

**STRUCTURAL INVENTORY**

**PROPOSED WINSTON FARM PROJECT**

**ROUTE 32**

**TOWN OF SAUGERTIES, ULSTER CO., NY**

**OPRHP PROJECT REVIEW # 22PR08664**

**PREPARED FOR: SAUGERTIES FARMS, LLC**

**BUFFALO ROAD**

**P.O. BOX 683**

**SAUGERTIES, NY 12447**

**JANUARY 7<sup>th</sup>, 2023**

**PREPARED BY: JOSEPH E. DIAMOND, Ph.D.**

**290 OLD ROUTE 209,**

**HURLEY, N.Y. 12443**

**845-338-0091**

## Introduction

This structural survey was conducted to evaluate four buildings within a proposed 840 acre/340 hectare parcel called the Winston Farm along New York State Route 32 in the Town of Saugerties, Ulster County, NY (Figure 1). It does not cover the Snyder Farm in the southwestern corner of the project which is already National Register Listed: 11115.000170, Snyder Farm (108 Old Route 212). National Register Eligible under Criteria A and C (OPRHP 8/16/2018). The Snyder Farm is also listed under OPRHP USN 11115.000366.

Three of the four structures discussed here are thought to be related to the James Winston occupation at the Winston farm after c. 1919. These are building #'s 2, 3 and 4. The Winston farm was first clearcut probably by the Wynkoop family whose large stone house can be found to the east of these structures and outside of the Winston Farm project area. See 11115.000043, Wynkoop Farm Tavern/ Early Masonic Meeting Hall. C. 1740's (6/21/1983). This is the same building as 11115.000002 and called Schoentag's Colonial Tavern (10/29/68). National Register Listed (90NR01080).

An examination of the CRIS files at OPRHP did not show the Winston Mansion as listed. We are unsure if this may be a case of the file dropping out during the transition from a paper to a computer format. Winston Farm at 119 Augusta Savage Road is called National Register Eligible in both *The Historic Resources Survey of Saugerties* (Plattner 2005: Table 1), and Smith (2016:81).

James Winston was a civil engineer and contractor who oversaw the construction of the Ashokan Dam. He bought c. 1000 acres of the current 840 acre parcel in the second decade of the 20<sup>th</sup> century. He raised Guernsey cows, trained harness racehorses, and also pursued farming. He constructed a number of buildings on the property as well as a small model of the Ashokan reservoir and spill way on the property. Winston built the mansion on the property c. 1920 and at "it's peak, the farm had 150 milking cows, plus bulls, dry cows, and young cattle. There were 29 standard bred horses on the farm in 1921, in addition to 50 sheep and at least 1200 chickens. Winston's farm also achieved success in training trotting horses, and for a time had a future sport Hall of Famer in the fold as trainer and farm manager (DeMark 2022)". For more information see Smith (2016:77-81).

## The Structures

Elevations were taken of the four buildings shown on Figures 1, 2 and 3 and are keyed to those figures. Figure 1 is an overall view of the eastern portion of the project area on the USGS Saugerties 1963 Quadrangle. It does not cover areas to the west that are on the Woodstock Quadrangle because there are no structures in that portion of the property. To the west of the Telephone line that is shown on Figure 1 is a 69.2 acre parcel that is wooded. Figure 2 is a blowup of the southwestern corner of the project area along Old Route 212 to provide a closeup of Structure #1. Figure 3 is a blowup of the central

portion of the project area to illustrate the locations and relationships of Structures 2-4. The 1963 USGS Map shows the Winston Mansion (Structure #2), the Red Cottage (Structure #3), and the Caretakers Cottage (Structure #4). The structure shown north of the Caretakers Cottage is now a stone ruin with existing standing chimney and debris field. It will be dealt with from an archaeological perspective in a different report. Likewise, the building shown to the northeast of the Winston Mansion is also a ruin, as are the faint outlines of the barns shown on Figure 3. These will be included in the Phase 1A Archaeological Report on the property.

As mentioned above, the structures are discussed here with photographs by building number in sequential order from south (the Cottage on Old Route 212) to the caretakers cottage to the north. All four buildings are also on the 1938 USGS Catskill Quadrangle map.

Building #1. White two story cottage at 148 Old Route 212. Asphalt shingle roof, 1 over 1 windows, cross-gabled roof, molded rock-faced concrete block foundation as well as portions made with standard concrete block, returns at eaves, plain clapboard exterior, aluminum replacement windows, brick chimney, long shed dormer on back roof, exterior concrete block chimney, plain columns, concrete block porch (Photographs 1-3). Probably c. 1910-1930. Like Structures 3 and 4 (see below) it may be a kit house.

Building #2: Winston Mansion constructed c. 1920. Cut and dressed bluestone construction, cross-gabled slate roof, slate covered gabled dormers with rounded windows, mostly 6 over 6 light windows on first and second floors, four cut and dressed bluestone chimneys, several 9 light windows, ¼ fanlight windows in north gable end, ribbon windows, Greek Revival door and frame with full transom light, returns at eaves, round Greek Revival columns with dentils at the cornices. Iron mounts in south wall indicate a porch awning. North porch with copper roof has collapsed. Copper flashing on roof. Federal Revival (late) with Greek Revival elements (Photographs 4-6).

Building #3: The Red Cottage. Shingled exterior, ribbon windows, bluestone foundation, asphalt shingle roof, concrete block chimney on exterior, brick chimney on interior, shed dormer in front, squared pier columns on front porch, four and six light windows. Craftsman-influenced two story bungalow (kit house). Similar to the Sears “Westly” model of 1913-1929 or “Sunbeam” of 1921-1926. Sears emphasized the changeability of many of its features for the consumer. Consequently many elements from one house style can be swapped-out with elements of a different house pattern or style. Part of the James Winston Farm, probably for the home of a farm manager (Photographs 7-9).

Building #4: Caretakers Cottage. Dressed bluestone and limestone foundation, shingled exterior, one over one light windows, asphalt shingle roof, returns at eaves, cross-gabled, pressure-treated replaced posts on wooden front porch, wooden panelled “Christian” basement door. One and ½ story building with full basement. This may be a Sears kit house, or it may simply be a stick-built structure in a very basic (cross-gabled) plan on top of a locally sourced bluestone and limestone foundation. This building is c. 1920-1935. Part of the James Winston Farm, probably for the home of a farm caretaker (Photographs 10-12).

## References

DeMark, Susan

2022 Winston Farm's Compelling History. Hudson Valley One (11/10/2022).

Plattner, Christina

2005 Town of Saugerties Historic Resources Survey.

Smith, Michael Sullivan

2016 *A Brief History of Saugerties*. The History Press, Charleston South Carolina.



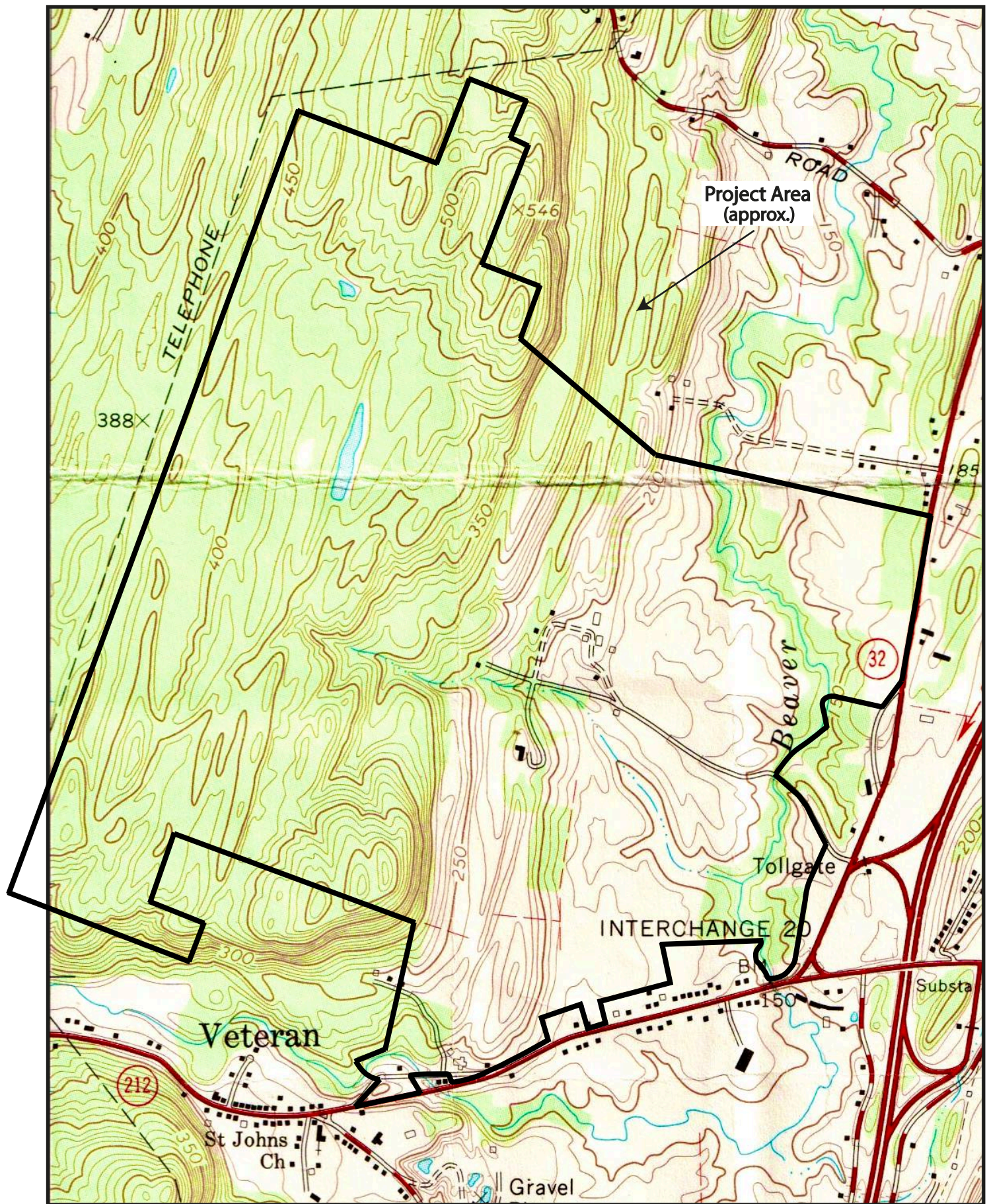
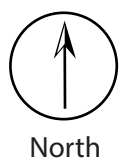


Figure 1. Eastern Portion of Project Area.





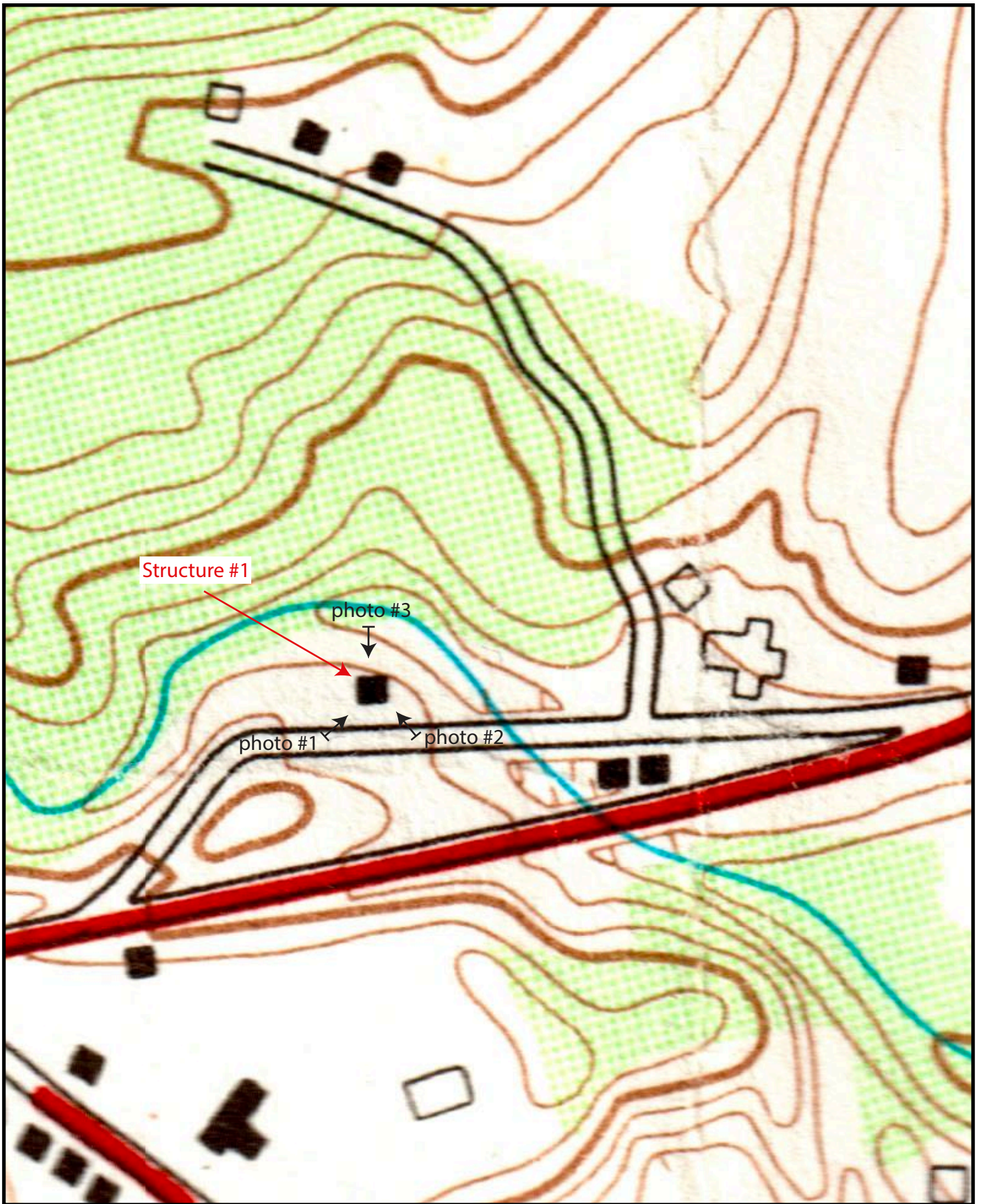


Figure 2. Blowup of Old Route 212 showing Structure 1.





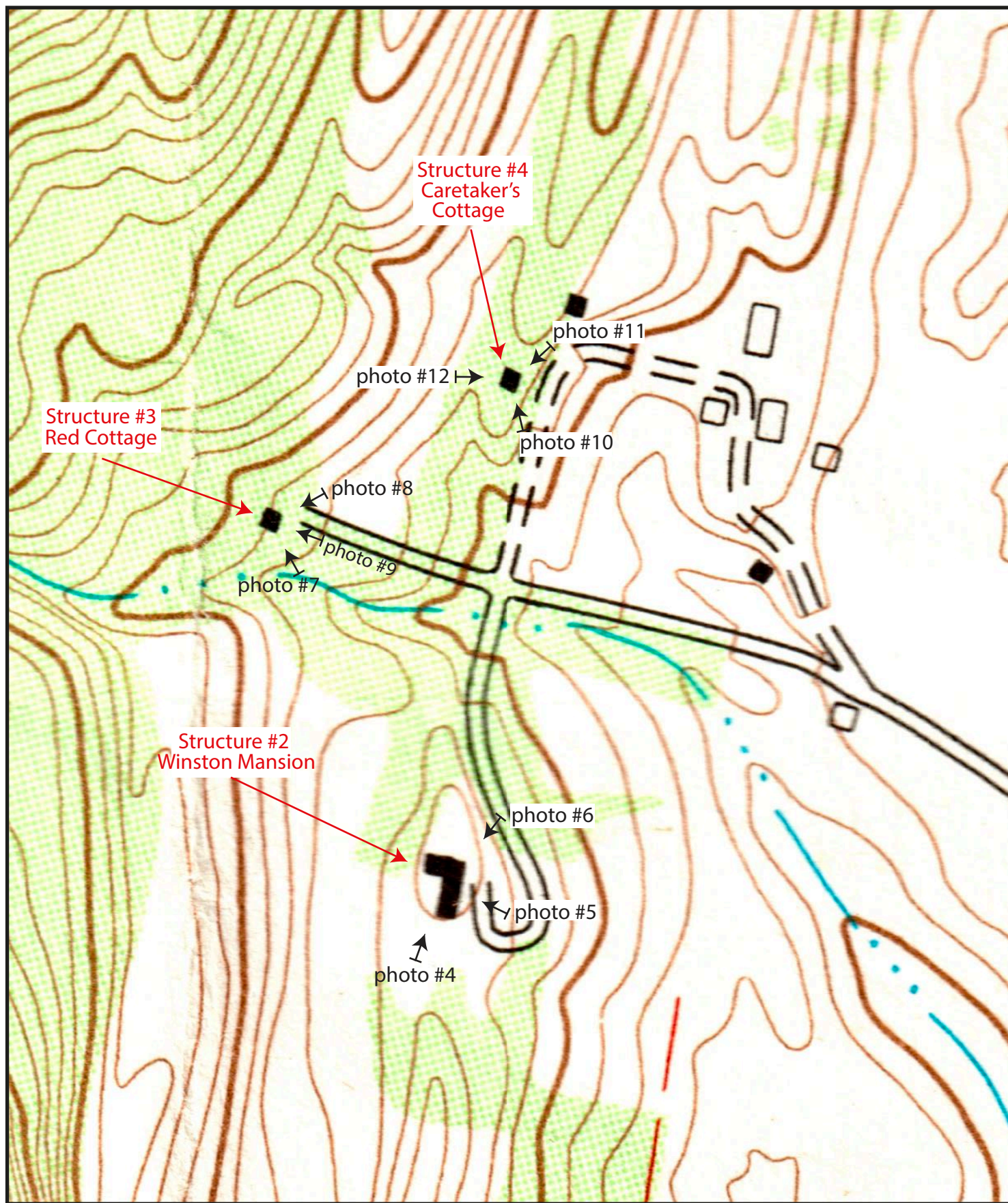


Figure 3. Blowup of central portion of Project Area showing Structures 2-4.





Photograph 1. Structure #1. White two-story cottage. View northeast.



Photograph 2. Structure #1. White two-story cottage. View northwest.





Photograph 3. Structure #1. White two-story cottage. View south from backyard.



Photograph 4. Structure #2. Winston Mansion. View north.





Photograph 5. Structure #2. Winston Mansion. Front of building. View west.



Photograph 6. Structure #2. Winston Mansion. North gable end. View southwest.





Photograph 7. Structure #3. Red Cottage. View northwest.



Photograph 8. Structure #3. Red Cottage. View southwest.





Photograph 9. Structure #3. Red Cottage. View west.



Photograph 10. Structure #4. Caretaker's Cottage. View north.





Photograph 11. Structure #4. Caretaker's Cottage. View southwest.



Photograph 12. Structure #4. Caretaker's Cottage. Rear view looking east.

RE: PR# 22PR08664

In response to your 3/2/2023 comments, I have included three screen shots of the property. The date of each is in the upper left corner. The first is the 1895 USGS Catskill, N.Y. Quadrangle. It does not show the Winston Mansion, although it does show a building in that location that is no longer there, which is probably related to the Wynkoop occupation. It also shows the Wynkoop house and another structure to the west up the road that is now a dirt road leading to present day Buffalo Lane further to the west. The 1938 USGS Catskill Quadrangle shows the Winston Mansion, the Red Cottage, and the Caretakers Cottage. Aside from these three, all of the other structures shown on the 1938 map in that vicinity are now ruins or archeological features. Please note that the road leading to the west between the Winston mansion and the Red Cottage is now considered (in 1938) an "unimproved dirt" road. This is the road which probably supplied the bluestone for construction of the Winston Mansion, the bluestone dam, the foundations for the Red Cottage and Caretakers Cottage, and other structures such as the barns on the property. The 1941 USGS Catskill Quadrangle is essentially the same as the 1938. The 1963 USGS, which I have already submitted, no longer shows the "unimproved dirt" road leading up the hill, although it is still there. As I mentioned in my earlier submission, the only standing structures relating to the Winston Farm in that area of the project area are the Mansion, Red Cottage and Caretakers Cottage (with nearby outbuildings). All of the other structures shown on the maps are now archaeological resources, and these will be discussed in the Phase 1A Archaeological Reconnaissance of the project area.

In a brief discussion with Mr. Dylan Lewis of Atlas Archaeology, LLC he gave me a tentative run down on the archaeological features/structures that he has identified. This number may change as more are added. These are: two Wynkoop structures, one probable mill, and the Wynkoop cemetery. Related to the Winston occupation: three large barns, two unidentifiable structures, two possible creamery buildings, two small sheds, a collapsed house structure, the reservoir, a mill dam with pond and raceway, an ice pond, an isolated stone fireplace in the middle of the woods, an ornamental pond in front of the Mansion, and multiple stone quarries in the western portion of the project area.

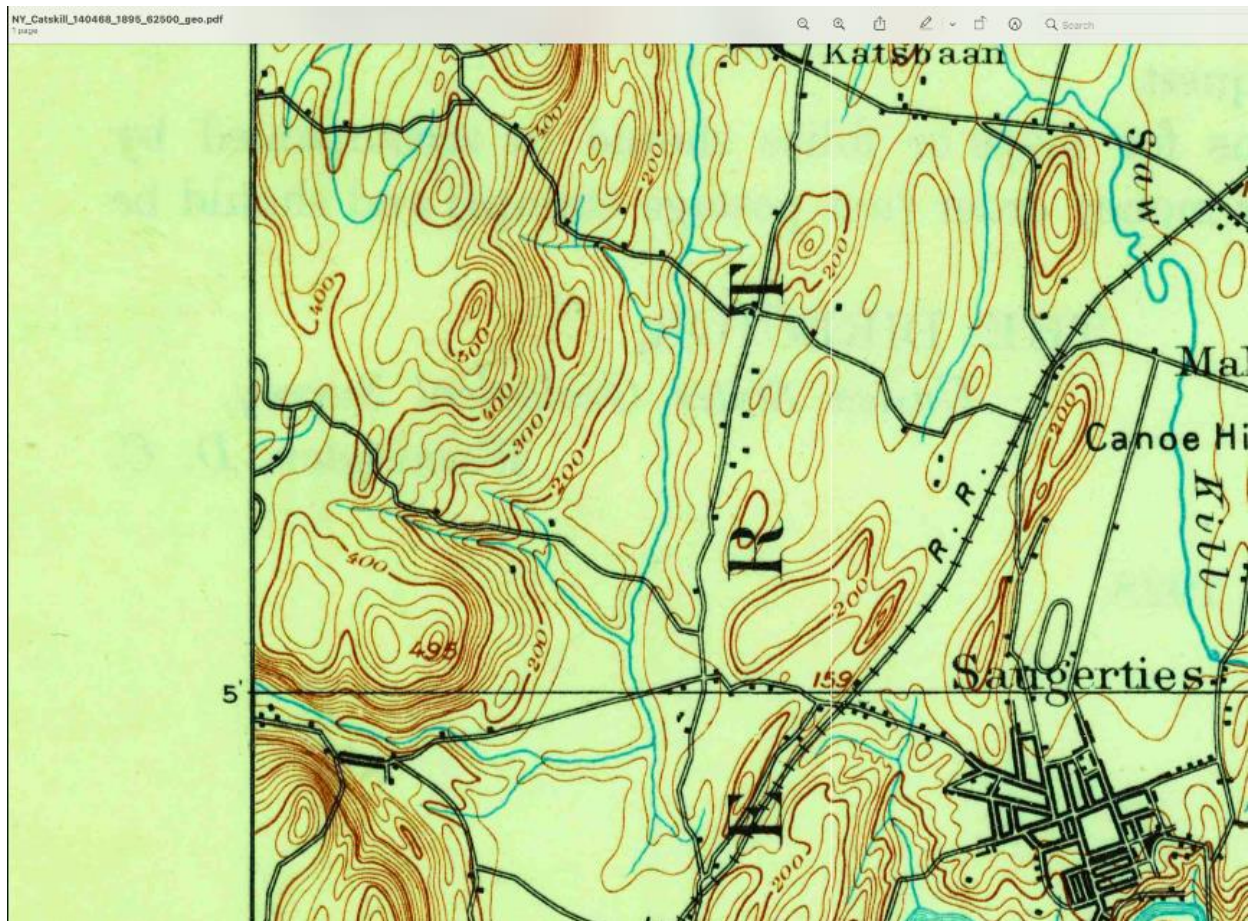
I have included a photograph of the dam. This will also be included in the Phase 1A Archaeological Reconnaissance. There appear to be no associated features with the dam, except a pond behind it.

In terms of historic boundaries, the project area is currently c. 840 acres, which also includes the Snyder Farm. The map that I previously submitted (1963) is all that we have at the moment, and in that map, I cut off the 69.2 acre parcel that is on the other side of the "Telephone Line" that is shown on the map. That portion of the property is composed of many large and small bluestone quarries.

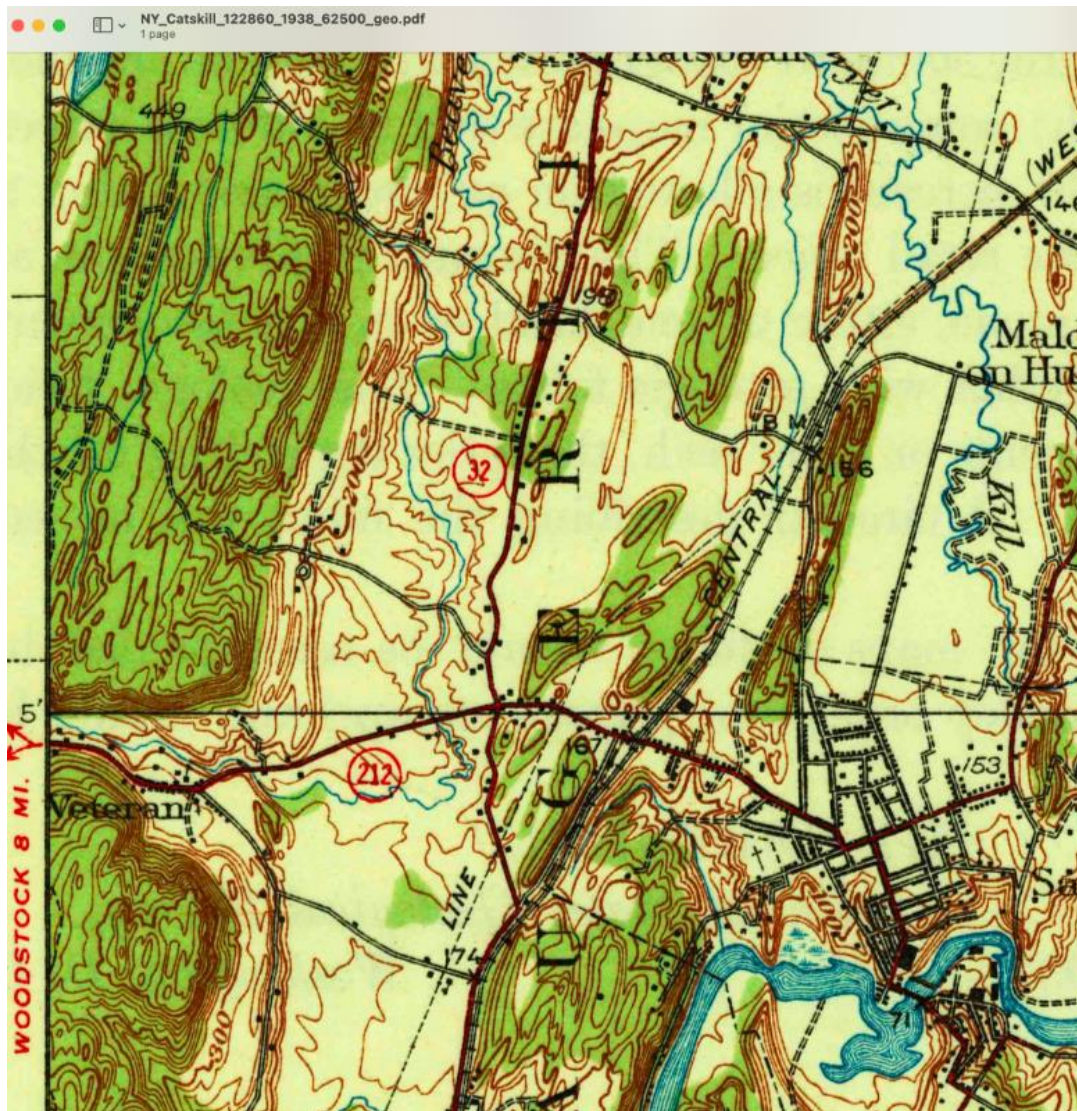
Joseph E. Diamond, Ph.D.  
Consulting Archaeologist



1895

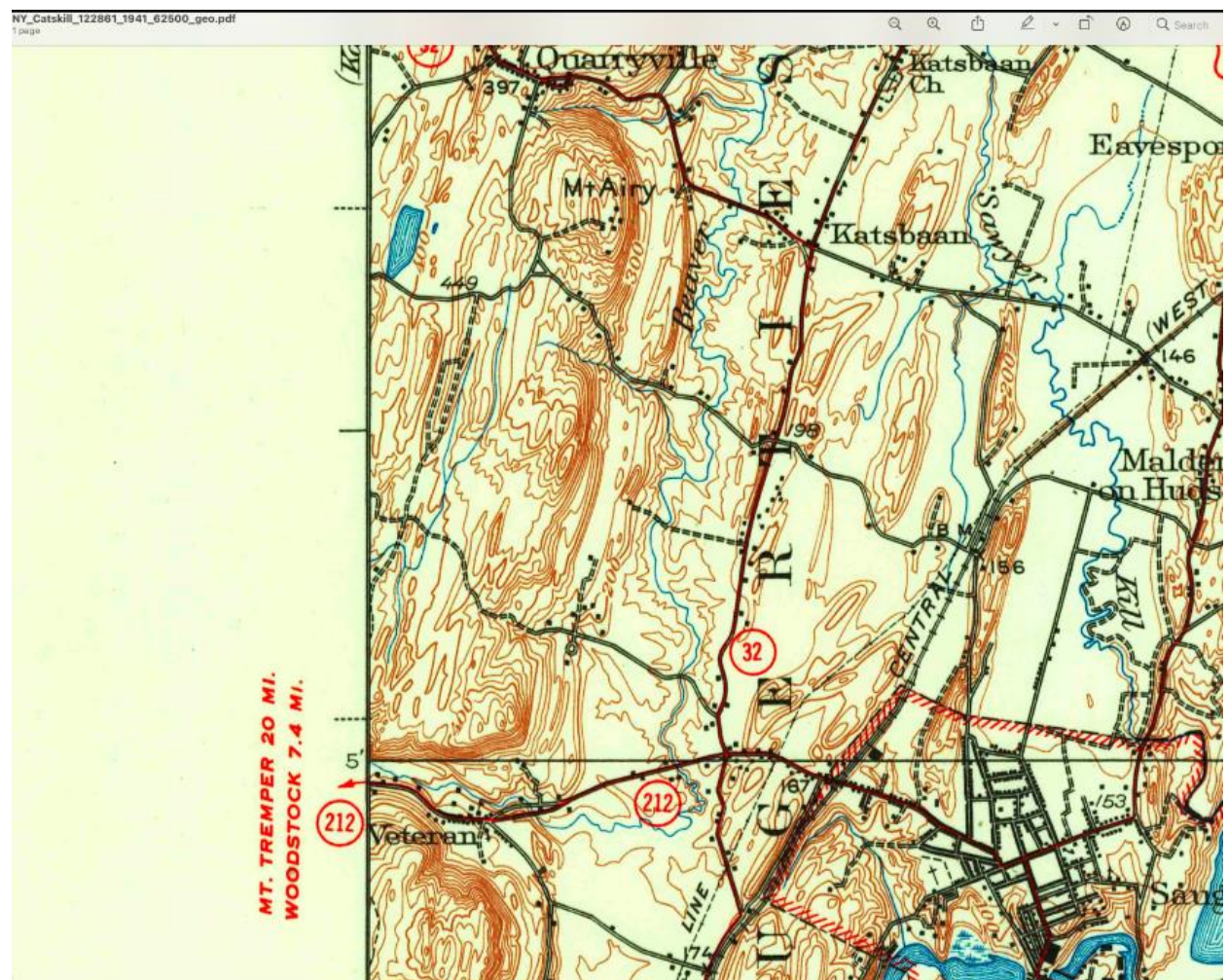


1938





1941





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

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

## **ARCHAEOLOGY COMMENTS**

### **Phase IA/IB Archaeological Survey Recommendation**

**Project: Winston Farm Planned Development**

**PR#: 22PR08664**

**Date: 11/30/2022**

Your project is in an archaeologically sensitive location. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends a Phase IA/IB archaeological survey for components of the project that will involve ground disturbance, unless substantial prior ground disturbance can be documented. A Phase IA/IB survey is designed to determine the presence or absence of archaeological sites or other cultural resources in the project's Area of Potential Effects (APE).

If you consider the entire project area to be disturbed, documentation of the disturbance will need to be reviewed by SHPO/OPRHP. Examples of disturbance include mining activities and multiple episodes of building construction and demolition. Documentation of ground disturbance typically consists of soil bore logs, photos, or previous project plans. Agricultural activity is not considered to be substantial ground disturbance.

Please note that in areas with alluvial soils or fill archaeological deposits may exist below the depth of superficial disturbances such as pavement or even deeper disturbances, depending on the thickness of the alluvium or fill. Evaluation of the possible impact of prior disturbance on archaeological sites must consider the depth of potentially culture-bearing deposits and the depth of planned disturbance by the proposed project.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA/IB survey.

If you have any questions concerning archaeology, please contact Jessica Schreyer at [Jessica.Schreyer@parks.ny.gov](mailto:Jessica.Schreyer@parks.ny.gov).



# **Phase 1A Cultural Resource Investigation for Winston Farm Planned Development Town of Saugerties, Ulster County, NY**

**OPRHP PROJECT REVIEW # 22PR08664**

**May 2023**

Prepared for: **Saugerties Farm, LLC Buffalo Road PO Box 683 Saugerties, NY  
12447.**

## Management Summary

SHPO: Project Review #: **22PR08664**

Involved State and Federal Agencies: **SEQRA, Section 14.09/New York State DEC, OPRHP**

Phase of Survey: **Phase 1A**

Location Information:

Survey Area (Metric and English): **c. 840 acres/340 hectares.**

Length: **c. 17,000 feet /5182 meters N/S**

Width: **c. 16,250 feet/4953 meters E/W**

Number of Acres Surveyed: **840 Acres/340 hectares.**

USGS 7.5 Minute Quadrangle Map: **Saugerties**

Archaeological Survey Overview

Results of Archaeological Survey

Number & name of precontact sites identified: **Phase 1A identified fourteen known sites within the 840-acre area surveyed.**

Number & name of historic sites identified: **Phase 1A identified 26 locations of historic ruins of various functions, extraction sites (quarries), mills, a cemetery, and an isolated fireplace.**

Results of Architectural Survey

Number of buildings/structures/cemeteries within the survey area: **One family cemetery and three structures.**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: **TBD.**

Number of identified eligible buildings/structures/cemeteries/districts: **Wynkoop Cemetery within the survey area.**

Report Author(s): **Dylan Lewis, MA, RPA**

Date of Report: 05/30/2023



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Photograph 22. Isolated fireplace (#23). View northwest.

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Appendix A: Passero Associates Winston Farm Base Plan: Aerial view of the Winston Farm Project with Topographic Relief.

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Appendix C: Census of Wynkoop Cemetery

Appendix D: Passero Associates Winston Farm Base Plan with Historic Locations Found During 1A walk-over.

## I. Phase 1A Literature Search and Sensitivity Assessment:

### **Abstract**

*This cultural resource survey was conducted to evaluate a proposed 840-acre/340-hectare parcel along New York State Route 32 in the Town of Saugerties, Ulster County, NY. The survey area comprises a combination of relatively open farmland to the east and substantial woodlands to the west. Most of its eastern boundary is the Beaver Kill, except for a portion of the property that is east of the Beaver Kill along Route 32. To the south, the property is bordered by several houses along Route 212. To the west, the property is partially bordered by and partially bisected by a Central Hudson Gas and Electric right-of-way. A rectangular combined parcel of 69.197 acres/28 hectares is on the west side of the Central Hudson right-of-way. To the north, the survey area is bordered by the backyards of houses fronting on Mower Mill Road and other parcels that front on Hommelville Road, which is further north. A Phase 1A search through the CRIS files at OPRHP located fourteen known precontact sites within the survey area and seventeen within a one mile radius. Several historic archaeological sites are within a one-mile radius, and one National Register Eligible structure, the Winston Mansion, is within the survey area. The walk-over of the survey area located 26 historic archaeological ruins/mills/extraction sites, and a cemetery. A Phase 1B Archaeological Reconnaissance for the Area of Proposed Effect (APE) is recommended.*

### **A. Project Description**

This cultural resource survey was conducted to evaluate a proposed 840 acre/340 hectare parcel along New York State Route 32 in the Town of Saugerties, Ulster County, NY (Appendix 1 and 2). The survey area is a combination of relatively open farmland to the east, and substantial woodlands to the west (Photographs 1-3). Along most of its eastern boundary is the Beaver Kill, a small stream that flows north into the Kaaterskill Creek and eventually into the Hudson River at Catskill, New York. The survey area's northeastern corner is on the eastern side of the Beaver Kill along Route 32. The survey area is also bordered on its east by Route 32, a Holiday Inn, and the National Register-listed Wynkoop House. To the south, the property is bordered by a number of houses along Route 212. The Snyder farm is included within the parcel's southern border, and is a National Register-listed farm complex. To the west, the property is partially bordered and bisected by a Central Hudson Gas and Electric right-of-way. A rectangular combined parcel of 69.197 acres/28 hectares is on the west side of the Central Hudson right-of-way. To the north, the survey area is bordered by the backyards of houses fronting on Mower Mill Road and other parcels that front on Hommelville Road, which is further to the north. The eastern portion of the 840 acre parcel is essentially bisected by Augusta Savage Road, which begins at Route 32 and ends where the road begins its uphill climb into the western portion of the survey area. The project sponsors intend to connect Augusta Savage Road to Bull Lane, which was extant from the second half of the nineteenth through the early twentieth century (see below).

At present, the proposed development concept plan includes an indoor water park and hotel, commercial space, stormwater management, an amphitheater and event center, a tech and business park, a public park and residential housing, multi-family housing, rehabilitating the

Snyder farmhouse and barn, a village of high-density single-family housing, a boutique hotel, campgrounds, cabins, single-family lots, and estate lots (Map 4).

The author was contacted by Mr. Chris LaPorta of Passero Associates, Engineering and Architecture in May of 2022. The literature survey for this project was conducted through CRIS on 12/24/2022.

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### C. Recorded Archaeological Sites and Surveys:

Atlas Archaeology LLC consulted historical documents and maps on 12/24/2022, available at the Library of Congress, David Rumsey Cartography Associates, and the New York Public Library to develop an understanding of the history and prehistory of the survey area and the surrounding region. Atlas Archaeology LLC reviewed site files available from the New York State Office of

Parks, Recreation, Historic Preservation, and the New York State Museum through the Cultural Resource Information System to establish previously recorded archaeological sites within one mile (1.6 km) of the survey area. Atlas Archaeology LLC utilizes a collection of regional publications including but not limited to: Beauchamp 1900; Parker 1920; Ritchie 1980; Ritchie and Funk 1973 for descriptions of local archaeological sites. Atlas Archaeology LLC examined the listed State and National Register of Historic Places (S/NRHP) within one mile of the Survey area, also available through the Cultural Resource Information System. This review located many precontact sites within the survey area as well as significant numbers of sites adjacent to the survey area.

#### *Precontact Archaeological sites*

We have divided these into three groups: within the survey area, adjacent to the survey area (within 1000 feet), and within a one-mile radius of the survey area. Due to concerns regarding the looting of precontact sites we do not provide a location for these sites.

#### **Precontact (Native American) Sites within the Survey area: N=14**

NYSM Site Area # 8607 covers a corner of the survey area.

NYSM Site Area # 7329 covers the SE corner of the survey area.

11115.000041 Reinhart 1989. Site E. Debitage.

11115.000030 Reinhart 1989. Site V. Lithics.

11115.000035 Reinhart 1989. Site B. Debitage.

11115.000031 Reinhart 1989. Site D. Biface.

11115.000099 Snyder Precontact Site. Reinhart 1989. Multicomponent. Early Archaic-Contact.

11115.000060 Woodstock 2: Site 1, Areas A and B. (Hartgen 1997) Lithics.

11115.000062 Woodstock 2: Site 2, Area E. (Hartgen 1997) Middle Woodland (Fox Creek Phase).

11115.000061 Woodstock 2: Site 2, Areas C & D. (Hartgen 1997) No diagnostics.

11115.000063 Woodstock 2: Site 4, Area F. (Hartgen 1997) No diagnostics.

11115.000064 Woodstock 2: Site 5, Area G. (Hartgen 1997) No diagnostics.

11115.000065 Woodstock 2: Site 6. Area H. (Hartgen 1997) Debitage. No diagnostics.

11115.000066 Woodstock 2: Site 7. Area H. (Hartgen 1997) Debitage. No diagnostics. Overlaps in the CRIS files with Saugerties Hotel Precontact Site #5 (Diamond 2015a, 2015b)

#### **Precontact (Native American) Sites adjacent (within 1000 ft) to the Survey area: N=9**

11115.000280 Saugerties Hotel Site #1. (Diamond 2015a:2015b) Lithics. No diagnostics.

11115.000281 Saugerties Hotel Site #2. (Diamond 2015a: 2015b). Lithics. No diagnostics.

11115.000057 West Ridge Quarry Site. (Diamond 2018). Lithics. No diagnostics.

11115.000058 East Ridge Quarry Site. (Diamond 2018). Lithics. No diagnostics.

11115.000033 Reinhart Site F (1989). Side-notched point and approx. 30 artifacts.

11115.000032 Reinhart Site G (1989). Projectile point.

11115.000028 Rinehart 1989. Site Y. Multi-component. Early Archaic-Late Woodland.

11115.000037 Rinehart 1989. Site O. Projectile point frag., debitage.

11115.000034 Rinehart 1989. Site C. Debitage.

**Additional Precontact (Native American) Sites within a one-mile radius of the Survey area:  
N=8**

11118.000013 Empire Bricks Site. (HAA 1989). Multicomponent. Middle Archaic to Middle Woodland.

11115.000029 Reinhart 1990. Neville Projectile point. Middle Archaic.

11115.000358 Sparling Road Precontact Locus 2. (MacDonald 2020). Multicomponent.

11115.000359 Sparling Road Precontact Locus 3. (MacDonald 2020). Multicomponent.

NYSM Site #510. No info.

NYSM Site #509. Nachte Jan's Rockshelter. Multicomponent (Diamond 2004)

NYSM # 8377. No info.

NYSM # 511. No info.

A total of thirty-one precontact sites were found in the CRIS files within the survey area and within a one-mile radius of the survey area. This is due to several factors; the first is William Reinhart's listing of sites in 1989, the second being Hartgen Archaeological Associates' work at the Winston Farm in 1993-1994 (HAA 1993, 1994a, 1994b, 1994c, 1995, 1997) for Woodstock II. Additionally, Joseph Diamond worked nearby at the Holiday Inn (Diamond 2015a, 2015b) and the Montano Quarry site (Diamond 2018).

*Historic archaeological sites*

The OPRHP files contain information on three historic archaeological sites within a one mile radius. These are:

11115.000040 Reinhart Historic Site I (1989) A small family graveyard of the Folk/Faulk Family. Nine grave markers.

11115.000020/NYSM # 10483 W. H. Kipp Site (LoRusso 1987).



Wynkoop Historic Dump/Midden. Overlaps with 11115.000281. Saugerties Hotel Site #2. (Diamond 2015). Eighteenth-century English and Dutch ceramics.

There are four National Register Listed Structures within a one mile radius. These are:

11115.000170, Snyder Farm (108 Old Route 212). National Register Eligible under Criteria A and C (OPRHP 8/16/2018). The Snyder Farm is also listed under OPRHP USN 11115.000366.

11115.000043, Wynkoop Farm Tavern/ Early Masonic Meeting Hall. C. 1740's (6/21/1983). This is the same building as 11115.000002 and called Schoentag's Colonial Tavern (10/29/68). National Register Listed (90NR01080).

Augusta Savage House and Studio. National Register Listed (01NR01740)

Winston Farm. An examination of the CRIS file did not show the Winston Mansion as listed, while those above were. We are unsure if this may be a case of the file dropping out during the transition from a paper to a computer format. Winston Farm at 119 Augusta Savage Road is called National Register Eligible in both *The Historic Resources Survey of Saugerties* (Plattner 2005: Table 1), and Smith (2016:81).

Additionally, there are seven other structures, mostly south of Route 212, that have been placed in the CRIS files. These are:

11115.000168 Former Veteran Schoolhouse c. 1834 (undetermined).

11115.000172 John Vaughn House, c. 1800. 109 Hommelville Road. (undetermined).

11115.000181 First Schoonmaker House c. 1714 27 Ricks Lane (undetermined).

11115.000173 Viero House c. 1830. Rt 32. (undetermined)

11115.000169 Former St. Thomas the Apostle Church c. 1886/1908 (not eligible).

11115.000360 Nieffer, 46 Churchland Road. (not eligible).

11115.000182 80 Churchland Road. (not eligible).

Mr. Thomas Gorman have established that the Slave Cemetery mentioned in several newspaper accounts is on the eastern side of Route 32 along the fence that is the Thruway Right-of-Way. It has not been located as part of this project because it is outside the project boundary.

To the east of the survey area (1.19 mi or 1.95 km) is the Saugerties Historic District, or the Main-Partition Streets Historic District, #90NR01109. This district contains 82 listed historic buildings on the national registry. Surrounding the district's boundaries are just as many eligible structures on the connecting streets. The district is centered at the intersection of Main Street (Route 32 and 9W) and Partition Street. It also includes sections of Jane Street and Market Street. The district exemplifies commercial, religious, governmental, and residential structures representing the rapid social and economic change in the Hudson Valley during the 19<sup>th</sup> century. With the expansion of the Ulster Iron Works and papermill in 1831 came the increase in construction and population. Much of the district was constructed prior to the town's change in

name from ‘Ulster’ to ‘Saugerties’ in 1855. Later additions to the district occurred in the later Victorian era, including 19<sup>th</sup>-century merchants, a bakery, and a bank. The districts represent a century of rapid social and economic change along the Hudson River.

#### D. Historic Context

This is a summary of historic and cartographic research. This summary will provide information as to the probability of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the confines of the survey area.

##### *Historic Background*

Based on an examination of historic maps of the survey area and the walk-over, the possibility of encountering significant historic archaeological resources in the survey area is considered high. This is due to the Wynkoop family’s tenure on the property as well as James Winston’s work on the property.

James Winston was a civil engineer and contractor who oversaw the construction of the Ashokan Dam. He bought c. 1000 acres of the current 840 acre parcel in the second decade of the 20<sup>th</sup> century. He raised Guernsey cows, trained harness racehorses, and also pursued farming. He constructed several buildings on the property and a small model of the Ashokan reservoir and spill way on the property. Winston built the mansion on the property c. 1920, and at “its peak, the farm had 150 milking cows, plus bulls, dry cows, and young cattle. There were 29 standard-bred horses on the farm in 1921, in addition to 50 sheep and at least 1200 chickens. Winston’s farm also achieved success in training trotting horses, and for a time had a future sport Hall of Famer in the fold as a trainer and farm manager (DeMark 2022)”. For more information see Smith (2016:77-81).

The following are historic archaeological ruins/stone structures, isolated structures, extraction sites (quarries), and a cemetery that were found during several walk-overs. They are in no particular order. A location map can be found in Appendix 4.

1) Wynkoop House Ruin #1 (Photograph 7). On 1854 Brink and Tillson, 1858 French, and 1875 Beers Map as Wynkoop and on 1891 Beers Map of the Hudson Valley as “A. Pults”. Limestone construction with a hand-struck brick bread oven arch. No indications of a chimney on the outside, suggesting a jambless fireplace on the inside. Barely visible in a 1955 photograph in Smith (2016:78). Probably an external kitchen structure with an overall high of two stories. 5.4m E/W by 5.6m N/S. N 42 degrees, 05’25.14”/ W 73 degrees, 58’ 57.14”.

2) Wynkoop House Ruin #2 (Photograph 8). Collapsed limestone walls and partial cellar hole. About 25 feet east of Wynkoop House ruin #1. Hand-struck bricks, Hutton bricks-evidence for a chimney and fireplace. Visible next to #1 as a relatively large house with dormers in a 1955 photograph in Smith (2016:78). 7 m E/W by 11.8m N/S. N 42 degrees, 05’ 25.30”. W 73 degrees, 58’ 57.71”. On the retaining wall south of this structure is a date stone that is inscribed “HW 1843”. It may be from this structure, or it may be from another structure that was torn down with the stone being put into place when the retaining wall was constructed during the tenure of James Winston.

- 3) Barn foundation (Photograph 9). Composed of bluestone with central pillar supports. Part of Winston's estate. Visible in a 1955 photograph in Smith (2016:78). 11.5m E/W by 16m N/S. N 42 degrees, 05' 22.45" W 73 degrees, 58' 55.56".
- 4) Undetermined structure with iron pier supports and long bluestone retaining wall with bluestone capstones (Photograph 10). Part of the Winston estate. Brick rectangular structure at north end. "Fowler" bricks used. 46.6 m N/S by 5.4 m wide at the northern end. N 42 degrees, 05'31.28" W 73 degrees, 58' 55.52".
- 5) Undetermined structure (Photograph 11). Bluestone and brick construction with two rooms. Interior masonry walls. Probably part of Winston estate. 6.1m E/W by 11.2m N/S. N 42 degrees, 05'35.63" W 73 degrees, 59' 02.07".
- 6) Support structure on bluestone pillars with concrete structure at east end (Photograph 12). Possibly a cooler for milk/cream/butter. Probably part of Winston estate. 4.4 m N/S by 6.9m E/W. N 42 degrees, 05'35.30" W 73 degrees, 59' 01.76".
- 7) A rectangular structure with a shallow interior built into the side of a hill with a bluestone supporting wall (Photograph 13). Probably part of Winston estate. 6.3m E/W by 2.9m N/S. N 42 degrees, 05'37.60" W 73 degrees, 59' 01.35".
- 8) Wynkoop Cemetery (Photograph ). See Appendix 3 for list of occupants.
- 9) Six bluestone pier supports for unknown structure, possibly a shed or small farm building (Photograph 15). Probably part of the Winston estate. 4.6m E/W by 3.6m N/S N 42 degrees, 05'31.47" W 73 degrees, 59' 03.37".
- 10) Bluestone retaining wall with bluestone foundation 1.5 meters away. Downhill from structure #9. Square bluestone addition at the north end. Garage or small barn. Probably part of the Winston estate. 8m N/W by 11.5m N/S. N 42 degrees, 05'29.61" W 73 degrees, 58' 57.86".
- 11) Large barn foundation (Photograph 16). Bluestone retaining walls with piers and iron gates. Horse/cow stalls. Clearly visible in a 1955 photograph in Smith (2016:78). Part of the Winston estate. 26.3m E/W by 48.6 m N/S. N 42 degrees, 05'29.61" W 73 degrees, 58' 57.86".
- 12) Bluestone foundation with brick and bluestone chimney (Photograph 17). Brick inside, with dressed bluestone above the roof line. Multiple extensions and porch with bluestone steps facing south. Probably part of Winston estate. 11.6m N/S by 12.6 m E/W. N 42 degrees, 05'37.67" W 73 degrees, 59' 20.71".
- 13) Small structure south of structure #11 on the side of a hill. Five-sided bluestone foundation with framed, one door, wooden construction. Probably part of the Winston estate. No GPS.
- 14) Bluestone reservoir and waterfalls next to Winston mansion and southeast of the Red House (Photograph 18). Probably part of the Winston estate. N 42 degrees, 05'24.54" W 73 degrees, 59' 07.48".
- 15) Bluestone mill dam, mill pond and raceway (Mill #1). Probably part of the Winston estate. N 42 degrees, 05'25.54" W 73 degrees, 59' 19.65" (Photograph 19).

16) Bluestone mill dam (Mill #2). Constructed of roughly laid angular stone approximately 5 meters wide (Photograph 20). No raceway evident. Upstream from Mill #1. Due to the haphazard construction and the lack of cut stone and dressing, it may be an earlier mill associated with the Wynkoop family. There is no obvious raceway, so the race and mill portion were probably constructed of wood. It may have been a sawmill or a grist mill. No GPS.

17) Quarry #1. A small quarry on the south side of the wood road. N 42 degrees, 05'34.39" W 73 degrees, 59' 33.11".

18) Quarry #2 on north side of road near wetland. This quarry is composed of two portions separated by about 20 meters of unexcavated soil. N 42 degrees, 05'36.87" W 73 degrees, 59' 32.60".

19) Quarry #3 on north side of road. N 42 degrees, 05'38.74" W 73 degrees, 59' 33.68".

20) Quarry #4 on west side of high-tension line at edge of tree line. N 42 degrees, 05'47.13" W 73 degrees, 59' 44.24".

21) Quarry field with multiple quarries and backspoil piles. This area has numerous quarries with small roads and huge backspoil piles. It covers most of the western extension to Bull Road. This should come as no surprise since a Phase 1A Archaeological Survey by Collamer and Associates (2002) noted that the survey area just south of the western extension had been extensively mined in the 19<sup>th</sup>-early 20<sup>th</sup> century. The above quarries are a few samples of the numerous quarries found in the western portion of the survey area. The western 60+ acres is almost entirely characterized by quarry activity.

22) Ice pond with a dam (Photograph 21). Several borrow pits along the western edge were dug out and used to create a very large and high dam, probably for ice harvesting. Likely from the Winston estate. N 42 degrees, 05'39.60" W 73 degrees, 59' 26.65".

23) Isolated fireplace composed of glacial cobbles, fieldstone, and one cut piece of bluestone (Photograph 22). Probably from Winston estate. N 42 degrees, 05'22.19" W 73 degrees, 59' 19.38".

24) Large bluestone barn foundation near Winston mansion. 38m N/S by 18.1m E/W. Probably Winston estate. N 42 degrees, 05'14.86" W 73 degrees, 59' 05.14".

25) Ornamental pool. Constructed of limestone and bluestone. Diameter 8m. Probably Winston estate. N 42 degrees, 05'16.62" W 73 degrees, 59' 04.49".

26) Barn foundation. Near bend in Augusta Savage Road heading toward Structure #4 above. Currently covered with blacktop. No GPS.

As part of this Phase 1A survey, a number of additional reports and books were examined. These include Birchwood and Associates (2007), Collamer and Associates (2002), Cultural Resources Survey (NYSM), Diamond (2010, 2019, 2022) Hartgen Archaeological Associates (2018, 2019a, 2019b), Hudson Valley Cultural Resource Consultants (2020), Lawson (2018), Miroff (2007), Plattner (2005), Smith (2016), and Ross (1986).

## Cartographic Research

Atlas Archaeology LLC reviewed the historic maps of Ulster County to locate any structures, previous road alignments, and other landscape features or alterations that could affect the likelihood that archaeological and historic resources might be located within the survey area. The boundaries of the site are superimposed on the maps. Maps from the nineteenth century lack the accuracy of modern surveyed maps. It is expected that the relationship of the survey area relative to the roads, structures, and other features as they are drawn are approximate representations.

Seven historic maps were consulted to determine if other historic structures were present in the survey area. The 1854 Brink and Tillson map (Map 1) shows the domicile of “H. Wynkoop” on the bend of Augusta Savage Road. This is probably one of either Structures 1 or 2 listed above. As noted above, a date stone inscribed “HW 1843” was probably the date stone for the house shown on the 1854 map. Since there are two archaeological ruins at this location, it is thought that Structure #1 might be a cookhouse and Structure #2 might be the domicile due to its small size. Both are visible in a 1955 photograph in Smith (2016:78). The 1854 map also shows what is now Augusta Savage Road as a complete road to what is now Buffalo Lane and eventually to Harry Wells Road in the vicinity of the Grant D. Morse Elementary School.

The 1858 French Map (Map 2) shows the two archaeological ruins mentioned above (Structure 1 and 2) as being owned/occupied by “E.H. Wynkoop” with two small structures south of the brook as also belonging to “E.H. Wynkoop”. We could not find evidence of these during the site walk-overs. They may have been frame structures that were torn down during the Winston years at the property. The 1858 map also shows present-day Augusta Savage Road continuing to its previous location on the 1854 map. On the 1858, however, there is a north-south road following present day Lodge Road which connects to Baran Ridge Road and Buffalo Lane, and then continues south into Unionville (Veteran).

The 1875 Beers Map of Ulster County (Map 3) shows the same Wynkoop house and another to the south of it, labeled “W. Wynkoop”. Our walk-overs did not find any of these map-documented-structures (MDS). It also shows the same north-south road as the 1858 maps with “stone quarries” at the intersection of that road and the connector from what is now Augusta Savage Road.

The 1891 Beers Atlas of the Hudson Valley (Map 4) shows the Wynkoop house either being owned or occupied by “A. Pults”. Sheet 25 of the 1891 map cuts off just to the west of the Wynkoop/Pults house.

The 1895 USGS Map (Map 5) shows the abovementioned houses on the north and south side of the brook. The southernmost of the two appears to be in the approximate location of the existing James Winston mansion. This map also shows what appears to be the abandonment of the north-south road from present day Lodge Road to the intersection near Baran Ridge Road and Buffalo Lane. It does, however, show the road leading down into Veteran. There also appears to be a third structure at the 300’ topographic line. The structure is further up the road and across from the second mill. There was no evidence of a foundation seen during the walk over.

The 1938 USGS map (Map 6) shows a loop in front of the James Winston Mansion, the Red House, the Warden Pat house, and a road extension north, showing archaeological structure #12

at its northern extent. Four other structures are shown, some of which are probably barns listed below. One of these might be either of the Wynkoop structures #1 and #2 listed below. The 1938 map also gives us an idea of when the roads in the western portion of the survey area went from being used as quarry roads to being called “unimproved dirt” roads, shown with a pair of broken lines. On the 1938 map, the road turns from paved to dirt just uphill from the Red House, essentially the same situation today.

The 1941 USGS Map (Map 7) shows the same grouping of structures. It also shows the same “dirt roads” throughout the survey area.

The Historic Aerial (Figure 3) depicts the Winston Mansion as well as three very large barn structures. The largest of the barns has two roof vents that are seen in a shadow to the west of the structure. There was limited evidence of these three structures found during the walk-over. However, the two vents seen in shadow in this image are still present, now on the ground, near the location of the original barn.

Winston Farm was the site of the Woodstock 94’ Festival, a musical event that drew an estimated 300,000 people. In archaeological surveys nearby (Diamond 2015a), artifacts such as tent pins, bottle caps, metal objects, and plastic were found that probably are detritus from the event. Several extant iron bridges cross the Beaver Kill, which were access points for the festival.

#### E. National Register Eligible / Listed Sites

The National Register Database and OPRHP files were reviewed to identify structures within the survey area listed on the National Register or identified as National Register Eligible. No structures were found to have been within the NR. A separate evaluation of the eligibility is being completed.

#### F. Assessment of Sensitivity for Cultural Resources

##### *Precontact Sensitivity*

There are a total of 31 precontact sites located within one mile of the survey area, 14 of which are within the boundaries of the survey area. There is a high likelihood that additional precontact sites will be located near the various streams and wetlands contained in the survey area. The presence of such a large number of known precontact sites within the survey area and within a one-mile radius would suggest that the survey area is in a location that has a large amount of precontact activity and high sensitivity.

##### *Historic Sensitivity*

26 historic archaeological features were identified throughout the walk-over of the survey area. The Winston farm and the Wynkoop before provide a substantial likelihood that buried historic features would be present within the bounds of the survey area.

#### G. Disturbances

There are no disturbances as defined by the 2005 SHPO and NYAC Standards. Disturbances are predominantly of historic origin and created during farming or quarrying activity. Thus, disturbances should be evaluated as historic archaeological features.

## H. Summary and Recommendations

Within the c. 840-acre Winston Farm property there are fourteen known precontact archaeological sites, 26 historic archaeological ruins/mills/extraction sites, three historic structures and a cemetery. This suggests that other historic archeologic ruins and extraction sites (particularly quarries) will be found during Phase 1B archaeological reconnaissance surveys. Much of the c. 69.2 acre block on the western side of the CHG&E right-of-way comprises late nineteenth to early twentieth-century locations for bluestone quarrying. Much of this stone probably came down the old road that connected Bulls Lane to present day Augusta Savage Road. This stone was used in the foundation and wall construction of most archaeological Winston Farm structures we cited above.

Due to the survey area's location in an area that has fourteen known precontact sites within the survey area and seventeen precontact sites within a one-mile radius, it is recommended that hand-excavated, hand-screened shovel tests be placed at 50-foot intervals (or less) within the Area of Proposed Effect (APE) for each portion of the project mentioned above (see Introduction). All excavated soils should be screened through a minimum of 1/4 inch hardware mesh and examined for precontact and historic artifacts.

We suggest that the 26 archaeological structures located during the walk-overs and the known precontact sites be avoided or mitigated prior to construction.

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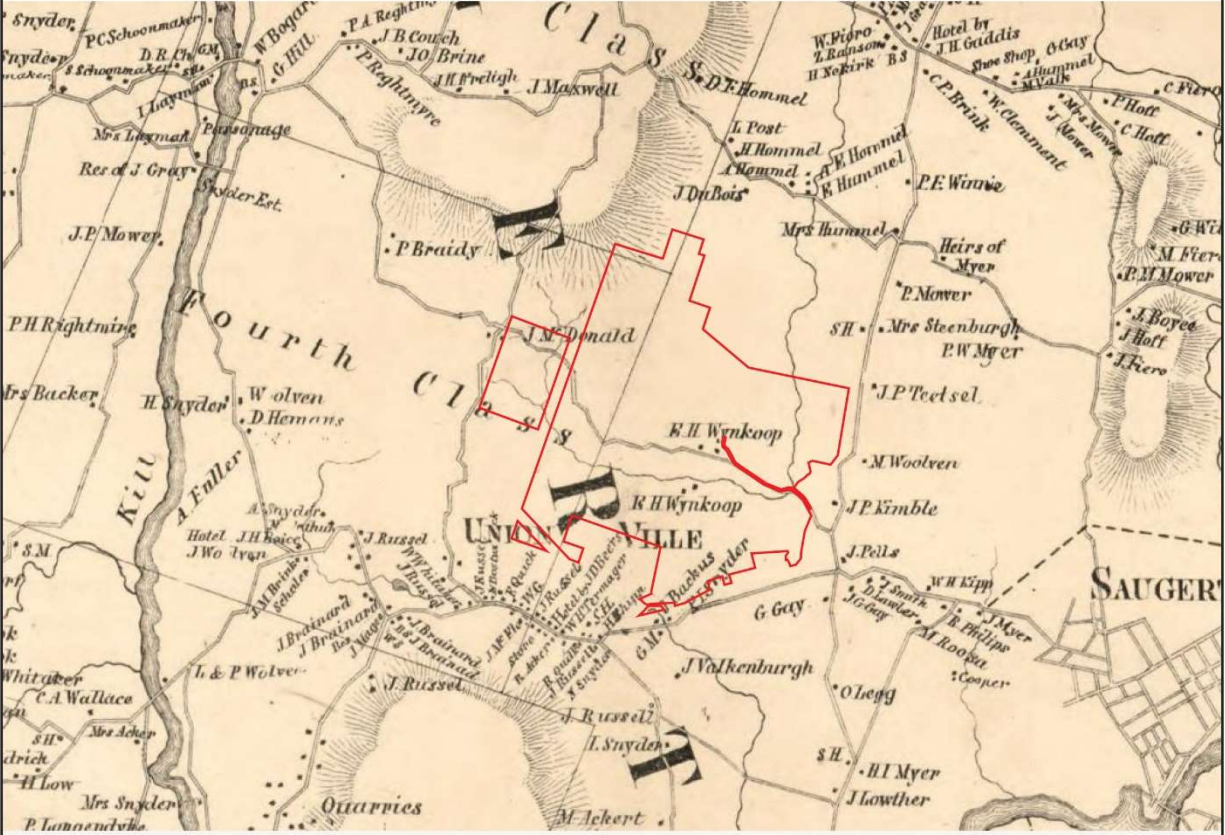
1938 Catskill, New York Quadrangle.




1941 Catskill, New York Quadrangle.

2019 Catskill, New York Quadrangle.

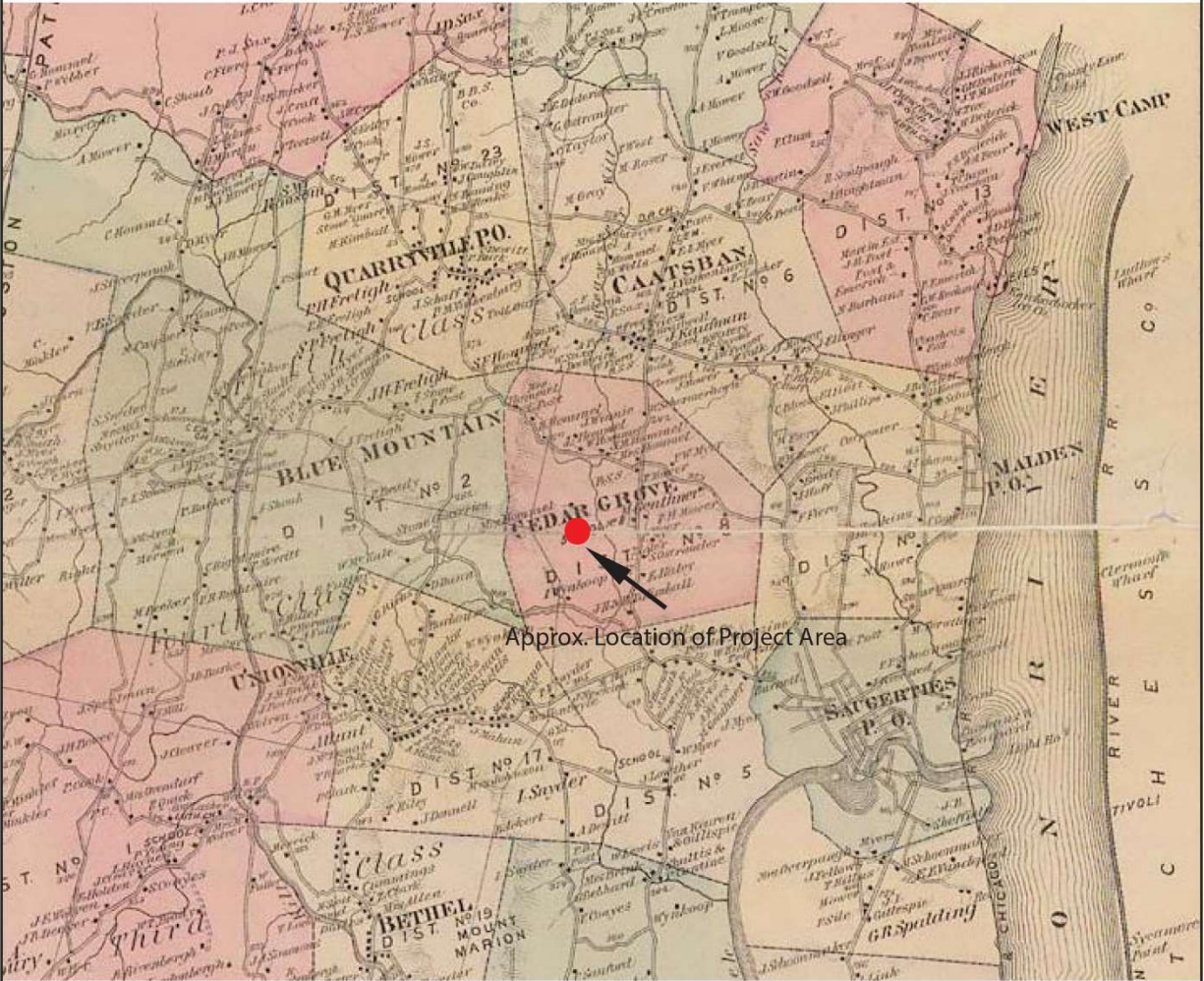
## MAPS





	 0 mi 0.5 mi	Map 2: 1858 French Map of Ulster County	<b>ATLAS</b>  ARCHAEOLOGY LLC
			Map 2





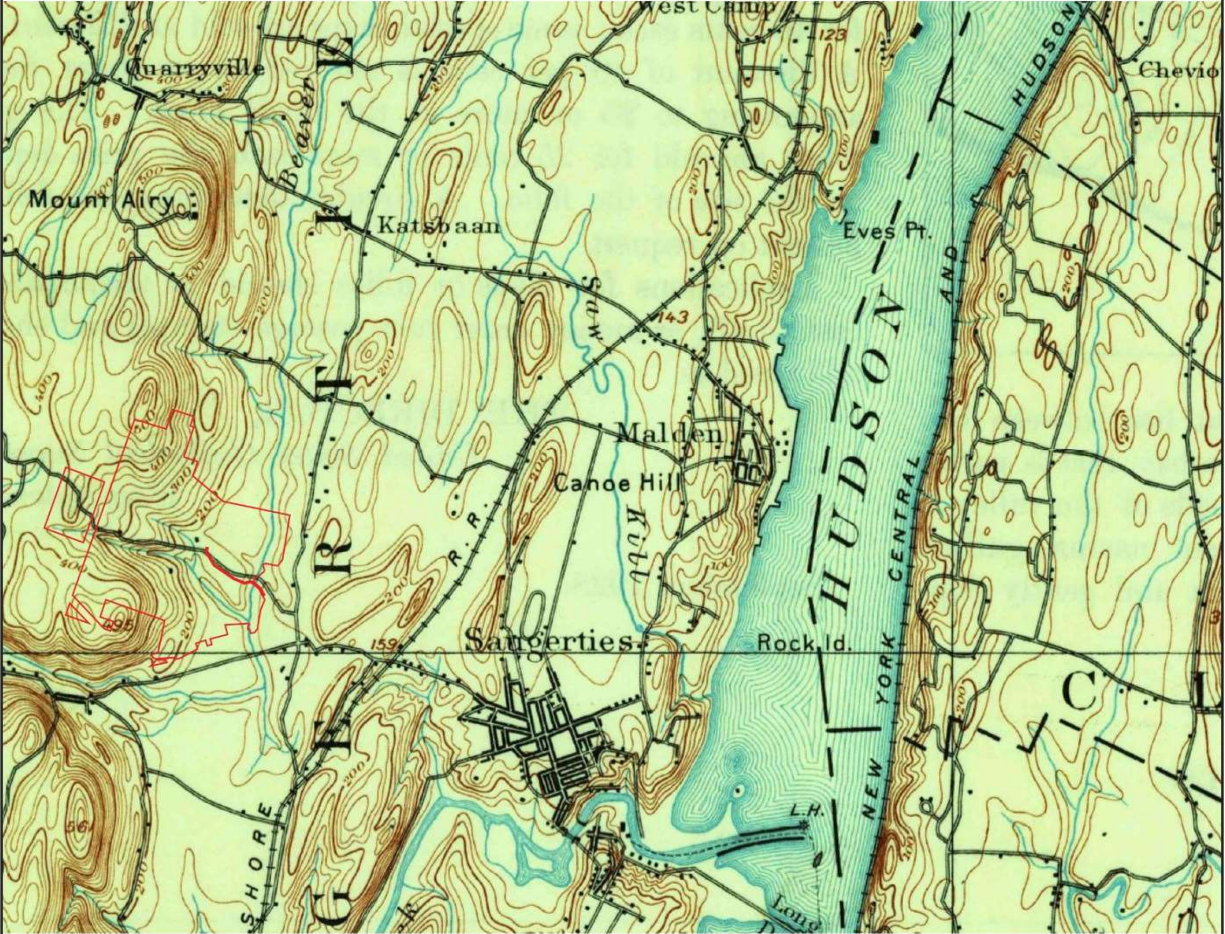
Map 3: 1875 Beers Atlas of Ulster County



Map 3







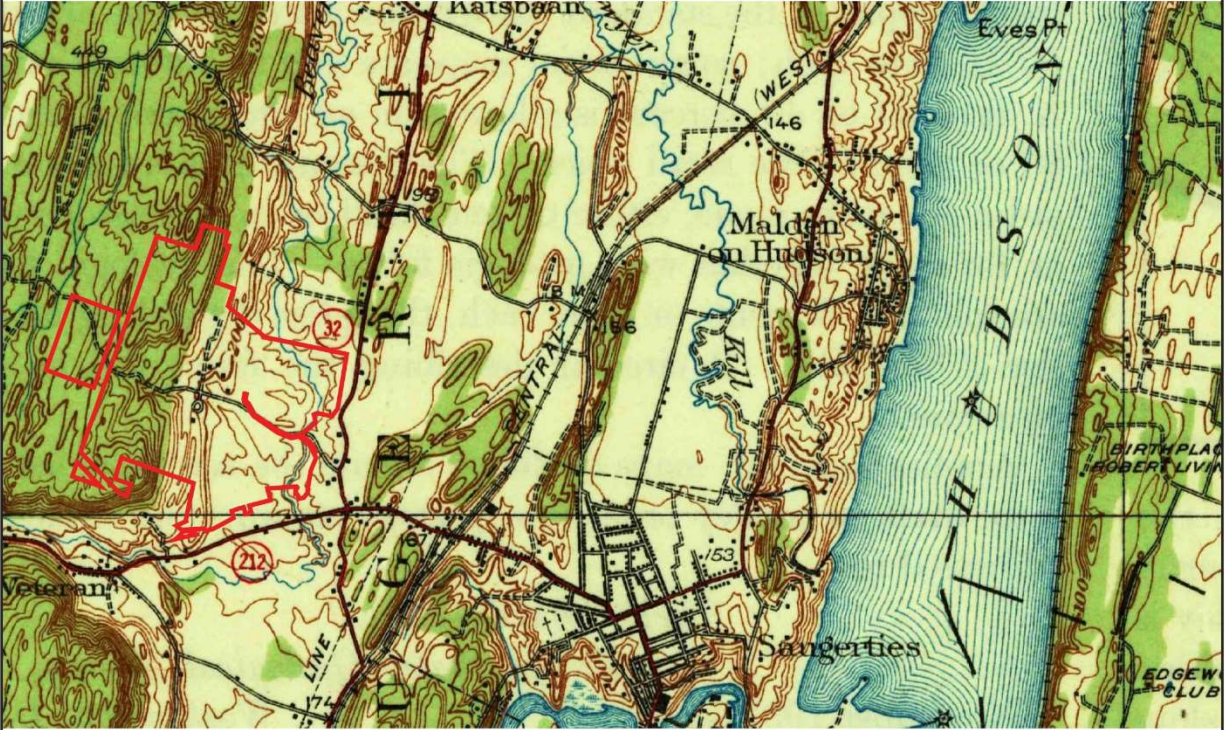
0 mi 1.5 mi

Map 5: 1895 USGS  
Catskill Quadrangle

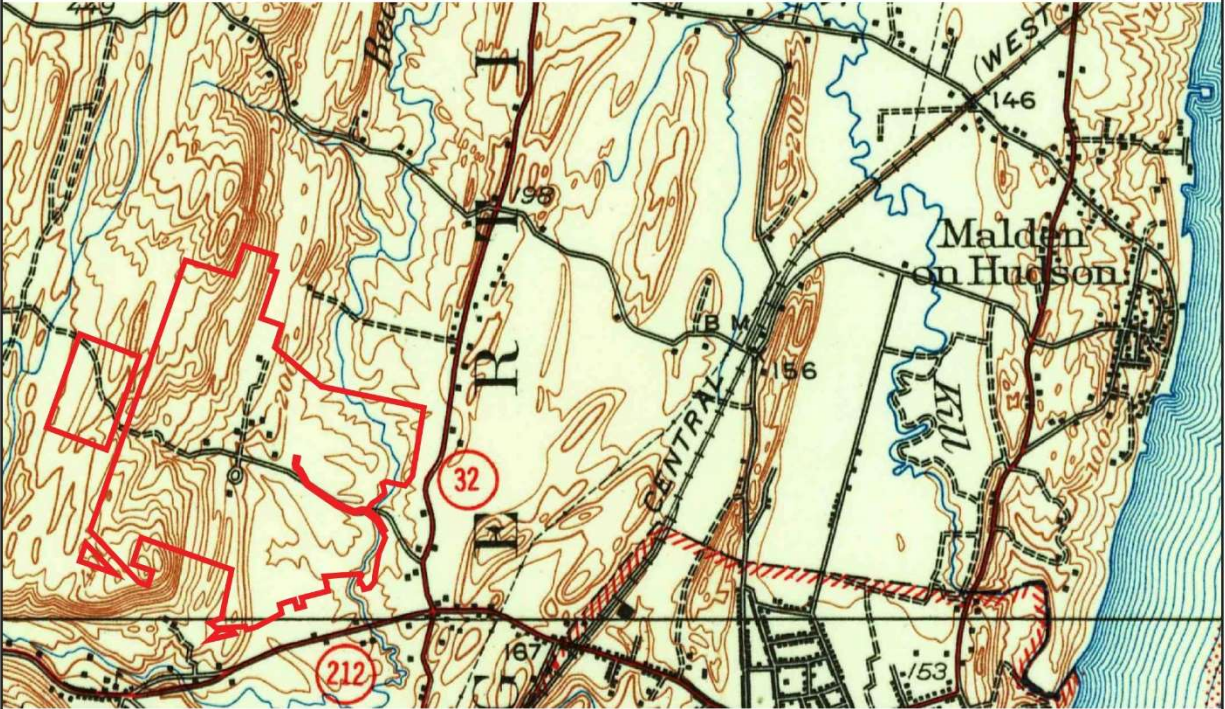
**ATLAS**   
ARCHAEOLOGY LLC

Map 5





		<p>Map 6: 1938 USGS Catskill Quadrangle</p>	<p><b>ATLAS</b>  ARCHAEOLOGY LLC</p> <p>Map 6</p>
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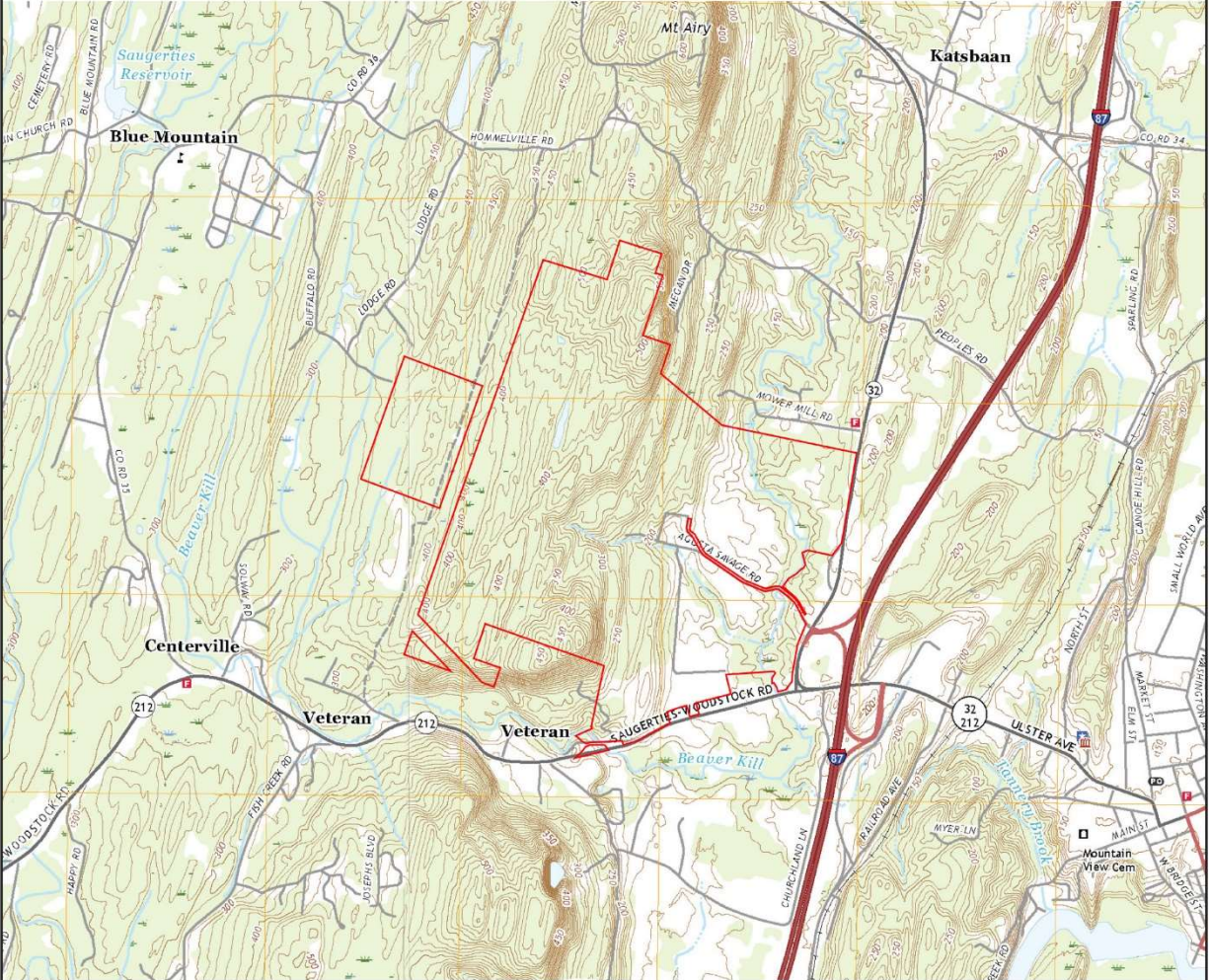


Map 7: 1941 USGS Catskill  
Quadrangle

**ATLAS**   
ARCHAEOLOGY LLC

Map 7





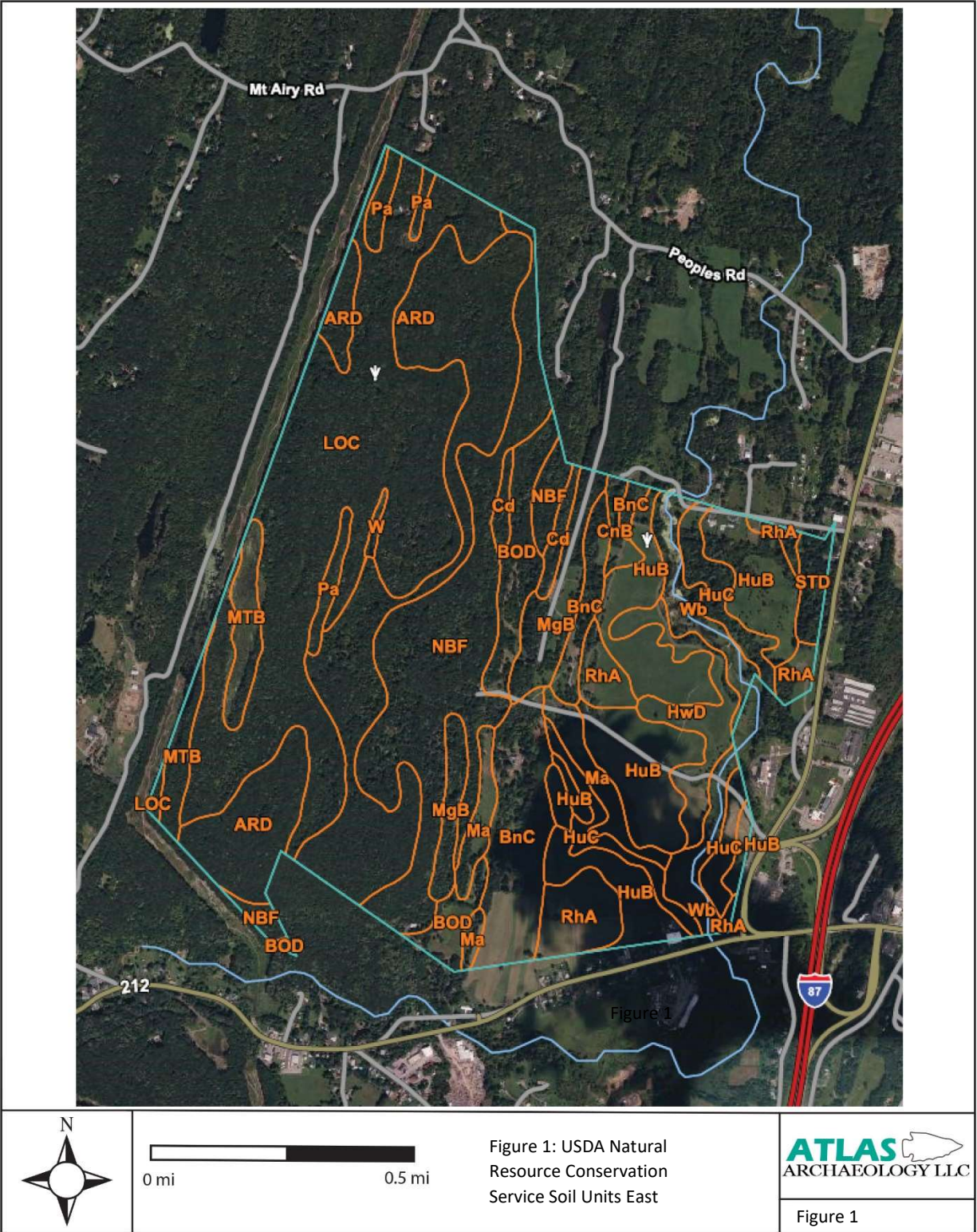
Map 8: 2019 USGS Catskill  
Quadrangle



Map 8

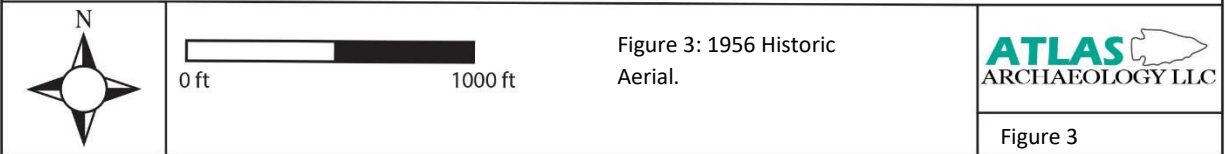
## FIGURES











## PHOTOS





Photo 1. View to the north across open field at the east of the survey area.



Photo 2. View southwest across the open field at the east of the survey area.





Photo 3. View of the upland forested area. Dense hemlocks grow along hills and peaks.



Photo 4. View of upland terraces, looking south between two hills.





Photo 5. View of terrace above the Winston Mansion, to the south.



Photo 6. View northeast along a terrace that separates two large fields in the eastern portion of the survey area. This retaining wall is also affiliated with structure #11.





Photograph 7. Wynkoop House Ruin #1. View west.



Photograph 8. Wynkoop House Ruin #2. View of cellar hole.





Photograph 9. Barn foundation with central pillar supports (#3). View southwest.



Photograph 10. Undetermined structure with iron pier supports and long bluestone retaining wall (#4). View northwest.





Photograph 11. Undetermined structure (#5). View north.



Photograph 12. Support structure on bluestone pillars with concrete structure at east end (#6). View east.





Photograph 13. A rectangular structure with a shallow interior built into the side of a hill with a bluestone supporting wall (7). View northeast.



Photograph 14. Wynkoop Cemetery (#8). View east.





Photograph 15. Six bluestone pier supports for unknown structure, possibly a shed or small farm building (#9). View East.



Photograph 16. Large barn foundation (#11). View northeast.





Photograph 17. Bluestone foundation with brick and bluestone chimney (#12). View northwest.



Photograph 18. Bluestone reservoir and waterfalls next to Winston Mansion and southeast of the Red House (#14). View southwest.





Photograph 19. Bluestone mill dam, mill pond and raceway (Mill #1:#15). View to the west.



Photograph 20. Bluestone mill dam (Mill #2: #16). View southwest.





Photograph 21. Ice pond with dam (#22). View northeast.



Photograph 22. Isolated fireplace (#23). View northwest.

## APPENDIX



## SITE DATA

1. TAX ACCOUNT NUMBERS:  
17.15-3-4 17.15-3-8 17.16-1-1.110  
17.16-1-36 17.2-3-10 17.2-3-15 17.2-4-32  
17.2-5-38 17.2-5-39.120 17.2-5-40  
17.2-5-41
2. PARCEL ADDRESS: VARIES
3. TOTAL PARCEL AREA: +/- 840 ACRES
4. EXISTING ZONING: MDP - MODERATE DENSITY  
RESIDENTIAL RH - RESIDENTIAL HAMLET, COMMERCIAL
5. EXISTING USE: UNDEVELOPED
6. PROPOSED USE: RESORTS, CAMPGROUNDS, EVENT SPACE, RESIDENTIAL
7. FEDERALLY REGULATED WETLANDS: YES, SEE DRAWING (PER USACE FEDERAL WETLAND INVENTORY)
8. STATE REGULATED WETLANDS: YES, SEE DRAWING (PER NYSDEC WETLAND INVENTORY)
9. FLOOD PLAIN: YES, SEE DRAWING (PER FIRM MAP COMMUNITY PANEL NO. 36111C0305E DATED 09/24/2009)
10. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

## LEGEND

STATE WETLANDS	
FEDERAL WETLANDS	
FLOOD PLAIN (FEMA)	
PROPERTY BOUNDARY	



**PA** PASSERO ASSOCIATES  
engineering architecture

**WINSTON FARM**  
BASEPLAN

20220934.0001  
JUNE, 2022  
SAUGERTIES, NY **C2**



## SITE DATA

- TAX ACCOUNT NUMBERS:**  
17.15-3-4 17.15-3-8 17.16-1-1.110  
17.16-1-36 17.2-3-10 17.2-3-15 17.2-4-32  
17.2-5-36 17.2-5-39.120 17.2-5-40  
17.2-5-41
- PARCEL ADDRESS:** VARIES
- TOTAL PARCEL AREA:** +/- 840 ACRES
- EXISTING ZONING:** MDP - MODERATE DENSITY  
RESIDENTIAL, RH - RESIDENTIAL HAMLET, COMMERCIAL
- EXISTING USE:** UNDEVELOPED
- PROPOSED USE:** RESORTS, CAMPGROUNDS, EVENT SPACE, RESIDENTIAL
- FEDERALLY REGULATED WETLANDS:** YES, SEE DRAWING (PER USACE FEDERAL WETLAND INVENTORY)
- STATE REGULATED WETLANDS:** YES, SEE DRAWING (PER NYSDEC WETLAND INVENTORY)
- FLOOD PLAIN:** YES, SEE DRAWING (PER FIRM MAP COMMUNITY PANEL NO. 36111C0305E DATED 09/24/2009)
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

## KEY MAP LEGEND

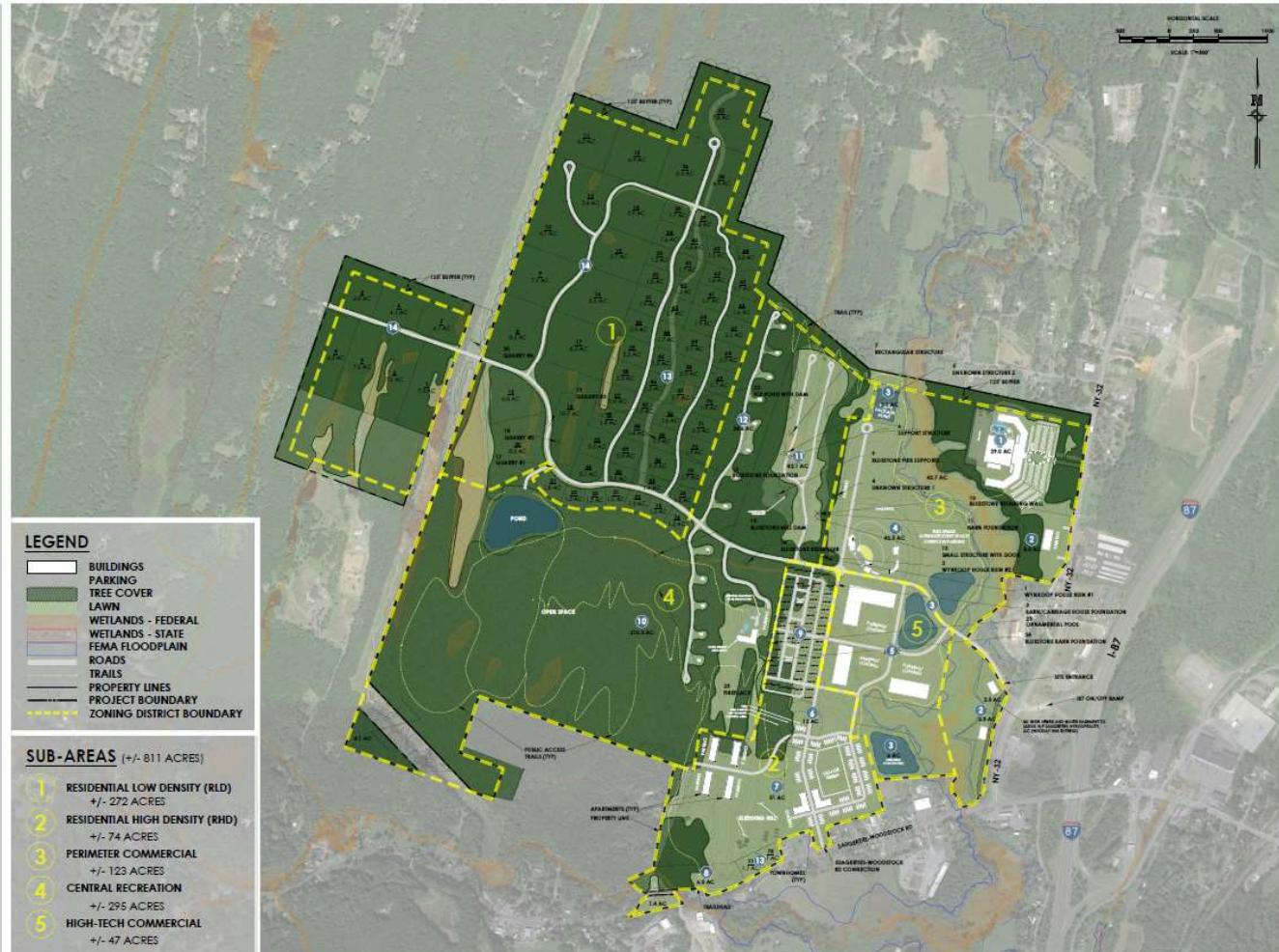
- INDOOR WATERPARK + HOTEL
- COMMERCIAL
- STORM WATER MANAGEMENT
- AMPHITHEATER AND EVENT CENTER
- TECH & BUSINESS PARK
- PUBLIC PARK + RESIDENTIAL
- MULTI-FAMILY HOUSING (MARKET RATE, SENIOR, WORKFORCE)
- REHABILITATED SNYDER FARM HOUSE + BARN
- VILLAGE - HIGH DENSITY SINGLE FAMILY
- BOUTIQUE HOTEL + OPEN SPACE
- CAMPGROUNDS (MIXED-USE)
- CABINS
- SINGLE FAMILY LOTS
- ESTATE LOTS

## LEGEND

- BUILDINGS
- PARKING
- TREE COVER
- LAWN
- WETLANDS - FEDERAL
- WETLANDS - STATE
- FEMA FLOODPLAIN
- ROADS
- TRAILS
- PROPERTY LINES
- PROJECT BOUNDARY
- ZONING DISTRICT BOUNDARY

## SUB-AREAS (+/- 811 ACRES)

- RESIDENTIAL LOW DENSITY (RLD)  
+/- 272 ACRES
- RESIDENTIAL HIGH DENSITY (RHD)  
+/- 74 ACRES
- PERIMETER COMMERCIAL  
+/- 123 ACRES
- CENTRAL RECREATION  
+/- 295 ACRES
- HIGH-TECH COMMERCIAL  
+/- 47 ACRES



#### WYNKOOP FAMILY GROUND

Wynkoop family ground on the Winston farm, west of Saxton. Overgrown and abandoned.

Copied November 3, 1930, by Dr. J. Wilson Poucher.

1. Wynkoop, Asa, April 7, 1844, 5-0-11;
2. Cornelius P., Oct. 13, 1838, 6-4-11:  
Sons of Evert and Maria.
3. Wynkoop, Aalte Myer, Hier Legt De Overledene Aalte Myer Huys Vrou van Evert  
Wynkoop Gebooren in Het Jaar Onses Heeren 1741 Den 11 Maart Sy is Ontslapen In  
Het Jaar 1796 Den 16 December.
4. Wynkoop, Catharine, June 21, 1859, 79-10-22.
5. Wynkoop, Evert, April 16, 1830, 86-7-8.
6. Wynkoop, Evert H., Aug. 7, 1874, 87-1-28.
7. Wynkoop, Maria Post, w. of Evert H., Mar. 3, 1865, 67-7-6.
8. Wynkoop, Hezekiah, Feb. 27, 1856, 89-8-8.
9. Wynkoop, Elizabeth Dederick, w. of Hezekiah, July 16, 1853, 83-3-10.
10. Wynkoop, Isaac, Mar. 12, 1880, 51-8-16.
11. Wynkoop, Mary A. Hommel, w. of Isaac, Nov. 30, 1859, 22-8-24.
12. Wynkoop, Tobias, Feb. 28, 1820, 17-6-24;
13. Mariah, June 9, 1787, Dec. 18, 1862;
14. Sarah, Nov. 21, 1868, 56-2-22:  
Children of Hezekiah, Jr., and Elizabeth.



1. TAX ACCOUNT NUMBERS:

17.15-3-4 17.15-3-8 17.16-1-1.110  
17.16-1-36 17.2-3-10 17.2-3-15 17.2-4-32  
17.2-5-38 17.2-5-39.120 17.2-5-40  
17.2-5-41

2. PARCEL ADDRESS: VARIES

3. TOTAL PARCEL AREA: +/- 840 ACRES

4. **EXISTING ZONING:** MDR - MODERATE DENSITY RESIDENTIAL, RH - RESIDENTIAL HAMLET, COMMERCIAL

5. **EXISTING USE:** UNDEVELOPED

6. PROPOSED USE: RESORTS, CAM

7. **FEDERALLY REGULATED WETLANDS:** YES, SEE DRAWING (PER U.S.A.C.O.E. FEDERAL WETLAND INVENTORY)

8. **STATE REGULATED WETLANDS:** YES, SEE DRAWING (PER NYSDEC WETLAND INVENTORY)

9. FLOOD PLAIN: YES, SEE DRAWING (PER FIRM MAP COMMUNITY PANEL NO. 36111C0305E DATED 09/24/2009)

10. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY

## SPECIFICATIONS OF THE MUNICIPALITY

**LEGEND**

STATE WETLANDS

FEDERAL WETLANDS



JUNE, 2022

SAUGERTIES, NY

# C2





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

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

April 11, 2023

Nathan Herzog  
Planner  
Passero Associates  
242 W Main St.  
Suite 100  
Rochester, NY 14614

Re: DEC  
Winston Farm Planned Development  
Town of Saugerties, Ulster County, NY  
22PR08664

Dear Nathan Herzog:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR § 617).

We note that the project area covers a span of 815 acres including multiple historic resources: the Snyder Farm, and its multiple associated outbuildings, located at 108 Old Route 212, listed in the State and National registers of Historic Places (S/NRHP); the S/NRHP-listed Wynkoop Farm Tavern (Early Masonic Meeting Hall), located at 6932 NY 32; the S/NRHP-eligible Winston Mansion; the S/NRHP-eligible Red Cottage; the S/NRHP-eligible Caretaker's Cottage; and the house located at 148 Old Route 212, determined Not Eligible for the S/NRHP. We have reviewed the Winston Farm Site Masterplan dated September 2021. In order to complete our review of the project, we have the following comments/requests:

1. Please provide a written scope of work for the project, including all work related to the on-site historic resources.
2. Please provide exterior and interior photographs of the historic resources that will be impacted by this project. Interior photographs need to be taken in all spaces.

3. Please provide more information regarding the history of the Winston Mansion, including its relationship to the other historic buildings and the associated landscape/setting around the Winston Mansion. Historic maps of the estate would be helpful with understanding the cultural landscape and history of the property as a whole.
4. Please provide photographs and any known historical information about the scale Ashokan Reservoir model located on the estate.
5. Please provide design documents for the project, including any work taking place at the identified historic resources.
6. Please note that demolition of any historic resources will be considered an Adverse Impact to the historic resources.
7. Jessica Schreyer from the Archeology Unit has separately requested the completion of a Phase IA/IB Archaeological Survey.

Please submit the requested information via our Cultural Resource Information System (CRIS) at [www.nysparks.com/shpo/online-tools/](http://www.nysparks.com/shpo/online-tools/). To submit, log into CRIS as a guest, choose "submit" at the very top of the menu, and then choose "submit new information for an existing project" You will need this project number and your email address.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,



Sara McIvor  
Historic Site Restoration Coordinator  
518-268-2127 | [sara.mcivor@parks.ny.gov](mailto:sara.mcivor@parks.ny.gov)

cc: C. Vandrei – NYSDEC  
J. Ferguson – NYSDEC  
C. Laporta – Passero  
C. Snyder – Passero  
D. Lewis – Atlas Archeo., LLC  
J. Diamond – Tracker Archeo.



# Young / Sommer LLC

ATTORNEYS AT LAW

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David C. Brennan, Esq.  
Writer's Telephone Extension: 224  
[dbrennan@youngsommer.com](mailto:dbrennan@youngsommer.com)

June 16, 2023

**Via E-Mail Only**

Jessica Schreyer, Scientist Archaeology  
New York State Office of Parks, Recreation and Historic Preservation  
Division for Historic Preservation  
Archaeology Unit  
1 Delaware Avenue North  
Cohoes, NY 12047

***RE: Saugerties Farms LLC (Town of Saugerties, Ulster County)***  
***Project Name: Winston Farm Planned Development***  
***Project Number: 22PR08664***

Dear Ms. Schreyer:

I am writing to provide some additional procedural context to the Phase 1A report recently submitted by Dylan Lewis and the structural report submitted by Joseph Diamond, Ph.D.

This project is a proposed rezoning to a Planned Development District (“PDD”) of an aggregation of eleven lots (the “Parcel”) consisting of approximately 840 acres through a Generic Environmental Impact Statement (“GEIS”) process. The nature of the action under SEQRA is a rezoning and not a proposed site plan. As noted in the adopted Scoping Document at section 3.1.1 (page 7):

A Generic Environmental Impact Statement (GEIS) is a broader, more general EIS that analyzes the impacts of a concept or overall plan rather than those of a specific project plan. The GEIS is useful when the details of a specific impact cannot be accurately identified, as no site-specific project has been proposed, but a broad set of further, future projects is likely to result from the agency’s action. The GEIS follows the same format as the EIS for a more specific project, but its content is necessarily broader.

As part of the rezoning process, to comply with SEQRA, the applicants are required to provide and study a variety of alternatives. There will be a Reasonable Worst Case Development Plan, a No Action Alternative and a Project Sponsor's Preferred Plan. The applicant seeks rezoning of the parcel to allow for the various proposed uses. Upon completion of the SEQRA environmental review and ultimate adoption of the rezoning, the various areas of the project site will then be subject to individual site plans as specific projects are identified, either by the project sponsor or more likely through various interested parties who seek to develop the land. The process then contemplates that as particular projects and site plans that comply with the zoning are proposed, they will undergo a supplemental environmental review to confirm they comply with the GEIS Findings. Additional archaeological investigations will be conducted based on specific development parameters to ensure compliance with SHPO guidelines and recommendations.

Because this is not a proposed site plan for the entire 840 acres, the Project Sponsor believes it is premature to require a Phase 1B or further field investigations until the exact location and nature of the various projects are proposed. Because we do not know the exact locations, footprints or development plans, there is a real risk that a significant amount of time and money would be spent on areas of the site that would never be disturbed by a specific project.

Rather, the Phase 1B will appropriately take place as part of the supplemental site specific investigations, and if the Phase 1B identifies the need for a Phase 2 or 3, that work will take place in the future.

I am available should you have any additional questions on the proposed SEQRA action and scope of this project. Thank you for your consideration of these comments.

Very truly yours,

YOUNG/SOMMER LLC



David C. Brennan





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

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

July 12, 2023

Nathan Herzog, Planner  
Passero Associates  
242 W Main St., Suite 100  
Rochester, NY 14614

Re: DEC  
Winston Farm Planned Development  
Town of Saugerties, Ulster County, NY  
22PR08664

Dear Nathan Herzog:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

OPRHP has reviewed the Phase IA Archaeological Survey report entitled "Phase 1A Cultural Resource Investigation for Winston Farm Planned Development, Town of Saugerties, Ulster County, NY" prepared by Atlas Archaeology LLC (May 2023; 23SR00322). The Phase IA Survey reported that numerous precontact Indigenous archaeological sites and one multicomponent colonial period historic/precontact Indigenous archaeological site were previously identified in the proposed development area. During the recent Phase IA site visit, Atlas Archaeology observed and reported numerous historic archaeological ruins/stone structures, isolated structures, extraction sites (quarries), and a cemetery. The proposed development has high potential to contain additional archaeological sites.

We understand that the *Winston Farm Masterplan* submitted to our office on November 30, 2022 is conceptual and no development plans are being submitted for review at this time (David Brennan, Young Sommer LLC, letter dated 6/16/23). We will provide additional comments once proposed development plans are submitted to our office for review.

If you have any questions, I can be reached at [Jessica.Schreyer@parks.ny.gov](mailto:Jessica.Schreyer@parks.ny.gov).

Sincerely,

Jessica Schreyer  
Historic Preservation Program Analyst - Archaeologist







**From:** New York State Parks CRIS Application <cris.web@parks.ny.gov>  
**Sent:** Wednesday, November 30, 2022 4:15 PM  
**To:** Nathan Herzog  
**Cc:** Christopher Snyder; AtlasArchaeologyLLC@gmail.com; Chris LaPorta  
**Subject:** NY SHPO: Initial Consultation Submission GYA8VKIIWVGK Accepted for Project 22PR08664

**EXTERNAL**

## **Initial Submission Accepted**

The New York State Historic Preservation Office (SHPO) has accepted the following initial submission and created a new project record.

**Initial Submission Token:** GYA8VKIIWVGK

**New Project Number:** 22PR08664

**Project Type:** Consultation

**Project Name:** Winston Farm Planned Development

**New Submission Number:** 22PR08664.001

If you contact SHPO about this project, please reference the Project Number.

### **New York State Historic Preservation Office**

Peebles Island State Park, P.O. Box 189, Waterford, NY 12188-0189

518-237-8643 | <https://parks.ny.gov/shpo>

CRIS: <https://cris.parks.ny.gov>

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### **Who sent this email?**

This email is a notification from the [New York State Cultural Resource Information System \(CRIS\)](#). CRIS is an online service administered by the [New York State Division for Historic Preservation](#), also known as the New York State Historic Preservation Office (SHPO), which is a division of [New York State Parks, Recreation & Historic Preservation](#).

This message pertains to a submission for a consultation project. Please see SHPO's [Environmental Review](#) web page for more information about the consultation process.

### **Why did I receive this email?**

The submission's contact list included your email address.

### **What do I need to do?**

You do not need to take any action at this time. The initial submission is now under SHPO review as project submission 22PR08664.001.

### **What will happen next?**

SHPO will review the submission. If SHPO sends comments or questions in response to this submission, the project contacts will receive an email notification with a link to SHPO's correspondence.

### **What else can I do?**

Please see the following help topics for more information about managing projects in CRIS:

- [How do I check the review status of my project?](#)
- [How long does SHPO take to review projects?](#)
- [Submit New Information for an Existing Project](#)

### **Where can I get help?**

Please visit the CRIS Online Help System: <https://cris.parks.ny.gov/CRISHelp>

If you still have questions about CRIS, please contact CRIS Help at [CRISHelp@parks.ny.gov](mailto:CRISHelp@parks.ny.gov).

For any other questions, please call SHPO at 518-237-8643.