NPS Form 10-900
(Oct. 1990)

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Nat. Register of Historic Places
National Park Service

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 Cottage in the Pines

other names/site number Pine Park Cottage, Pine Park, Dunwald Family Property, Blue Rill

2. Location

street & number 1200 Route 42 [ ] not for publication

city or town Deer Park [ ] vicinity

state New York code NY county Orange code 071 zip code 12780

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Ruth Pierpont DSHPO 6/17/15

Signature of certifying official/Title Date

State or 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:

[X] 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) _____

Signature of the Keeper date of action

for Alexis Abernathy 10/6/15

5. Classification

Ownership of Property
(check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

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

Contributing	Noncontributing	
6	0	buildings
1	0	sites
1	0	structures
0	0	objects
8	**0**	**TOTAL**

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/hotel
DOMESTIC/secondary structure
AGRICULTURE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation Stone
walls Wood, Shingle
roof Asphalt
other

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

8. Statement of Significance

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

[X] **A** Property 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.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or that 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 boxes that apply.)

[ ] **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

Areas of Significance:
(Enter categories from instructions)

Entertainment/Tourism

Commerce

Architecture

Period of Significance:

ca. 1895-1960

Significant Dates:

ca. 1895, 1921, ca. 1936

Significant Person:

Cultural Affiliation:

N/A

Architect/Builder:

Peter Dunwald I & II (builders)

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

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):

[X] 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 Building 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 repository: _____

10. Geographical Data

Acreage of Property 119.76

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	18	520209	4591811	3	18	525913	4590708
2	18	529669	4591287	4	18	528227	4590805

11. Form Prepared By

name/title Lynn Feasley, edited by Jennifer Betsworth (NY SHPO)

organization New York State Historic Preservation Office date March 14, 2013

street & number P.O. Box 189 telephone 518-237-8643 ext. 3296

city or town Waterford state NY zip code 12188

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 SHPO or FPO for any additional items)

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

name Lynn Feasley

street & number 324 West 23 St. 7-A telephone 917-597-6242

city or town New York state NY zip code 10011

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, D.C. 20503

Narrative Description of Property:

The Cottage in the Pines, a small district including a boarding house, bungalow, and several outbuildings, is located in the hamlet of Rio in the town of Deerpark, New York. Deerpark is a rural town located in southwest Orange County loosely bounded by the Delaware River to the south, the Mongaup River to the west, the Shawangunk Mountains to the north and the Neversink River to the east. Rio is just south of Forestburgh in Sullivan County and north of Cahoonzie, another hamlet in Deerpark. Rio is centered on three miles of Route 42 that follows the Bush Kill. The landscape is now a heavily forested and sparsely populated area. One business, one convenience store, a handful of two-story wooden houses, and mid-twentieth century ranch houses on small wooded lots, some with stone walls, are located along the road. The homes hug the road and the terrain rises steeply to the east and west.

The Cottage in the Pines parcel is bisected by Route 42, with 86 acres on the west side of the road and approximately 20 acres on the east side of the road on two lots. The property on the west side of Route 42 is steep, forested land, rising as part of the Shawangunk mountains. A bluestone quarry is located at the westernmost part of the property. The southern boundary is along New York state land, where an eagle nesting grounds is maintained. The eastern boundary is Prosper Davis Road, a dirt road that is not maintained. The Bush Kill runs through the lots located on the east side of the road. A weir is located on the property creating a large mill pond. The Bush Kill is a fast running four season stream. The land rises dramatically to the east of Bush Kill valley. The building site is located on a relatively flat area of about ten acres between the road and the mill pond. The area for miles in all direction is deep forest. The nominated parcel is the original property associated with the Dunwald family.

The nomination documents the Cottage in the Pines as it evolved from a typical turn of the century boarding house to a portion of a larger family homestead and workshop. The southernmost building is a large ca. 1895 three-story boarding house. To the east of the boarding house are a mill and weir built c.1900. To the north of the house, a large woodshop overlooks the mill pond. Two smaller workshops and a ca.1936 machine shop and bungalow are north of this. There are several small sheds throughout the property, including some that have collapsed. The parcel across Route 42 has a cleared field of about ten acres. The rest of the land rises steeply to the west and the landscape is forest filled with stone walls, rock outcroppings and the quarry.

The Cottage in the Pines, ca. 1895

The boarding house, known as the Cottage in the Pines, Pine Park Cottage and Pine Park, was constructed ca. 1895.[1] The house is set back from Route 42 by 50 yards; a large grove of mature white pines stands between the house and the road. There is a large semi-circular driveway. It is an imposing three-story L-shaped building with a side-gabled wing. It has a dry laid bluestone foundation. The exterior is white painted wooden shingles with

[1] The property was advertised under various names. "Health and Comfort at Pine Park Cottage," *Brooklyn Daily Eagle*, June 22, 1902; "Cottage in the Pines," *New York Herald*, July 30, 1905; "Pine Park," *Brooklyn Eagle*, July 14, 1901; Deed Book 12639, Town of Deerpark Clerk's Office.

dark green trim. There is a band of fish-scale shingles above the second and third story windows and underneath the gable ends. The roof is currently covered in asphalt shingles, but old photos show that it was originally chisel point slate.

The front-gabled section serves the primary focus of the façade; the set-back, side-gabled southern section, which holds service spaces, is minimized. A concrete retaining wall doubling as a border for flower beds leads to a wide porch. The shed-roofed porch extends across the façade (west elevation) and onto the northern elevation. Front-gables highlight each of the porch's three entrances: one at the center and two at the corners; concrete steps lead to each entrance. It has a bead board ceiling painted white. It was originally built with unpeeled log posts and branches for rails; these were replaced ca. 1940 with columns and rails made of dimensional lumber. The southernmost section of the porch located within the L was enclosed ca. 1940 and leads to a kitchen entrance on the side-gabled wing. The porch roof is a shed roof with gables over the three entrances.

The front door is centered on the front façade gable end. It is a double door with ornate hinges and hardware. The windows throughout the home are single pane glass with two-over-two sash. There are two windows on either side of the front door. On the second and third floors there are three windows centered under the gable end. The window directly under the gable is a pointed arched stationary window. There is an ornate rake board under the eaves with a diamond and stripe pattern. There are two chimneys rising from the back of the main body of the house and one from the side gable wing. The first floor of the side-gabled section is covered by the enclosed porch. A kitchen door and one window are covered by the porch. One two-over-two window is located on the second story.

As seen from the southern elevation, the main body of the house sits on a bluestone foundation, with a concrete block addition to the east. There are doors leading into the cellar from the west through bluestone and to the east, through concrete. On the main body of the house there are three windows under the porch roof on the first floor. There are two two-over-two windows on the second floor. There is fish-scale siding above the windows and under the eaves. The gable end of the L has a square bay window extending about 2 ½ feet by 4 ½ on the first floor and a small pointed arched window in the gable. The bay window features a large picture window and two two-over-two windows. The back porch extends off the kitchen to the east.

The eastern elevation has a homemade concrete block foundation with a shed roof porch addition running the most of the length of the house. The concrete block extends upwards and forms the walls for the enclosed porch; banks of two-over-two windows light the room. Historic photographs show that the rear porch was originally not enclosed and featured the same trunk and branch rail system as the front of the house. The porch is accessed on the interior through the kitchen. There are sliding windows on the porch. On the second floor side-gable wing there is a ca. 1970 picture window added and an original window to the right. In the front-gabled section, there are two windows on both the first and second floors. There are three windows on the third floor and another small pointed arched window in the gable mirroring the front elevation of the main body of the building.

The northern elevation is built into a hillside. There are two windows on the first and second floors under the eaves. As in the rest of the house the fish-scale shingles continue over the second and third story windows.

Interior

The interior is divided by a central hall and stairway into three main living areas: a parlor, a living room and a dining room with a kitchen to the back. Historic floors, trim, and paneling remain throughout the house. Through the front door there is a small hall in front of the central staircase, which retains its original newel post and turned railing. To the left there is a large living room with a smaller parlor in the rear. Behind the stairs there is a bathroom that was added sometime after the original construction. To the right of the stairs there is a spacious dining room with some built-in cabinets with wavy glass doors. The kitchen is to the far right of this room. It has an original cast-iron wood and coal stove for cooking marked with Swinton Stoves, Port Jervis, NY. The bay windows in the south have been replaced with a single pane of glass. The kitchen cabinets reflect a ca.1937 update and run the length of the west wall of the kitchen. There is an enclosed porch toward the east with a wall of windows overlooking the mill.

On the second floor, there are six bedrooms. In the main body of the house there are three along the north wall, off a narrow hall, and another bedroom in the southwest corner. In the southern side gable wing there are two bedrooms. There is a bedroom over the kitchen that has a ca. 1970 picture window and an added entry between the two southern bedrooms. These two alterations are trimmed with dimensional millwork. Other than a bathroom placed in a closet at the top of the stairs on the west wall in 1936, the picture window and the connection between bedrooms, the upstairs has not been altered. There is a stairway on the west wall leading to the attic. There is a rounded plaster corner at the base of these stairs. The attic houses three additional bedrooms to the north, directly above the northern bedrooms on the second floor, a sleeping loft and several open spaces. The westernmost bedroom has been wallpapered a number of times but the rest of the attic has walls made of lathe but never plastered. Most of the original trim is intact.

The original outhouse sits to the north of the cottage; it is a small gable building with two seats and a dividing wall. It has matching white painted wooden shingles.

The Mill, ca. 1900[2]

The mill is a two-story frame building with a gable roof. It has a dry laid bluestone foundation and was built with rough unpainted wooden siding. In photos it has six-over-six double-hung windows. All of the windows and much of the siding are currently missing. Old photos show that there was one window under the gable and two on the first floor. Under the eaves there were four windows on the south. To the north there was a wing with a shed roof. It may have originally been a grist mill, as mill stones are located nearby on the property. During the twentieth century, it was repurposed for use as a sawmill; equipment still remains near the building.

[2] The current owner has a photo dated 1921 with the mill in the background; the woodshop was not yet built. The family was harvesting ice from the pond. As the building predates the family's construction company, it is likely that it was later converted for use as a sawmill.

Weir, ca. 1900

The weir is directly to the east of the mill. It is about 30 feet wide. It is constructed of dry laid bluestone. There is a spillway next to the mill. Early pictures show a wooden plank bridge directly above the weir set on top of tree trunks. During the mid-twentieth century, the weir was repaired with concrete pillars and a single steel I beam.

Woodshop, 1921

Located to the east of the outhouse is the woodshop. It is approximately 100' x 40' on two levels. It has a two-story gabled roof with one-story shed roofs on each side and a concrete block foundation. It is sided with wooden shakes and has gable and shed roofs. The date 1921 is hand drawn into concrete in the southeast corner. The first floor has windows facing south overlooking the mill pond. The eastern elevation has a hinged wooden double door. There is a window under the gable on the second floor.

Planing Shed, ca. 1945

This is a small 15' x 20' one-story, mostly open air building facing toward the east. It has a saltbox roof. Toward the north it is enclosed in two small compartments. It is covered with tan asphalt siding.

Machine Shop, ca. 1936

The machine shop is a two-story, gable-roofed frame building with white painted wooden shakes about 70'x 30'. It has attic space under the eaves. There are three large double openings into this space from the east. All are hinged doors wide enough to accommodate vehicles. To the north a shed addition was added c.1950 also with double-hinged doors large enough to accommodate vehicles. This building was recently hit by a tree and repaired. It appears to have been constructed in the late 1930s when the bungalow was built.

Bungalow, ca. 1936[3]

The one-and-a-half story, frame bungalow, built ca. 1936, is situated on the far north of the property along the road. It has a side-gabled roof with clipped gables and exposed rafter tails, is sided with white-painted wooden shakes, has dark green trim, and rests on a concrete block foundation. A one-story, two-bay, front-gabled section with a clipped gable and two simple arts-and-crafts style brackets projects slightly from the northern end of the façade. A bank of three, three-over-one windows is located centrally in the section. A ca. 1950 enclosed porch fills the remaining three bays. A simple arts-and-crafts style wood and glass door and another bank of three, three-over-one windows are visible

[3] Deed book 12639, Town of Deerpark Clerk's Office.

The southern elevation has two three-over-one windows and a small set of paired three-over-one windows on the first floor. A pair of three-over-one windows is located on the second story. Four simple brackets are located under the roofline. A shed-roofed, one-bay-by-two-bay enclosed porch covered in wooden shakes extends from the east elevation; a later porch with a shed roof extends north from the porch.

On the interior, the first floor is divided into a living room, dining room, central stair, kitchen and pantry, two bedrooms, bathroom, and an enclosed porch. The central stair and hall divides the house; the dining room is to the right (west) and the living room is to the left (east). Directly behind the dining room lies the kitchen. Gingerbread trim made of chestnut and original wood floors remain throughout the house. An arched ceiling is located over the original cast-iron sink in the kitchen. The kitchen also retains original chestnut cabinets and tile. A wide, arched entranceway connects the kitchen to the pantry. The enclosed porch is accessed from the pantry. The two first-floor bedrooms and bathroom are located east of the living room. The second floor is divided into a central hallway, two bedrooms, one bathroom, and storage space. The stairs lead to a central hallway with two bedrooms, one to the left and one to the right.

Quarry, late eighteenth/early nineteenth century

Bluestone quarry site located on the Dunwald property on the west side of Route 42. An early twentieth century steamshovel remains onsite.

Statement of Significance:

The Cottage in the Pines is locally significant under Criterion A for entertainment and tourism for its association with the recreational boarding house culture. It is also locally significant under Criterion C as an intact example of the vanishing vernacular boarding houses typical of the Shawangunk Mountains. Built ca. 1895 by Peter Dunwald and his wife, Mary, this property is a good example of a late Victorian era vernacular building designed to serve as a boarding house. By the late nineteenth century, railroad lines connecting New York City with the mountains had made it easy for families to take summer vacations to the Shawangunk and Catskill mountains. Boarding houses, which provided less expensive accommodations than hotels or resorts, sprang up along the roads near each railroad stop. The property's location only eight miles from the major railroad hub of Port Jervis made it attractive to tourists. The Cottage in the Pines is a remarkably intact example of a boarding house, and has survived with few alterations. It retains the public spaces, large porch, spacious, airy rooms, and surrounding landscape that guests are characteristic of resorts of this era in New York.

The property is additionally significant under Criterion A for commerce for its association with the Dunwald family's varied and successful businesses. In addition to running the boarding house, family members were involved in quarrying, lumbering, and a construction business. The represent the efforts of an energetic family making a successful living in the small community of Rio as railroad-related boarding house tourism in the Shawangunks began to dwindle. Journals and photos survive in the Deerpark Historical Society that document a family working to create forest products at the sawmill, making masonry products during the winter, keeping the boarding house running by growing, harvesting and cooking local foods for meals, building houses in Port Jervis and nearby hamlets, and quarrying bluestone. The Dunwald family was family fully engaged in the community and many economic enterprises.

Early History of Deerpark and Port Jervis

The development of the summer tourist industry in the Shawangunks grows out of the geography of the area, the economic forces shaping the Delaware River valley, and the social and cultural fabric of the northeast during the late nineteenth and early twentieth centuries. The region around Port Jervis, located eight miles south of the Cottage in the Pines, had long served as an important transportation corridor. The Delaware and Neversink Rivers carved out flat river valleys that helped make the mountains passable. An early road based on a Lenni Lenape path connected the Hudson River to the Delaware via a relatively flat trail from Kingston through the Catskills and Shawangunks; it later formed the basis for the Old Mine Road and Route 209. Framed by the natural boundaries of the two rivers and later the political boundaries of New York, New Jersey, and Pennsylvania, the small corner of New York State promised high commercial potential. The Delaware and Hudson Canal, one of the few privately owned canals, was built during the late 1820s. It connected Pennsylvania coal mines to the new village of Port Jervis, where the canal turned northward to Kingston; from Kingston, goods were transported by steamship to New York City. Other heavy goods, including lumber and quarried rock, were also transported via the canal. [4]

[4] Samuel Eager, *An Outline History of Orange County* (Newburgh, N.Y.: S.T. Callahan, 1846-7), 391-392.

Port Jervis, which was named after the construction superintendent of the D&H Canal, developed quickly around an important point along the canal. By the mid-1840s, it had become a small, but flourishing village with five stores, three taverns, a three-story stone grist mill, three churches, and a school. In 1851, the long-planned New York and Erie Railroad, which connected Piermont, NY with Lake Erie, finally reached Port Jervis. The Port Jervis station was reported as one of the largest and grandest stations outside of New York City. The canal could not compete with rail's cheaper and more efficient freight and was abandoned during the early twentieth century. In addition to its industrial uses, the railroad also provided easy passenger access to and from New York City. [5]

Overland transport between Rio and Port Jervis was relatively easy. During the mid-nineteenth century, Samuel Fowler constructed a plank road over an Indian trail from Mongaup to Port Jervis. Fowler owned large tracts of timber in Rio and needed a route to Port Jervis, from which he could send his timber to markets in Philadelphia.[6] This road opened the way for other goods, most notably bluestone. The remnants of a bluestone quarry, along with an early steam shovel, remain on the Cottage in the Pines property on the west side of Route 42. In fact, Rio was originally known as Quarry Hill, but when the town requested a post office it was told that the name was too similar to Quarryville in Dutchess County. Townspeople decided to honor Benjamin Ryall, the man credited with organizing the post office by choosing Rio (pronounced Rye-oh) as the new town name.[7]

Tourism in the Shawangunks and Catskills

In 1868, the Port Jervis and Monticello Railroad with completed, making an additional northern route available to businesses and travelers. This railroad especially focused on attracting and serving passenger traffic to the Shawangunk and Catskill region. By 1900, it aggressively promoted tourism from Port Jervis to Monticello. In a May 1900 promotional brochure, the railroad's boosters gush about the landscape and communities along the line: "Our mountain-sides teem with picturesque spots where magnificent views can be had over all the surrounding country. In the autumn, when the leaves are tinted, our hill-sides are gorgeous in their various hues…Already a number of country clubs and several individuals have seen the beauty of our valleys and have erected club-houses, cottages and residences."[8]

Writers, painters, and artists began traveling to the Catskill Mountains during the early nineteenth century. Through their descriptions and views, they began to cultivate public interest in and value for mountain landscapes and tourism. Early hotels in the region catered to wealthier tourists. By the mid-nineteenth century, locals began constructing less expensive boarding houses to serve a wider variety of travelers. However, it was

[5] Lossing and Barritt, *Harper's New York and Erie Rail-Road Guide Book* (New York: Harper Brothers Publishers, 1855-6); Eager, *An Outline History*, 391-392.
[6] Maurice L. Patterson, *The Pioneers of Quarry Hill: Rio, Orange County, New York, a history and genealogy, Patterson, Brooks, Boyd, Speidel, Durland, Reed, Whitaker, Decker* (Interlaken, N.Y.:I-T Publishing Corp, 1983).
[7] Norma Schadt, *The Town of Deerpark* (Huguenot, N.Y.: 1863 Schoolhouse Press, 2009).
[8] Port Jervis, Monticello, and New York Railroad, "If Thou Seekest a Beautiful Country Behold, it is on the Port Jervis, Monticello, and New York Railroad (New York: Sears and White, 1900), 5.

the completion of railroad lines connecting New York City to the scenic Catskill and Shawangunk Mountains that made mountain tourism accessible to the general public.[9]

By the late 1800s, it became common for New York City middle-class workers and families to take vacations in the nearby mountains. Many escaped for a few weeks or the summer to go hunting, participate in recreational activities, or simply breathe healthful, fresh air. Women and children were encouraged to escape the heat of the city summer and go to the cool mountains for the summer, to be joined by their husbands on the weekends. To serve the new traveling public, resort towns developed along regional railroad corridors. The region around Port Jervis was no exception; boarding houses lined the road heading north from the major railroad connection. By the time the Cottage in the Pines was built ca. 1895, several boarding houses, hotels, and clubs already existed in the area. The Hartwood Club had been recently established (1893) by Stephen Crane's father. Merriewold a few miles to the north in Forestburgh, developed by Agnes de Mill's grandfather had started development in 1889. Dederick's Boarding House, the still-standing Alexander Hotel, Eddy Farm and the Cahoonzie Inn were all located in the short stretch between Sparrowbush and the Cottage in the Pines.[10] Jacob Bauer, a Port Jervis innkeeper, kept a private zoo on the road between Cahoonzie and Rio.[11]

Dunwald Family and the Cottage in the Pines

Peter William Dunwald (b. 1820 d. ca. 1887) and Johanah Dunwald (b. 1825 d. ca. 1887) emigrated from Prussia around 1855.[12] Their first son, Peter (b. 1860 d. 1939), was born five years later. In 1861, the family was living in Corning, where Peter William obtained a patent for a better butter churn.[13] By 1870 the family moved to New York City. Peter William worked as a machinist and trained his sons Henry and Peter in the trade. In 1883, Peter married Mary Ellen Johnson (b.1866 d. 1945). Johannah and Peter William died in New York City ca. 1887. Henry, who had been working as a grinder in the R.M. Stiner carriage factory, died in an accident in 1888. Around the same time, Peter and Mary Dunwald left New York City.[14]

By the time Peter and Mary moved to Orange County, they had a small family. Eventually they had five children: Henrietta (b.1884 d. 1956), Harry (b.1887 d.1964), Peter (b.1891 d.1964), Mary (b.1895 d.1973), and Charles (b. 1900 d.1977).[15] The family quickly became engaged in community life in Rio. While it is unclear whether the Dunwalds moved to the area to build a boarding house or to engage in some other land-based activity, they quickly realized the economic opportunity in participating in the growing tourism industry. By 1895, Peter, Mary and the family begin building the Cottage in the Pines.

[9] Kenneth Myers, *The Catskills: Painters, Writers, and Tourists in the Mountains, 1820-1895* (Yonkers, N.Y.: Hudson River Museum of Westchester, 1987), 31-32, 66, 69, 76.
[10] Schadt, *The Town of Deerpark*.
[11] Patterson, *The Pioneers of Quarry Hill*.
[12] Federal Census, New York, 1870.
[13] Peter Dunwald, "United States Patent 31447 – Churn," February 19, 1861.
[14] *New York Evening Post*, August 27, 1888; *Brooklyn Standard*, August 27, 1888.
[15] Lynne Martel to Lynn Feasley, email with Dunwald geneaology, February 2014.

Tourist accommodations in the Catskills and Shawangunks generally fell into three types: large-scale hotels (500-1000 guests), mid-scale hotels (generally 20-100 guests), and boarding houses (generally 20 or fewer guests). Hundreds of smaller hotels and boarding houses existed throughout the region. Typical of other boarding houses in the region, design of the Cottage in the Pines blended its simplified Queen Anne style with elements indicative of leisure and resort architecture. The large and airy white painted house featured wooden fish-scale siding, a chisel-point slate roof, and an irregular plan typical of late nineteenth century residential design. A large, wrap-around porch with three front-gabled entrances dominates the façade. Expansive porches were common at tourist resorts of all sizes. The Dunwalds used unpeeled logs as porch columns and smaller branches for rails to give the building a rustic appearance; though the rustic style was more reminiscent of the Adirondacks than of the Shawangunks, it had become associated with leisure and must have seemed appropriate in the building's forested setting. Other homes in Hartwood and Merriewold used natural materials for pebble cladding, rough sawn shingles, rustic wooden elements and fieldstone fireplaces to the same rustic effect.

On the interior, the Cottage in the Pines featured a large and inviting first floor double parlor and dining room for guests. These amenities and spaces were typical for a boarding house; larger boarding houses or smaller hotels might offer a ballroom in addition to the parlor and dining room. The second story was divided into six, large bedrooms, each with windows which could be opened to enjoy the mountain air; the third story provided additional, though less finished, space for guests.

Mary was instrumental in building the boarding house and managed the accommodation, which advertised that it could accommodate 20. She focused on providing guests with "an excellent table." She kept her recipe for spiced grapes in the family safe. May and Charlie attended the first class when the new Rio schoolhouse opened in 1901. Peter helped operate the boarding house and continued to use his skills as a machinist. In 1896, he applied for a patent for a railroad bumper and a door securer. In addition to his training, his father had clearly also passed on his passion for invention and taught him the value of patents. The 1900 census states that Peter was a steelworker; it is likely that he worked for railroad related industry in Port Jervis. He applied for a railway construction patent in 1903. Peter was appointed postmaster of Rio in 1902.[16] The family thrived in its new home.

From 1901-1905, Peter Dunwald ran advertisements in New York City newspapers offering fishing, boating, bathing in a man-made reservoir, and accommodations for 20. Situated equidistant from the Port Jervis and Hartwood Club stops on the Port Jervis and Monticello railroad, the Cottage in the Pines was easily accessible by train, and Peter promised to provide a ride from the station. A typical ad from the *Brooklyn Daily Eagle* in 1901 read: "Pine Park—Rio, NY. In the Mountains; the coolest and healthiest place to be found; lake, brook, fishing, boating, bathing; table unsurpassed; dry, shady grounds; 180 foot piazza; large, airy rooms: 2 ½ hours Erie Railroad to Port Jervis; meet guests at station. Address Peter Dunwald, Rio, NY." Pictures of the Cottage in the Pines from that time feature mostly women and children picnicking, boating, and hiking.

[16] Etta Convert to "Mama, Sister, and Brothers" (Mary Dunwald, sister Mary, brothers Harry, Peter and Charles), July 18, 1929; *Watertown Daily Times*, Mary 1, 1896; Federal Census, New York, 1900; Peter Dunwald, "United States Patent 559269 – Car-fender," April 26, 1896; Peter Dunwald, "United States Patent 583363 – Door-securer," May 25, 1897; Peter Dunwald, "United States Patent 731292 – Railway Construction," June 16, 1903.

By 1905 the family appears to have stopped advertising the boarding house in New York City newspapers, though photos show boarders picnicking near the mill pond well into the 1920s. In 1921, the family installed an electric generator and had installed a number of fixtures and outlets by 1924. These improvements indicate boarders' changing needs, as well as the family's interest in ensuring that the boarding house remained attractive. Family records and receipts indicate that the Dunwalds were also constantly replacing pianos throughout the early decades of the twentieth century. Pianos were an important amenity, offering entertainment for both the guests and the family. According to local oral history, the boarding house continued to operate on some scale through the 1950s.

Dunwald Brothers Carpentry

The other buildings on the property represent the efforts of an energetic family carving out a living in the small community. As Peter and Mary's sons grew older, they became more involved in the family's small farm, developed an interest in skilled work from their father, and eventually opened a construction company. The workshops are filled with cabinet making machines, paints and tools to repair vehicles. Journals and photos survive, in the Deerpark Historical Society that document a family working to create forest products at the sawmill, making masonry products during the winter, keeping the boarding house running by planting and harvesting, cleaning and building houses nearby. The journals document a family fully engaged in the community.

The men and women had different economic spheres. Mary continued to handle much of the operation of the boarding house. The family continued to let rooms to boarders until the early 1950s. Charles Dunwald's journal shows that the men spent little or no time on the boarding business, leaving it to his mother and sisters. The family went into Port Jervis often to see people, do business and see shows. A photo of the family c.1910 shows them in their new car looking sophisticated dressed in suits and riding bonnets. They look fashionable and were clearly successful and well-respected in both Rio and Port Jervis.

Charles Dunwald's journal from 1920-21 describes a family working hard to live off the forest land. Almost every day Charles writes that he and his brother Peter "cut wood." Peter spent time building a small carpentry business, while Charles focused on managing and expanding the farm, caring for the family's China White hogs, butchering them, caring for a flock of chickens and selling them in Port Jervis. He is also harvested ice from the pond on the coldest days and planted cabbage and Winesap apple trees. Interested in improving the farm, Charles collected clippings from New York City papers describing new methods of agriculture. As befits a practical, successful family with a mechanical bent, he and his brothers were interested in understanding new things. Their father, Peter, continued fiddling with inventions through the end of his life.[17]

By 1920, Peter and Harry were working as carpenters. They finished building a big workshop overlooking the mill the following year and eventually turned their grist mill into a sawmill. They filled the workshop with

[17] Charles Dunwald Journal, 1920-21. Copy in collection of Lynn Feasley.

carpentry and building tools, including a machine for making dovetail joints, a lathe and a planer. In 1922, the Dunwald brothers established a construction company with Mr. Robert N. Hardistue, a builder in Port Jervis. The partnership continued through 1933.[18] Their father helped his sons with the business and provided guidance. The influence of their father and Mr. Hardistue likely provided the foundation for the brothers' business sense and understanding of the construction industry. As the family grew more successful and nearby land became available, they purchased parcels adjoining their property On the eve of the Great Depression, in 1929, Peter, the father, died. Correspondence from Etta Covert, a daughter who married and moved to Kansas is fraught but describes the real estate and building accomplishments of the family with a plea that she get a portion.[19] By 1933, the Dunwald Brothers were building homes throughout Sparrowbush and Port Jervis.[20] At times they financed the construction.[21] They built the Rio community hall that year.[22] The houses they built were typically in the popular, simple bungalow and arts and crafts styles.

In the late 30s, Peter Dunwald married Winifred Wagner, the youngest of 12 from Sparrowbush. Winnie had worked as the kindergarten teacher in Sparrowbush since 1925. Winnie's journals from this time show that the family expanded the carpentry business. They also had a masonry business and made concrete blocks during the winter. In 1936, Peter and Charles built a new house, a bungalow typical of what they built throughout the area, north of the Cottage in the Pines for Peter and Winifred to live in. In 1938 Peter served on the Board of Directors for Orange County Building and Loan. He was a well-respected builder and community leader.[23]

In 1939, Peter and Winifred, adopted Joseph, their only child. Many people in the area from ages 40 to 85 fondly remember having Mrs. Dunwald as a kindergarten teached. In 1946, Charles and Peter bought a planer and built a large building to house it downstream from the sawmill. In addition to the buildings, many pieces of large equipment from the Dunwalds' construction business survive. These include a road making machine, planer, sawmill, steamshovel in the quarry, and numerous concrete molds and mixers.[24]

Winifred's journals from the 1950s describe a family thriving in the small community and working hard. Peter, Charles and Joe all worked building houses, delivering concrete and making boards.[25] The hamlet began to decline during the 1960s; fewer people currently live in Forestburgh than at the turn of the century. In the early

[18] Dissolution Agreement between Robert M. Hardistue and Peter and Harry Dunwald, February 13, 1933. Document in the collection of Lynn Feasley.

[19] Etta Convert to "Mama, Sister, and Brothers" (Mary Dunwald, sister Mary, brothers Harry, Peter and Charles), July 18, 1929. The letter mentions increases in the family's landholdings and business ventures such as, the purchase of 200 acres from Barlow elsewhere in the town, purchase of 17 more acres, interest in home in Port Jervis homes and other town houses.

[20] Lynn Martel to Lynn Feasley, email, February 2014; Vince Malzahn, interviewed by Lynn Feasley, February 2014.

[21] Mortgage from Clifford and Mary Gross to Peter Dunwald, March 1, 1933. Document in the collection of Lynn Feasley.

[22] Patterson, *The Pioneers of Quarry Hill*.

[23] Lynne Martel to Lynn Feasley, email with photo of Winifred Dunwald collection, February 2014; Lynne Martel to Lynn Feasley, email, February 13, 2014; Winifred Dunwald Journal, 1945, collection of the Deerpark Historical Society; State of New York, *Annual Report of the Superintendent of Banks Relative to Savings and Loan Associations, Savings and Loan Banks of the State of New York and Credit Unions* (New York: Banking Department, 1938), 156.

[24] Winifred Dunwald photo album. Collection of the Deerpark Historical Society.

[25] Winifred Dunwald Journal. Collection of the Deerpark Historical Society.

1960s, Joe and Charles began working for the Port Jervis Department of Public Works. Peter and Harry died in 1964. Joseph went to Vietnam and came back on permanent disability. Charles and May both died in the mid-1970s. Winifred and Joseph lived in the bungalow, largely abandoning the too-large Cottage in the Pines. Both were devout Catholics. After Winnie's death Joseph inherited the entire Cottage in the Pines property. He lived there alone and minimally maintained the property until his death in 2012. Joseph was the last member of the Dunwald family to live on the land after 116 years of ownership.[26]

The buildings in the Cottage in the Pines are a tangible link to two important periods of history. The early buildings, including the cottage, the mill and the weir, were built at a time when the boarding house movement was an important factor in the development of Rio, Deerpark and Port Jervis. The other buildings, including the workshops and the bungalow, are links to a time when rural areas were adapting and construction, forest products, and farming were the driving economic forces of the region.

[26] "Joseph P. Dunwald," obituary, *Times Herald-Record*, June 22, 2012.

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Verbal Boundary Description

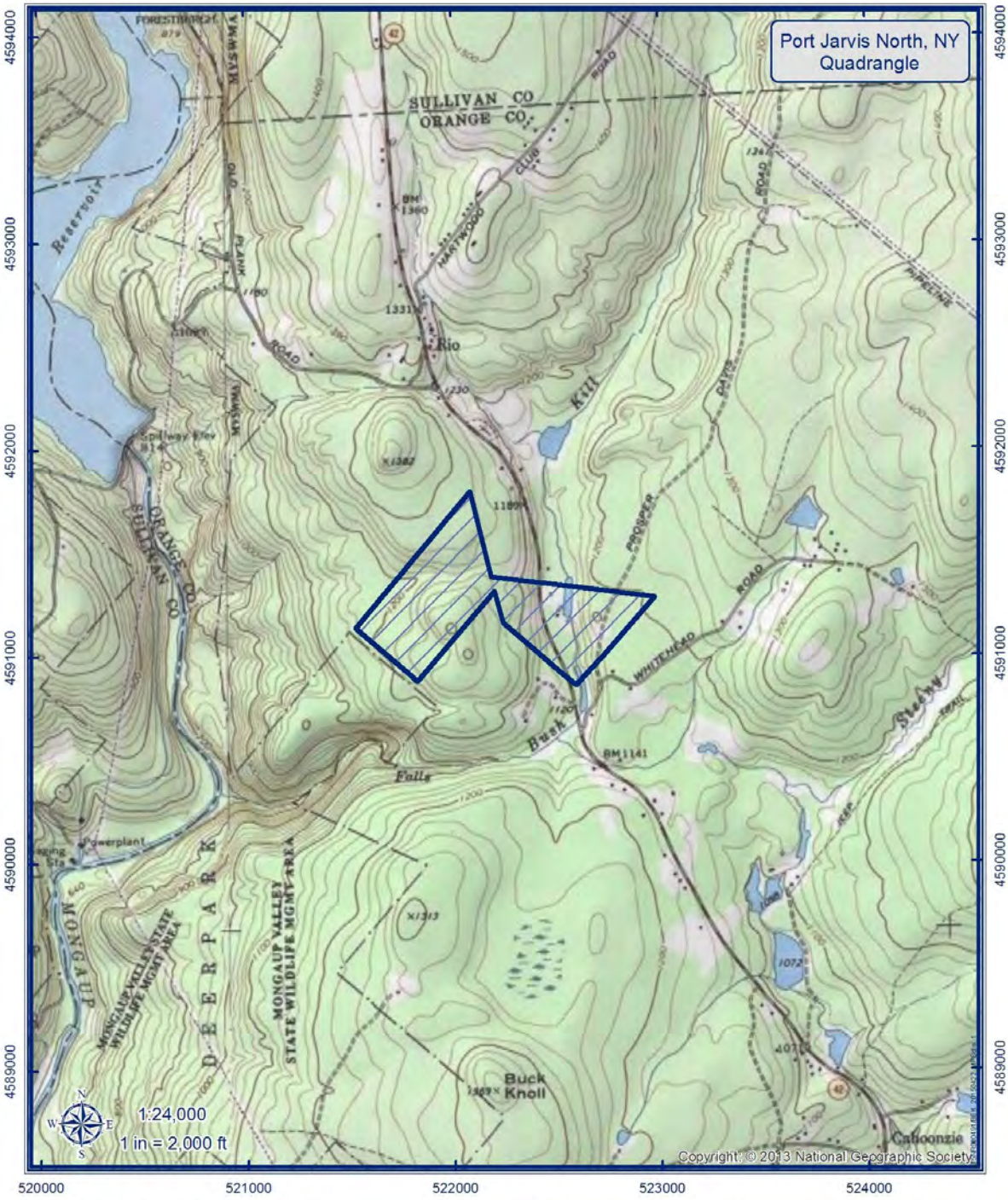
The boundary for this nomination is shown as a heavy black line on the accompanying map.

Boundary Justification

The boundary incorporates the entire lot on which the Cottage in the Pines has historically been located.

Pine Park Cottage & Dunwald Farm
Deer Park, Orange Co., NY

1200 Route 42
Deerpark, NY 12780

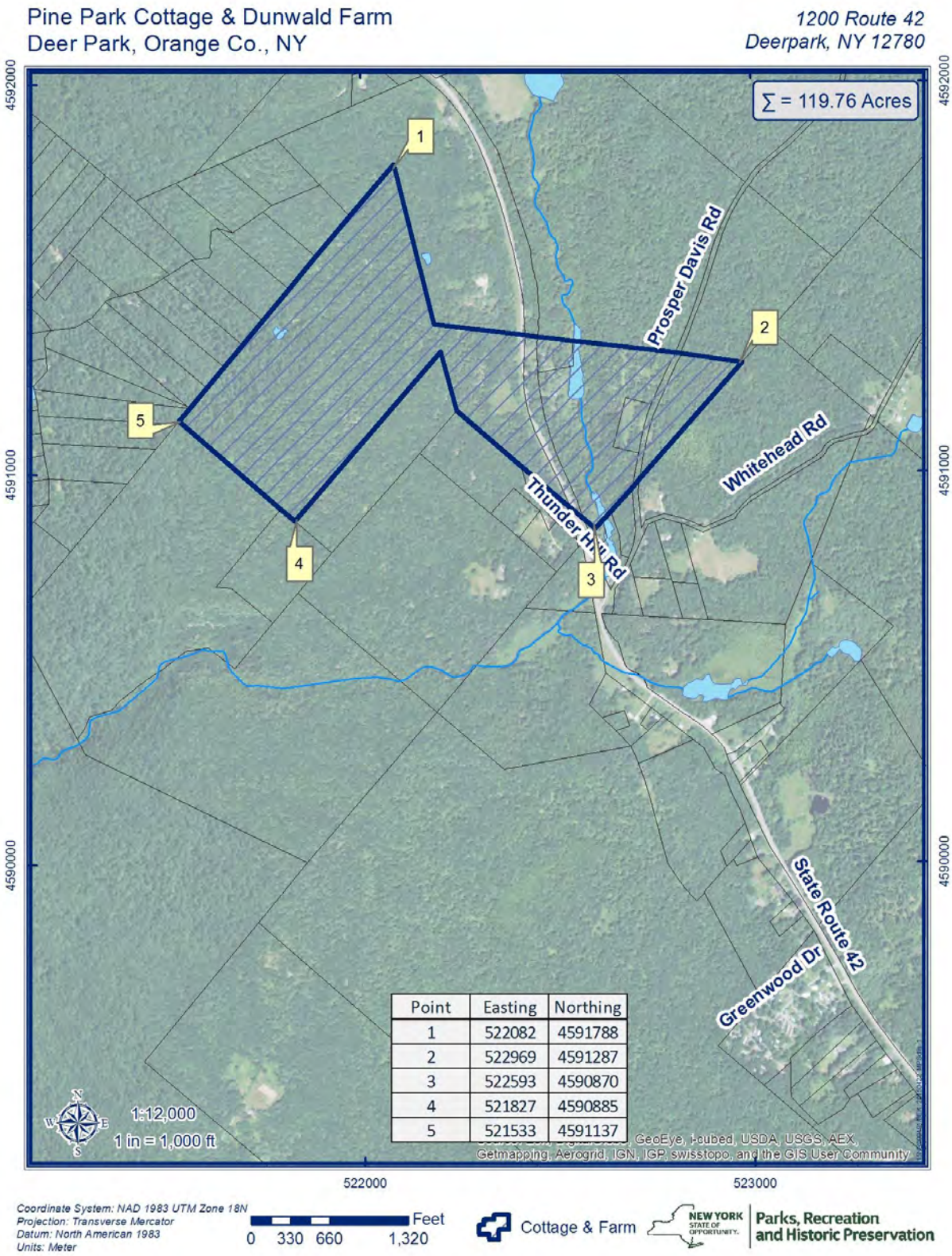


Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 650 1,300 2,600 Feet

Cottage & Farm

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation



Point	Easting	Northing
1	522082	4591788
2	522969	4591287
3	522593	4590870
4	521827	4590885
5	521533	4591137

Additional Information

Photo Log

Name of Property: Cottage in the Pines
City or Vicinity: Deer Park
County: Orange State: NY
Photographer: Jennifer Betsworth (2014) and Lynn Feasley (2015)
Date Photographed: February 2014; May 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

NY_Orange County_Cottage in the Pines_0001
Cottage in the Pines, Façade and north elevation, facing east (2014)

NY_Orange County_Cottage in the Pines_0002
Cottage in the Pines, Façade and south elevation, facing northeast (2014)

NY_Orange County_Cottage in the Pines_0003
Cottage in the Pines, East elevation, facing west (2015)

NY_Orange County_Cottage in the Pines_0004
Cottage in the Pines, North elevation, facing south (2015)

NY_Orange County_Cottage in the Pines_0005
Cottage in the Pines, Front door detail, facing east (2014)

NY_Orange County_Cottage in the Pines_0006
Cottage in the Pines, Interior, First Floor, Dining Room, facing northwest (2014)

NY_Orange County_Cottage in the Pines_0007
Cottage in the Pines, Interior, First Floor, Parlor, facing east (2014)

NY_Orange County_Cottage in the Pines_0008
Cottage in the Pines, Interior, Second Floor, Hallway, facing west (2014)

NY_Orange County_Cottage in the Pines_0009
Cottage in the Pines, Interior, Attic, Hallway, facing east (2014)

NY_Orange County_Cottage in the Pines_0010
Bungalow, Façade and north elevation, facing southeast (2015)

NY_Orange County_Cottage in the Pines_0011
Bungalow, South elevation, facing north (2014)

NY_Orange County_Cottage in the Pines_0012
Bungalow, Interior, First Floor, facing southwest (2015)

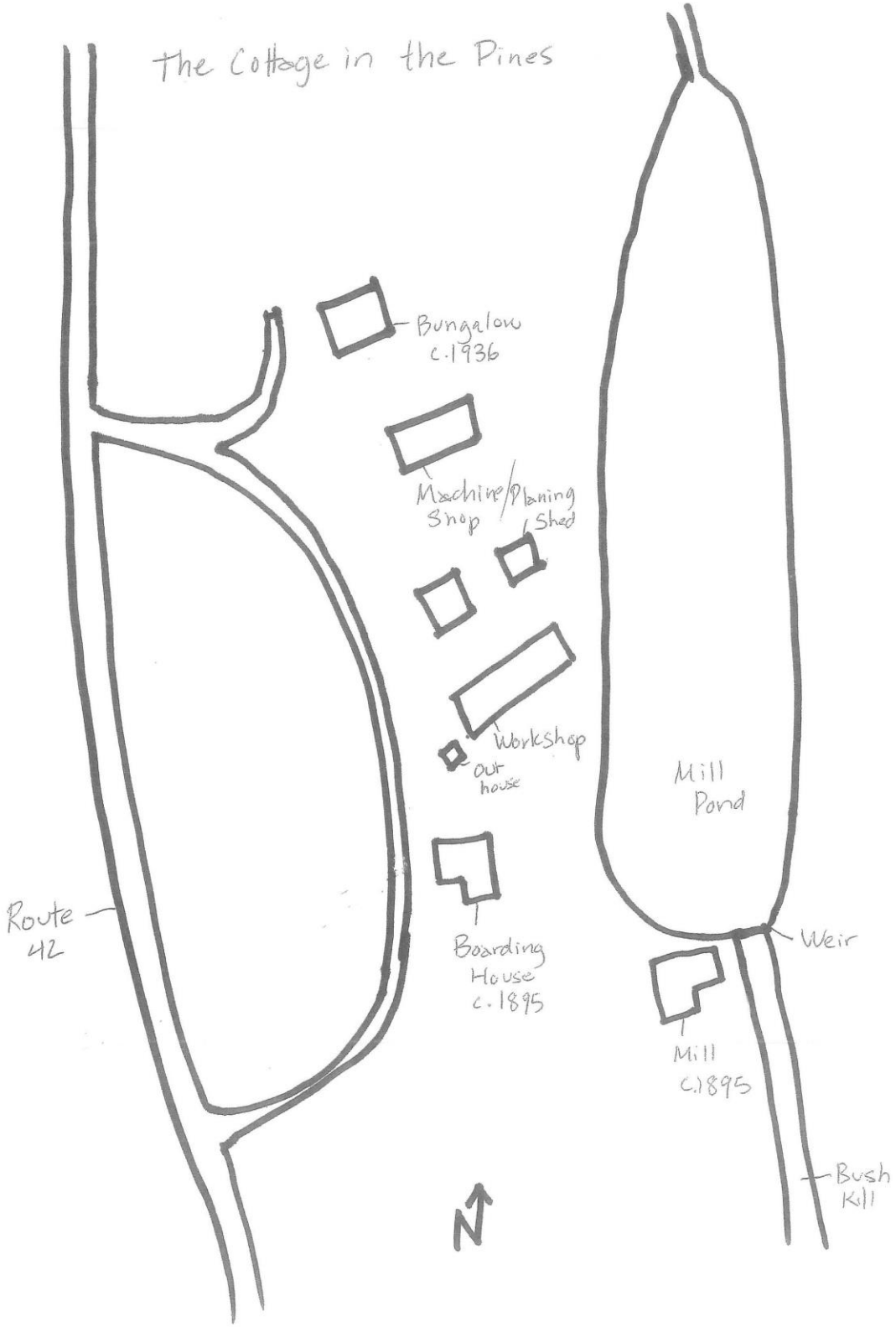
NY_Orange County_Cottage in the Pines_0013
Bungalow, Interior, First Floor, facing east (2014)

NY_Orange County_Cottage in the Pines_0014
Mill, camera facing southeast (2015)

NY_Orange County_Cottage in the Pines_0015
Weir, camera facing east (2015)

NY_Orange County_Cottage in the Pines_0016
Workshop, camera facing north (2014)

NY_Orange County_Cottage in the Pines_0017
Quarry and steam shovel, camera facing west (2015)


The Cottage in the Pines
Bungalow c.1936
Machine Shop
Planing Shed
Workshop
Out house
Mill Pond
Route 42
Boarding House c.1895
Weir
Mill c.1895
Bush Kill
N

Cottage in the Pines, early 20th century. Courtesy Brian Lewis.

Cottage in the Pines, early 20th century. Courtesy Brian Lewis.

Cottage in the Pines property, early 20th century. Courtesy Brian Lewis.

Bungalow, ca. 1936. Courtesy Brian Lewis.

Woolite

4x4