksmith shop (by 1907; demolished) at the west end and a small stone smokehouse (c1904; standing), used for curing bacon and ham, at the east end. An ice house (c1904; demolished) stood behind the creamery. The complex also included two dwellings for farmhands. A new shingle-clad chalet-form cottage with a rustic cedar pole veranda and trim was built for the farm manager (1904; standing, later called the gardener's cottage) to the east of the creamery. The earlier farmhouse, now called the herdsman's cottage, was probably renovated as a more fashionable shingle-style bungalow at this time. Surrounding the buildings was cleared land, kept open by the sheep and divided into a garden, orchard, hayfields and pasture by woven wire and peeled pole fences and stone walls. The cleared land was estimated to be 75 acres in size by 1915 and was located primarily south of the road, extending from the farm group to the gate lodge complex, which contained a separate sheep fold.

Apart from minor improvements made in the interim, Pruyn did not substantially invest in the farm's infrastructure again until after World War I. Pruyn, then in his seventies, turned to prefabricated components to streamline the farm's operation. The staff had grown to include a farm manager, herdsman and head gardener, and needed additional housing. Pruyn acquired a small kit bungalow from Sears for the farm manager and had it constructed on land previously cleared for pasture north of the creamery in 1919 (standing).

Pruyn's "patient contest with nature" ended abruptly in 1931 when an advancing illness forced him to withdraw from his responsibilities, including overseeing Santanoni. The farm staff was dismissed and the livestock was sold. The reason was financial. Records surviving from the period 1907 to 1914 indicate that Camp Santanoni as a whole was expensive to run, averaging $22,000 a year. The farm operations regularly accounted for nearly half of the preserve's total annual cost, and revenues from the sale of farm products to the staff and local retailers consistently fell short of the cost of raising produce. The farm complex demanded annual repairs to the buildings, fences and roads, replenishment of livestock, and the purchase of grain to supplement hay through the winter.

From 1931 to the present, the farm has generally been considered to be a burden and neglected. Since then, many of the outbuildings and barn additions have been allowed to seriously deteriorate or have been intentionally demolished. Attitudes toward the farm complex, however, have recently begun to change. The remaining buildings are now considered to be assets that are of central importance in understanding Santanoni as a place. Led by the Town of Newcomb and Adirondack Architectural Heritage, long-needed repairs to the buildings are being addressed, beginning with replacement of the shingle roofs of the cow and horse barns in 1995.

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Previous documentation on file (NPS):

__ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
X Previously Listed in the National Register.
__ Previously Determined Eligible by the National Register.
__ Designated a National Historic Landmark.
__ Recorded by Historic American Buildings Survey: #
__ Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

__ State Historic Preservation Office
__ Other State Agency
__ Federal Agency
__ Local Government
__ University
X Other (Specify Repository): New York State Department of Environmental Conservation
Robert C. Pruyn Estate Papers, Key Trust Company, Albany, NY

10. GEOGRAPHICAL DATA

Acreage of Property: 12,990 acres

UTM References:	Zone	Easting	Northing
A	18	561772	4877370
B	18	562096	4880458
C	18	562654	4880877
D	18	565084	4879920
E	18	570104	4874718
F	18	573114	4870807
G	18	572700	4870026
H	18	571413	4869036
I	18	566710	4868730
J	18	565769	4869795
K	18	562786	4874854

Verbal Boundary Description:

The preserve occupies lands first platted as portions of townships nos. 27, 28, 46 and 47 of the Totten and Crossfield Purchase of 1772.

Boundary Justification:

The boundaries are those of the original Santanoni Preserve as established by Robert C. Pruyn through land purchases completed in 1903 and as subsequently conveyed to the State of New York in 1972.

11. FORM PREPARED BY

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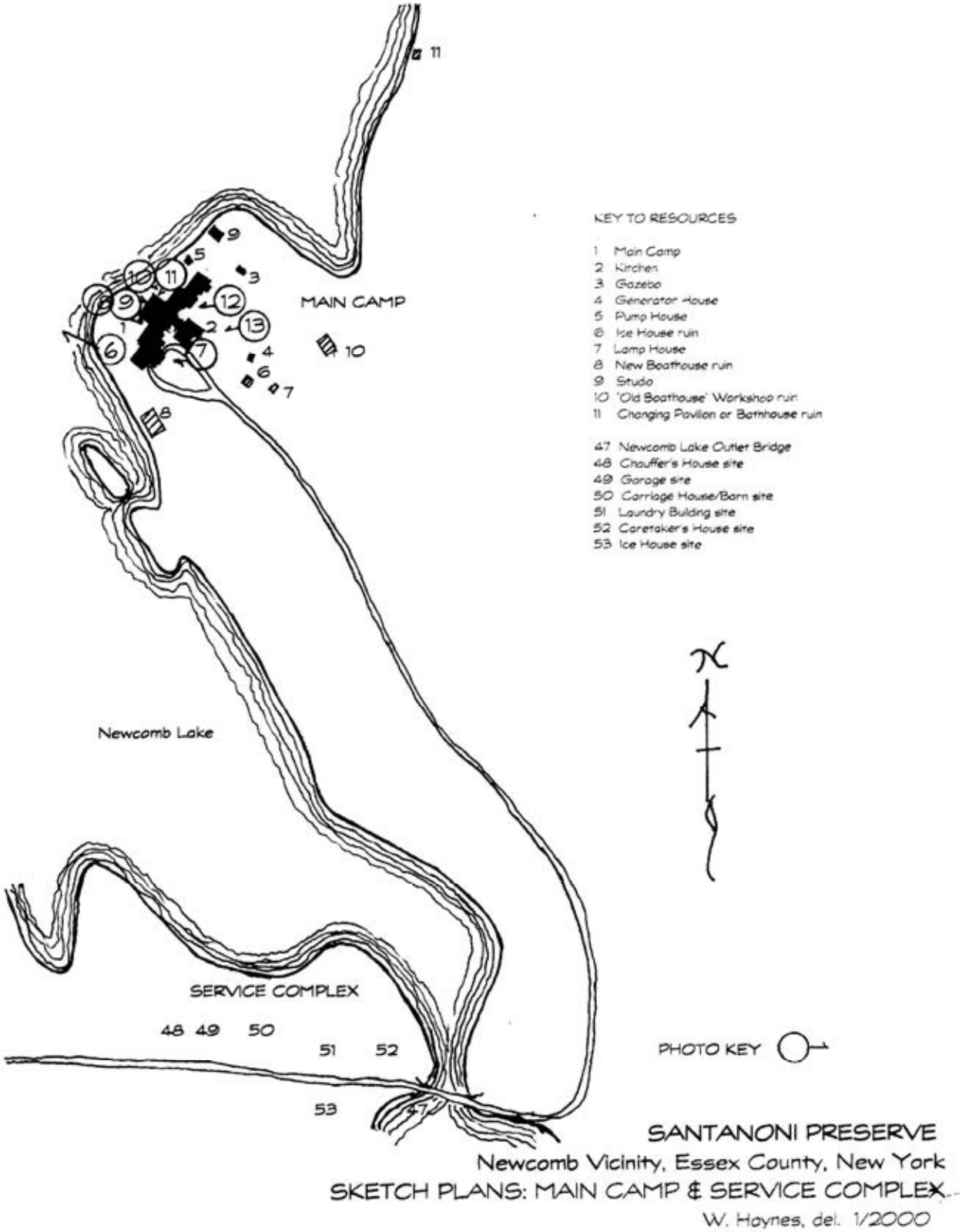
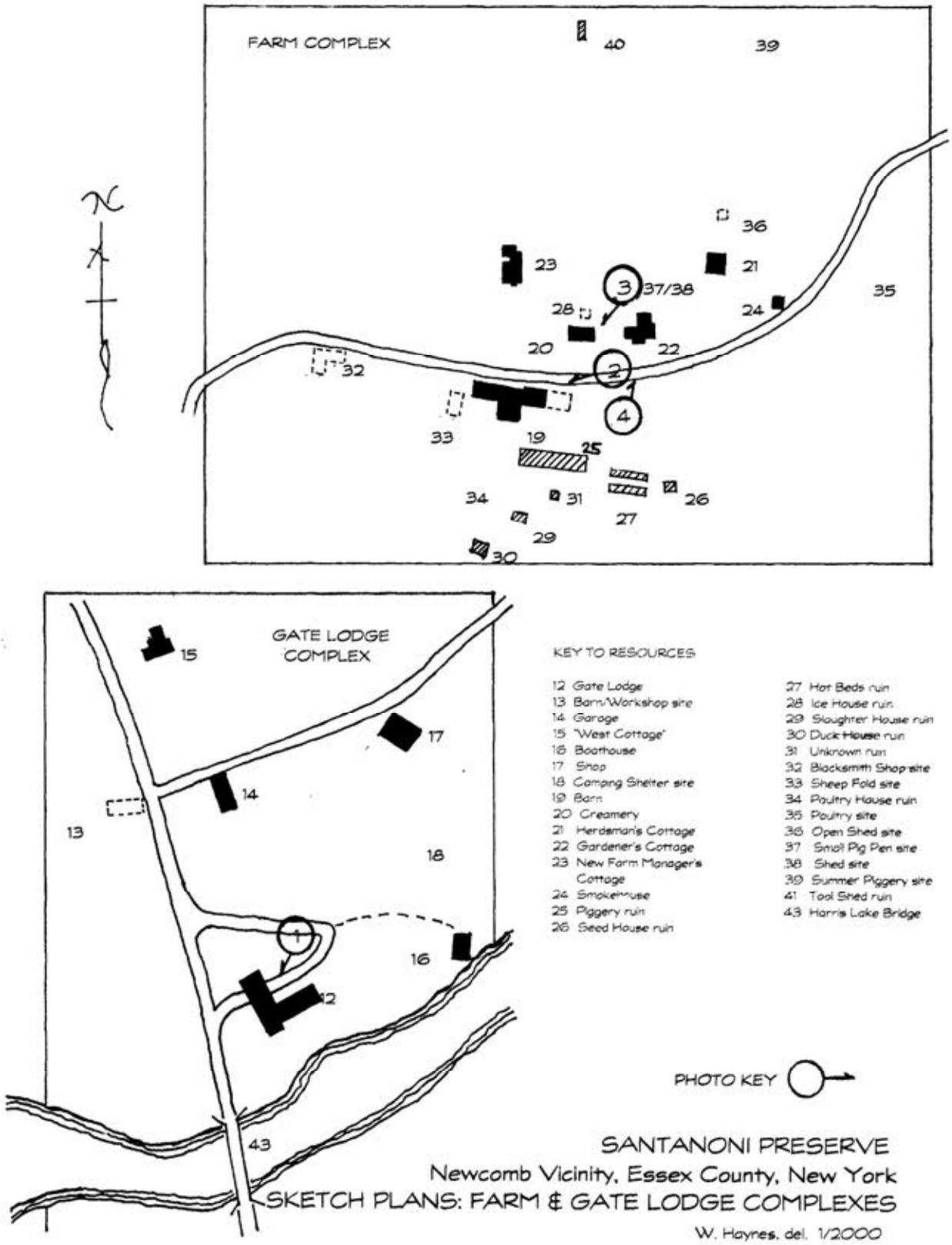
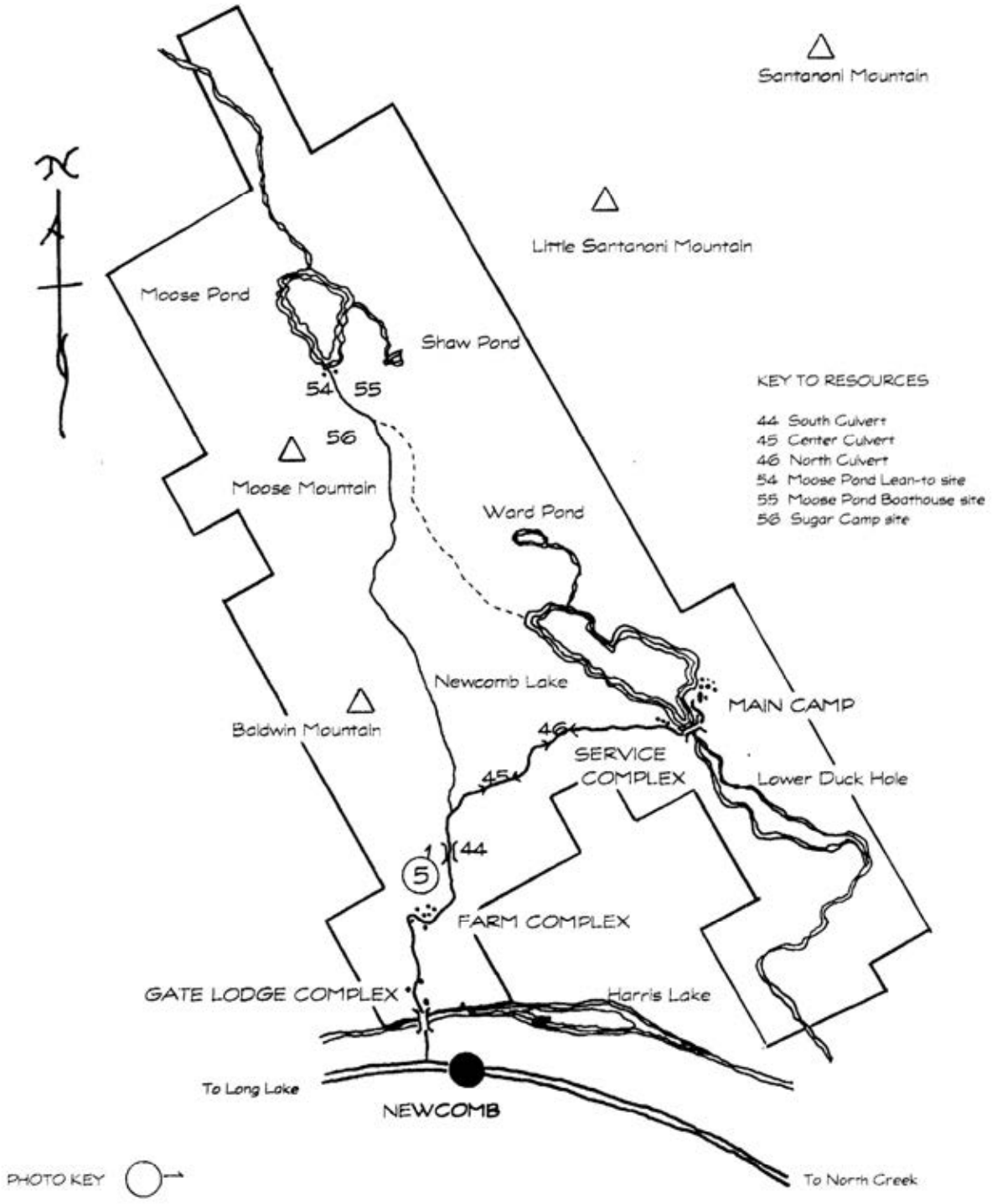
May 16, 2000


KEY TO RESOURCES
1 Main Camp
2 Kitchen
3 Gazebo
4 Generator House
5 Pump House
6 Ice House ruin
7 Lamp House
8 New Boathouse ruin
9 Studio
10 'Old Boathouse' Workshop ruin
11 Changing Pavilion or Bathhouse ruin
47 Newcomb Lake Outlet Bridge
48 Chauffer's House site
49 Garage site
50 Carriage House/Barn site
51 Laundry Building site
52 Caretaker's House site
53 Ice House site
MAIN CAMP
Newcomb Lake
SERVICE COMPLEX
48 49 50
51 52
53
47
PHOTO KEY
SANTANONI PRESERVE
Newcomb Vicinity, Essex County, New York
SKETCH PLANS: MAIN CAMP & SERVICE COMPLEX
W. Haynes, del. 1/2000


FARM COMPLEX
40
39
36
23
21
3
37/38
35
28
24
20
22
32
2
4
33
19
25
34
31
26
27
29
30
GATE LODGE COMPLEX
15
17
14
13
18
1
16
12
43
KEY TO RESOURCES
12 Gate Lodge
13 Barn/Workshop site
14 Garage
15 "West Cottage"
16 Boathouse
17 Shop
18 Camping Shelter site
19 Barn
20 Creamery
21 Herdsman's Cottage
22 Gardener's Cottage
23 New Farm Manager's Cottage
24 Smokehouse
25 Piggery ruin
26 Seed House ruin
27 Hot Beds ruin
28 Ice House ruin
29 Slaughter House ruin
30 Duck House ruin
31 Unknown ruin
32 Blacksmith Shop site
33 Sheep Fold site
34 Poultry House ruin
35 Poultry site
36 Open Shed site
37 Small Pig Pen site
38 Shed site
39 Summer Piggery site
41 Tool Shed ruin
43 Harris Lake Bridge
PHOTO KEY
SANTANONI PRESERVE
Newcomb Vicinity, Essex County, New York
SKETCH PLANS: FARM & GATE LODGE COMPLEXES
W. Haynes, del. 1/2000



SANTANONI PRESERVE
Newcomb Vicinity, Essex County, New York
SKETCH PLAN WITH OUTLYING RESOURCES
W. Haynes, del. 1/2000

Appendix 2 – Response to Public Comment

The Department held a public comment period for the Draft UMP from May 13 to June 12, 2015. Below is a summary of substantive comments, with the Department's response following each comment.

General

Comment: Supports restoration of the site as long as the public has full access.

Response: *The Department provides full public access to Camp Santanoni while balancing its obligation to provide for long term protection of the historic property and for public safety.*

Comment: Consideration should be given to including OPRHP in the management partnership for Camp Santanoni.

Response: *State law assigns jurisdiction and management of historic sites within the forest preserve to the Department. The Department believes that it is better situated and equipped to manage a site like Camp Santanoni in the forest preserve context. OPRHP has been very helpful in providing advice and technical assistance in historic preservation matters and we expect that this will continue into the future.*

Comment: Opposes the use of tank or Clivus-Multrum privies as it would increase motor vehicle traffic.

Response: *Tanks will add about one vehicle trip per month; public use of Camp Santanoni has necessitated frequent relocations of pit privies in order to maintain sanitary conditions. The use of tank privies allows these facilities to be sited in such a way to minimize visitor and site experience impacts and to remain in one place for longer periods of time. Tanks also eliminate the vehicle use and other impacts associated with frequent privy relocations.*

Comment: The state should make a commitment to replace any buildings lost to fire or other causes.

Response: *Replacement of a lost building would require amending the Unit Management Plan. The Department believes that such decisions should be made on a case by case basis.*

Barn

Comment: Supports replacement of the Barn.

Response: *The proposal to construct a replica of the Barn remains a part of the plan.*

Comment: Questions the replacement of the Barn in the Forest Preserve setting and believes that interpretation is a sufficient substitute.

Response: *Numerous public comments lead to the conclusion that in terms of visitor experience an actual building in site will have much greater interpretive and educational value. The Department further believes that replacement of the barn is consistent with Article XIV, state law and the APSLMP. Replacement of the barn will also serve important administrative purposes.*

Comment: Concerned that funding the replacement of the Barn will detract from the overall maintenance of the site.

Response: *Funds and staff currently devoted to site maintenance will not be employed in the replacement of the Barn.*

Comment: Questions the commitment of resources necessary to replace the Barn and believes these resources could be better spent elsewhere.

Response: *The Department believes that the Barn represents such a key interpretive component of the site that the investment is worthwhile.*

Comment: Believes that consideration should be given to the reconstruction of other buildings at Camp Santanoni.

Response: *See responses to 2 and 3 above.*

Comment: Believes that the replacement of the Barn is inappropriate as a policy choice. The building will not be historic and will detract from the historic fabric of the site.

Response: *The Department understands that the replacement structure will not be a part of the historic fabric of the site but it also hopes that the replacement will be sufficiently faithful to the original that it will not detract from the historic character of the site. Lost buildings are rarely replaced at historic sites unless they are of key importance to the public understanding and appreciation of the site. The Department and its partners believe, and public comment supports, that the Barn represents one of those special circumstances. In recent years OPRHP has undertaken the reconstruction of the Carriage House and other features of the Darwin Martin House, a Frank Lloyd Wright designed property in Buffalo. A seventeenth century Seneca longhouse has also been reconstructed from archaeological information at Ganandogan State Historic Site. The National Parks Service has also undertaken such reconstructions on federal sites when found to be necessary and appropriate.*

Farm Landscape Article XIV.

Comments:

1. Supports greater management of the landscape at the Santanoni Farm.
2. Supports more extensive restoration of the historic agricultural landscape at the Santanoni Farm.
3. Farm should be restored to the open space condition at the time of NYS acquisition.
4. Full restoration of the Farm landscape would have a lot of educational value.

Response: *The Department fully understands the importance of retaining the open character of the Farm in the vicinity of the Farm Complex. The area that is currently maintained as meadow is sufficient for that essential "look and feel." Expansion or more intense management of vegetation either within or beyond the currently classified Historic Area boundaries would be legally problematic and does not appear to be necessary for the management, protection or interpretation of the Historic Area.*

In an effort to develop a more complete and fact based understanding of the cultural landscape of Camp Santanoni the Department has added a proposal to complete a cultural landscape report for the site to the Unit Management Plan.

Reclassification of the Garden and Orchard

Comment: Opposes reclassification of the Garden and Orchard as inconsistent with the APSLMP and the state constitution.

Response: *The Department disagrees. No tree cutting is proposed and management of the reclassified area will be in accordance with the APSLMP.*

Comment: Supports the reclassification as long it does not increase the size of the Historic Area.

Response: *The reclassified Garden and Orchard will not change the size of the Historic Area.*

Newcomb Lake Road

Comment: Wants to see better maintenance of the road.

Response: *The Department has been aggressive in its maintenance efforts on the Newcomb Lake Road. Since the creation of the Historic Area in 2000, two of the three stone arched culverts have been rebuilt, the Duck Hole Bridge has been reinforced and re-decked, numerous culverts have been replaced and additional gravel has been applied along the length of the road. The road is raked and repaired annually and corrections crews spend many days assuring that ditches and culverts operate properly.*

All this has been done while trying to maintain the character of the one lane carriage road that served the Great Camp.

Comment: Resurfacing of the road is inconsistent with the legal requirements for managing areas through which the road passes or adjoins.

Response: *The Department disagrees. The Newcomb Lake Road is classified as a component of the Historic Area. The Department's efforts with respect to this road are directed toward maintaining safe public access to the site and assuring that Department staff have access to the site for purposes of conducting work associated with the management and protection of the resources of the Historic Area.*

Comment: Supports opening the Newcomb Lake Road to public motor vehicles.

Response: *The Department cannot support the use of motor vehicles by the public on the Newcomb Lake Road. The road was built and is maintained as a one lane carriage road and simply could not sustain this use without major improvements and modifications that would completely change its character. Part of the visitor experience of the site is the sense of remoteness created by the time and effort required to access the site. Motor vehicle access would eliminate this valuable part of that experience.*

Snowmobile Community Connector Trail

Comment: Proposed route is acceptable as being less of an impact on the historic area, environmental resources and non-motorized users. Encourages a narrow, well-marked corridor with a speed limit, good signage and gates.

Response: *The Department understands this concern and has taken note of these suggestions.*

Comment: Concerned that snowmobile use will negatively affect non-motorized recreational use of the site.

Response: *The snowmobile trail is spatially separated from the Gate Lodge Complex in order to minimize negative effects and user conflicts.*

Comment: The snowmobile trail is inconsistent with the purposes of a historic area.

Response: *The Department disagrees. The snowmobile trail crosses the Newcomb Lake Road at some distance from the Gate Lodge Complex and trailhead and is within the Historic Area for approximately 12 feet*.

Comment: The snowmobile trail should be temporary and should be relocated so that it avoids the historic area entirely as soon as an opportunity to do so presents itself.

Response: *Comment noted. If at some point in the future an alternative route that eliminates the need to cross the Newcomb Lake Road with the Snowmobile Community Connector Trail the Department will consider it.*

YCC at Santanoni

Comment: Dates in the plan are incorrect. YCC presence at Santanoni began in 1977.

Response: *Comment noted and correction made.*

Fire Protection Measures

Comment: Self-contained alarm systems are acceptable but protective treatment of buildings is inconsistent with the protection of the forest preserve.

Response: *The Department agrees regarding the alarm system but disagrees with respect to protective treatment of the buildings. Materials and methods are available which allow for the application of such materials without environmental hazards.*

New Pole Barn

Comment: The proposed pole barn is inconsistent with the management guidelines for historic areas. Offsite storage options should be explored.

Response: *The Department disagrees. Facilities necessary for supporting the operation of a Historic Area are not prohibited by the APSLMP. It is noted that Historic Areas such as Crown Point and John Brown's Farm have facilities that have been constructed to support the management of those sites, the storage of equipment and related activities.*

Great Camp Water Supply

Comment: Wants a safe water supply near the Great Camp.

Response: *The Department does not believe that this is necessary or appropriate. Camp Santanoni represents a unique blending of a publicly accessible historic property that exists in a true backcountry setting. Information the Department provides to the public advises this and recommends that people prepare accordingly. People who camp at the sites surrounding Newcomb Lake regularly use water from the lake with appropriate filtering or treatment.*

Staffing

Comment: Supports full-time staff on site for security and interpretation.

Response: *The Department has taken note of this comment.*

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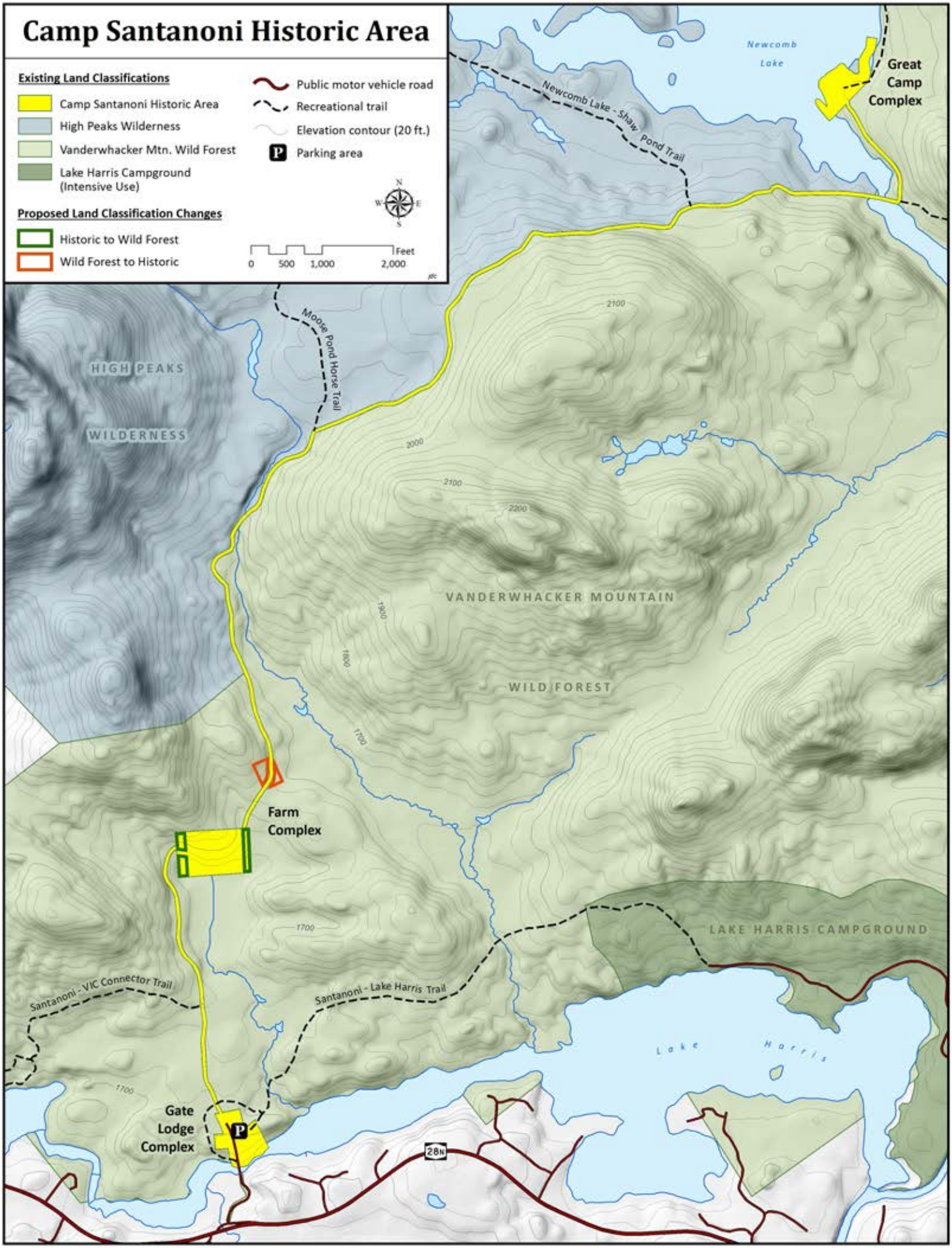
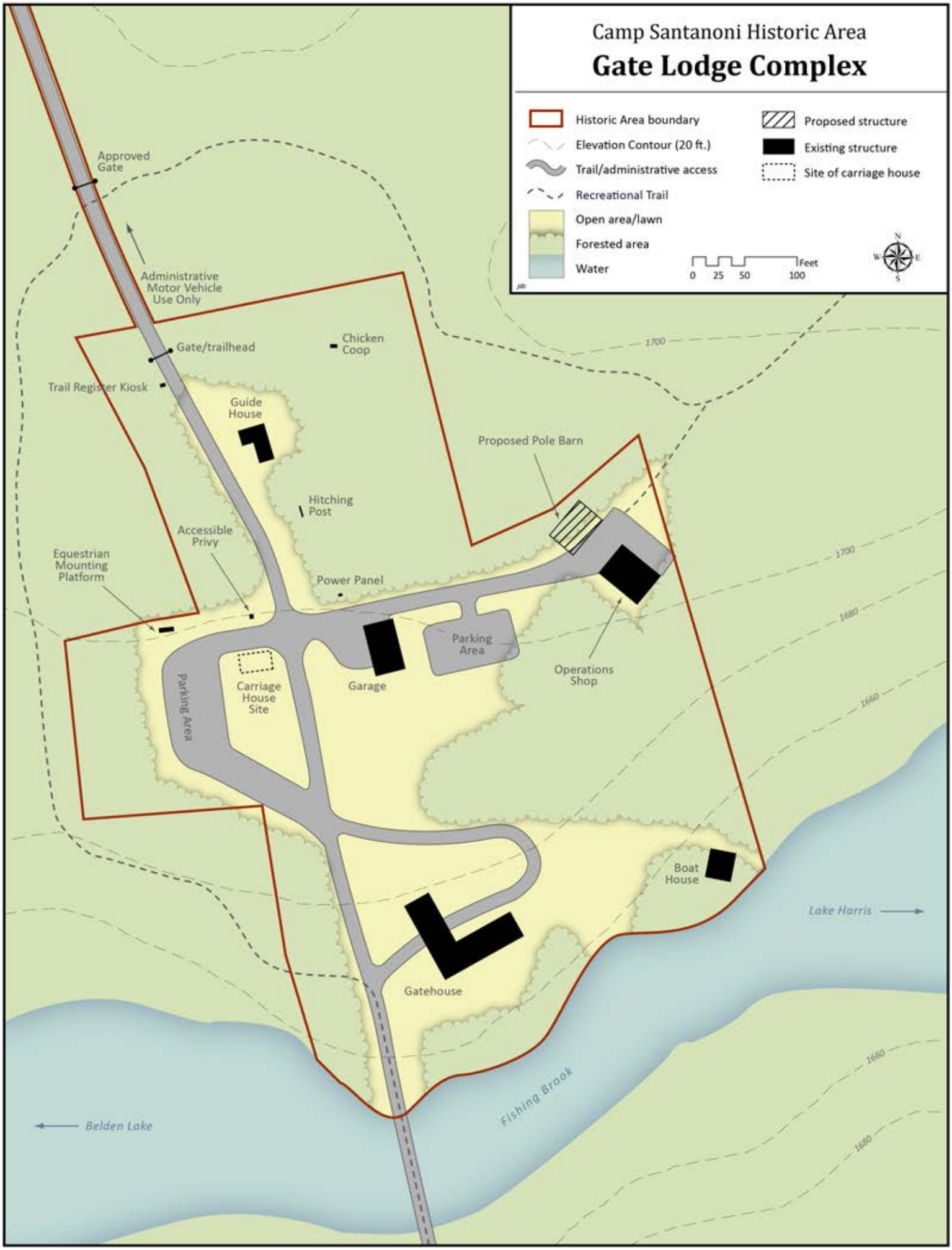
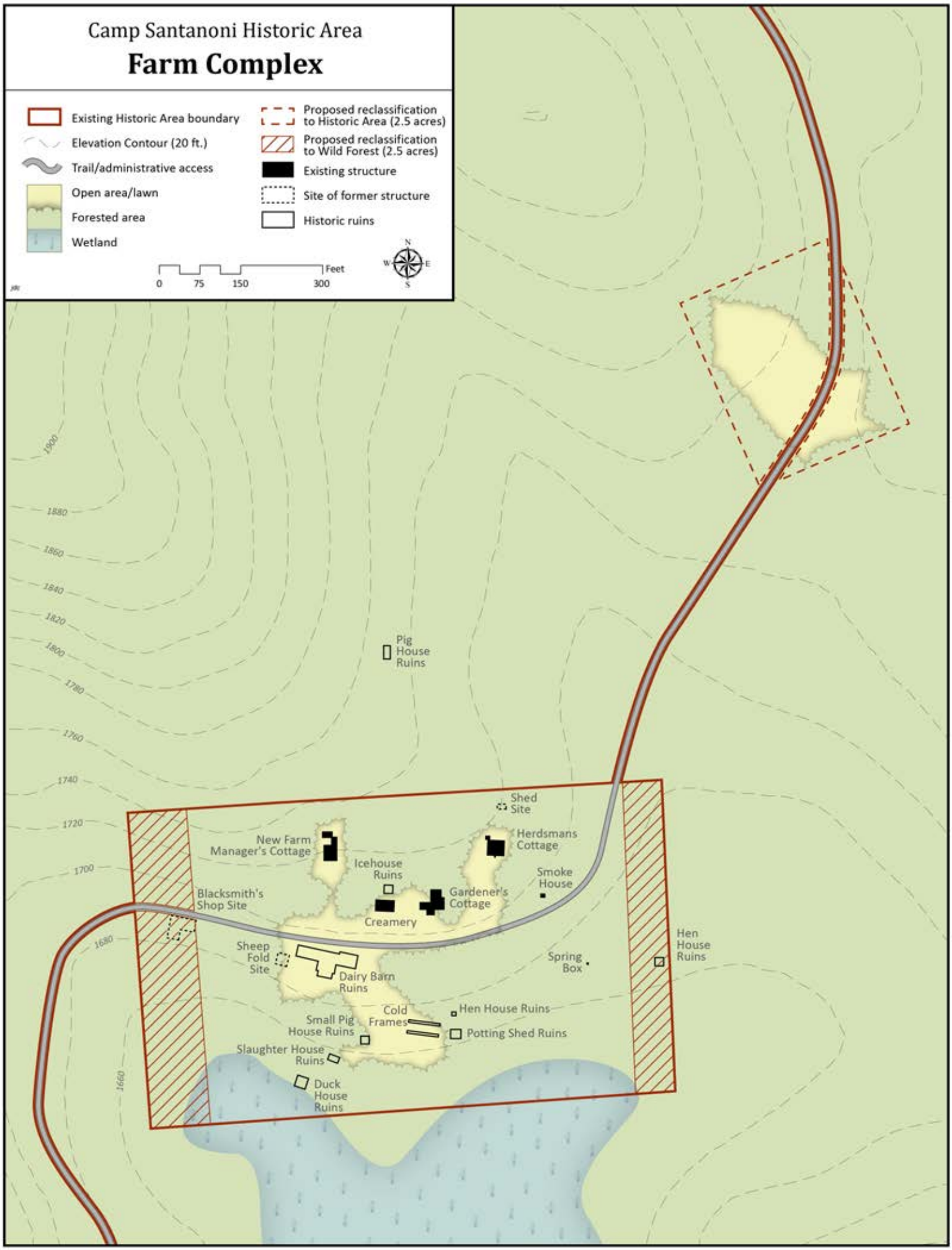
Appendix 3 - Maps

Camp Santanoni Historic Area




Camp Santanoni Historic Area
Gate Lodge Complex
Historic Area boundary
Elevation Contour (20 ft.)
Trail/administrative access
Recreational Trail
Open area/lawn
Forested area
Water
Proposed structure
Existing structure
Site of carriage house
0 25 50 100 Feet
N
W
E
S
Approved Gate
Administrative Motor Vehicle Use Only
Gate/trailhead
Chicken Coop
Trail Register Kiosk
Guide House
Proposed Pole Barn
Hitching Post
Accessible Privy
Equestrian Mounting Platform
Power Panel
Parking Area
Operations Shop
Carriage House Site
Garage
Parking Area
Boat House
Lake Harris
Gatehouse
Fishing Brook
Belden Lake
1700
1680
1660


Camp Santanoni Historic Area
Farm Complex
Existing Historic Area boundary
Elevation Contour (20 ft.)
Trail/administrative access
Open area/lawn
Forested area
Wetland
Proposed reclassification to Historic Area (2.5 acres)
Proposed reclassification to Wild Forest (2.5 acres)
Existing structure
Site of former structure
Historic ruins
0 75 150 300 Feet
N
W
E
S
1900
1880
1860
1840
1820
1800
1780
1760
1740
1720
1700
1680
1660
Pig House Ruins
Shed Site
New Farm Manager's Cottage
Herdsmans Cottage
Icehouse Ruins
Smoke House
Blacksmith's Shop Site
Gardener's Cottage
Creamery
Hen House Ruins
Sheep Fold Site
Spring Box
Dairy Barn Ruins
Hen House Ruins
Cold Frames
Small Pig House Ruins
Potting Shed Ruins
Slaughter House Ruins
Duck House Ruins

Camp Santanoni Historic Area
Great Camp Complex
Historic Area boundary
Elevation Contour (20 ft.)
Trail/administrative access
Open area/lawn
Forested area
Water
Existing structure
Historic ruins
Primitive campsite
0 25 50 100 Feet
N
W
E
S
Newcomb Lake
Bath House
Artists Studio
Pump House
Gazebo
1740
Old Boathouse Shop Ruins
Power House
Main Lodge
Hitching Posts (2) and Equestrian Mounting Platform
Ice House Ruins
Accessible Privy
Ash House
1760
Boathouse
1780