



848

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Boulders

other name/site number Homer A. Norris House

2. Location

street & town 99 Shore Avenue not for publication

city or town Warwick (Greenwood Lake) vicinity

state New York code NY county Orange code 071 zip code 10925

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mildred Carter 5/28/01
 Signature of certifying official/Title Date
Commissioner, NYS Office of Parks, Recreation & Historic Preservation
New York State Historic Preservation Officer

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain): _____

Edson H. Beall 8/8/01
 Signature of the Keeper Date of Action

The Boulders
Name of Property

Orange County, New York
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- public-local
- private
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

Contributing	Noncontributing	
1	3	buildings
		sites
		structures
		objects
1	3	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENT/ Craftsman

foundation Stone
walls Stone
roof Asphalt
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

The Boulders is situated on an approximately two-acre site is located on the east shore of Greenwood Lake roughly one mile north of the New York-New Jersey border in the Forest Park community. The site is very rocky, with the only buildable space on a plateau at the edge of a rock bluff that drops down into the lake about twenty feet below. Behind the plateau lies a steep rocky incline. The main house is located at the edge of the bluff overlooking the lake. Stone-faced earth walls were added at a later date to support the terrace across the front (lakeside) of the house. The main house faces to the west and slightly north, conforming to the shoreline in front.

The lake and the rocky incline to the rear of the house form natural boundaries to the useable portion of the site. The property is located at the end of Shore Avenue, a private road within the Forest Park community. The nearest public road is East Shore Drive. The site cannot be seen from East Shore Drive, but is completely visible from the lake. The north edge of the site borders on public land that includes a town beach and picnic area.

Adjacent structures on Shore Avenue include a combination of year-round and seasonal vacation style homes. The three wood frame seasonal cottages and a garage (modern, non-contributing) are also located on the site.

The main house, known as "The Boulders," was built as a single-family year-round residence. The house is a two-story, rectangular stone dwelling. The exterior walls are constructed of local stone of random sizes with the exception of the upper gables, which are of frame construction. The house rests on a stone foundation, which is set directly in bedrock. The dwelling is covered by a steeply pitched wood shake clad gable roof.

The east facade is composed of a projecting two-story gable roofed bay. The bay is highlighted on the first story by a window band composed of four-casement sash. Situated in the shingle-covered gable above is a second window band composed of four-casement sash. Located south of the projecting bay is the main entrance to the house. The entry is situated on the south side of the projecting bay and provides access into the dwelling's kitchen area. A shed roof supported on brackets shelters the entry. A broad jerkin-headed dormer and one of two massive stone chimneys pierce the roofline on this elevation.

The south gable end of the house is highlighted by two segmental arched windows on the first floor. Between these two units is narrow lancet. Two windows highlight the second floor.

The west (lakeside) elevation of the house is dominated by a single story covered terrace, which occupies the southern half of the elevation. Two massive stone piers support the cast concrete terrace roof/second floor deck above. Centered on the terrace in a slight bump-out is the main entrance to the house. The entry is composed of a pair of wood paneled doors with beveled glass inserts. The entry is flanking by windows. The second floor deck is surrounded by a simple iron railing. A broad jerkin-head dormer with a central door and flanking windows

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

provides access from the second floor out onto the deck. A screened in porch occupies the northwest corner of this elevation. This space retains its original fireplace.

The interior of the residence, like the exterior, retains a high degree of original fabric. The interior of the house consists of soft pine flooring and white birch paneling in all rooms except the kitchen, bathroom, dressing room and maid's room, which are plaster and lath. All of the woodwork is Craftsman style in its simplicity and quality. Interior doors are all simple horizontal paneled. The house contains six fireplaces: one in each of the master, two guest bedrooms, the dining room, screened-in porch and the Great Room.

The floor plan clearly reflects its originally intended purpose as a musician's residence and composing studio. The main floor comprises a kitchen, formal dining room, screened porch, maid's room, and two guest bedrooms flanking a bathroom (complete with the original walk-in marble bathtub). The second floor consists of the master bedroom and in suite bathroom, a gentleman's dressing room, and an enormous cathedral ceiling "Great Room" that occupies most of the space. The north end of the ceiling cathedral houses a library loft, overlooking and accessible from the Great Room. A large stone fireplace that continues up to the peak of the cathedral dominates the south wall. The west wall of the Great Room opens on to a large balcony, or deck overlooking the lake. The windows and doors on the east and west sides of the Great Room are located in large gabled dormers.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1911-1912

Significant Dates

1911

Significant Persons

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Atterbury, Grosvenor

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- 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
- Other Name of repository: _____

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

The Boulders, located on Greenwood Lake, is architecturally significant as a distinctive example of a Craftsman influenced residential architecture in the town of Warwick, Orange County. The building retains a high degree of integrity of design and materials on the exterior and is a unique and remarkably intact example of the style. Its significance is enhanced by the contributing stone retaining wall in front (lakeside) of the house that reflects the same high level of skill and workmanship exhibited by the residence. The home was constructed by financier J. Pierpont Morgan as a gift to Homer A. Norris, the organist and choirmaster at St. George's Episcopal Church on Stuyvesant Square in Manhattan.

The Boulders was constructed in 1911-12 on land acquired from W.H. Agricola sited along the east shore of Greenwood Lake in the town of Warwick on the New York-New Jersey border. J. Pierpont Morgan acquired the property for the organist and choirmaster from his church in Manhattan, St. George's Episcopal Church on Stuyvesant Square, and arranged for the construction of a residence to Mr. Norris' specifications. While primarily recognized for his work as a financier, including the organization of many of America's original business trusts, and for preventing the collapse of the then fledgling US financial system, J. Pierpont Morgan was very active in the Episcopalian Church. Largely through his commitment of time, money and, most significantly, influence, Morgan was able to ensure the legacy of St. George's Episcopal Church (that continues to this day on Stuyvesant Square in New York City) through a period when the upper class of Manhattan society steadily migrated up town. Morgan attracted first class talent in the form of Priests and music directors such as Norris, to serve the congregation at St. George's.

To design the home, Morgan hired Grosvenor Atterbury (1869-1956), a well-known architect within New York's highest social circles. Atterbury received his degree from Yale in 1891. He continued his studies at Columbia School of Architecture (1892-1893) and also worked at the firm of McKim, Mead & White in New York. In 1894-1895 he traveled to France, where he completed his architectural studies at the Ecole des Beaux Arts. He returned to New York and began his practice. In the early years of his practice he worked extensively on Long Island. Some of his noted early works include Arthur B. Clafin residence, Southampton (1896-1898), the Robert W. de Forest residence, Cold Spring Harbor (1898-1900), the Walter D. Oakman Residence "Oakdene," Roslyn (c.1900) and the Harold H. Weeks residence, Islip (1917). As a result of this body of work Atterbury was commissioned by the Russell Sage Foundation (which was headed by Robert W. de Forest) to design the main grouping of residential, commercial and service buildings for Forest Hills Garden in Queens. Frederick Law Olmstead, Jr. had been hired by the foundation to design the street plan and landscaping.

As designed by Atterbury, the Boulders residence was constructed of natural, indigenous stone collected from the nearby surroundings. The design and structure are free of the ornate design elements and trim that characterized the prevailing Victorian architectural style of the late nineteenth and early twentieth centuries, and that the fathers of the Craftsman school of design so eschewed. (The lone exception is the use of nonstructural, decorative natural logs used in and around the roof overhangs that create an Adirondack camp-like feel.) The interior continues the

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

Craftsman ethic, with wood floors and paneling throughout all but the service rooms in the house. All of the trim work, stairways and window trim is solid, simple and angular. The Great Room in particular incorporates several build-in seating areas in the spirit of Charles Renie MacIntosh's "inglenooks." Wood surfaces throughout are treated to protect and display the natural beauty of the organic materials, rather than to cover them.

As built, the Boulders embodies a variety of distinctive features associated with the Bungalow form, first popularized in California before it became one of the most popular national styles in the early twentieth century. As is typical of the form, the house features a compact design with a broad, low sloping roof. Another characteristic of this house type is the interpenetration of exterior and interior space, which was achieved in the Boulders by recessing the entrance and the porch under the main roof rather than treating it as an appendage. The house also displays distinctive features of the Craftsman style, often applied to the Bungalow form, including wide eaves with exposed rafter ends, and the textural and ornamental use of stonework of various colors and shapes. The craftsman aesthetic is also visible in the property's landscaping, particularly, the low stone retaining wall, which seems to connect the home directly with the lake. Like the residence, the wall features a low profile, the same size and color stone and deeply raked mortar joints found in the construction of the house. The integration of this distinctive landscape feature with features of the house both decoratively and functionally, such as the deeply recessed porches, serve to link the interior of the dwelling to the surrounding environment.

The Boulders retains an outstanding degree of architectural integrity as well as its integrity of setting, feeling and location. It remains as one of the most unique and well-crafted homes in the community as well as a superb example of a Craftsman style house.

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

Bibliography

MacKay, Robert B, Baker, Anthony K. & Traynor, Carol A., editors. Long Island Country Houses and their Architects, 1860-1940. New York: W.W. Norton & Co. 1997.

Eager, Samuel W., An Outline History Of Orange County. Newburgh, N.Y.:S.T. Callahan, 1846-7.

The Boulders
Name of Property

Orange County, New York
County and State

10. Geographical Data

Acreage of Property 1.46 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 557627 4559671

Zone Easting Northing

3

Zone Easting Northing

2

Zone Easting Northing

4

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John A. Bonafide, Historic Preservation Program Analyst

organization NYS OPRHP date January, 2001

street & number PO Box 189 telephone 518-237-8643

city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and **white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title Mr. John G. Paton

street & number 204-11 W. Shearwater Court telephone n/a

city or town Jersey City state NJ zip code 07345

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

TECHNICAL

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

Verbal Boundary Description

The boundary for the nominated property is shown as the heavy black outline on the accompanying map entitled "The Boulders, Warwick, Orange County, New York.

Boundary Justification

The boundary for the nomination has been drawn to include the current parcel of land associated with The Boulders.

The Boulders
Warwick, Orange County

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs

“The Boulders”

Warwick, Orange County

Photo by: John A. Bonafide, 2000

Neg. at: NYS OPRHP, P.O. Box 189, Waterford, NY

Photographs

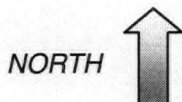
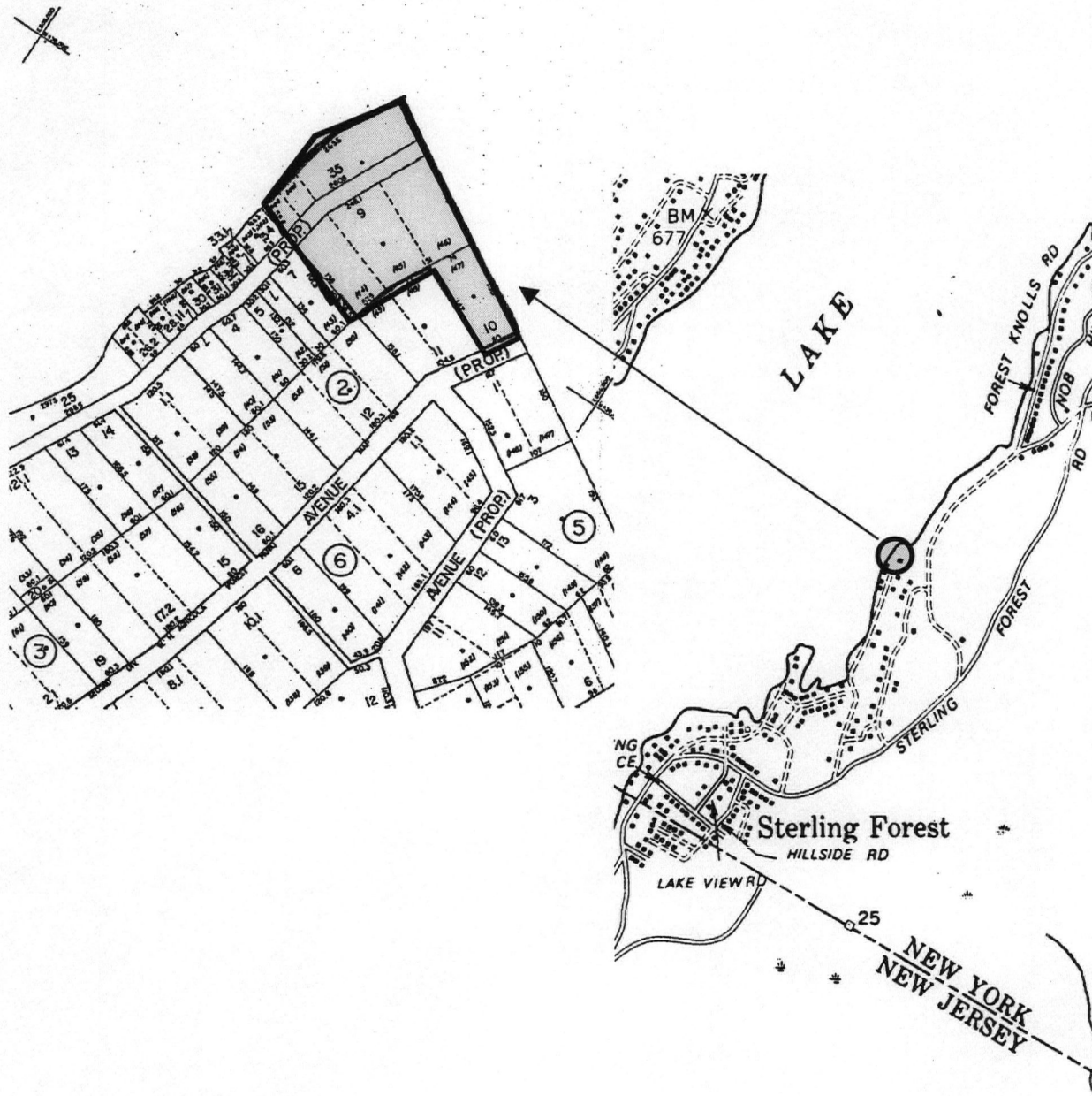
1. East façade
2. East façade
3. North elevation
4. North elevation
5. West elevation terrace
6. South gable elevation
7. South gable elevation
8. South elevation and east façade
9. Interior detail
10. Interior detail
11. Interior detail
12. Interior detail
13. Interior detail
14. Interior detail
15. Interior detail
16. Interior detail



The Boulders
Warwick, Orange County

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Map

The Boulders
Warwick, Orange County, New York



scale 1 inch equals 240 feet
boundary 
photo key 

The Boulders
Warwick, Orange County

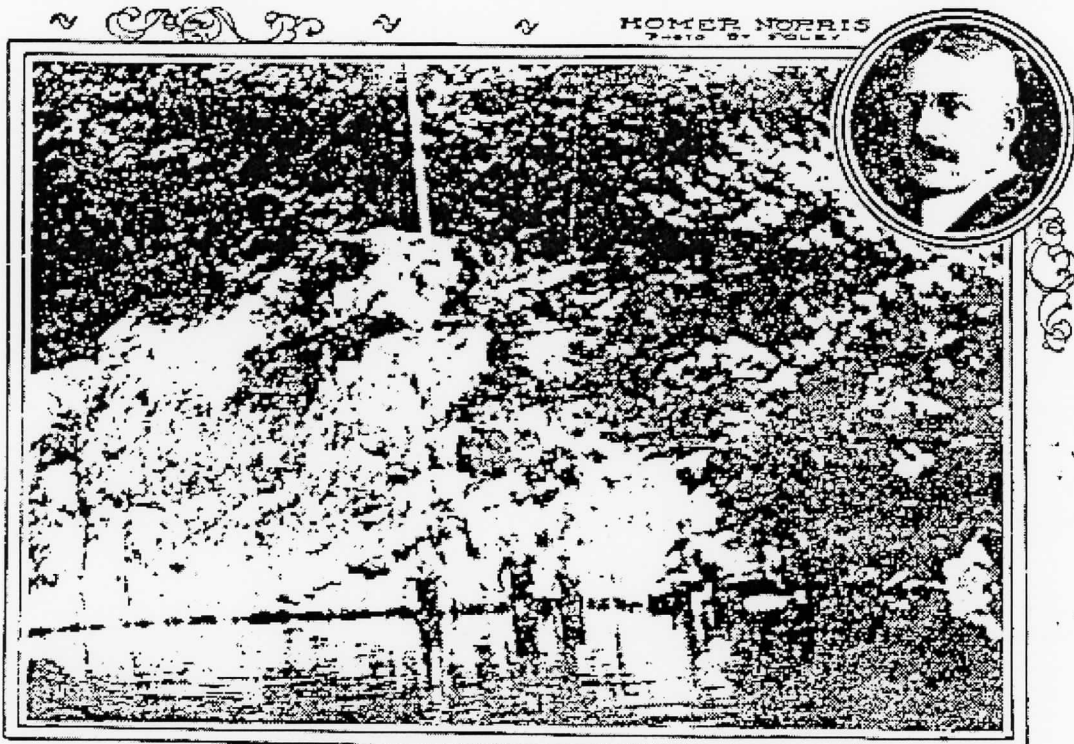
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Appendix I

The Boulders

Warwick, Orange County, New York
New York Times Article, undated, ca.1912

Mr. Morgan Gives a Castle to Choirmaster



HOMER NORRIS
PHOTO BY POLLEY

SITE ON GREENWOOD LAKE FOR HOMER NORRIS HOUSE.

Wants Organist of St. George's Church to Have a Retreat Where He Will Be Able to Let His Soul Flow Into Written Melody—Structure To Be Located at Greenwood Lake.

Mr. J. Pierpont Morgan, because of his love for music and his personal friendship for Mr. Homer A. Norris, composer and organist and choirmaster of St. George's Episcopal Church, Stuyvesant square, is building for that musician a stone castle, high up on a crag of the Orange Mountain, facing Greenwood Lake. The structure will cost more than \$20,000 and will be paid for entirely by Mr. Morgan. The financier has made this present to Mr. Norris to enable the composer to take himself away from St. George's, with his many duties there, and spend a few days at any and all times of the year composing new music. Mr. Morgan thinks the spot is an ideal one. He feels that the singing of birds, the ripple of water, the chirp of the cricket, the swaying of the trees and the music of the wind playing through the willow forest, the

will be much more conducive to the production of sweet songs than the din of a crowd of city life in and around Mr. Norris' studio in East Sixteenth street. Mr. Norris designed the castle himself, and his architect is Grosvenor Atterbury of this city. So far only the foundation is down. Mr. Norris hopes to be able to take possession next May. For some years he has had a bungalow on Greenwood Lake. The fact that Mr. Morgan is building the castle has surprised quite a body in the real estate around the lake. The building will occupy 200 feet of land which adjoins the Harriman estate. Mr. Norris expects to keep his castle open all the year around and there in the winter. The house is weatherbeaten and the rough will

stone will be cut from north-facing rocks, and the style of the architect will be to have the dwelling look just like a continuation of the bluff on which it is erected. On top of this mass of boulders will be a plaza projecting fifty feet over the water. Mr. Norris will have a large musical library, his living quarters, two guest rooms and servants' quarters. The castle will have steam heat and electric lights. There will be six open fireplaces, one of which will be on the piazza. Mr. Norris has been the organist of St. George's for seven years, coming here from Boston. Mr. Morgan is the senior warden of the church. The organist is a bachelor. For years it has been the custom of Mr. Norris to entertain his choir boys at his bungalow, and he will continue to do this at the same place. Next year he will have four young men as

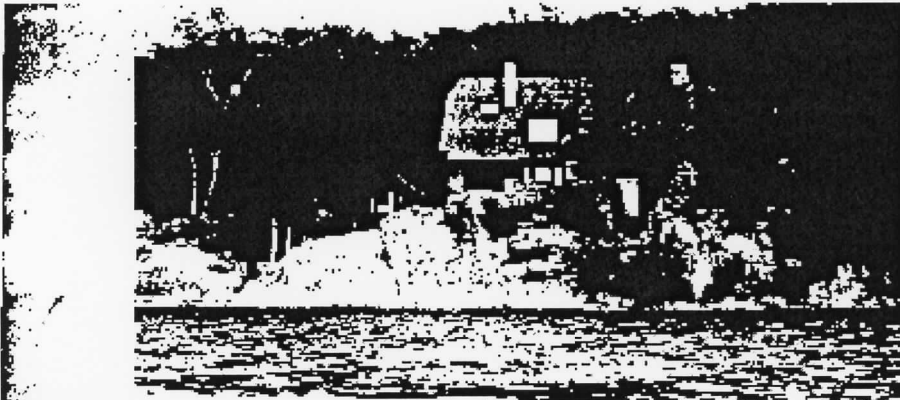
The Boulders
Warwick, Orange County

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number Appendix I

The Boulders

Warwick, Orange County, New York
New York Herald Article, August 4, 1912



N.Y. Herald
**J. P. Morgan Builds House for
Church Organist**
August 4, 1912

NEW YORK, Aug. 4.—J. P. Morgan's summer home at Lake George will be running up to the lake to fish Mr. Harter A. Norris, composer and organist of St. George's Episcopal Church, at the

including the summer with him are his wife, Mrs. Eva M. Morgan, and her daughter, Miss Margaret Bishop.
The Boulders is indeed a house founded upon a rock. It is built of the natural rough stone from the mountains near by. The idea of Mr. Norris was to have his

summer might have a quiet rural place away from the noise of his study in the parish house of St. George's, with the "dear old Irish whizzing by" and the hundred and one other rattling vibrations which do not produce "music of great beauty," that Mr. Morgan thought of the Government Lake villa.

Mr. Morgan believes that with the rest of Mr. Norris no man is nature every ripple of the water, every sweeping of the branches, every whisper of the forest, every note of the song birds will bring new inspiration.

In brief these the desires of Mr. Morgan are being fulfilled.

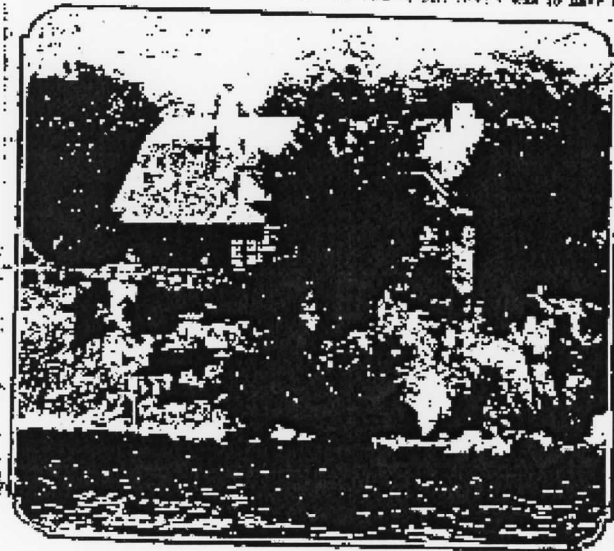
The Boulders is on a piece of property which has 100 feet lake front and extends far back to the property of the late E. H. Hartman. The Hartman property, which is a continuation of Arden, reaches to the lake on both sides of Mr. Norris' plot for hundreds of feet. The Boulders cost \$20,000.

The dwelling is a combination of rough stone and concrete of other materials. Even the dock far below is in keeping with the architecture of the house. It is filled in with rough stone. Mr. Norris and his household do their cooking and going in a gasoline launch, also a gift of Mr. Morgan, which is called the Pterodactyl.

The large living room at the Boulders is almost as rugged in its finishing as the exterior of the house. A fireplace is a tin melange of mosaic granite taken from the hills back of the house by Mr. Norris himself. It is supported by pillars of rough stone. All the interior finishing is of natural wood, much of it being black.

In one large bedroom is a bed suspended from the wall at the four corners with heavy chains.

According to a picturesque statement, natural wood was shipped at Mr. Norris' quarters. There is a big window in the garden. In a companion room, a dining picture of Mr. Norris' wife, Mrs. Morgan, is in the room. Another picture of Mrs. Norris is in the room. The picture is in the room. The picture is in the room.



The Boulders, Mr. Morgan's Gift to Mr. Norris.

Boulders the beautiful and unique home summer of it has like a natural extension the famous Boulders has built for Mr. Norris. The rocky outcrop forms the edge of the lake at this point, and his ambition has been granted.
The greatest friendship of Mr. Morgan for Mr. Norris is no new thing. Mr. Norris was the organist of St. George's Church, and now it is Mr. Morgan's gift to Mr. Norris. The Boulders has taken possession and will be ready for Mr. Norris to occupy it in October.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Boulders, The
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Orange

DATE RECEIVED: 7/02/01 DATE OF PENDING LIST: 7/17/01
DATE OF 16TH DAY: 8/02/01 DATE OF 45TH DAY: 8/17/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000848

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/8/01 DATE

ABSTRACT/SUMMARY COMMENTS:

ENTERED AUG 0 8 2001

ENTERED AUG 0 8 2001

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



The Builders
Warwick, Orange Co.

1



The Builders

Warwick, Orange Co

2



The Boulders

Walwick, Orange Co

3



The Builders

Worcester, Orange Co

4



The Brothers
Orange Co.
Warwick

5



The Boulders

Warwick, Orange Co

6



The Builders

Warwick, Orange C.

7



The Boulders

Warwick, Orange Co

8



THE BOLDERS

WARWICK, ORANGE Co.

9

001 003 NNNN --- 03.04.01 ELITE PHOTO



The Bolders

WARWICK, ORANGE Co.

10

002 003 NNMC --- 03.04.01 ELITE PHOTO



THE BOULDEAS
WARWICK, ORANGE Co.

11

015 025 NNNC --- 05.03.01 ELITE PHOTO



The Boulders

WARWICK, ORANGE Co.

12

007 003 NNNC --- 03.04.01 ELITE PHOTO



The Bolders

WARWICK ORANGE Co.

13

022 025 NNMC --- 05.03.01 ELITE PHOTO



THE Bolders

WARWICK ORANGE Co.

14

005 003 NNNC --- 03.04.01 ELITE PHOTO



The Boulders
Warwick, ORANGE Co.
15

004 003 NNNC --- 03.04.01 ELITE PHOTO



Boulders
WARWICK, ORANGE Co.
16

003 003 NNNC --- 03.04.01 ELITE PHOTO



The Boulders
Warwick, Orange Co.
Greenwood Lake Quad
Zone 18 1:24,000
557627 4559671

Published by the New York State Department of Transportation,
in cooperation with the U.S. Department of Transportation,
Federal Highway Administration.

Map base from 1954 U.S. Geological Survey 7.5-minute quadrangle.

Map revisions made using aerial photographs dated 1990, construction
plans, official records and other sources. Features revised include:
highways and other transportation facilities; civil and public
land boundaries; recreation sites; hydrography; and buildings.
Gray tint indicates developed areas in which only landmark
buildings are shown. Darker gray tint indicates open water features.

Revisions may not comply with National Map Accuracy Standards.

Correspondence concerning this and other Department of
Transportation maps should be directed to: Map Information
Unit, New York State Department of Transportation, State Campus,
Building 4, Room 105, Albany, New York 12232.

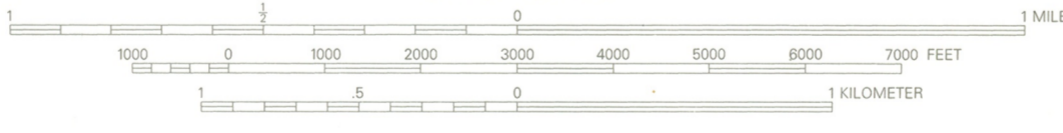
Map revisions outside New York State are limited to major highways.

Revisions by J.C. Peters



QUADRANGLE LOCATION

SCALE 1:24 000



Transverse Mercator projection, 1927 North American Datum
To place on the 1983 North American Datum, move the projection lines
11 meters south and 34 meters west as shown by dashed corner ticks.

1000-meter ticks based on the New York Transverse Mercator projection /grid.
Between 72° and 78° West Longitude, this projection /grid is identical to Zone 18 of the Universal Transverse
Mercator projection /grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.
The scale of this map has been adjusted by its projection scale factor in order to maintain true 1:24,000
scale. The Transverse Mercator projection scale factor at this quadrangle location is 0.9996.

10,000-foot ticks based on the New York State Plane Coordinate System, East Zone.

1991 magnetic declination is approximately 13° West

Contours, at 20-foot intervals, shown unrevised from 1954
U.S. Geological Survey map. Datum is mean sea level.

INDEX TO
1:9600 (1"=800')
MAP COVERAGE



BOUNDARIES:

- State
- County
- Town or City
- Incorporated Village
- State / Federal Land

ROADS:

- Posted Touring Route:
 - Interstate
 - U.S.
 - State
 - County
- State Highway (SH) number
and limit
- County road
- Interchange number
- Divided:
 - Wide mall
 - Narrow mall or barrier
- Undivided:
 - 4 or more lanes
 - Less than 4 lanes
- Vehicle track; trail



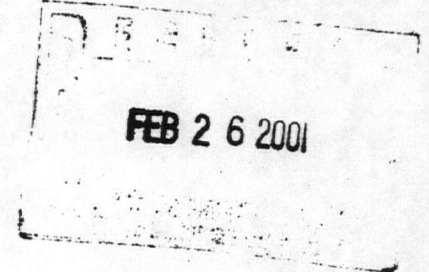
DEPARTMENT OF PARKS, RECREATION AND CONSERVATION

211 Route 416, Montgomery, New York 12549-2420

TEL: (845) 457-4900 • FAX: (845) 457-4906

Joseph G. Rampe
County Executive

Graham M. Skea
Commissioner



February 23, 2001

Ms. Ruth L. Pierpont, Director
New York State Office of
Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
PO Box 189
Waterford, New York 12188.0189

Dear Ms. Pierpont,

On behalf of the County of Orange and the Orange County Department of Parks, Recreation and Conservation, I fully support the nomination of "The Boulders" at Greenwood to the National and State Registers of Historic Places.

The Boulders was a grand hotel that once hosted a bevy of vacationers from around the world, all seeking the splendors of Greenwood Lake and touring the scenic rolling hills of Orange County.

It is only fitting that this magnificent turn of the century structure take its place among the historically significant amenities of our County and preserved for future generations to embrace.

Sincerely,

Graham M. Skea

Board Members:

Chairman, M. Ronald Phillips

Vice Chairman, George V. Wontz

Charles J. Shaughnessy

Edward J. Kellman

Lawrence Delarose

Andrea Nilon

Dr. Rohit Patel