

EXHIBITION GUIDEBOOK BEFORE TMR

**How TMR's Property was Used Before it was Purchased by
the NYC Scouts in 1927 & 1929**



**Villa Switzerland
(Camp Keowa in 1923)**

**TEN MILE RIVER SCOUT MUSEUM
Summer, 2024**

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The Ten Mile River Scout Museum Website - <http://www.tmrmmuseum.org>

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BEFORE TMR

**How TMR's Property was Used Before it was Purchased by
the NYC Scouts in 1927 & 1929**

**Ten Mile River Scout Museum
Ten Mile River Scout Camps,
Narrowsburg, New York
Summer, 2024**

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BEFORE TMR

In **1924**, the **Boy Scout Foundation of Greater New York** began its search for property for its new summer camp, with the following requirements:

- It must be a very large parcel of land.
- Lakes, streams, swamps, timberland, and few main roads.
- Relative isolation from settled communities.
- Accessibility by rail, water and public highways.
- An adequate water supply.

In **1927** and **1929**, the **Foundation** purchased **these 10,000+** acres of lakes and woodlands, giving us **TMR**. The property was sparsely occupied and largely undeveloped, satisfying all of the requirements. **Why was this particular property suitable for purchase by the NYC Scouts?**

This exhibit examines how the **Ten Mile River Scouts Camps** property was used before its purchase by the **Boy Scout Foundation of Greater New York**.

Three of the **five** original **TMR Borough Camps** utilized buildings from youth camps already on their sites when purchased by the **NYC Scouts** in **1927 & 1929**. **TMR's** history starts with the history of these youth camps.

HOW WAS THE PROPERTY USED BEFORE TMR?

LUMBERING - The first major industry in the region was **lumbering**, with sawmills on most every lake and stream. This largely ended by the **1880s** when all the desirable lumber had been cut down.

HUNTING & FISHING - The woods were used for bear & deer **hunting** and the lakes were used for **fishing**. The **Ten Mile River** was a famous trout stream.

TOURIST ACCOMODATIONS - The **Erie Railroad** provided easy access to the **Tusten** and **Narrowsburg Stations** starting in **1848**. Visitors started coming from N.Y.C. in large numbers to escape the summer heat and stayed for the summer. **Farm houses** started taking in boarders during the summer months (Rock Lake & Fox Lake), **boarding houses** and **hotels** were constructed (Crystal Lake, Half Moon Lake, Turnpike Lake). **Youth Camps**

opened on **Rock Lake** and **Crystal Lake**. The **Erie Railroad** and the **Brooklyn Daily Eagle** published **Summer Home Directories** listing facilities available for summer rental.

1883 - **George** and **William Van Allen** purchased 4,000 acres for their summer estate centered on **Crystal Lake**, naming it the **Van Allen Grange**. The **Sullivan County Turtle Club** was a frequent visitor.

1911 - The **Minisink Company** purchased 4,000 acres adjacent to the Delaware River, including **Rock Lake** and **Davis Lake**, to develop and sell for summer homes.

Post Offices were one of the few government services provided.

WHO FOUND TMR?

The real estate firm of **Gaul & Kampfer** in Yonkers, NY was hired by the **Boy Scout Foundation of Greater New York** to assist it in its property search. **Gaul & Kampfer** found and assembled the property in the original **1927** purchase that gave us **TMR**.

WHAT WAS ON THE PROPERTY?

Gaul & Kampfer gave the **Boy Scout Foundation of Greater New York** an inventory of all the buildings and structures in their proposed **10,440 acres** ***“Ten Mile River Tract:”***

2 Hotels	12 Chicken Coops or Brooders
9 Houses	1 Pig Stable
21 Cottages & Bungalows	15 Shacks & Sheds
6 Garages	2 Corn Cribbs
10 Barns	3 Woodsheds
1 Warehouse	2 Blacksmith Shops
3 Ice Houses	

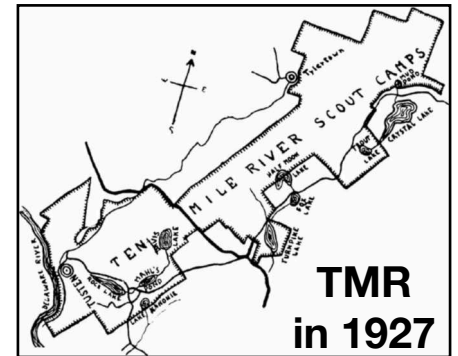
Most buildings were in the **Town of Tusten** or around the two hotels. These structures were either incorporated into the original **TMR Borough Camps** or destroyed. We can see that the land was primarily used for farming, especially raising chickens, but there was no heavy or even minor industry.

WHY PURCHASE TMR?

Why did the **Boy Scout Foundation of Greater New York** purchase these **10,000+** acres in **1927 & 1929**? How did the previous property owners develop the land and in what ways did this impact the construction of the five original Borough Camps in **1928, 1929 and 1930**?

In **1924**, **Franklin D. Roosevelt**, President of the **Boy Scout Foundation of Greater New York**, started the search for a permanent summer camp for the NYC Scouts. Since **1917**, the Scouts had rented facilities at the **Kanohwahke Scout Camps** in **Harriman State Park**, but these were quickly becoming overcrowded. For two years, potential sites within 50 mi. of NYC were examined by **FDR** and two judges, **Frederic Kernochan** and **James Cropsey**, but none were found that satisfied the various requirements.

The real estate firm of **Gaul & Kampfer** in Yonkers, NY was hired to assist the search beyond the original 50 mi. limit. It reported to the **Boy Scout Foundation** that after a nine-month search it had purchased or obtained options to **10,440 acres** of contiguous property consisting of **twenty-two parcels** near Narrowsburg, NY. **Gaul & Kampfer** had multiple options expiring soon and asked the **Boy Scout Foundation** to approve purchasing the properties or the entire plan would fall apart. The **Boy Scout Foundation** eventually accepted the **Gaul & Kampfer** plan and we have the **Ten Mile River Scout Camps** as the result.



The NYC Scouts were looking for undeveloped woodlands for their summer camp. What kept these properties mainly undeveloped and therefore suitable for purchase? The answer lies with property purchases in **1883, 1911, 1925 and 1927**, which made up most of original **TMR**.

In **1883**, **George** and **William Van Allen**, wealthy printing press manufactures in NYC, purchased **4,000** acres of woodlands from **Tylertown** and **Smith Mill** south, including **Crystal Lake** and **Half Moon Lake**. They developed the property into an elaborate country estate called the **Van Allen Grange**, and used it for hunting, fishing and farming. **George Van Allen** constructed multiple buildings, including his **three-story residence** and a **clubhouse**, and improved his property extensively. Lumbering was not permitted. The **Sullivan County Turtle Club**,

mainly purchasers of his printing presses, visited the property for a week each summer and fall, hunting, fishing and telling tales around the fireplace. Shortly before he died in **1917**, **Van Allen** sold the property, which changed owners multiple times over the next ten years.

In **1925**, **Isidor Liebow** of Brooklyn purchased **800** acres of the former **Van Allen Grange**, including **Crystal Lake**, to establish **Camp Utopia** with both boy and girl sections. The NYC Scouts purchased his property in **1929**. Many of his camp buildings were incorporated into **Camp Manhattan** and **Camp Man** when they opened in **1930**.

In **1927**, the NYC Scouts purchased the remainder of the former **Van Allen Grange**, including part of **Half-Moon Lake**.

In **1911**, the **Minisink Company** of N.Y.C. purchased from **Mrs. Estelle B. Crawford** of **Tusten** **3,000** acres of property bordering the Delaware River, including the **Town of Tusten**, **Rock Lake** and **Davis Lake** areas. The company announced plans to develop the area around the Tusten railroad station into a modern community, complete with streets, homes, electricity and water. The **Minisink Company** planned to sell individual lots to city people who wished to have a summer home along the Delaware River. Other property would be sold for farming and **Davis Lake** would be sold for a camp or country estate. Two bridges would be constructed over the Delaware River to Pennsylvania. The bridges were never built and the development was a complete bust, leaving the property largely unchanged. In **1917**, **Mrs. Crawford** tried to sell the property again in a real estate publication.

In **1927**, **Camp Greater Utopia**, a youth camp, moved from **Lackawaxen, PA** to **Rock Lake**, constructed a dozen large buildings and was renamed the **Rock Lake Country Club**. It operated only for the **1927** summer season. **Gaul & Kampfer** was able to obtain the **Rock Lake Country Club** and the remaining **Crawford property** as part of the original **1927 TMR** purchase. The **Rock Lake Country Club** buildings were largely incorporated into the **Brooklyn Scout Camps** when it opened in **1928**.

It was the decision of **George** and **William Van Allen** to keep their **Van Allen Grange** mainly undeveloped and the failure of the **Minisink Company** development that kept their properties mainly woodlands and suitable for purchase by the **Boy Scout Foundation of Greater New York** in **1927** and **1929**.

LUMBERING AT TMR

Beginning in the early **1800s**, lumbering was the first major industry in the region. Land was cheap and the businessmen who owned large tracts of lumber did not live here but operated their lumbering businesses through agents. There was extensive lumbering on TMR's property until the **1880s**.

Felling, trimming and sawing logs was very difficult work. At its height, more than 10,000 persons were employed as choppers, sawyers, teamsters and raftsmen. Most rivers and lakes on **TMR's** property had sawmills. The **Ten Mile River Village** had several. Local sawmills produced adequate supplies of planks for flooring, doors and roofing. Some cut lumber was used for local construction but most was rafted downstream for sale elsewhere.

There was a sawmill at the outlet of **Big Pond** (Crystal Lake) as early as **1810**. Between **1856-1875**, there were sawmills on the outlets to today's **Lake Nianque**, **Turnpike Lake**, **Fox Lake**, and **Mahl's Pond**. There was a sawmill near the **Stone Arch Bridge** at least until the **1930s**.

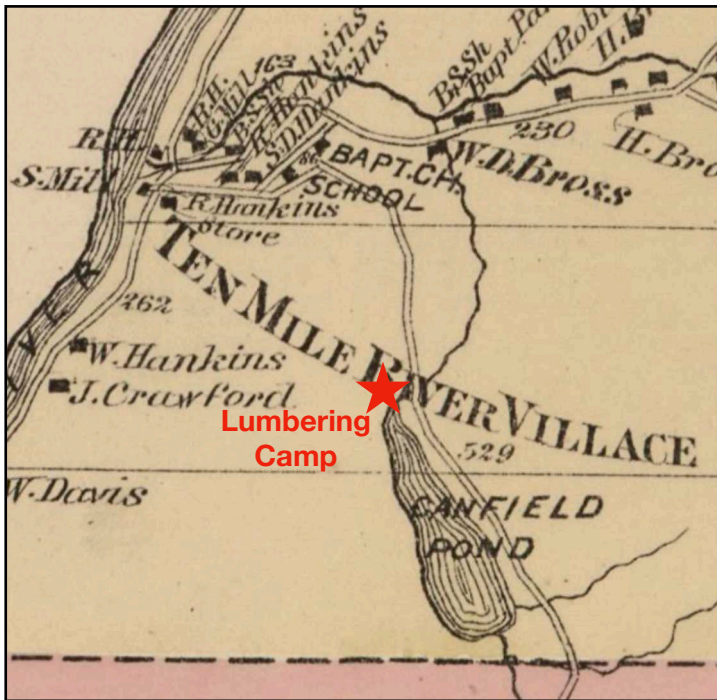
In **1764**, **Daniel Skinner** is credited with the idea of tying together logs into rafts, then floating them on the spring river floods down the Delaware River to lumber markets in **Philadelphia** and later **Easton, MD**. The logs were bound together with poles into large rafts on the banking grounds along the Delaware River, and then floated down the river, a trip of several days. Raftsmen stayed overnight at local taverns and hotels, boosting local economies.

Rafts were assembled and launched on rafting grounds at practically every likely spot along the river, including near TMR property. At first, timber was cut almost at the water's edge. But as time went on and the timber became scarcer, they hauled it from farther back in the mountains. Timbers were skidded down the mountainsides and hauled to the banking grounds, first by yokes of oxen, and later by teams of horses.



Ten Mile River Sawmill - 1930s

CANFELD POND/ROCK LAKE



Canfield Pond (later Rock Lake) was dammed so that logs could float to its northern end and slide down the mountainside on a lumbering chute to the **Ten Mile River** below it. The logs were floated to the **Delaware River** where rafts could be assembled for the trip south.

Canfield Pond Map - 1875

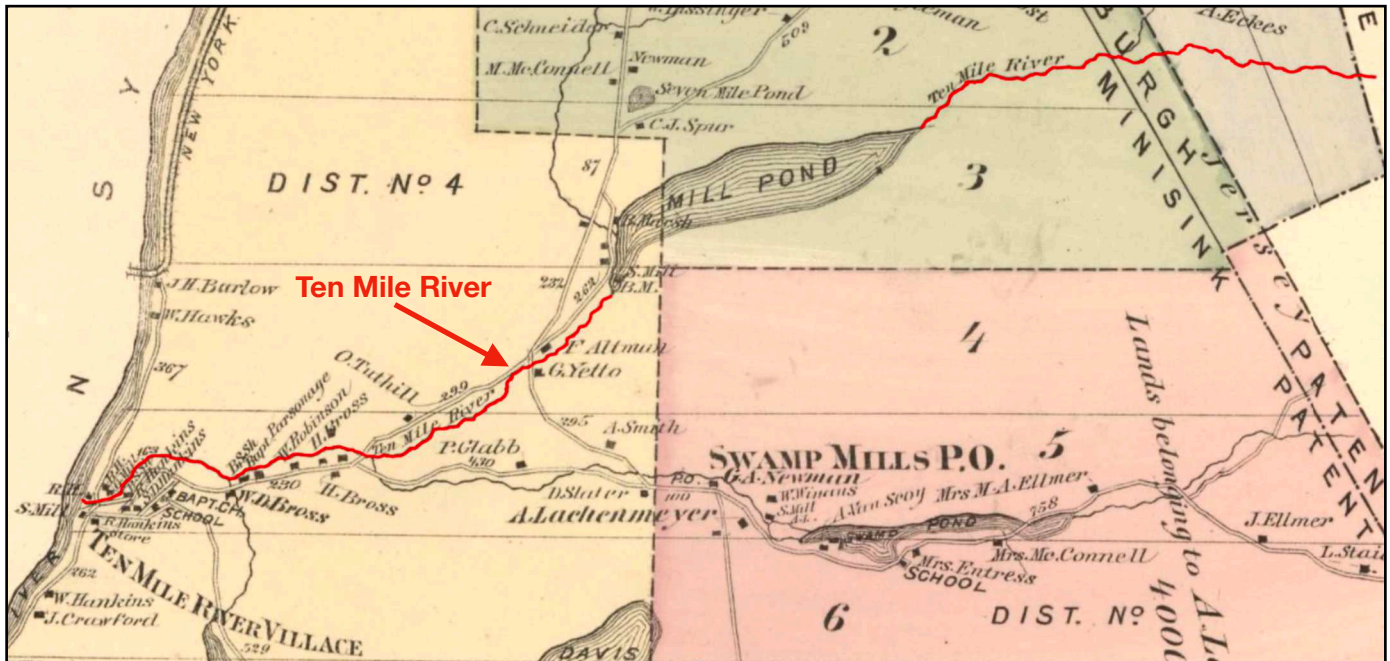
There was a **Lumbering Camp** overlooking the northern end of **Rock Lake**. Starting in the **1970s**, a variety of coins and metal artifacts were found there by **Russell and Florence Hannah**, some of which are on display at the **Ten Mile River Scout Museum**. The first coin (found by **Florence**) was dated **1757**. Artifacts found included: old-style metal buttons, old bullets, a shoe buckle, parts of three-legged iron pots, colonial-type eating utensils, a colonial knife, various-sized oxen shoes and dozens of assorted nails. There are indications of buildings on the site, including a foundation. The nearby **Brooklyn Camp's** Rim Trail was famed as an old logging road.



Colonial Coins Found by Russell and Florence Hannah on TMR Property

THE TEN MILE RIVER

The **Ten Mile River** runs from the Town of **Bethel** to the **Delaware River** at **Tusten**. In the **1800s** there were extensive lumbering operations and saw mills along its length. During each spring flood, the lumber and sawed wood were floated down the **Ten Mile River** to the **Delaware River**. Sometimes, the lumber was sawed at mills in **Tusten**.



Ten Mile River Map - 1875

EIGHTIETH SESSION.

19

Chap. 474.

AN ACT making Ten Mile river a public highway.

Passed April 15, 1857.

The People of the State of New-York, represented in Senate and Assembly, do enact as follows:

SECTION 1. Ten Mile river, in the county of Sullivan, in this state is hereby declared to be, and the same is hereby made a public highway forever, from Stevens' dam at Cochection Centre in the town of Cochection, in said county, to the Dunn roleway at or near the head of Mapes' pond in the town of Tusten in said county, for the purposes of rafting, running, floating and navigating rafts, lumber, timber and logs, in, on and through said stream, and any and every portion thereof, between the points aforesaid. But nothing herein contained shall be construed to prevent any owner of the lands through which the said stream runs from erecting, building or constructing any dam or dams across the same, provided such dam or dams be so erected and constructed as not to interfere with or obstruct the navigation of said stream, for the purposes hereinbefore specified.

§ 2. This act shall take effect immediately.

AN ACT making Ten Mile river a public highway. Passed April 15, 1857.

In **1857**, the New York State legislature passed an act making the **Ten Mile River** a public highway for the purposes of rafting, running, floating and navigating rafts, lumber, timber and logs. The act applied from Stevens' dam at **Cochection Centre** in the town of **Cochection**, to the Dunn roleway at or near the head of Mapes' pond in the the town of **Tusten**. Owners of the lands through which the **Ten Mile River** flowed could still erect dams provided that the they did not interfere with or obstruct the navigation of the river for the purposes stated in the act.

SAW MILL BURNED ON THE TEN-MILE RIVER.

Last Saturday night the Mapes saw-mill on the Ten-mile River was burned, together with a lot of tools, rafting rope, etc. The property belonged to H. Beech. The mill was an old one, but had lately been repaired by Mr. Beech who had intended doing considerable work with it this winter. No insurance.

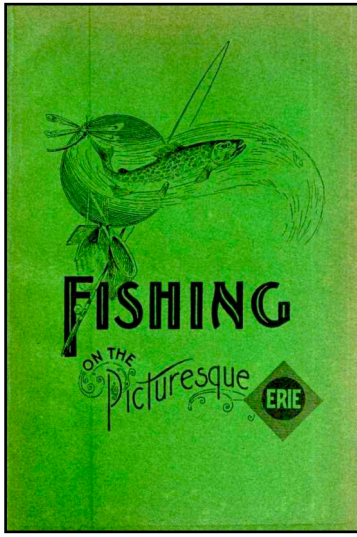
Middletown Daily Press - Sept. 26, 1876

—Joseph Dick, of Grassy Swamp, while rafting lumber on the Ten Mile River recently, had a very narrow escape. He was on the bank prying loose some toggle timber, when the whole pile started so suddenly that he was thrown on the ground directly in advance of the rolling logs. He had the presence of mind to keep on rolling himself ahead of the advancing timber, but one foot was caught and badly smashed

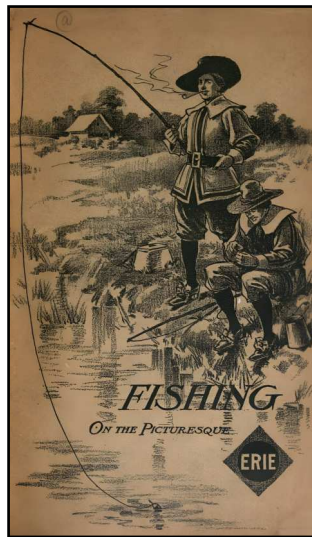
Middletown Daily Argus - Apr. 10, 1880

The End of Lumbering at TMR - By 1882, the **Ten Mile River region** had sent out large quantities of lumber each year until the previous two years, but the supply up that creek was about all gone. Pine seems to have flourished in that neighborhood better, and to have lasted longer than at any other point on the river. **Narrowsburg** was also a considerable lumber port, the lumber being cut principally in Wayne county, Pa., although there was a time when Sullivan county on the **Narrowsburg** or New York side also furnished her quota. There were yet a few rafts rafted here, but nothing in proportion to what was rafted twenty years before, and the day was not far when the "**last log**" at that rafting ground would find its way into the river, and it is doubtful if there were twenty rafts put into the river, and including those rafted the coming spring.

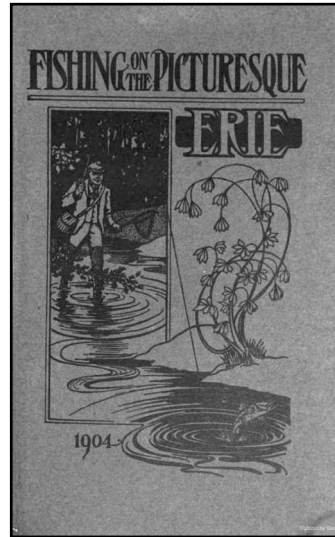
FISHING AT TMR



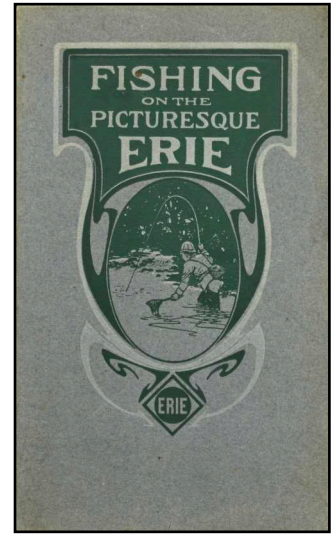
1898



1899



1904



1905

Fishing on the Picturesque Erie books

The **Upper Delaware River Valley Region** was very popular for fishing. The **Erie Railroad** provided fishermen fast and convenient service to the **Tusten** and **Narrowsburg** Stations. First farmhouses, boarding houses and then hotels provided overnight accommodations.

From **1897-1906** the **Erie Railroad** published ***“Fishing on the Picturesque Erie,”*** with accurate information on how and where to fish in the best lakes, streams and ponds on all divisions of the Erie within 200 miles from New York City. For each station, the book provided details on local fishing opportunities, including types of fish found, their weights, rates of fare, cost of boats, stocking history, and fishing advice.

Fishermen from local towns and New York City fished on **Big Pond** (Crystal Lake), **Canfield Pond** (Rock Lake), **Davis Pond** (Davis Lake), and **Half Moon Pond** (Half Moon Lake). The **Ten Mile River** was a famous trout stream and listed in ***“Fishing on the Picturesque Erie.”*** Ice fishing was also popular on the lakes in the winter.

BIG POND/CRYSTAL LAKE

Crystal Lake was known as **Big Pond** until the late 1800s. It was very popular for fishing pickerel. In 1878, Martin Clark speared 40 lbs. of pickerel and eels in **Big Pond**. The **Sullivan County Turtle Club** fished on **Big Pond** on the **Van Allen Grange** property.

George W. and William H. Van Allen, of New York city, accompanied by several friends, have been enjoying a first-class time at Crystal Lake, (Big Pond), hunting and fishing. George Van Allen has every convenience for making his friends comfortable. No pains are spared.

The Evening Gazette - Oct. 31, 1888

Some very fine strings of pickerel are being taken from the lakes near here. Mr. B. Redding, Miss Kate Redding and Miss Maggie LaBarr succeeded in stringing twelve elegant pickerel from Big Pond on Saturday last.

Republican Watchman - Feb. 28, 1890



An Early Morning Fishing Party - Photos of the Sullivan County Turtle Club at the Van Allen Grange, July 1901 - The American Printer

Mr. Andrew Van Allen, of New York, has been spending a few days fishing at Crystal Lake. The catch in three days was 150 pounds. How is that for a fish story.

The Evening Gazette - March 4, 1891

A large party of sports from the city passed through here on Saturday on their way to Big Pond to fish. They will put up at the Van Allen Club House.

The Evening Gazette - May 27, 1897

Notice.

Notice is hereby given that the lands of Van Allen's Private Park are situated in the towns of Bethel, Cohecton and Tusten, in the county of Sullivan, state of New York, and that no hunting, fishing or trespassing thereon will be allowed. If any person or persons should be found trespassing within the limits of said park, such person or persons will be prosecuted to the full extent of the law: G. W. VAN ALLEN, owner. Nov. 25.

Monticello Republican Watchman - Oct. 21, 1904

CRYSTAL LAKE PRESERVE now open for fishing and hunting. Boarders and lodgers accommodated by reservation only. I. Liebow, Narrowsburgh, N. Y.

Monticello Republican Watchman
- Oct. 9, 1925

CANFIELD POND/ROCK LAKE

As early as **1878**, **Canfield Pond** (later Rock Lake) was known for its pickerel. In **1879**, pickerel, catfish and a snapping-turtle were caught. Mr. J.Q.A. Conner and two sons caught 209 fish there in **1895**.



Fishing for Bass on Rock Lake postcard

Charles W. Eichman, the "boss" fisherman of this place, caught a large string of pickerel through the ice of Canfield Pond on the 31st of last month. We saw him marching home well satisfied that his best day's fishing for 1878 was done.

Republican Watchman - 1878

DAVIS POND/DAVIS LAKE

Davis Pond (later Davis Lake) was known for its pickerel. In **1892**, a party of four from **Narrowsburg** brought home 68 pickerel. In **1900**, five fishermen from **Long Eddy** fished at **Davis Lake** and then the Westcoolang lake in Pennsylvania, returning that night with 147 pickerel, the finest mess of fish ever seen in Long Eddy.

LONG EDDY.

On Thursday, Jan. 4, Edward, John and Patrick Kenny, William McKinney and C. T. Batsford went down to the Davis lake, near Swamp Mills, in Tusten, and fished one day; then to the Westcoolang lake in Pennsylvania a day, returning that night with 147 pickerel, the finest mess of fish ever seen in Long Eddy.

Sullivan County Record -
Jan 18, 1900

HALF-MOON POND/HALF MOON LAKE

In **1893**, Joe Engelmann, E. F. Branning and several others from Narrowsburg, camped at **Half-Moon Pond**. They spent their time fishing and otherwise enjoying themselves. They reported that they caught all the fish in the pond.

Beaver Brook.

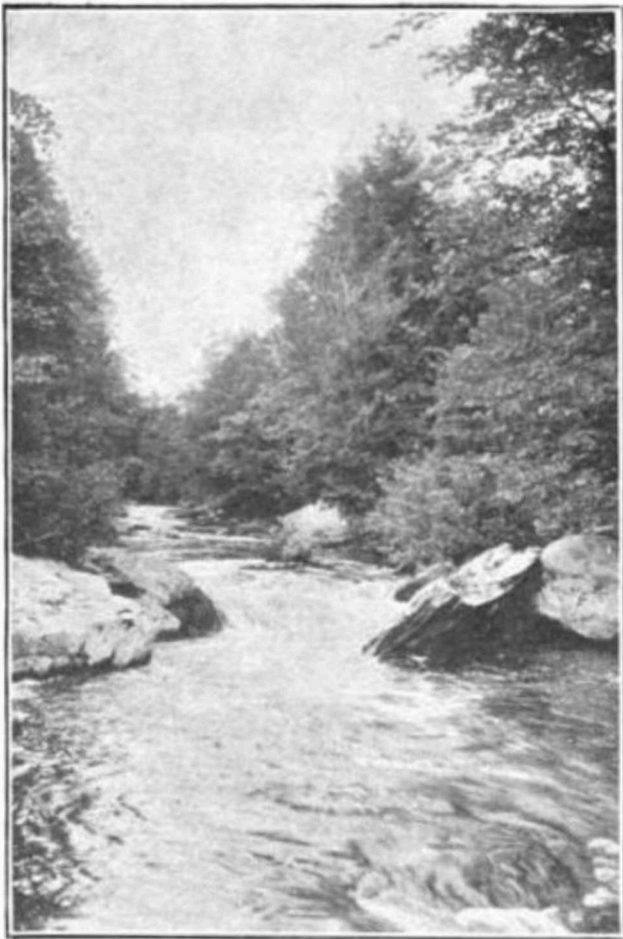
July 10th.—

Joe Engelmann, E. F. Branning and several others from Narrowsburgh, camped at Half-Moon Pond, last week. They spent their time fishing and otherwise enjoying themselves. It is reported that they caught all the fish in the pond.

Republican Watchman - July 14, 1893

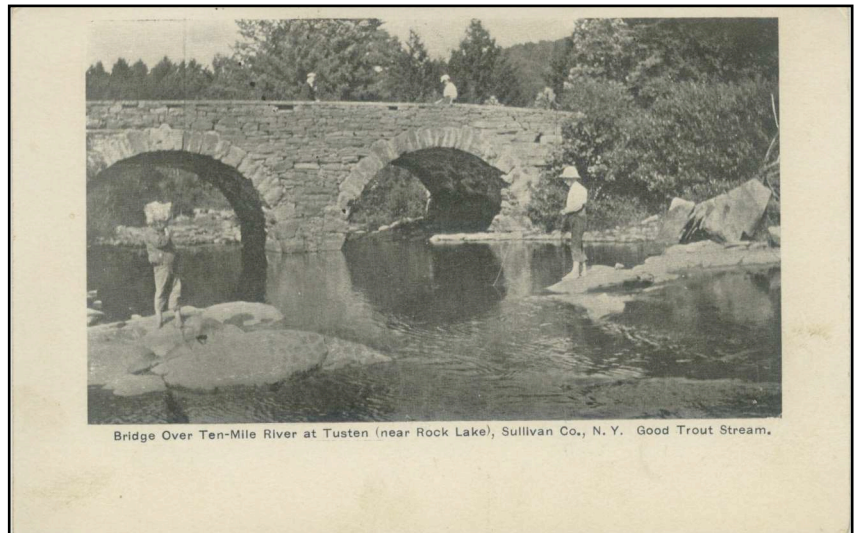
THE TEN MILE RIVER

The **Ten Mile River** was a famous trout stream, listed in ***"Fishing on the Picturesque Erie,"*** published by the **Erie Railroad**. Fishermen were advised to engage a carriage at Narrowsburg, drive three miles to the **Ten Mile River** and fish down to **Tusten**, a distance of about six miles. It was stocked multiple times between **1897** and **1904** with brook trout fry and fingerlings. In **1919**, H.J. Stidd captured a record trout 22 in. long with a girth of 14 in. and weighing 4 1/2 lbs. The fish fought for 35 minutes. In **1917**, the **Ten Mile River** was recognized as one of the most prolific fishing streams in the region.

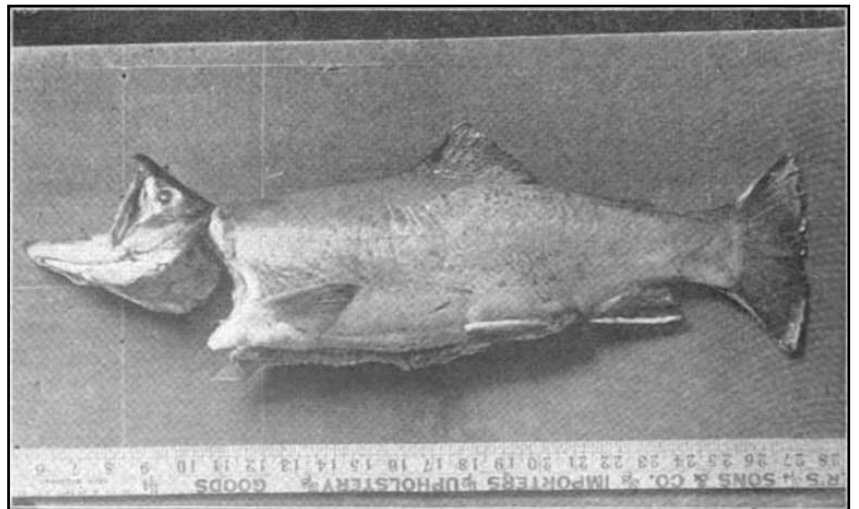


Ten Mile River

Fishing on the Picturesque Erie - 1904



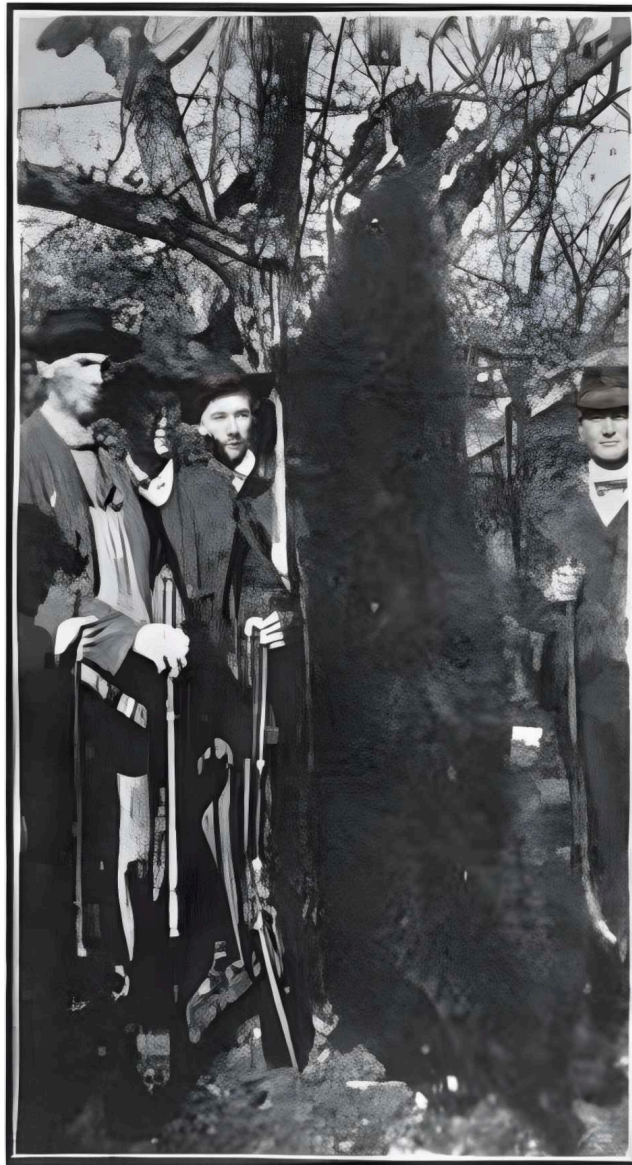
Ten Mile River post card. "Good Trout Stream" at the Stone Arch Bridge



H.J. Stidd - caught trout from the Ten Mile River.
Hunter, Trader, Trapper Magazine - May, 1920

HUNTING AT TMR

The **Upper Delaware River Valley Region** was very popular for deer and bear hunting by local residents and visitors. The **Erie Railroad** provided quick and convenient service to the **Tusten** and **Narrowsburg** train stations. Local farmhouses, boarding houses and hotels provided accommodations. Hunters went to **Big Pond** (Crystal Lake), **Half Moon Pond** (Half Moon Lake) and the **Ten Mile River**. Very large deers or bears caught merited an article in the local newspapers. Today, the TMR property is still very popular for deer hunting, within season.



The bear that Philip
Ruxton shot.

The American Printer -
Dec. 1905

The **Sullivan County Turtle Club** hunted on the **Van Allen Grange**. It was the aim of every member of the club to bring down a bear, or if not a bear, at least a deer. In **1905**, Philip Ruston actually shot a bear, and provided a photo to prove it.

BIG POND/CRYSTAL LAKE

Big Pond (Crystal Lake) was popular for deer and bear hunting. As early as **1878**, a party from Middletown spent a week camping out near **Big Pond**, fishing and hunting, and living partially on the fruits of their skill. No recreation was considered more healthful than this, and it was becoming more popular each year.

Mr. Geo. Miller, of the town of Bethel, started out on a hunting expedition last Saturday, taking his dog and trusty rifle for company. When in the vicinity of Big Pond, the dog started a bear, and Miller was soon in hot pursuit, coming up to bruin, a well directed shot laid the animal low. When dressed it weighed 380 pounds. This is one of the largest bears ever shot in this county, and old hunters say that this winter "the woods are full of 'em."

Monticello Republican Watchman
- Nov. 27, 1885

Notice.

Notice is hereby given that the lands of Van Allen's Private Park are situated in the towns of Bethel, Cohecton and Tusten, in the county of Sullivan, state of New York, and that no hunting, fishing or trespassing thereon will be allowed. If any person or persons should be found trespassing within the limits of said park, such person or persons will be prosecuted to the full extent of the law: G. W. VAN ALLEN, owner.
Nov. 25.

Monticello Republican Watchman
- Oct. 21, 1904

The Linley shooting party returned Tuesday from a week of sport in the wilds of Sullivan county on the Van Allen grange tract, near Narrowsburg. The members of the party included J. Redner, of New York; Peter Linley, P. H. Schwaners, F. A. Brown, C. J. Reers, H. A. Grant, Edward C. Shack and W. Berg. It was a great group of nimrods and they made it lively for the game throughout the week. Four deer fell to their guns. Mr. Reers shot a four pronged buck from a distance of nearly half a mile.

The Evening Telegram - Nov. 15, 1916

285 Pound Buck For Wyss.

M. Wyss, of the Crystal Lake section, shot a fourteen pronged buck on Tuesday that weighed 285 pounds. This is the largest deer killed in that section this year and one of the largest ever killed.

Monticello Republican Watchman
- Nov. 10, 1922

HALF-MOON POND/HALF-MOON LAKE

In **1894**, a party of hunters consisting of H.A. Hopler, of Port Jervis; William and Harvey Tyler, of Beaver Brook, killed a fine doe weighing 150 pounds, near **Half-Moon pond**.

—A party of hunters consisting of H. A. Hopler, of Port Jervis; William and Harvey Tyler, of Beaver Brook, killed a fine doe weighing 150 pounds, near Half-Moon pond this week.

The Port Jervis Union - Nov. 5, 1894

THE TEN MILE RIVER

In **1884**, William Janeway was hunting near the **Ten Mile River** when he fired at a large blue heron. It fell to the ground, badly wounded. With the idea of securing it alive the hunter laid down his gun and ran to the heron. The great bird struggled to its feet before Janeway reached it, and when it saw him approaching it turned and tried to run away but was hurt so that it could not, and fell again to the ground. Janeway hurried on, and bending over the heron to seize it, the bird sprang to meet him, and darting out its long neck, struck Janeway a blow in his face with its powerful beak that felled him to the ground half-stunned. Eventually, after a struggle, Mr. Janeway strangled the bird to death and he was blinded in one eye.

Shot a Deer.

Frank Tassell and E. D. DeWitt shot a two-pronged buck at Ten-Mile River, back of Narrowsburgh on Saturday. Four bullets were fired into the deer before it fell. The buck which weighed 150 pounds arrived in town this morning by express from Shohola.

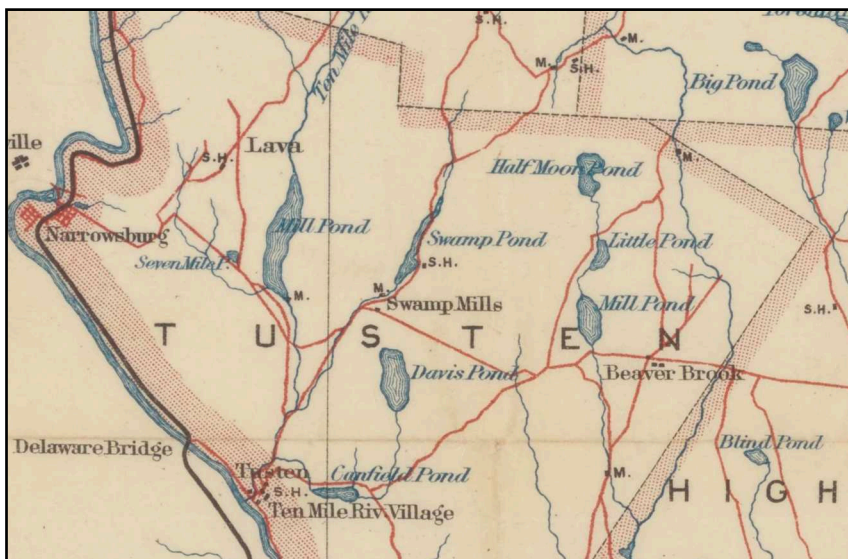
In **1902**, Frank Taesell and E.D. DeWitt shot a two-pronged buck at **Ten Mile River**, back of Narrowsburgh. Four bullets were fired into the deer before it fell. The buck which weighed 150 pounds arrived in town this morning by express from Shohola.

Middletown Daily Argus - Nov. 3, 1902

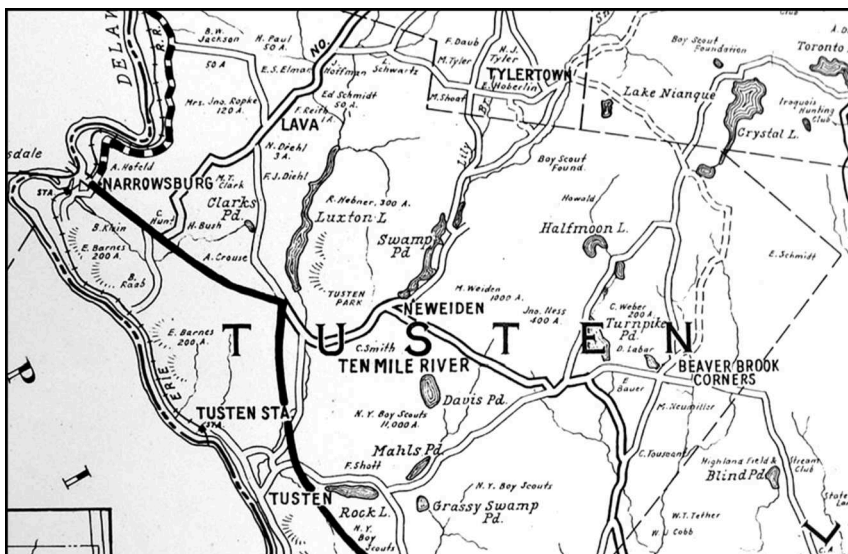
TMR LAKES & RIVERS

The TMR property is notable for its large number of lakes, including **Crystal Lake**, **Rock Lake**, **Fox Lake**, **Turnpike Lake**, **Davis Lake** and **Half-Moon Lake**. The **Ten Mile River** was a famous trout stream. In the late **1800s**, when tourists started coming into the region in large numbers, many of the ponds were renamed, presumably to impress the visitors:

<u>Old Name</u>	<u>New Name</u>
Canfield Pond	Rock Lake
Big Pond	Crystal Lake
Mill Pond	Turnpike Pond
Little Pond	Fox Lake
Half-Moon Pond	Half-Moon Lake



**Sullivan County Map before
name changes - 1891**



**Sullivan County Map after
name changes - 1932**

BIG POND/CRYSTAL LAKE

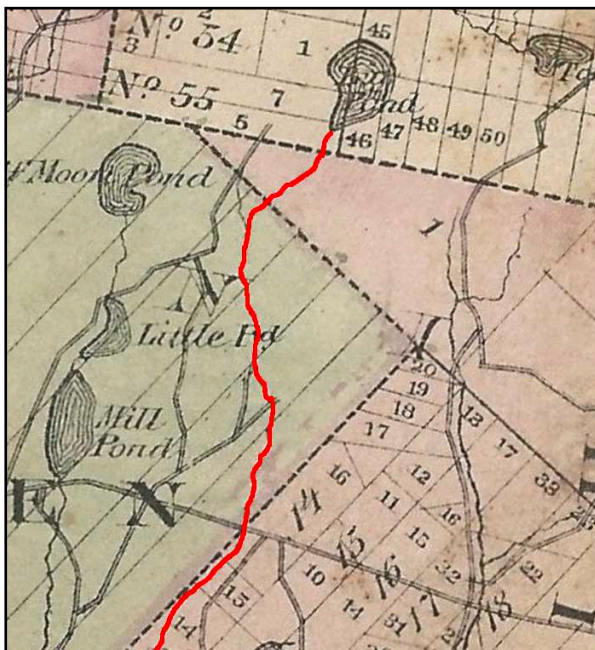
Big Pond (later Crystal Lake) was in the **Van Allen Grange** and was popular for boating and fishing pickerel. The three-story **Van Allen Residence** was located here, plus a bowling alley, boathouse, engine-house, machine shop, barns, stables, flower and vegetable gardens, and an orchard. In **1897**, owner **George Van Allen** obtained concrete for a stone dam to enlarge **Big Pond**.

Starting in **1917**, the **Van Allen Residence** was utilized as a boarding house named **Crystal Lake House** and later **Villa Switzerland**.

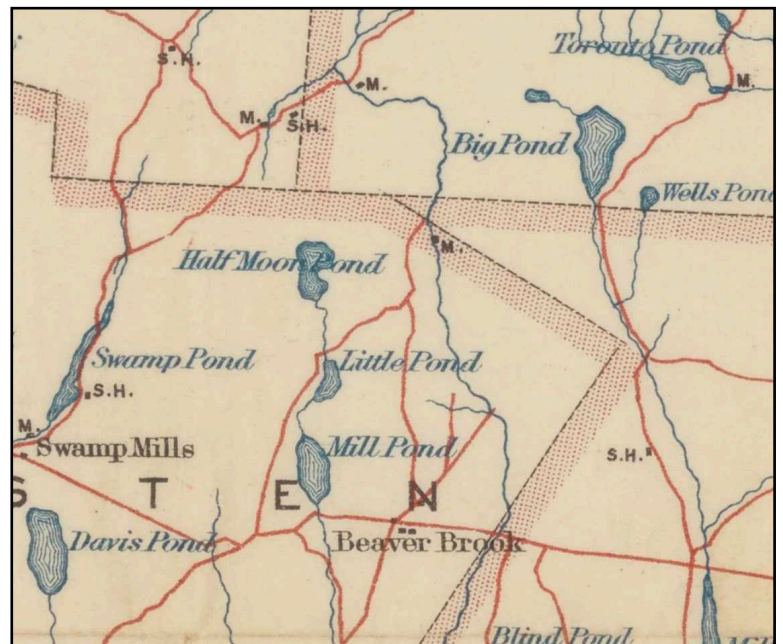
In **1925**, **Crystal Lake** and the adjacent property was sold to **Isidor Liebow** of Brooklyn, who opened **Camp Utopia** that summer, a youth camp with separate boy and girl divisions.

In **September 1929**, the **Boy Scout Foundation of Greater New York** purchased from **Isidor Liebow** and his wife the "**Crystal Lake Tract**" which was adjacent to the **Ten Mile River Scout Camps** (purchased in **1927**). Its buildings were incorporated into **Camp Manhattan** and **Camp Man** when they opened in **1930**.

Between **1875** and **1922**, maps of the area below **Big Pond** apparently showed it discharging into both **Beaver Brook** and **Halfway Brook**.



1875 - Beers



1891 - Colton's

TROUT POND

The early **Van Allen Grange** included **Big Pond Place**, with a large house, a barn, a trout pond and a fenced park of considerable size. In **1897**, **Mr. Van Allen** stocked his trout pond with three large loads of trout obtained from Liberty. In **1900**, **Joseph Dexheimer** of Beaver Brook and two city boarders were crossing **Big Pond bridge** when it collapsed. The bridge spanned **Big Pond brook**, the outlet of **Big Pond**, just below **Van Allen's** trout pond. **Mr. Dexheimer** sued the town of Tusten for personal injuries and damage to his wagon and horses, receiving a favorable verdict and \$1,000.

Crystal Lake Road was constructed between **1934-1937**. **Trout Pond** was a favorite site for overnight campouts by Scouts attending **Camp Man**.

CANFIELD POND/ROCK LAKE

Canfield Pond (later Rock Lake) was popular for camping and fishing pickerel.



Camp Life at Rock Lake, Tusten, Sullivan Co., N. Y.

Camp Life at Rock Lake, Tusten, Sullivan Co., N.Y.

Charles W. Eichman, the "boss" fisherman of this place, caught a large string of pickerel through the ice of **Canfield Pond** on the 31st of last month. We saw him marching home well satisfied that his best day's fishing for 1878 was done.

Republican Watchman - 1878

Dr. Lang and wife, of New York City, are camping at **Canfield pond** one mile from here.

Tri-States Union - Aug 1, 1895

Mr. J. Q. A. Conner and two sons went fishing in **Canfield pond** and caught 209 fish. Some ladies are going to try their luck today.

Middletown Daily Argus - July 3, 1907

LITTLE POND/FOX LAKE

Fox Lake (Little Pond) had a farmhouse on it, with cows. Like most lakes in the region, its frozen lake was harvested for ice in the winter. In **1912**, **Michael Frank Neumeyer, Sr.** operated his **Beaver Brook** farmhouse as a boarding house. The **Half Moon Lake Hotel** across the road made it available to its guests.



Fox Lake Farm House, Beaver Brook,
Sull County, N.Y.

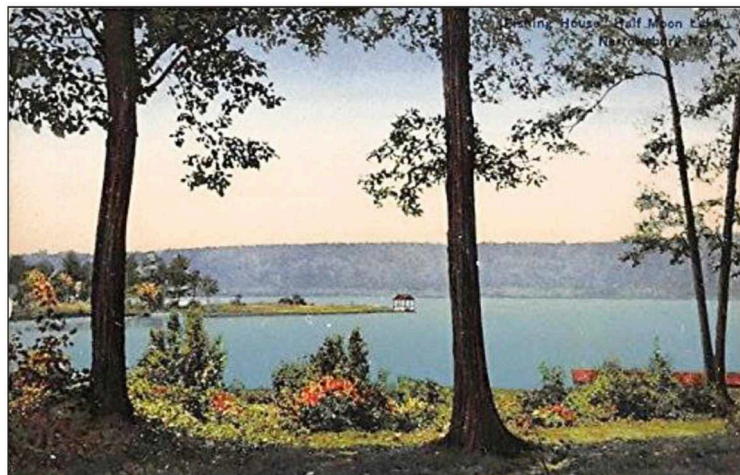


Fox Lake view from Hotel, Narrowsburg, N.Y.

Fox Lake Postcards

HALF-MOON POND/ HALF-MOON LAKE

Above **Half-Moon Lake** was the famous **Half Moon Lake Hotel**. Guests used the lake for bathing, boating and fishing.



Half-Moon
Lake
Postcard

MILL POND/TURNPIKE POND TURNPIKE LAKE MOUNT HOPE LAKE

Turnpike Lake (originally **Mill Pond** and **Turnpike Pond**) was on the **Lumberland and Mount Hope Turnpike**, a **1812** toll road between **Wallkill, NY** and **Narrowsburg**. There are newspaper articles mentioning the "*old Turnpike Pond*" in **Beaver Brook** as far back as **1882**.

Mount Hope Lake postcards were published with postmarks circa **1906-1912**. About the same time, William Stewart started operating the nearby **Mount Hope Lake House**. There was a sawmill on **Mill Pond** and a postcard identifies the dam on it as a **Mill Dam**.



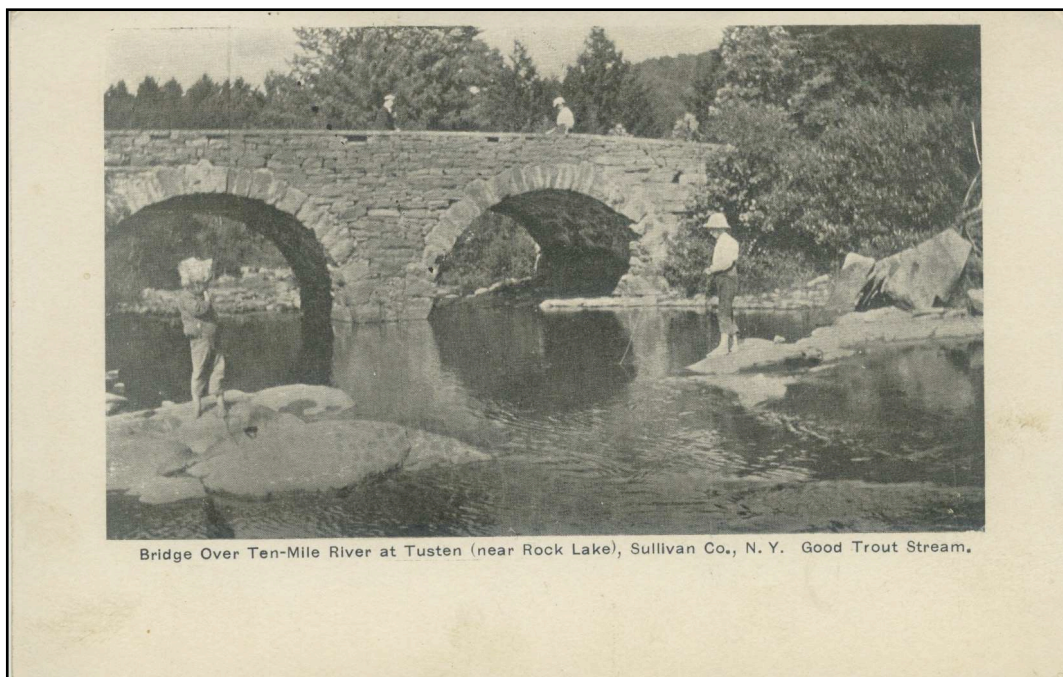
Mount Hope Lake,
Beaver Brook, N.Y.
postcard,
postmarked 1912.



Mill Dam, Mount
Hope Lake, Beaver
Brook, N.Y. postcard,
postmarked 1908.

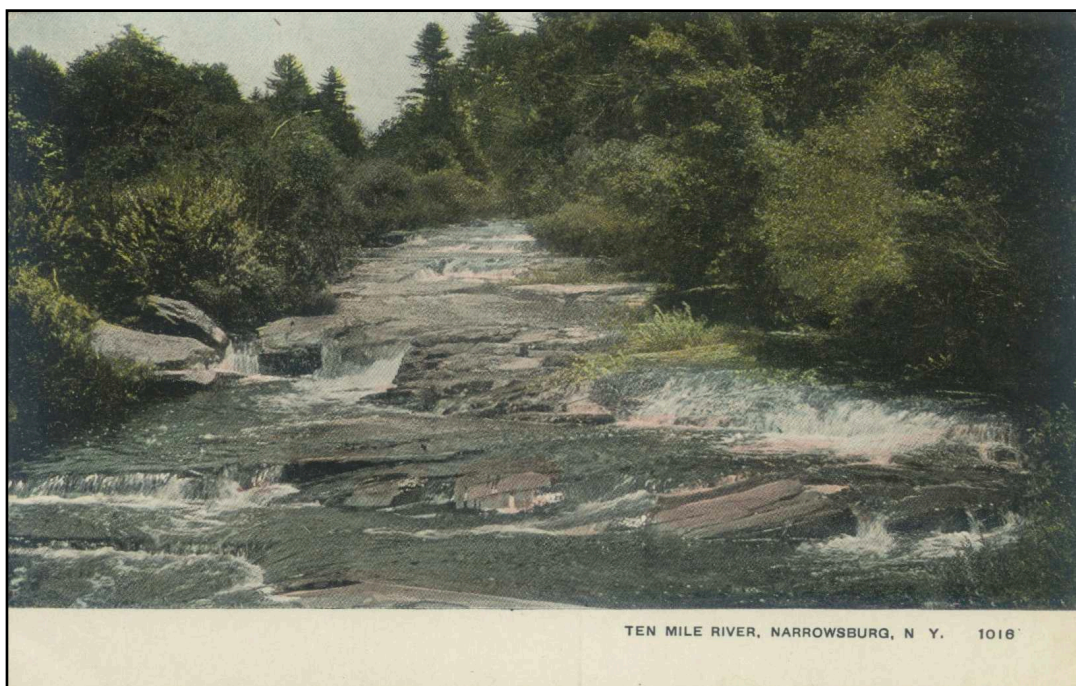
THE TEN MILE RIVER

The **Ten Mile River** was a famous trout stream, listed in ***"Fishing on the Picturesque Erie,"*** published by the **Erie Railroad**. In **1917**, the **Ten Mile River** was recognized as one of the most prolific fishing streams in the region.



Bridge Over Ten-Mile River at Tusten (near Rock Lake), Sullivan Co., N. Y. Good Trout Stream.

Bridge Over Ten-Mile River at Tusten (near Rock Lake), Sullivan Co., N.Y. Good Trout Stream.



TEN MILE RIVER, NARROWSBURG, N. Y. 1018

Ten Mile River River, Narrowsburg, N.Y.

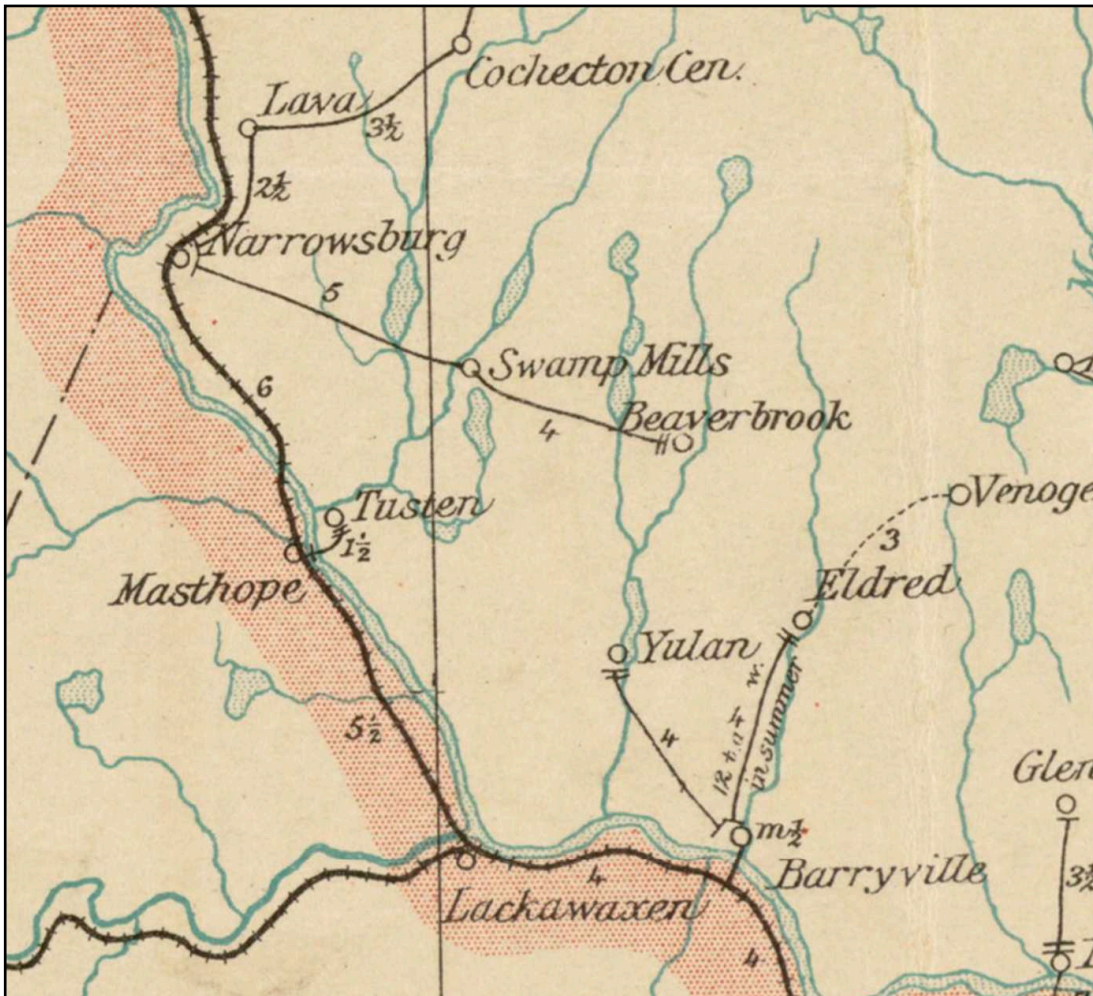
Ten Mile River Postcards

POST OFFICES

Before **1927**, there were four post offices on TMR property: **Ten Mile River**, **Delaware Bridge**, **Tusten**, and **Forestine/Crystal Lake**.

Almost every town had its own post office. Local residents initially had to pick up their mail at their local post office. Very few post offices were owned by the federal government. Most were located within businesses operated by the postmaster. Routes that could not be accessed easily from a train depot or port were serviced by private contractors, called **“Star Routes.”** The private contractors took mail from one post office to another or from a railroad station to a post office and usually also delivered mail to private mailboxes along the route.

“Star Route” home deliveries were eventually replaced with official Postal Carrier routes.



Postal Carrier Route
Map - 1897

Mail was delivered by
rail to Masthope, PA,
then transferred via a
Star Route to the
Tusten Post Office.

TEN MILE RIVER POST OFFICE

From 1838 - 1842, there was a **Ten Mile River Post Office**, with postmaster **Samuel Hankins**, likely located at the W. Hankins Store on Crawford Road.

Service

Aug. 31, 1838 - Aug. 16, 1842

Postmaster
Samuel Hankins

Date of Appointment
31 August 1838



Tusten Map w/Hankins Store - 1875

1839. EXECUTIVE. *79		
POST OFFICE DEPARTMENT — New York.		
Post Offices.	Postmasters.	Compensation.
Summer Valley.....	L. Tibbetts.....	Dol. cts. 5 52
Summit.....	Watson Orr.....	31 72
Susquehanna.....	Peter Pine.....	12 64
Sweden.....	R. A. Gillett.....	54 00
Syracuse.....	John Wilkinson.....	1679 48
Taberg.....	Remus Hyde.....	70 24
Tannersville.....	E. B. Gray.....	9 56
Tappan.....	P. H. Taulman.....	121 12
Tappantown.....	Morris Barton.....	11 88
Tarrytown.....	Thomas Deane.....	279 64
Ten Mile River.....	Samuel Hawkins.....	3 04
Ten Mile Spring.....	Stephen Aldrick.....	8 32
The City.....	C. Chamberlain.....	31 20
The Corner.....	A. D. Ladieu.....	3 36

Register of all Officers and Agents, Civil, Military, and Navel, in the service of the United States - 1839

142* EXECUTIVE.				
POST OFFICE DEPARTMENT—New York.				
Post Offices.	Counties.	Postmasters.	Compensation.	Net proceeds.
			Dols. cts.	Dols. cts.
Stuyvesant Falls.....	Columbia....	Edwin M. Coventry..	72 60	184 17
Success.....	Suffolk.....	John Luce.....	16 77	24 20
Suffolk.....	Suffolk.....	George Halsey.....	158 67	289 86
Sugar Hill.....	Steuben....	Archibald Scoby.....	13 19	23 35
Sugar Loaf.....	Orange.....	Edgar Wells.....	47 71	92 91
Sullivan.....	Madison....	Ebenezer Haseltine..	147 77	253 91
Summer Hill.....	Cayuga.....	Alfred Cook.....	115 79	210 71
Summit.....	Schoharie...	Isaac W. Beard.....	53 94	90 90
Susquehanna.....	Broome.....	Peter Pine, to 10th July, 1841.....	49	44
		Wm. Doolittle.....	23 59	35 23
Sweden.....	Monroe.....	Ralph A. Gillett.....	122 01	230 43
Syracuse.....	Onondaga...	Jonas Earll, jr., to 31st March, 1842..	1196 93	4827 45
		Henry Rayner.....	2249 44	7716 22
Taberg.....	Oneida.....	Remus Hyde.....	160 77	286 88
Taghkanic.....	Columbia...	James Yager, (4th qr. 1842, estimated) ..	14 02	29 91
Tangore.....	Ulster.....	Isaac Coons.....	(No ret.)	
(Changed to Olive Bridge)				
Tannersville.....	Greene.....	Ezra B. Gray, to 17th Aug., 1841.....	93	2 19
		John M. Eagleston, to 31st Dec., 1841....	5 08	10 26
		Charles Butler.....	32 56	64 38
Tappantown.....	Rockland...	Morris Bartow.....	15 59	28 74
Tarrytown.....	West Chester	Thomas L. Pierce, to 1st Sept., 1842....	273 88	499 33
		Jacob Odell.....	190 25	364 47
Ten Mile River..	Sullivan....	Samuel Hankins, to (Dis. Aug. 16, '42) 24th Aug., 1842..	10 68	15 29
Ten Mile Spring..	Cattaraugus..	Frederick Aldrick, to 30th Sept., 1842....	11 92	20 48
		Abm. M. Casler.....	6 01	10 84
Texas.....	Oswego.....	Valentine Parker, to 31st March, 1842..	7 39	18 62
		Hiram Parker.....	16 49	33 29
The Corner.....	Ulster.....	Abm. D. Ladew.....	23 06	33 89
The Purchase....	West Chester	James T. Carpenter..	62 52	108 55
Theresa.....	Jefferson....	Anson A. Ranney, to 31st March, 1843..	115 61	205 70
		John D. Davison.....	15 79	29 12
The Square.....	Cayuga.....	Peter Van Keuren...	42 69	75 18
Thompsonville..	Sullivan....	Jonathan Stratton...	14 89	29 80
Three Mile Bay..	Jefferson....	Wm. Carlisle, to 14th Aug., 1841.....	8 84	15 81
		Seth P. E. Powers...	143 81	261 08
Throopsville.....	Cayuga.....	Charles R. Woolley..	96 74	185 87

Register of all Officers and Agents, Civil, Military, and Navel, in the service of the United States - 1843

Note: Disbanded Aug. 16, 1842.

DELAWARE BRIDGE POST OFFICE

The **Erie Railroad** first started service here in the **1840s** with the erection of the **Delaware Bridge Station**, north of **Ten Mile River Village** (latter **Tusten**).

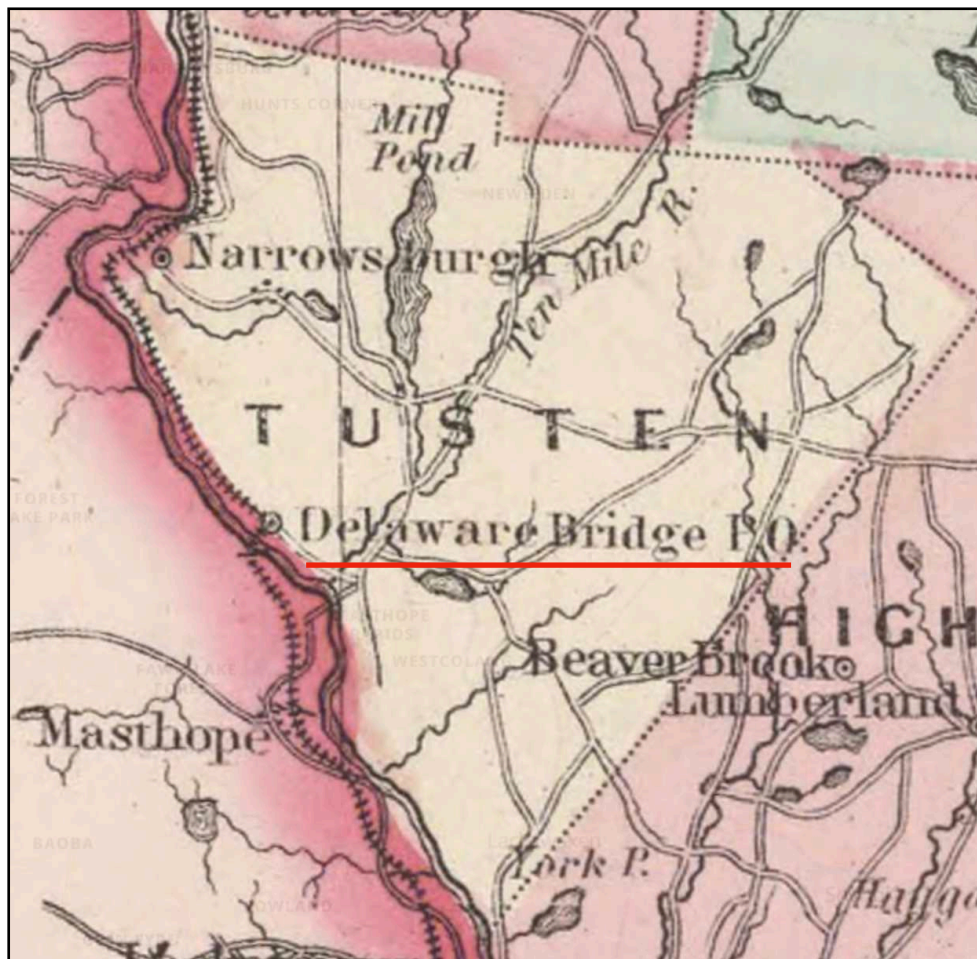
From **1849 - 1863**, there was a **Delaware Bridge Post Office** at the train station.

Service

Nov. 5, 1849 - Aug. 5, 1853	<u>Postmaster</u> Paul A. Tyler	<u>Date of Appointment</u> 5 November 1849
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Aug. 31, 1853 - Aug. 9, 1856	<u>Postmaster</u> Sylvester Mapes	<u>Date of Appointment</u> Aug. 31, 1853
-------------------------------------	---	--

Oct. 23, 1856 - July 15, 1863	<u>Postmaster</u> William Hawks Henry C. Bross	<u>Date of Appointment</u> Oct. 23, 1856 14 May 1862
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Map showing
Delaware Bridge
Station and Post
Office - Walling's
Route and City
Guides - Erie
Railway - 1867

TUSTEN POST OFFICE

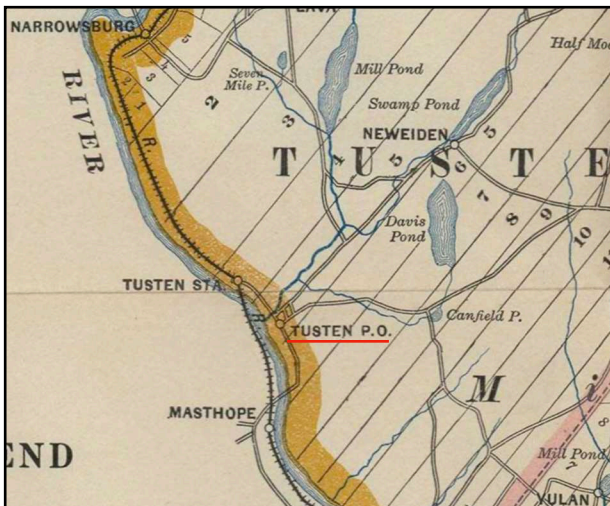
From 1884 - 1913, there was a **Tusten Post Office** at the mouth of the **Ten Mile River** in the town of **Tusten**. It was initially on the **Star Route** between **Narrowsburg** and **Swamp Pond**, later changed to the **Star Route** between **Tusten** and **Masthope, PA.** In 1899, the **Tusten Post Office** was moved 1/4 mi. S.W. to **W.H. Hankin's** house on **Crawford Road**.

Service

Aug. 21, 1884 - Sept. 30, 1913



1st Tusten post office (Aug. 21, 1884 - Sept. 5, 1899) operated from the Richard Hankings General store.



Mast Hope.

Mast Hope, Sept. 19.—Miss Emily Bowley, one of the best teachers in Sullivan county, commenced her school at Tusten, N. Y., last week.

The post office at Tusten has been changed to W. H. Hankin's house.

Tri-States Union - Sept. 21, 1899

Postmaster

Richard Hankins

Mary Hankins

John F. Conner

William Bullivant

Richard H. Hankins

William H. Hankins

Mrs. Huldah E. Detrick

Date of Appointment

21 August 1884

11 May 1887

15 December 1892

28 July 1893

23 May 1896

24 October 1899

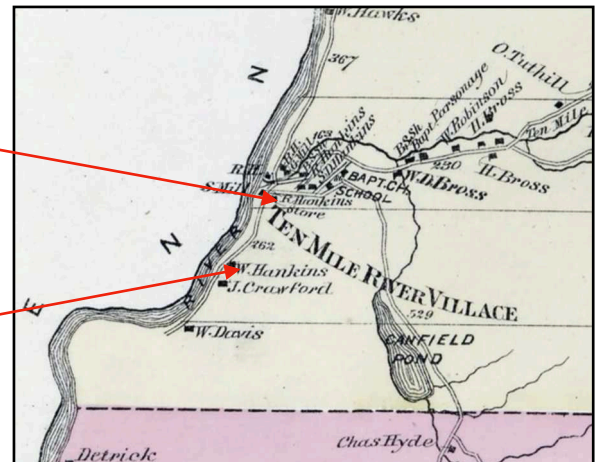
28 July 1913

1st Tusten PO:

Hankins store
Aug. 21, 1884 -
Sept. 4, 1899

2nd Tusten PO:

W. Hankins
house Sept. 5,
1899 - Sept. 30,
1913



**Tusten PO -
Map of the
Catskills Forest
Preserve - 1911**

A NEW POST-OFFICE.

Hon. Lewis Beach has succeeded in getting a new post-office established at the mouth of the Ten-Mile river in the town of Tusten. Richard Hankins has been appointed post-master. This is an accommodation to the people of that vicinity which has long been needed, as there was no post-office nearer than Mast Hope, Pa.

Republican Watchman - Aug. 29, 1884

FORESTINE/CRYSTAL LAKE POST OFFICE

From **July, 1917 - December, 1917** a U.S. post office operated on the grounds of the **Crystal Lake Resort** as a convenience to its guests.

In **April, 1917**, **Fred A. Kuenzil** leased the **Van Allen Grange** property on Crystal Lake from **Otto Gassmann** with the intention of operating a summer resort, calling it the **Crystal Lake Resort**.

Mid-July - Mr. Kuenzil agreed to purchase the property from **Mr. Gassmann**. Within days, the **Forestine** post office moved to the **Crystal Lake Resort**, with the resort's property manager, **Anna H. Daullary**, appointed postmaster. **Ms. Daullary** called the **Forestine** post office "**Crystal Lake**" in correspondence with the Post Office Dept., but its name was never officially changed.

October - Frederick Kuenzil sold the **Crystal Lake Resort** property to **Emil Girard**.

December - The Forestine/Crystal Lake post office was closed on Dec. 31st. and its supplies delivered to **White Lake, N.Y.** the next day.

Service

<u>July 1917 - Dec. 1917</u>	<u>Postmaster</u>	<u>Date of Appointment</u>
	Anna H. Daullary	16 July 1917

CRYSTAL LAKE POSTOFFICE.

New Office To Be Established at the Kuenzli Summer Resort.

We understand that a large majority of the patrons of the Forestine post office, which is located about two miles south from White Lake, have agreed upon a change in the location of the office and have petitioned the post office department to have the change beginning the fore part of July.

The new location will be at the place now known as Toronto, one and one half miles south from the present location of the Forestine post office on the road leading from White Lake to Eldred and Barryville.

The change is made we understand to give the people along the route the special delivery service accorded all those who live along star routes and to give the recent purchaser of the Van Allen Grange, Frederick Kuenzli, nearer mail facilities to his extensive summer resort.

The new office will be known as Crystal Lake, which is the name of Mr. Kuenzli's place.

Monticello
Republican
Watchman -
July 6, 1917

FORESTINE P. O. DISCONTINUED.

Was Established Last August—People of That Section Will Use White Lake Office.

The Forestine postoffice, which was established at the Van Allen Grange last August, has been discontinued.

The office has been closed and the supplies have been delivered to the postmistress at White Lake. The delivery took place on January 1st. With the ushering in of the New Year the people of Forestine are required to have their mail delivered from the White Lake postoffice by special carrier or they will be required to call at the White Lake postoffice.

The Forestine mail route has been abandoned as between Forestine and the White Lake postoffice but the carrier, Nelson French, is to continue between White Lake and North White Lake postoffices.

Monticello
Republican
Watchman -
Jan. 11, 1918

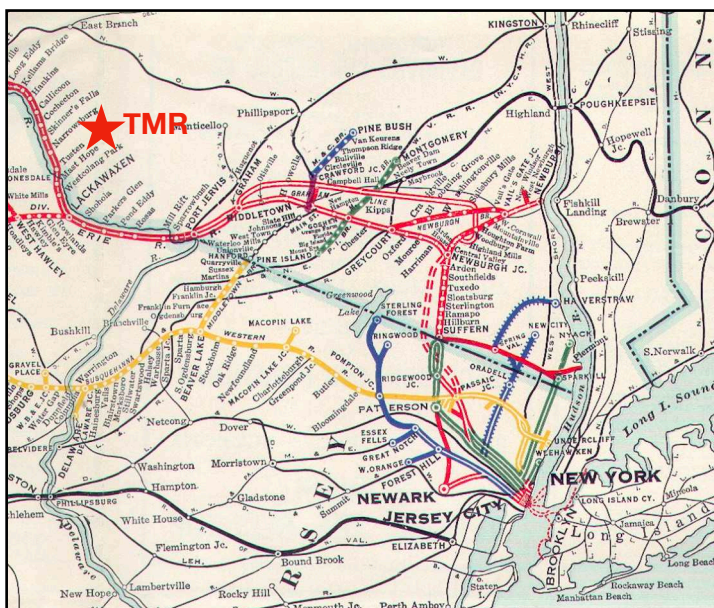
THE ERIE RAILROAD

The **Erie Railroad** was the first long-line railroad in the United States. It was organized as the **New York and Erie Railroad** in July of **1833** but was not completed to Dunkirk, N.Y. until **1851**. It was built to enable the New York southern tier counties to compete effectively with the central New York counties served by the **Erie Canal**. It was constructed largely through the labor of Irish and German immigrants, many whom settled in the region.

The first train on the **Delaware Division** passed through **Narrowsburg** on December 22, 1848. The **“Erie”** opened a fast and direct connection with the N.Y.C. market, providing both passenger and freight service. The railroad shipped coal, lumber and agricultural products, including large quantities of milk, eggs, butter and poultry. It also competed with the **Delaware & Hudson Canal**, carrying coal, lumber and other produce from the region to major markets. The railroad had an advantage, since it operated year-round while the canal closed for the winter.

More than the **D & H Canal** before it, the **Erie Railroad** boosted local economies and the development of small towns along its route. Previously scarce commodities became more accessible via the railroad.

Its passenger service became a vital part of the local economy as the train brought tourists in large numbers to the vacation spots that developed in the **Upper Delaware River Valley**.



Erie Railroad Route Map (NYC Region) in 1923



Eggs waiting shipment from Narrowsburg to markets circa 1918.

RAILROAD STATIONS

Two miles above **Port Jervis** the **Erie Railroad** crossed into Pennsylvania because the **Delaware and Hudson Canal**, which occupied the east bank of the river, obtained a permanent injunction that preempted all rights to the bank upon which the canal was built. It recrossed the **Delaware River** back into New York on the **Delaware Bridge**, a distance above **Tusten**, ultimately contributing to its decline. The present **Bridge No. 9** was built in **1904** and is the fourth bridge on this site.

When the **Erie Railroad** first came through in **1848**, **Ten Mile River Village** (later **Tusten Settlement**) merited a flag stop at the **Delaware Bridge**. The **Erie** later erected a station about a mile above the **Village**. This station was first called **Delaware Bridge Station** and later **Tusten Station**.

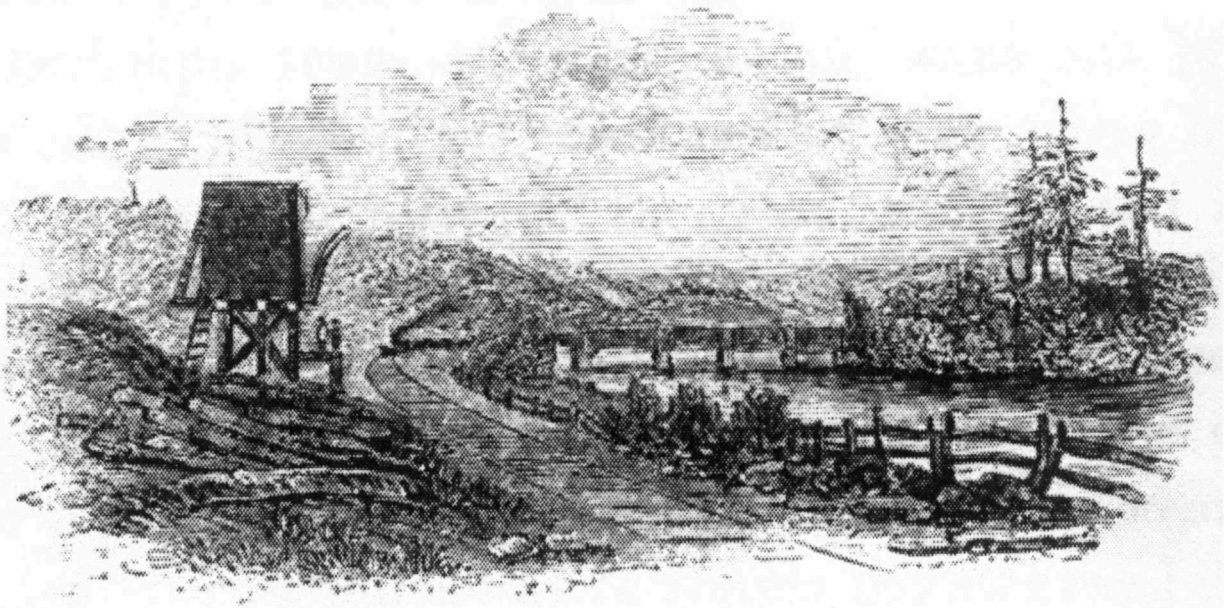
Stations on the **Erie Railroad** provided passenger service and enabled locally produced freight to be carried to markets.



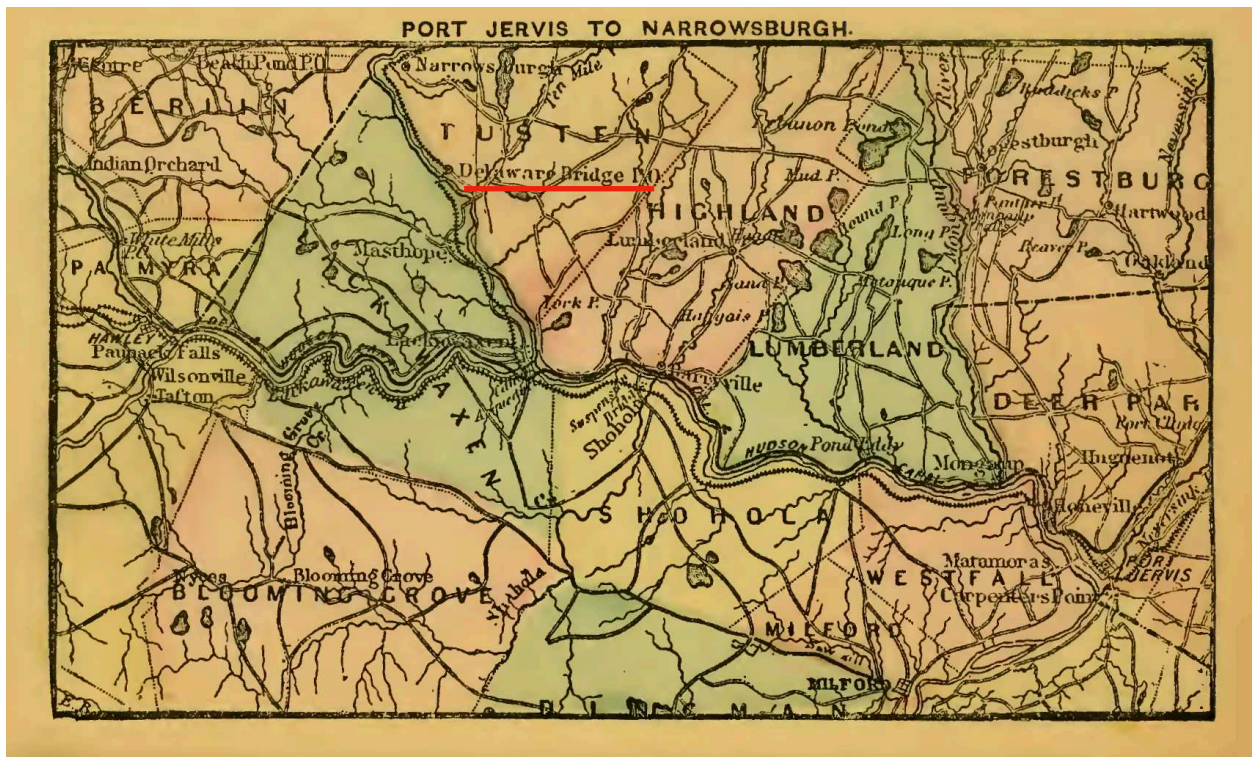
Delaware Bridge - Harpers New York and Erie Railroad Guide - 1851

DELAWARE BRIDGE STATION

The **Erie Railroad** erected a station here as early as **1849** where its tracks crossed the Delaware River from Pennsylvania to New York. It was called **Delaware Bridge Station** and had a post office from **1849-1863**.



Delaware Bridge Station - Harpers New York and Erie Railroad Guide - 1851



Map showing Delaware Bridge Station and Post Office - Walling's Route and City Guides - Erie Railway - 1867

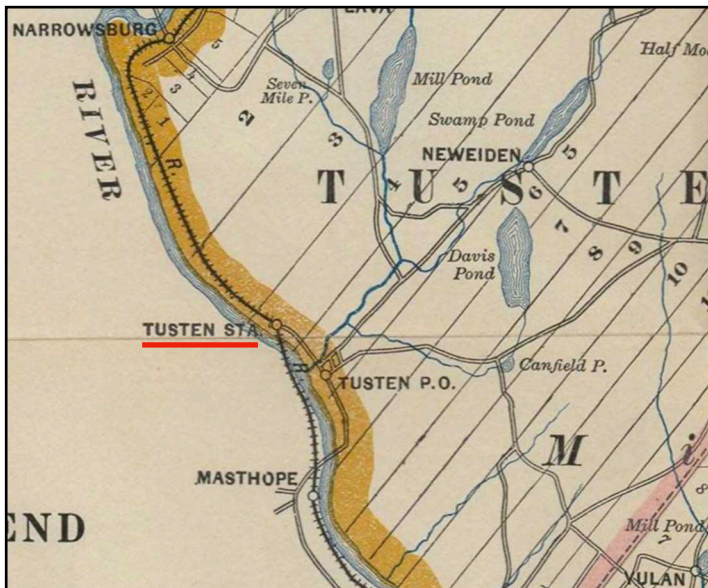
TUSTEN STATION

Tusten Station first appeared on the **Erie Railroad** timetables in **1890**.

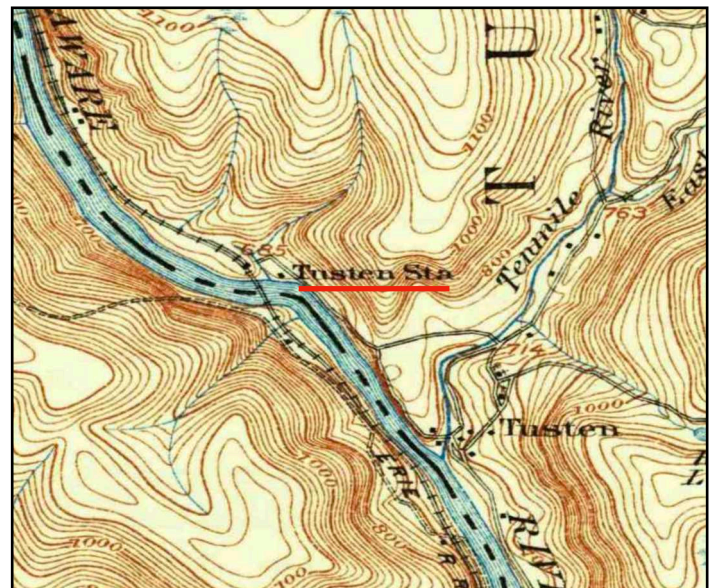
Service

New York, Lake Erie and Western Railroad - **Tusten Station** had regularly scheduled morning service from **1891 - 1892**, and evening service from **1893 - 1895**. There was usually one train per day, two trains during summer months.

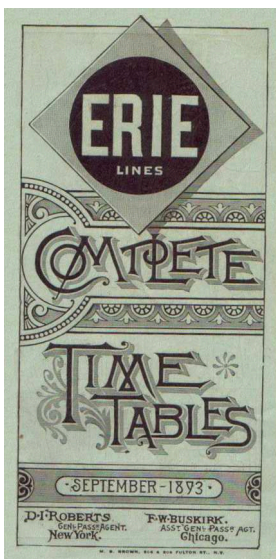
Erie Railroad - **Tusten Station** had regularly scheduled evening service from **1896 - 1903**. There was usually one train per day, two train trips during summer months.



Tusten Station - Map of the Catskills Forest Preserve - 1911



Tusten Station - Damascus, PA Topographic Map - 1923



NEW YORK to SALAMANCA.

THROUGH TRAINS.

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BROOKLYN SCOUTS

In **1928**, the first group of 900 Brooklyn Scouts took a ferry to **Jersey City**, a 9:30 am **"Scout Special"** train on the **Erie Railroad** to **Tusten Station**, then hiked several miles to **Talequah Lodge** at the north end of Rock Lake, and checked-in for camp. Their camp luggage came up separately via Railway Express and was picked up by camp staff in Narrowsburg.



Postcard of the "Scout Special" arriving at Tusten Station



Brooklyn Scouts Departing Train at Tusten Station



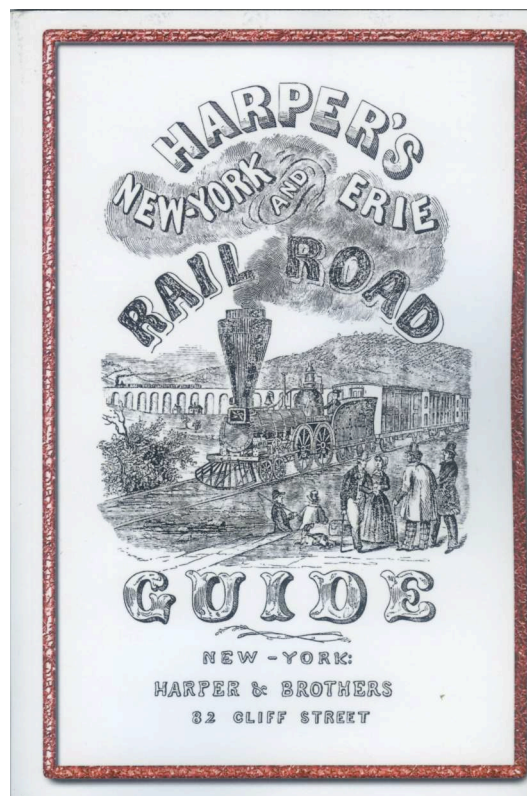
Brooklyn Scouts at Tusten Station with Bridge No. 9 in background

SUMMER HOME DIRECTORIES

With the completion of the **New York and Erie Railroad** to **Dunkirk, N.Y.** in **1851**, the entire region along its route was open for the first time to widespread tourism. In **1851**, Harpers and Brothers published a guide to the railroad for tourists. In **1854**, the **Erie Railroad** published a **Sightseeing Guide** to landmarks along the train route, helping bring tourists to the region in large numbers.

In the **mid-1850s**, New York City had hot summers and was very congested. The **Erie Railroad** provided New Yorkers easy and inexpensive access to the cool and rural lands in the **Upper Delaware River Valley** with hunting, fishing, and bathing opportunities. Farm houses first took on boarders, providing guests lodging and meals. The **Rock Lake House** had a capacity of only twelve tourists. Boarding houses and small hotels were later built specifically for the tourist trade. Families stayed for the summer while the fathers took quick train service to join them for the weekends.

Summer home directories made this possible by identifying tourist accommodations that were available for rental. The **Erie Railroad** started publishing a free directory as early as **1881**. The **Brooklyn Daily Eagle** published a comprehensive directory as early as **1899**.



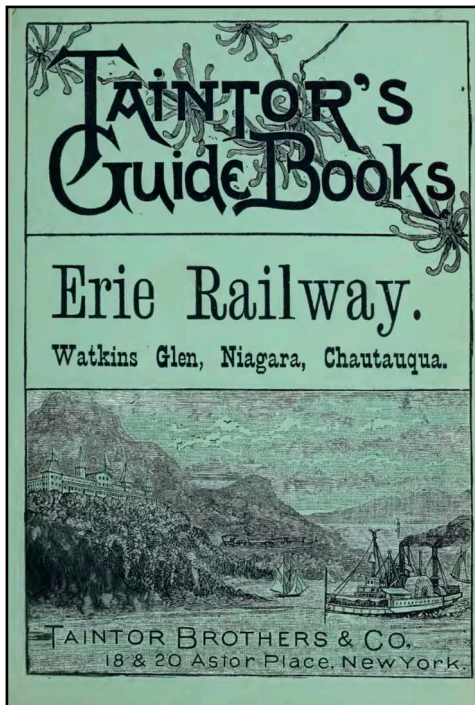
Harper's New-York and
Erie Railroad Guide -
1851 (Reproduction)

SIGHTSEEING GUIDES

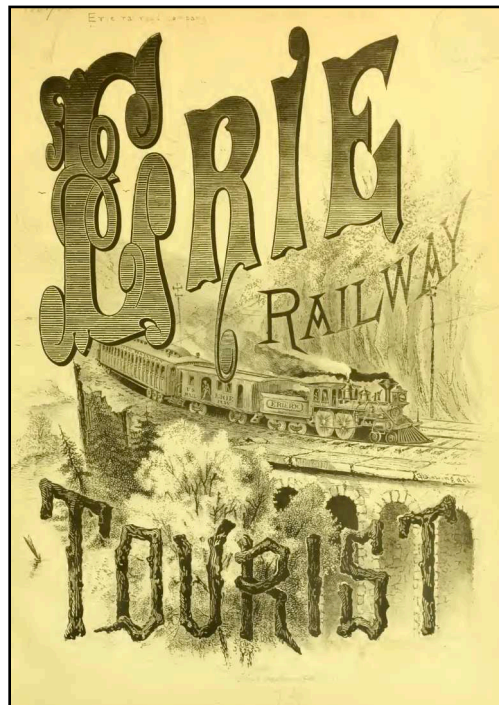
Sightseeing guides provided tourist information for each station on the **Erie Railroad**. They did not list accommodations but introduced tourists to the **Upper Delaware River Valley Region**.

In **1851**, **Harpers & Brothers** published its **New York & Erie Railroad Guide**, with detailed information on each stop along the railroad.

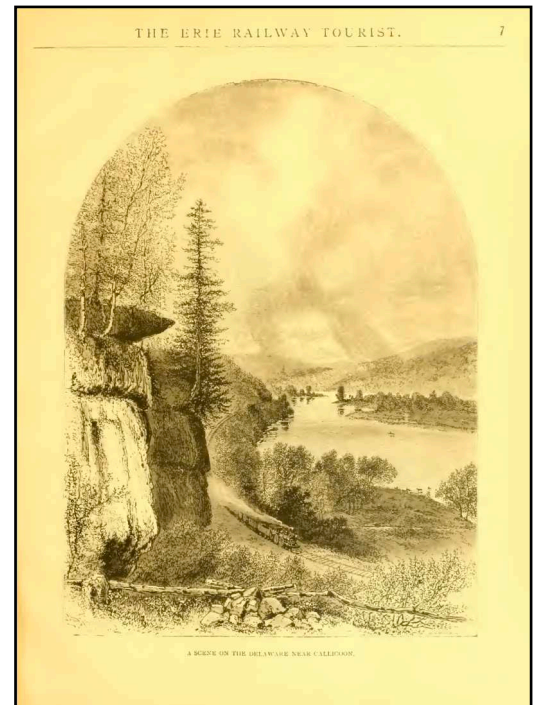
In **1854**, the **Erie Railroad** published its first **Erie Railway Tourist**, a list of railway practices and places that passengers might visit on a trip along the train route.



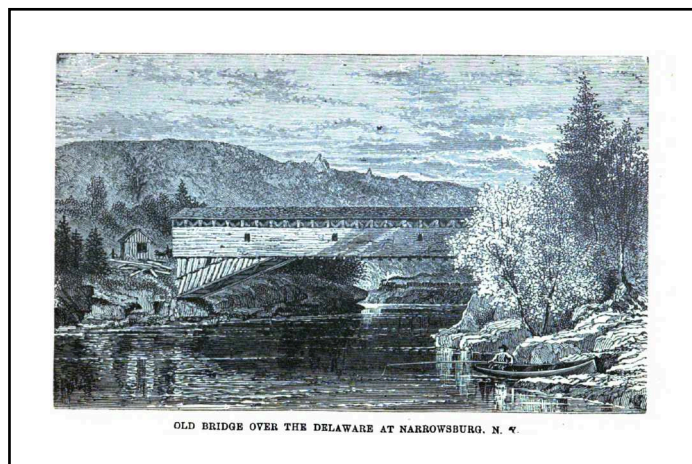
**Taintor's Guide Books - Erie
Railway - 1887**



Erie Railway Tourist - 1874



**A Scene on the Delaware near
Callicoon - Erie Railway Tourist -
1874**



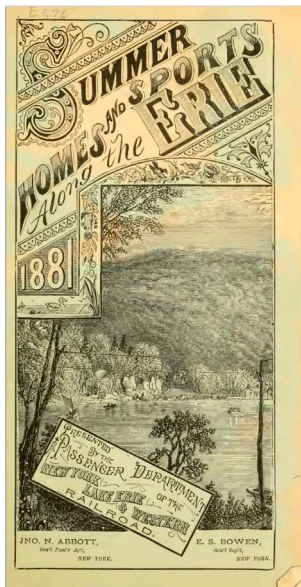
**Old Bridge over the
Delaware at
Narrowsburg, NY -
Taintor's Guide
Books - Erie Railway
- 1887**

THE ERIE RAILROAD

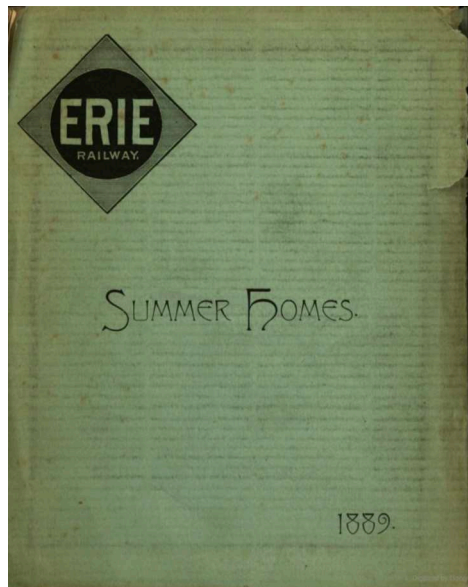
As early as **1854**, the **Erie Railroad** promoted the **Upper Delaware River Valley** as **“a Sportsmen’s Paradise”** and an economical vacation for N.Y.C. residents.

The railroad issued an annual book called **“Rural Summer Homes”** of some hundred pages, tastefully illustrated, giving the names of farm houses, boarding houses and hotels, and where accommodations may be had with rates of fare from New York, distance, prices of board, and other useful information. It also included brief descriptions of natural attractions, and the opportunities offered for mental and physical recreation. Copies could be obtained, free of charge, from any Erie Ticket office in New York City or Brooklyn.

By the **1870s**, hundreds of people were traveling each weekend to dozens of resorts between the **Delaware Water Gap** and **Narrowsburg**, drawn there by the river, lakes, and streams. They came to fish, boat and hunt. Passenger service brought tourists to the region in huge numbers and created the entire vacation industry, first to farm houses, and then boarding houses and small hotels.



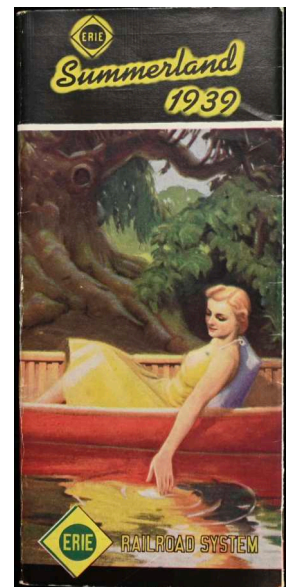
Summer Homes and Sports along the Erie - 1881



Summer Homes - 1889



Vacation Homes Ad - 1906



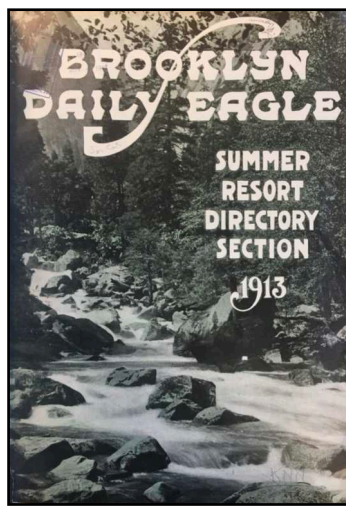
Summerland - 1939

BROOKLYN DAILY EAGLE

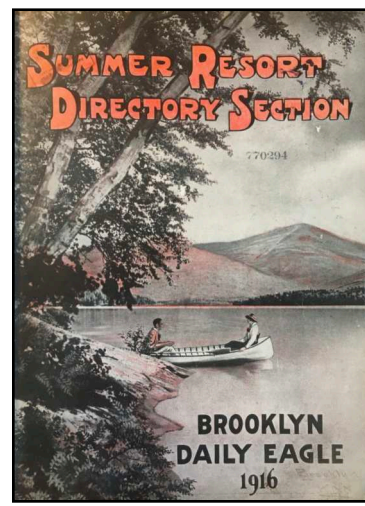
The **Brooklyn Daily Eagle** always had an extensive advertising section promoting hotels, farm houses and boarding houses, mainly in the northeast U.S. As early as **1899**, it started publishing its extensive **“Summer Resort Directory”** supplement with this information in easy-to-read list format. For each town or city, the directory listed the name of the house or hotel, number of guests, miles from train depot, miles from nearest water and golf links, name of proprietor, and terms per week. Later directories also included ads and were published with colorful covers invoking wilderness areas:



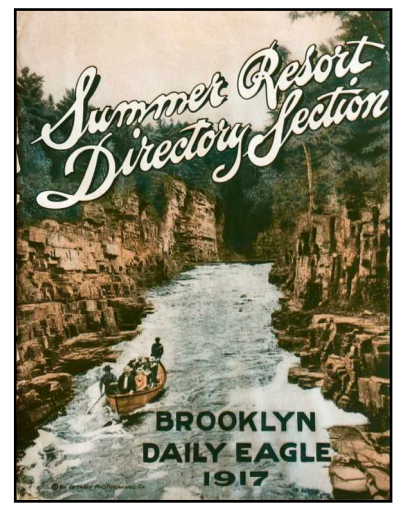
1902



1913



1916



1917

Brooklyn Daily Eagle Summer Resort Directories

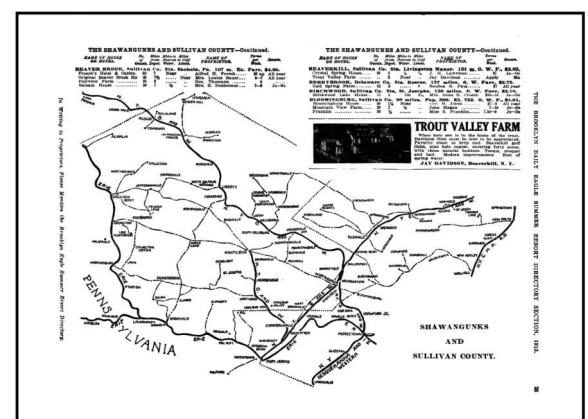
Establishments in the **Upper Delaware River Valley** usually appeared in the Shawangunk Mountains/Sullivan County section. The **Half-Moon Lake Hotel**, the **Original Beaver Brook House**, **Mt. Hope Lake House**, and **Neumeyer's House** appeared most frequently, listed under **Beaver Brook** and under **Narrowsburg** headings.



1900 Directory



1915 Directory



1913 Directory

TOURIST ACCOMMODATIONS

1848 - Passenger service on the **Erie Railroad** was extended to the **Delaware Bridge** and **Narrowsburg** stations, where tourists were picked up with horse and buggy. Farmers found that they could earn more from boarding than farming the rest of the year and took in borders for the summer.

1890 - The **Original Beaver Brook Farmhouse** started taking in borders. Before **1900**, **Conrad Freund's Cottage** was constructed. Shortly after **1900**, local farmhouses (**Ness Cottage**, **Rock Lake House**) began taking in boarders, mainly from New York City. In **1917**, the former **Van Allen Residence** opened as the **Crystal Lake House** and later **Villa Switzerland**.

Ads for these establishments appeared in N.Y.C. newspapers, especially the **Brooklyn Daily Eagle**. High elevations were emphasized, sometimes exceeding the actual numbers by several hundred feet.

In the decades before TMR opened, many of these establishments were popular with tourists of Swiss origin. Three of the proprietors of these establishments were Swiss or French-Swiss: **Hans Howald** (Half-Moon Lake Hotel), **Fred A. Kuenzli** (Crystal Lake House) and **Emil Girard** (Villa Switzerland).

THE CRYSTAL LAKE RESORT

Construction of the 100-person **Van Allen Residence** on **Big Pond** (later Crystal Lake) began in **1883** as part of the 4,000-acre **Van Allen Grange**. Nearly every room in the house was supplied with hot and cold running water, and gas manufactured by a machine on the premises. Its foundation is still visible today near the **Camp Keowa** COPE Course.

July 1917 - **Fred A. Kuenzli** leased and then purchased the **Van Allen Grange** from **Otto Gassmann** with the intention of operating a summer resort, called the **Crystal Lake Resort**. He leased the **Crystal Lake House** and started accepting borders. **Kuenzli's** parents were Swiss Inn keepers and he proposed conducting his resort on the Swiss plan. In **October 1917**, **Emil Girard**, a French-Swiss and a N.Y.C. cafe and restaurant owner, purchased the former **Van Allen Grange** from **Fred A. Kuenzli** for \$60,000.

VILLA SWITZERLAND

1920 - The **Crystal Lake House** reopened as **"Villa Switzerland,"** with bowling, boating, fishing, bathing and a large kitchen. It was popular with guests from Brooklyn. In **1922**, the property was identified in ads as the **"Crystal Lake Resort"** and characterized as **"a fine resort and has been liberally patronized both winter and summer for several years."** In **1923**, **Villa Switzerland** was described as **"The most beautiful spot in the world, with a private lake, 4,000 acres of forest land, and fishing, bathing and tennis."** Access was via the **Ontario Western Railroad** to Monticello, **Erie Railroad** to Shohola, or by auto from the **Dyckman street ferry**. Proprietor **William J. Ramsey** advised patrons that he had only a few reservations left. In **1924**, the **Crystal Lake Resort** was a favorite site for group picnics, including a clam bake with 400 guests.

Crystal Lake

SULLIVAN COUNTY

—:—

WILL BE RUN FOR THE THIRD YEAR AS A
FIRST-CLASS RESORT UNDER THE SAME
MANAGEMENT AS PREVIOUS TWO YEARS.

FISHING, BOATING AND BATHING.

—:—

M. WYSS,
NARROWSBURGH, N. Y.

**Crystal Lake Resort Ad - Monticello Republican
Watchman - May 26, 1922**



Villa Switzerland

Villa Switzerland

ON CRYSTAL LAKE

SULLIVAN COUNTY

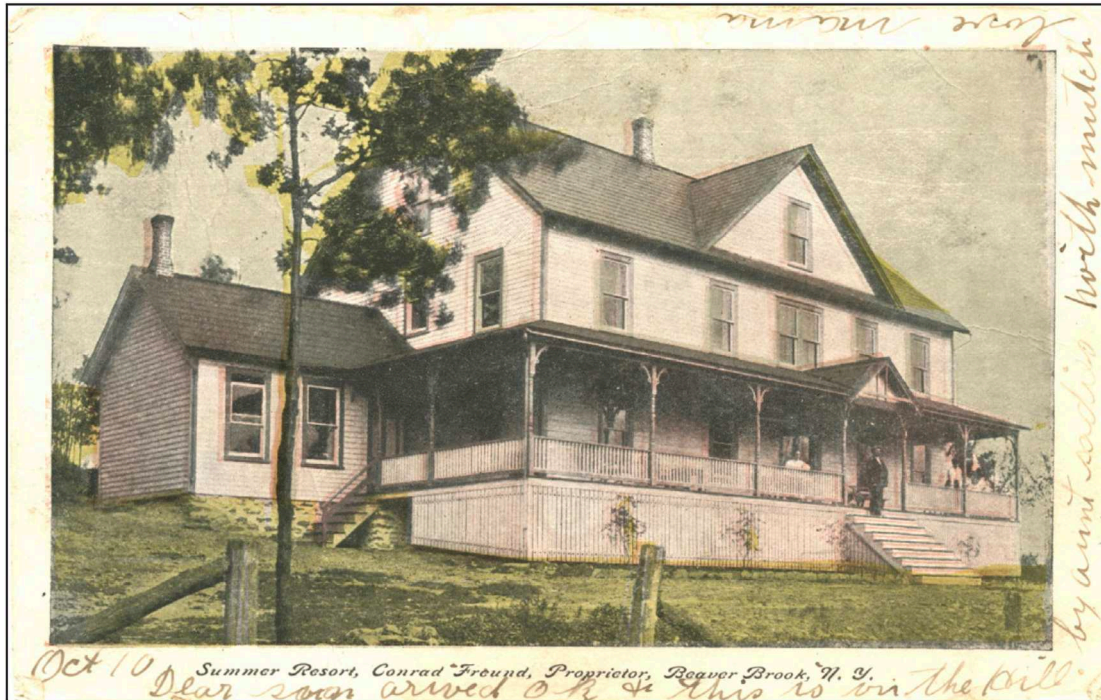
The most beautiful spot in the world, close to New York. Private lake. 4,008 acres of forest land to roam over, fishing, bathing, tennis. 2,000 feet altitude. Ontario Western Railroad to Monticello. Erie Railroad to Shohola. By auto from Dyckman-street ferry. A word to the old patrons. I only have a few reservations left. Act now. For further information and rates address WILLIAM J. RAMSEY, Monticello, N. Y., Proprietor.

Brooklyn Daily Eagle - May 30, 1923

1925 - The **Crystal Lake** property was sold to **Isidor Liebow** of Brooklyn, who opened it that summer as **Camp Utopia**, a youth camp.

CONRAD FREUND'S COTTAGE

Before 1901 - Conrad Freund opened his three-story "**Freund's Cottage**" on the hill overlooking **Half-Moon Lake** in **Beaver Brook**. **Freund** was Swiss and his hotel was popular with tourists of Swiss origin.



Summer Resort, Conrad Freund, Proprietor, Beaver Brook, N.Y.



Fox Lake and Freund's Cottage, Beaver Brook, Sullivan Co., N.Y.

Freund's Cottage Post Cards

HALF MOON LAKE HOUSE HALFMOON LAKE RESORT (1901-1913)

1901 - Freund's Cottage was renamed the **Half Moon Lake House**, with room for 25 guests at a cost of \$7 per week. Boating, bathing and fishing were available. In **1902**, it was known as the ***"Halfmoon Lake Resort, a resort of rare beauty, situated at an elevation of 2,000 feet above the level of the sea."*** The rooms were described as ***"cheerful and light."*** Boating, fishing, and bathing were enjoyed, free of charge, using a bathhouse on nearby **Halfmoon Lake**. Rooms cost \$8 - \$10 per week. In **1903** there were ***"2 trains daily on the Erie main line to Narrowsburg."*** In **1905**, pickerel fishing and hunting were offered. The resort now had a telephone connection with the nearby **Narrowsburg Erie Railroad** station. By **1912**, a music parlor and outdoor bowling alley were added.

NEW YORK, Beaver Brook, Sullivan County

Halfmoon Lake Resort A resort of rare beauty, situated at an elevation of 2,000 feet above the level of the sea. The pleasure of boating, fishing, and bathing may be enjoyed to the fullest extent from private lakes located near the house. The rooms are cheerful and light, the table board is superb; no charge for boats, bathing. Terms \$8 to \$10 per week. Address CONRAD FREUND.

Outing Magazine - Sept. 2, 1902

Half Moon Lake House,
Beaver Brook, Sullivan Co., N. Y.
A Mountain Resort of Rare Beauty.

TWO NICE LAKES AT YOUR DOOR.
Bathing, fishing and hunting; no extra charge for boats; pickerel fishing O. K. Tel. connection with station.

A Wonderful Country Place.
Cool and shady; large woods; pine grove.
On main line of Erie R. R.; station at Narrowsburg.
Terms \$8 per week and up.
For illustrated booklet and further particulars address

CONRAD FREUND, Prop.

The New York Press - June 18, 1905

HALFMOON LAKE RESORT
FAMOUS FOR ITS BEAUTY

A country place without a rival. Elevation 1,700 feet. Large pine groves, two lakes on premises (not miles away.) Rooms large and airy. Music parlor. Outdoor bowling alley. Table first class. Bathing, boating and fishing. For booklet, rates or further particulars address

Conrad Freund, Proprietor,
Beaver Brook, Sullivan County, N. Y.



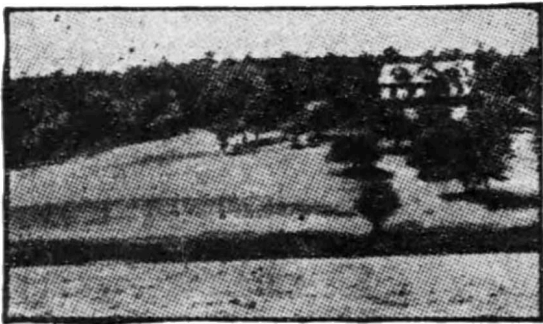
Brooklyn Daily Eagle - June 2, 1912

HALFMOON LAKE RESORT (1913-1921)

1913 - Conrad Freund sold the property to Hans Howald, Otto Gassmann and Carls Michel for \$10,000. Gassmann and Howald were listed as proprietors. Mr. Howald, a native of Switzerland, previously served for ten years as headwaiter in the Ritz-Carlton hotel in N.Y.C. Howald first came to Narrowsburg as a summer guest in 1912. In 1915, the resort had room for 65 guests and supplied them with fish, vegetables, eggs and milk from its own farm. The resort was extolled for *"the wooded shores of beautiful Half Moon Lake; the shaded and well graded walks and drives; the lake, woods, hills, bowling alleys, spacious veranda and music parlor."* In 1916, it charged \$10 - \$12 per week. In 1918, Hans Howard and his wife Lily made the hotel their permanent home.



Hans Howard



HALFMOON LAKE RESORT

Beaver Brook, Sullivan County, N. Y.

The delightful location of this wonderful country house, 1,700 feet altitude, on the wooded shores of beautiful Half Moon Lake; the shaded and well graded walks and drives; the lake, woods, hills, bowling alleys, spacious veranda, and music parlor; the clean, cool and cozy rooms; the excellence of the farm products and food; the pure drinking water and invigorating air; the homelike atmosphere that pervades the house; are all conducive to a beneficial, enjoyable, restful and healthful vacation. Terms: two in one room, \$10.00 per week each. Single room, \$12.50.

Brooklyn Daily Eagle - June 6, 1915

HALF MOON LAKE RESORT, Inc., Beaver Brook, N. Y.—Good fishing, bathing, boating; excellent table, supplied with fish, vegetables, eggs and milk from own farm. Rates \$10 a week.

Brooklyn Daily Eagle - June 26, 1915

HALF MOON LAKE HOTEL

(1922-1942)

1922 - The Halfmoon Lake Resort was renamed the "*Half Moon Lake Hotel*," with room for 70 guests. **Hans Howald** was the sole proprietor and made improvements. The resort was one of the outstanding summer resorts in the **Delaware River Valley Region** and became the regular vacation place of Swiss singers and other Swiss visitors from N.Y.C. **Howald** tended the bar and ran the hotel while his wife **Lily** managed the kitchen and did all of the cooking. **Mr. Howald** also raised large St. Bernard dogs. After his entrance in local politics, it was a favorite rendezvous for county and town politicians and others. In **1933**, rates were \$18 and \$22 per week.



Half Moon Lake Hotel postcard

Half Moon Lake Hotel. Acc. 75. Private lakes, sports, homelike, tasty meals. Elev. 1,700 ft. Hans Howald. Booklet.

New York Evening Journal - June 24, 1937

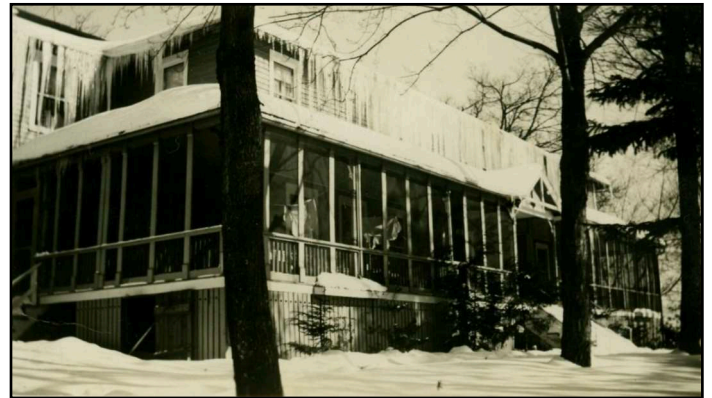
HALF MOON LAKE HOTEL

(1942-1953)

1942 - **Hans Howald** nearly died of an illness, but later fully recovered. In **1943**, the **Half Moon Lake Hotel** lay virtually in ruins as the result of a fire believed caused by an overheated chimney. Fire departments from four nearby communities fought the blaze for six hours and water was pumped in from **Fox Lake**. The damage cost over \$30,000. The lower part of the building was saved, although that was greatly damaged by smoke and water. The building was rebuilt with improvements, but with a smaller capacity.



Half Moon Lake Hotel after fire - April, 1943



Half Moon Lake Hotel after reconstruction - 1943-1944

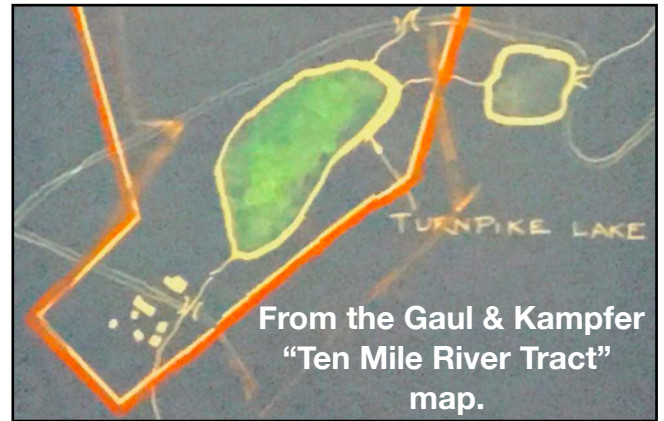
1948 - **Hans Howald** died at the age of 61. The **Half Moon Lake Hotel** continued operating.

1953 - A newspaper ad described the Hotel as ***“ideal for health, rest and recreation”*** with room for 30 guests. The rooms were large and airy, all with hot and cold running water. A private lake provided excellent bathing and fishing. All home-cooked meals were tastefully prepared. Rates were only \$45 weekly, \$7 daily.

1959 - The **Greater New York Councils** purchased from **Hans Howald's** decedents the **Half Moon Lake Hotel** and adjacent property and the Hotel was demolished. Its foundation is still visible today, on camp property, just off Route 26. In **1968**, the **New Camp Aquehonga** opened on the former **Hans Howald** property.

MOUNT HOPE LAKE HOUSE

The **Mount Hope Lake House** was a large boarding house and farm near **Turnpike Lake** that was constructed by **William Steine** in **1901** and operated by him and later members of his family until **1927**.



Mt. Hope Lake House - Tusten's Colorful History

1897 - William Steine moved from N.Y.C. to Beaver Brook to improve his health. He was accompanied by his wife **Mary** and baby son **Frederick**. **Mr. Steine** purchased a farm adjoining the property of **William Danby** and erected a large boarding house in **1901**.

Anna B. Steine and **William H. Steine** were born in Beaver Brook in **1900** and **1901**.

September, 1902 - William Steine died after a short illness. His widow, **Mary Therese Steine**, continued work on the boarding house. In **1904**, she hired **James Staler, Jr.** to work at the **Mount Hope Lake House** for the summer.

1905 - Mrs. Johanna Neuemeyer was hired to work for **Mrs. William Stein** for the summer.

Starting in **1905**, a series of newspaper ads were published for the **Mount Hope Lake House** with **Mrs. William Stein** as proprietor. It had accommodations for 50 guests, terms \$7 and \$8 per week.

1908 - Additional newspaper ads boasted good fishing and free boats. In April, a couple moved out after boarding for the previous eight months.

MOUNT HOPE LAKE—Good fishing; boats free. Terms \$7 and \$8. Mrs. WM. STIEM, Beaver Brook, N. Y.

1911 - Mary T. Stiene used a hydraulic pump to bring water from the nearby lake to her house.

April 1912 - Mary T. Stiene married **Frank M. Neumeyer, Jr.**, a farm laborer and border at the **Mount Hope Lake House**.

1912 & 1913 - Newspaper ads boasted an elevation of 1,800 ft., a private lake, free fishing and boating, a beautiful pine grove at the lake, with a table supplied from their own farm.

<p>MOUNT HOPE LAKE HOUSE Beaver Brook, N. Y.; el. 1800 feet; private lake; boat- ing and fishing free; beautiful pine grove at lake; acc. 50; table supplied from own farm; el.; terms \$8, \$9. ↑ Mrs. WILLIAM STIENE, Prop.</p>

Brooklyn Daily Eagle - June 28, 1912

1915 - The **Mount Hope Lake House** operated from June - November.

September 1916 - The **Mount Hope Lake House**, with **Michael Newmeyer, Jr.**, proprietor, burned to the ground including all of its contents. Newspaper accounts called it the ***"Newmeyer Summer Resort."*** It was characterized as ***"the largest summer boarding resort in that section of Sullivan County,"*** and ***"accommodating over one hundred guests and enjoyed a liberal patronage from early spring."*** The fifteen guests were evacuated, most losing their belongings. A band of volunteer fire fighters tried to put out the fire but ended up saving the other buildings. The **Neumeyers** pledged to rebuild the boarding house.

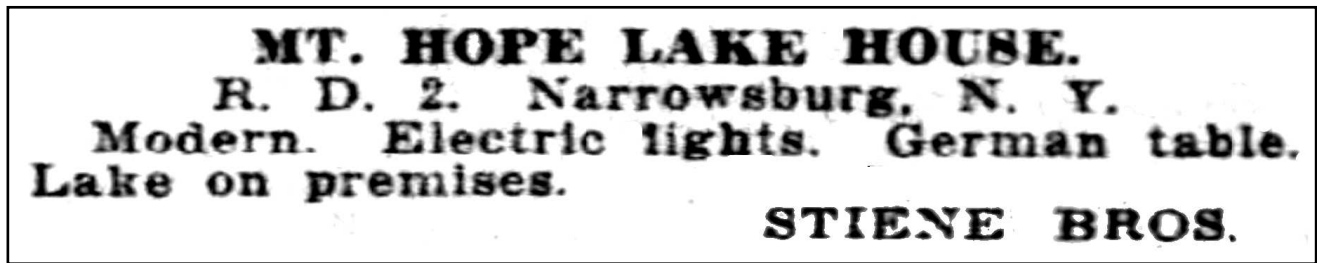
1918 - A hunter visiting the **Mount Hope Lake House** died of a heart attack.

1923 - Marie T. Neumeyer (Mary Therese Stiene), died, age 56, and was buried in Narrowsburg, NY.

October 1923 - Anna B. Stiene married **Alvin Holfeld** of Brooklyn.

1925 - Anna Holfeld identified herself as a ***"Boarding House"*** operator in the NYS census. Her husband and her two brothers, **Frederick** and **William H. Steine** resided at the same location.

Starting in June 1926 - Newspaper ads were published for the **Mount Hope Lake House**, R.D. 2 Narrowsburg, N.Y. with the **“Stiene Bros.”** as proprietors. It was characterized as modern, with electric lights, German table, with Lake on premises.



Brooklyn Daily Eagle - July 11, 1917

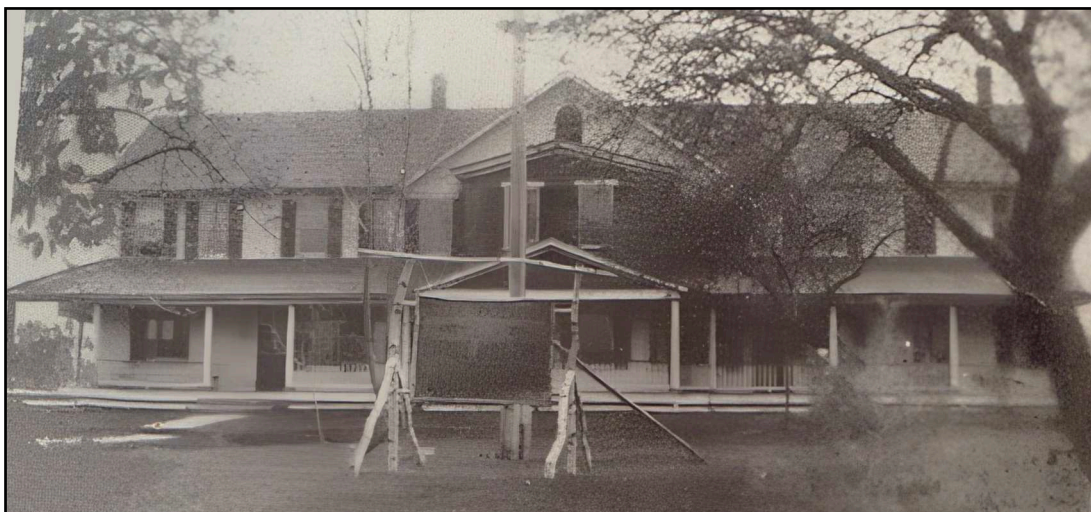
1927 - According to the **Brooklyn Daily Eagle**, the **Mount Hope Lake House** operated from June-October with a capacity of 30 guests, the **“Stiene Bros.”** as operators.

—Messrs. William F. Cody of 68 Grant Avenue and Frank Yates, also of the Greenville section, are spending their vacation at the Mt. Hope Lake House, Narrowsburg, N. Y.

The Jersey Journal - Sept. 16, 1927

October, 1927 - **Frederick and William H. Steine** sold **180 6/10 acres** to **Gaul & Kampfer** in the original TMR purchase, including **Turnpike Lake** and all of today's **TMR Headquarters Camp**.

According to a postcard, the former **Mount Hope Lake House** was used as the **Boy Scout's Headquarters**.



Boy Scouts Headquarters, Beaver Brook, N.Y. postcard

BEAVER BROOK FARM-HOUSE

THE ORIGINAL BEAVER BROOK HOUSE

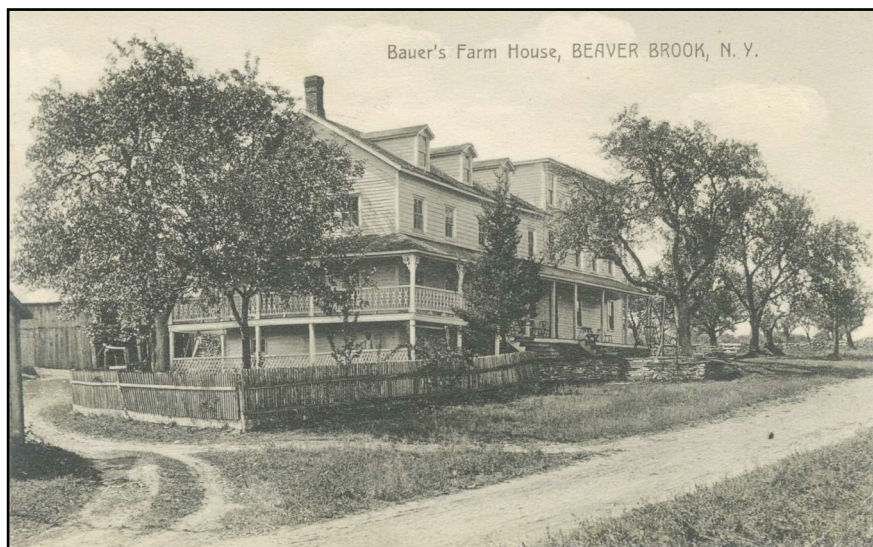
The **Original Beaver Brook House** was a large hotel with a capacity of 75 guests on **Blind Pond Road** in the vicinity of **Turnpike Lake**. It was first operated by **John W. Bauer Sr.**, then by his wife, **Louisa Bauer**, and finally by his granddaughter, **Emma Bauer**.

John Bauer Sr. was born in Germany and moved to the region circa **1855**. He married **Louisa Buddenhagen**, also from Germany. In **1868**, his daughter, **Emma W. Bauer** was born. After first moving to **Barryville**, **Bauer** returned to **Beaver Brook** in **1884** to operate a grocery and meat store and started work on improving his home to take in city borders.

1890 - **Bauer** advertised his **Beaver Brook Farm-House**, requesting a few borders for the summer months.

BEAVER BROOK FARM-HOUSE—John Bauer, proprietor, wishes a few boarders during summer months, location high and healthy. Post-Office address, John Bauer, Beaver Brook, Sullivan County, N. Y.

The World - June 8, 1890



Bauer's Farm
House, Beaver
Brook, N.Y.
Postcard

1892 - It boasted a *“lake in front of house within two minutes’ walk; other lakes in vicinity; good fishing and rowing boats free to guests; plenty of milk and eggs, good table, terms moderate.”*

From **1892-1897**, **John Bauer Sr.** served as the **Beaver Brook** postmaster.

In **July, 1895**, **Bauer** had nine city borders. In **1896**, the **Original Beaver Brook Farmhouse** was advertised with a 1,800 ft. elevation, healthy location, good fishing; large, airy rooms; plenty of shade trees, good table, with plenty of country products. Terms were reasonable. Its name presumably distinguished it from The **Beaver Brook House**, owned by **Jack LaBarr**, which was entirely destroyed by fire in **1894**.

THE ORIGINAL
Beaver Brook Farmhouse

Situated among the mountains of Sullivan Co.; 1,800 feet elevation; healthy location; good fishing; large, airy rooms, plenty of shade trees; good table, with plenty of country produce; terms reasonable. For further particulars apply to **JOHN BAUER**, P. O. address, Beaver Brook, Sullivan Co. N. Y.

The World -
June 7, 1896

1897 - A young lady border from Brooklyn drowned in **Turnpike Pond** while rowing with two companions.

ORIGINAL BEAVER BROOK HOUSE. situated among the mountains of Sullivan County: 1,800 elevation; healthy location; comfortable, airy rooms; good accommodation; terms reasonable. For particulars apply to proprietor, P. O. address, **JOHN BAUER, ORIGINAL BEAVER BROOK HOUSE, BEAVER BROOK**, Sullivan County, N. Y.

The New York
Herald - June 12,
1898



The Original
Beaver Brook
House, Beaver
Brook, Sullivan
Co., N.Y.
Postcard

1898 - The **Original Beaver Brook House** had a capacity of 50 guests and charged \$5 per week, children according to age, and servants at \$5 each. Starting in **1902**, the hotel was open year-round.

May, 1905 - **John Bauer Sr.** died, age 69 years. His occupation was listed as a farmer and he was buried in Beaver Brook Cemetery. His wife, **Louisa Bauer**, continued operating the family hotel and farm.

ORIGINAL BEAVER BROOK HOUSE:
homelike accommodations; good rooms and
table; terms reasonable. Mrs. LOUISA BAUER,
Beaver Brook, Sullivan County, N. Y.

Brooklyn Daily Eagle - August 4, 1912

1912 - The hotel was advertised as having homelike accommodations, good rooms and table, with reasonable terms of \$6 - \$8 per week. In **1916**, the hotel's capacity reduced to 40 persons. In **1918**, terms were increased to \$9 - \$11 per week. Starting in **1922**, the hotel was open from June-Dec. each year.

1923 - **Louisa Bauer** died and was buried in Beaver Brook Cemetery. Her daughter **Emma W. Bauer**, continued operating the hotel and farm.

ORIGINAL BEAVER BROOK HOUSE.
Nice quiet place to spend a vacation. Rea-
sonable. Emma Bauer, Beaver Brook, N. Y.

Brooklyn Daily Eagle - July 14, 1928

1928 - The hotel was advertised as a nice quiet place to spend a vacation with reasonable terms.

1932 - Terms were \$14 - \$15 per week. In **1934**, the hotel was advertised as having good accommodations, comfortable rooms, with good food at reasonable rates. In **1936**, the hotel's capacity reduced to 36 persons with terms of \$12 - \$14 per week.

The hotel was listed in the **Brooklyn Daily Eagle's** directory as late as **1940**.

April 1944 - **Emma W. Bauer** died on her farm, age 75, and was buried in Beaver Brook Cemetery. Her occupation was listed as **farmer/boarding house proprietor**.

1964 - The **Original Beaver Brook House** was burned down.

NEUMEYER'S HOUSE

Neumeyer's House was a large boarding house in the vicinity of **Turnpike Lake** that was operated by **Frank Michael Neumeyer, Jr.** and his wife, **Gladys E. Neumeyer** (Gladys E. Dexheimer).

Frank Michael Neumeyer, Jr. was born in France in **1879** and emigrated to the United States in **1882**, residing in Hoboken, NJ. In **1905**, **Mrs. Johanna Neumeyer** (presumably his mother) was hired to work for **Mrs. William Stein** (Mary T. Stiene) for the summer at the **Mount Hope Lake House** in Beaver Brook.

April 1912 - **Mr. Neumeyer** married **Mary T. Stiene**, proprietor of the **Mount Hope Lake House**, where he was a farm laborer and border.

September 1916 - The **Mount Hope Lake House**, with **Mr. Neumeyer** as proprietor, burned to the ground including all of its contents. Newspaper accounts called it the **"Newmeyer Summer Resort."** The **Neumeyers** pledged to rebuild the boarding house.

1923 - **Marie T. Stiene** died, age 56, and was buried in Narrowsburg, NY. **Mr. Neumeyer** opened a boarding house near the **Mount Hope Lake House** called **"Neumeyer's House,"** with a capacity of 75 persons, **Mrs. F. M. Neumeyer**, proprietor.

NARROWSBURG, Sull. Co. 122 m. Pop. 407. El. 716. Ex. Fare, \$7.96.				
Neumeyer's House	75	Mrs. F. M. Neumeyer. Apply

Brooklyn Daily Eagle - May 27, 1923

December, 1924 - **Mr. Newmeyer** married **Gladys Etta Dexheimer** of Sullivan County, N.Y.

1930 - **Havey A. Gordon**, Director of Construction of the **Ten Mile River Scout Camps**, boarded at **Neumeyer's House**, along with his son Richard, three engineers, and a construction laborer.

"Neumeyer's House" advertised in the **Brooklyn Daily Eagle** from **1923** - **1929**.

Frank Neumeyer operated a boarding house in Beaver Brook as late as **1945**.

NESS COTTAGE (HALFMOON LAKE)

1913 - The **Ness Cottage**, operated by **J.R. Ness** near **Halfmoon Lake**, accepted summer guests. Boating and fishing were available. Guests received its own farm products with a board of \$9 to \$10 per week. In July, guests came from Union Hill, N.J., Jersey City and New York City.

1927 - The Scouts purchased the **John R. Ness** tract as part of the original TMR property purchase.

BEAVER BROOK, SULLIVAN CO.
Excursion Fare, \$4.60
NESS COTTAGE—Near Halfmoon Lake;
boating, fishing; own farm products; 1600
feet elevation; \$9 to \$10. J. R. NESS.

The Brooklyn
Citizen - June
30, 1913

ROCK LAKE HOUSE (ROCK LAKE)

From **1905-1907**, **Joseph Dick** operated the **Rock Lake House** out of his farmhouse on **Canfield's Pond** (Rock Lake). **Joseph Dick** was a professional paper hanger, decorator and frescoer, but for several weeks during the summer months he operated the **Rock Lake House** with his wife. The twelve guests enjoyed boating, bathing, fishing on **Rock Lake** and hunting. Board cost \$7 - \$10, no children. It was popular with guests from Brooklyn. In **1907**, **Joseph Dick** died and was buried in the Ten Mile River cemetery. His wife continued accepting boarders until the end of the **1907** summer season.

TUSTEN, SULLIVAN CO.
Excursion Fare, \$5.00.
ROCK LAKE HOUSE—Boating, bathing, fish-
ing and hunting; \$7 to \$10; no children;
booklet. JOSEPH DICK.

The Brooklyn Citizen - June 13, 1906

The Tri-States Union -
Aug. 10, 1905.

Tusten.
Tusten, Aug. 7. — Miss Agnes Dick, of Brooklyn, L. I., is spending the summer with her parents, Mr. and Mrs. Joseph Dick, at Rock Lake House.
One of the most beautiful lakes of pure water is situated on the old homestead farm of Mr. Joseph Dick, above Tusten. The lake is fully one mile in length and has no marshy beds or shore, and is in view of the Rock Lake House of which Mr. Dick is proprietor. Although a professional paper hanger, decorator and frescoer, several weeks during the summer months his attention is given to the gathering of the crops and in assisting his amiable wife in entertaining a number of summer guests.

FOX LAKE FARM HOUSE

The **Fox Lake Farm House** was a boarding house operated by farmer **Michael Frank Neumeyer, Sr.** on **Fox Lake** in **Beaver Brook**. He was the father of **Frank Michael Neumeyer, Jr.**, proprietor of the **Mount Hope Lake House**.

Michael F. Neumeyer, Sr. was born in France in **1856** and emigrated to the U.S. in **1881** with wife **Caroline (Kutsch) Neumeyer**, daughter **Carry** and son **Frank**, residing in **Hoboken, NJ**.

1889 - **Mr. Neumeyer** purchased a farm on **Fox Lake** in **Beaver Brook**, and erected buildings with the intention of taking up residence. In **1905**, **Al Dexheimer** rented his house for an extensive boarding house that summer.

1905 - His wife, **Johanna Neumeyer**, worked for the summer at the **Mount Hope Lake House**. According to the **1910** US Census, **Mr. Neumeyer** was a butcher shop operator in Hoboken, NJ, with wife **Johanna** and sons **William** and **John**.

1912 - **Mr. Neumeyer** operated his **Beaver Brook** farmhouse as a boarding house, with guests in May and July, some from Brooklyn. From **1915-1925**, **Mr. Neumeyer** and his wife Johanna resided in Beaver Brook as a farmer.

1930 - **Mr. Neumeyer** resided in Union City, N.J.

1939 - **Mr. Neumeyer** died.



Fox Lake Farm House and Fox Lake Postcards.

THE VAN ALLEN GRANGE

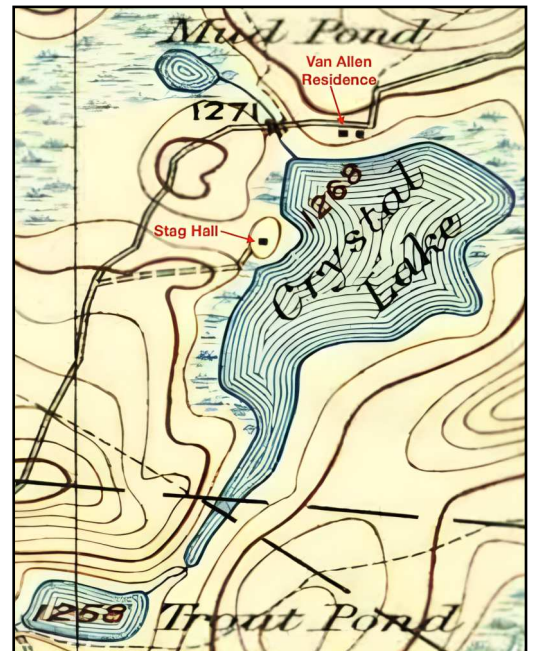
The **Van Allen Grange** consisted of 4,000 acres of woodlands and lakes in Sullivan County between **Big Pond** (Crystal Lake) and **Half-Moon Pond** (Half Moon Lake), extending north to **Tylertown** and **Smith Mill**, owned by **George and William Van Allen** from **1883 - 1916**. The **Van Allens** were printing press manufactures in the firm **Vanallens and Boughton** of N.Y.C. **George W. Van Allen** was also president of three street railway companies in Brooklyn, N.Y.



William Van Allen

The **Van Allens** developed the **Van Allen Grange** into an elaborate country estate, using it for hunting, fishing, and farming. Their property included:

- On **Big Pond** (later Crystal Lake): the 3-story **Van Allen Residence**, a large **Club House**, bowling alley, boathouse, engine-house, machine shop, barns, stables, flower and vegetable gardens, and an orchard. **The Residence** was located where **Camp Keowa** is today.
- **Big Pond** (later Crystal Lake) was well-stocked with perch and pickerel and supplied with a dozen boats for fishing and rowing.
- **Several farms**, including the **Tylertown farm** with a fine house, barn and sawmill; **Smith Mill farm** with a large barn.
- **Big Pond place**, with a large house, barn, and trout pond; and a **fenced park** of considerable size.
- At least two miles of private highways.
- **Half-Moon Lake.**
- Woodlands between **Crystal Lake** and **Half-Moon Lake.**



USGS Topographic Map - 1923

Between **1883-1913**, the **Van Allens** spent most of each summer at the **Grange**. **Mr. Van Allen** permitted no lumber be taken off the property, but spent thousands of dollars beautifying and improving the place.

1882 - **George** and **William Van Allen** paid **Roderick Morrison** \$1,000 for 378 acres on the east side of **Big Pond** (Crystal Lake). In **1883**, the **Van Allens** purchased the remainder of the property for over \$200,000 (\$6,000,000+ today). By **1884**, **George Van Allen** had roomy buildings erected at **Crystal Lake** (Big Pond) at considerable expense. Each summer, **Van Allen** and his family spent five or six weeks at the **Grange**. In **1885**, **George Van Allen** had his buildings at **Crystal Lake** painted in good style.

1888 - The **Van Allens** and **Boughton** brought a party of friends (mostly purchasers of their printing presses) to the **Van Allen Grange** for a week of hunting, fishing and shooting. All expenses from the time the party left New York until its return were paid for by the three hosts. The result was the unofficial organization of the **Sullivan County Turtle Club**, which made similar pilgrimages to the **Van Allen Grange** at the firm's invitation annually in the spring and fall.

1893-1900 - The **Van Allen Residence** or "**Big House**" overlooking **Crystal Lake** was constructed with a capacity of 100 persons. Nearly every room in the house was supplied with hot and cold running water, and gas manufactured by a machine on the premises. It was later used as a boarding house and stood until the early **1960s** near today's **Camp Keowa COPE Course**.

1897 - Plans by Bethel to construct a highway from the **Van Allen house** to the Barryville Rd. were cancelled by a county commission as not needed. At the time there was no public house or business on the Van Allen property.



The Van Allen Residence



View of Big Pond (Crystal Lake) from the Van Allen Residence porch



Sullivan County Turtle Club - In front of Residence
New York Tribune - June 19, 1898

1900 - The nineteen-room **Club House** or "**Stag Hall**," was built by **George W. Van Allen** for the use by the **Sullivan County Turtle Club** as a hunting lodge. It was located near where the **Tower of Friendship** is today. When the **Boy Scout Foundation of Greater New York** purchased the "**Crystal Lake Tract**" in **1929**, "**Stag Hall**" was utilized as the **Camp Man** headquarters.

1900 - The **Van Allen** property was greatly damaged by fire, over 2,000 acres of valuable timber destroyed. The beautiful **Residence** and **Club House** were saved only by the greatest effort.

1901 - Burglars broke into the new **Club House** and stole \$1,000+ in property. Hunters discovered a quantity of goods hidden in the woods. The **Club House** was unguarded and isolated, a half mile from any other home. **Mr. Van Allen** connected the **Club House** to the **Residence** with a series of electric wires and bells in case of future robberies.

1901 - A father and son entered the **Van Allen** gas house carrying a lighted lantern, causing an explosion and the death of the son. The building caught fire and **Mrs. Van Allen** turned on the hose and extinguished it.



Stag Hall post card



George W. Van Allen's Residence



Sullivan County Turtle Club - Where Everyone Looked Pleasant

1902 - **Joseph Dexheimer** sued the Town of **Tusten** when the **Big Pond Bridge** near the Van Allen place collapsed under the weight of his two-seated wagon and team of horses. The jury rendered him innocent and awarded him \$1,000.

1910 - The **Newmeyer Brothers** of **Tusten** were charged \$75 for hunting deer with dogs and killing them out of season. A great many deer killed since the hunting closed were shipped to city markets. This illegal doging and killing of deer drove a great many deer out of the region. For the previous 20 years or more, deer had been protected on property owned by **George W. Van Allen**. The residents pretty much respected **Mr. Van Allen's** property rights.

1912 - **William H. Van Allen** died in New York City, age 74.

1916 - **Otto Grassmann**, part owner of the **Half Moon Lake House**, purchased the 4,000-acre **Van Allen Grange** from **George Van Allen** for \$30,800. It was said that **Mr. Grassmann** sold enough lumber off the property to Hallock Lumber Company, of Tunkhannock, Pa., to repay him the purchase price.



An Early Morning Fishing Party



An After Luncheon Gathering

**Photos of the Sullivan County Turtle Club
at the Van Allen Grange - The American
Printer - July 1901**

In **1917**, the former **Van Allen Grange** changed ownership multiple times:

- **January** - **George W. Van Allen** died in his home in Manhattan, age 82.
- **April** - **Otto Gassmann** leased the property to **Fred A. Kuenzli**, assistant appraiser of the U.S. Customs, Port of New York, for ten years with the option of buying. **Mr. Kuenzli** was born in Switzerland and took possession on April 1st, and conducted the property as a summer resort. His parents were Swiss Inn keepers and he proposed conducting his resort on the Swiss plan.
- **July** - The **Crystal Lake House** on **Crystal Lake** was leased by **Mr. Kuenzil**, who opened this resort and expected many city guests.
- **July** - **Mr. Kuenzli** was so pleased with the property that he decided to purchase it from **Mr. Gassmann**, and contemplated extensive improvements. He planned to keep the place open year-round and make it a popular winter resort with all the winter sports, including skating, tobogganing and coasting.
- **October** - **Emil Girard**, a French-Swiss and a cafe and restaurant owner at 92 William Street, N.Y.C., purchased the **Crystal Lake** property from **Fred A. Kuenzli** for \$60,000, comprising over 4,000 acres of fine park and forest lands. On the property were several large buildings, including the **Club House**. The new owner had elaborate plans for making **Crystal Lake** a celebrated year-round resort and exclusive social colony. At the time, there were accommodations for 130 people.
- **Mr. Girard** drew up plans for 30 cottages of the most modern type, which would be erected for the upcoming season. He proposed purchasing several thousand sheep from the Board of Water Commissioners (they were on the aqueduct property) for his **Crystal Lake** property. He would also place several thousand pigeons on the property and add a large number of partridge and pheasants to his forests. The lake would be restocked with native trout.



Crystal Lake House

1922 - The former **Van Allen Grange** was sold to **William I. Miller** and **Elwood Geraghty**, of Monticello, by the E. & L. Development Company, of New York City. **Blake Washington**, of Monticello, was the broker. There was a large hotel, club house, cottages, bungalows, garages and barns on the premises. The new owners were undecided as to what they would do with the property.

Soon after their purchase, a large ad appeared in the **Monticello Republican Watchman**, extolling its virtues as a youth camp, sportsmen's club, resort or bungalow colony. According to the ad, the property contained: ***"A large Hotel of 25 rooms, completely furnished and fully equipped throughout with all modern improvements, running water, baths, heating plant, etc. A large Club House and Lodge of 20 rooms, completely equipped and furnished and containing all improvements. Several modern bungalows, large garages, barns, boat houses and other buildings..."***

1923 - A newspaper article referred to the property as the ***"Crystal Lake Preserve."***

1925 - The ***Crystal Lake Hunting and Fishing Preserve*** was sold by **William Miller, Blake Washington and Luis de Hoyos**, of Monticello, to **Isidor Liebow**, of Brooklyn, in order to establish a summer camp for boys and girls. The sale included the **Hotel**, large **Club House**, cottages, outbuildings and about 800 acres of land, including the lake. **Mr. Liebow** took immediate possession and opened **Camp Utopia** that summer. The previous owners kept approximately 3,000 acres of the remaining **Van Allen Grange** for future development. **Mr. Liebow** also opened the **Crystal Lake Preserve** for fishing, hunting and lodging.

1926 - **C. Frank Boughton** died at his home in Atlantic Highlands, NJ age 77.

September 1929 - The **Boy Scout Foundation of Greater New York** purchased from **Isidor Liebow** and his wife the ***"Crystal Lake Tract"*** which was adjacent to the **Ten Mile River Scout Camps** (purchased in 1927). The price paid was said to be about \$125,000.

July 1930 - **Camp Manhattan** and **Camp Man** opened on the property, utilizing many of the existing camp buildings.

Would Make An Ideal Boys' Camp

The State of New York and other states sadly need more boys' camps. Places where the youngsters—the boys, who are to rule the destinies of the nation, conduct its big business and rule its politics—can romp, hunt, fish, dream and grow strong mentally and physically to fit them for life's great battles. The one ideal spot for such a camp is Crystal Lake, Sullivan County, N. Y., with 4,000 acres of woodlands, hills, cleared fields, and lakes. It has been justly called one of America's garden spots.

Crystal Lake is a wonderland of nature's beauties, located in the most picturesque section of the State of New York; nestling among the cloud kissed blue mountains of Sullivan County at an altitude of more than 1700 feet above the sea level. The air is pure and invigorating.

Situated less than 100 miles from New York City, over fine State roads and two important railroads, it can be reached by automobile within three hours from that city. The Shohola station on the Erie railroad, is only ten miles distant and the Ontario & Western R. R. is reached at Monticello, 12 miles distant.

Crystal Lake is a beautiful estate of 4,000 acres of woodlands, lakes, rolling lands, bungalow sites and game preserve. There are two large, well stocked lakes—Crystal Lake, one and one-half miles long and Half Moon Lake another beautiful sheet of spring fed water. Both lakes are well stocked with native pickerel, bass, trout, perch and other fish.

A large Hotel of 25 rooms, completely furnished and fully equipped throughout with all modern improvements, running water, baths, heating plant, etc. A large Club House and Lodge of 20 rooms, completely equipped and furnished and containing all improvements. Several modern bungalows, large garages, barns, boat houses and other buildings will give an idea of how well equipped this estate is for any purpose that a purchaser may desire to utilize it for. There really is nothing lacking. It is one of the most complete properties in the country.

For a Sportsmen's Club no more desirable place can be found. The forests contain hundreds of wild deer, many bears, foxes, rabbits, grouse and other animals.

For a summer resort and bungalow colony it is a most ideal spot. Attractive drives, paths and trails lead through the estate and around the lakes.



Half Moon Lake, stocked with native trout.

Monticello Republican Watchman
- March 23, 1922

CRYSTAL LAKE PRESERVE now open for fishing and hunting. Boarders and lodgers accommodated by reservation only. **I. Liebow, Narrowsburgh, N. Y.**

Monticello Republican Watchman -
Oct. 9, 1925

THE SULLIVAN COUNTY TURTLE CLUB

The **Sullivan County Turtle Club** was a group of printers, publishers and politicians that were friends of **George & William H. Van Allen** and **C. Frank Boughton**, managers of the firm **Vanallens and Boughton**, manufacturer of printing presses in N.Y.C. in the late **1800s** and early **1900s**. Their exploits on later TMR property were reported by magazines covering the printing trade. Their visits to the **Van Allen Grange** were always covered by local newspapers.

In **1883**, **George & William Van Allen** purchased 4,000 acres of woodlands and lakes between **Big Pond** (Crystal Lake) and **Half-Moon Lake**, extending north to **Tylertown** and **Smith Mill**, for \$200,000 (\$6,000,000+ today) and developed it into an elaborate country estate, naming it the **“Van Allen Grange.”**

In **1888**, they took a party of friends to the **Van Allen Grange** for a week of hunting, fishing, shooting and having a great time. All expenses from the time the party left New York until its return were paid by the three hosts (**George and William H. Van Allen** and **C. Frank Boughton**). The result was the unofficial organization of the **Sullivan County Turtle Club**, which made similar pilgrimages to the **Van Allen Grange** at the firm's invitation annually in the spring and fall. The club members spent their time singing, bowling, boating, fishing, driving, hunting, climbing, story-telling and killing time.

The **Sullivan County Turtle Club** was so called because none of its members lived in Sullivan County and none of them had ever shot, or otherwise acquired, a turtle. Good fellowship was the only qualification for membership. Once a year, the three **“Superintendents”** as they were called, were honored at a banquet in New York by the other members of the club.



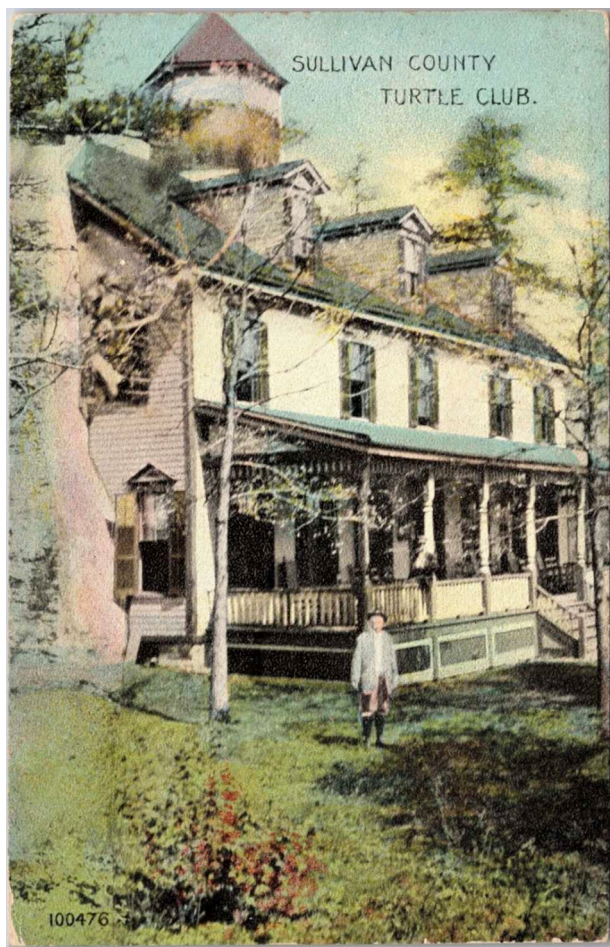
William Van Allen



A Few Members of the
Sullivan County Turtle Club
- In front of Van Allen
Residence - New York
Tribune - June 19, 1898

George W. and William H. Van Allen, of New York city, accompanied by several friends, have been enjoying a first-class time at Crystal Lake, (Big Pond), hunting and fishing. George Van Allen has every convenience for making his friends comfortable. No pains are spared.

The Evening Gazette - Oct. 31, 1888



Stag Hall postcard

In 1900, the nineteen-room **Club House**, named "**Stag Hall**," was built by **George W. Van Allen** for the use by the **Sullivan County Turtle Club** as a hunting lodge. It was located near today's **Tower of Friendship**.

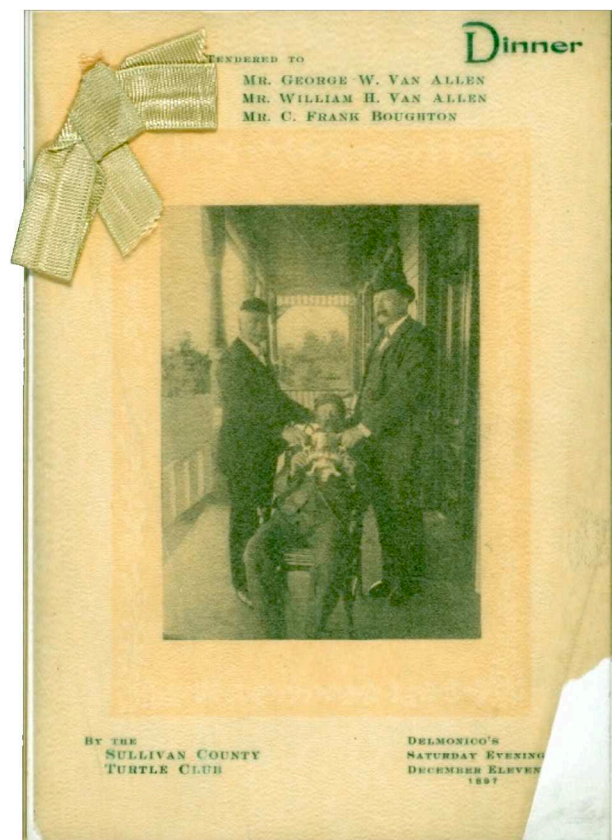
SULLIVAN COUNTY TURTLE CLUB

A Jolly Party on its Way to Sullivan County for an Outing.

The jolly Sullivan County Turtle Club of New York city, Boston, Philadelphia, New Haven and Taunton, Mass., Saturday, went to Van Allen Grange, in Sullivan Co., N. Y., in a Pullman car attached to Erie No. 9, for its annual outing.

The party alighted at Shohola and were driven 14 miles to VanAllen Grange, where they are the guests of Geo. and W. H. VanAllen and C. F. Boughton. They will remain there for a week.

Monticello Republican Watchman -
May 27, 1898



Sullivan County Turtle Club dinner program, Delmonico's, N.Y.C., December 11, 1897. Cover includes humorous photo of George Van Allen and C. Frank Boughton pouring the contents of a large silver drinking cup into the mouth of William H. Van Allen, taken at the Van Allen residence.



George W. Van Allen's Residence



Where Everyone Looked Pleasant



An Early Morning Fishing Party

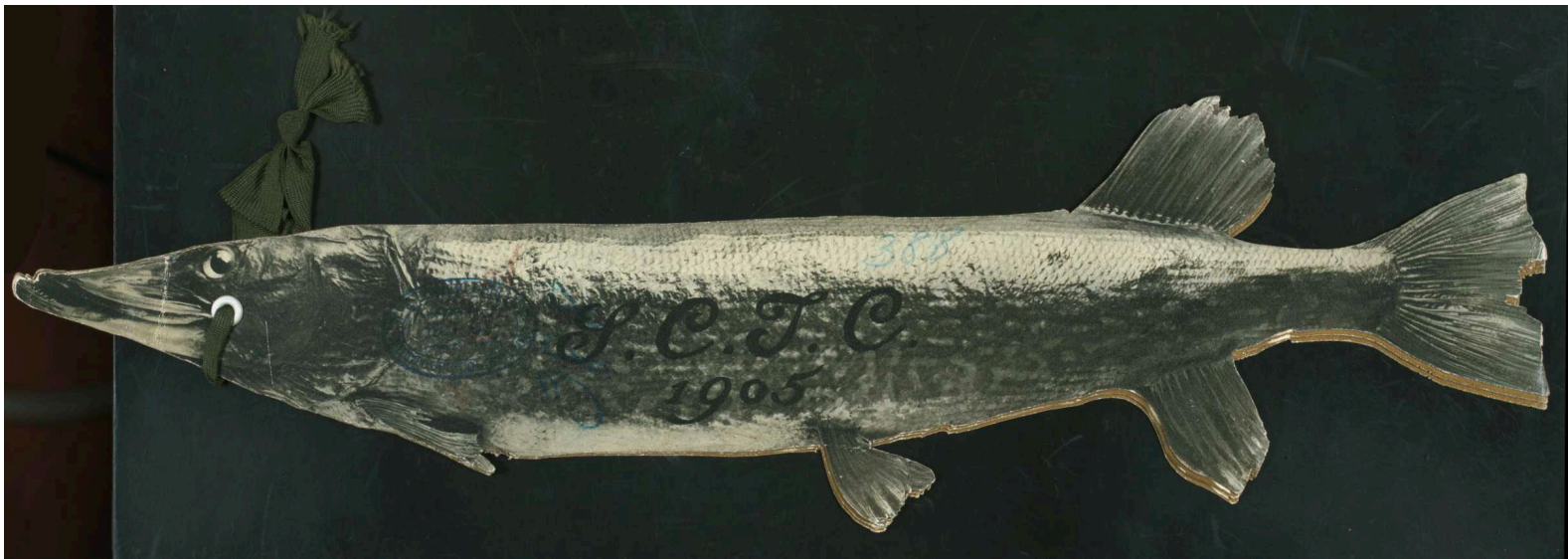


An After Luncheon Gathering

Photos of the Sullivan County Turtle Club at the Van Allen Grange, July 1901 - The American Printer



Around the **1905 Election Day**, the **Sullivan County Turtle Club**, nearly all of whom were well known to the printing world, wended its way to the **Club House** located on the estate of **George W. Van Allen** in Sullivan County. There they hunted and fished by day and sat far into the night about the large open fireplace listening to the tales of each other's daring in the field of sport. It was the aim of every member of the club to bring down a bear, or if not a bear, at least a deer. **Philip Ruston** actually shot a bear, and provided a photo to prove it. - **The American Printer**



The souvenir menu at the 1905 Sullivan County Turtle Club dinner was a pickerel, printed in three sheets and held together with a ribbon at the end.



Sullivan County Turtle Club Cigar Jar w/bronze lid - dated December 2, 1905. Souvenir of annual Sullivan County Turtle Club dinner.

THE MINISINK COMPANY

With the depletion of lumber resources through the **1800s** and less demand for quarried stone, the **Tusten Settlement** began to decline.

In **1911**, the property of the late **Mary Hankins**, of the town of **Tusten**, owned by **Mrs. Estelle B. Crawford**, of New York, was sold to **Henry G. Short**, of New York City for \$75,000 (\$2,400,000+ today). The property included 3,000 acres of mostly timberland, including **Davis Pond** and **Canfield Pond** (later Rock Lake).

LARGE TRACT SOLD.

Valuable Timber Land Purchased by New York City Man.

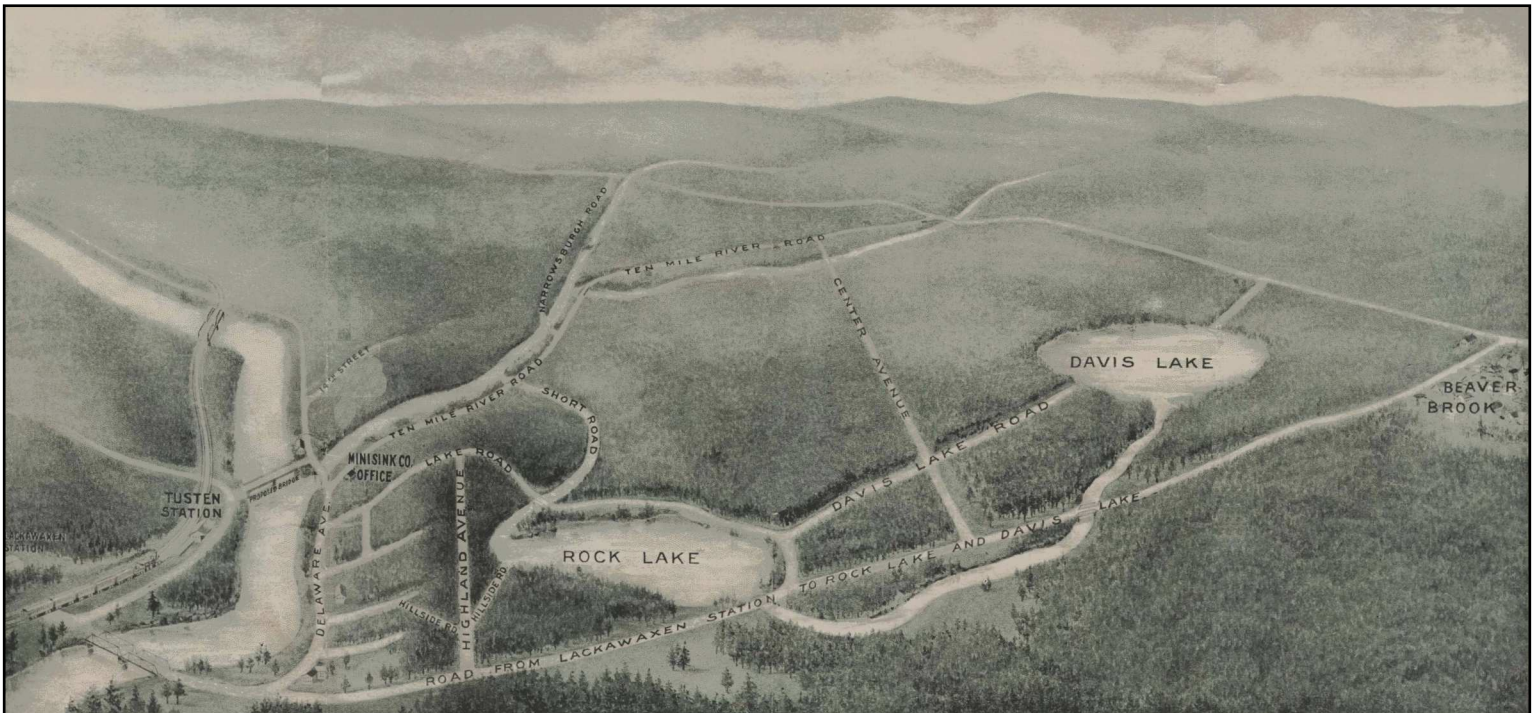
Through the agency of Attorney Frank S. Anderson, the real estate of the late Mary Hankins, of the town of Tusten, owned by Mrs. Estelle B. Crawford, of New York, has been sold to Henry G. Short, of New York city, for \$75,000.

The property embraces 3,000 acres, mostly timber land, on which there is estimated to be 5,000,000 feet of timber.

Davis Pond and Canfield Pond, two pretty sheets of water are on the property.

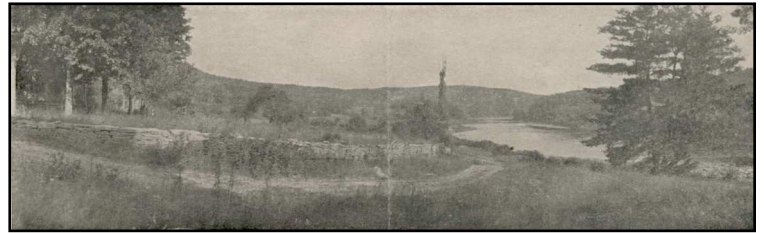
Republican Watchman - July 28, 1911

Mr. Short acquired the property for the **Minisink Company** of N.Y.C. for development purposes. The company purchased a total of about 4,000 acres of land, adjacent to **Tusten Station**, which it planned to convert into a nicely laid out community. The **Minisink Company** proposed to mark off the various streets, put in water works, electric lights and all other modern improvements, and then sell the lots to city people who wanted to have a summer home along the Delaware River.



Bird's Eye View of the property of the Minisink Company

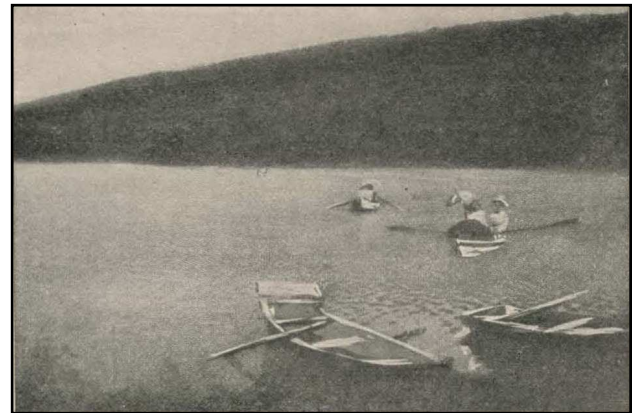
A river frontage of two miles along the Delaware was included in the company's tract. Lots fronting on the river would be sold for \$400 each, being 100 ft. front and rear and 200 feet deep. Other lots on the tract would be sold for \$300 each.



Frontage Property on the Delaware River

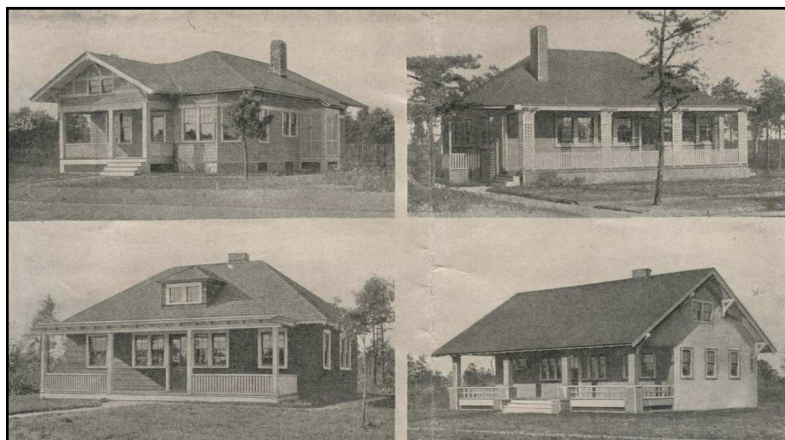
The company was also preparing acreage tracts for farming purposes to be later placed on the market. These farms were adaptable for either summer or permanent residence, and would be suitable for raising garden products, dairy and chicken farming, which was carried on extensively in this vicinity at the time.

Davis Lake with a tract of 500 acres would be sold as one parcel for the purpose of a club, hotel or summer estate. For the huntsman and sportsman the view and surroundings were almost ideal. The price and terms for this lake and surrounding tract were available upon application to the company.

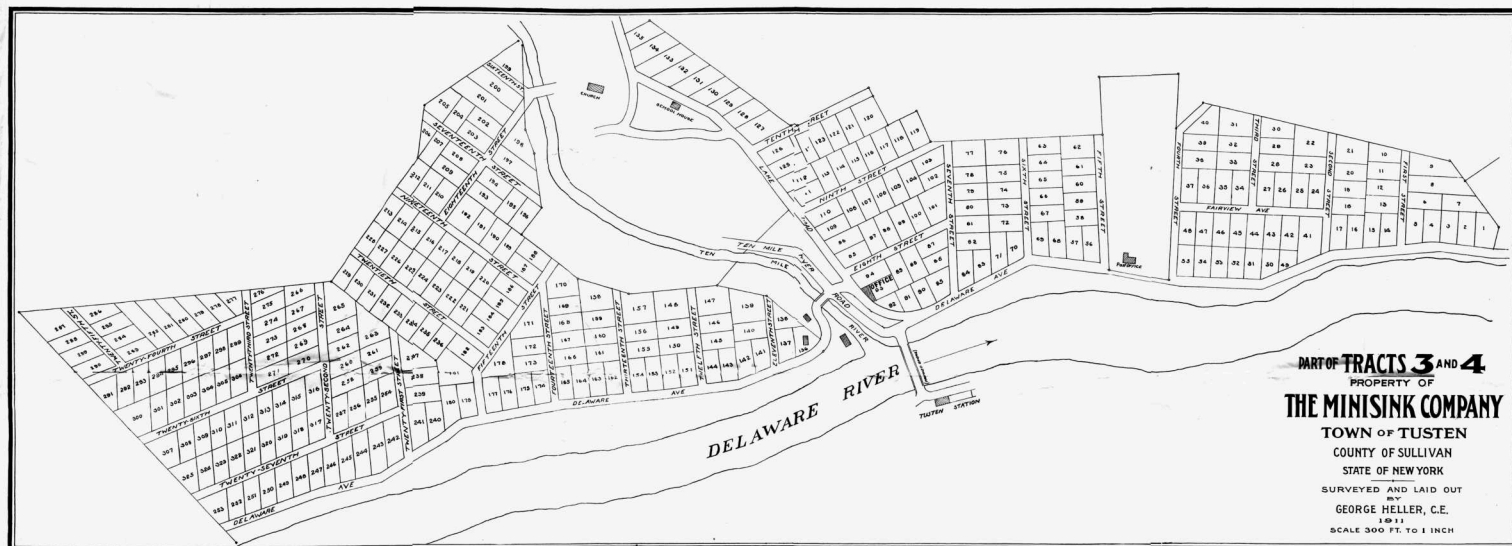


Davis Lake

The lots along the Delaware River were peculiarly well suited to villa and bungalow sites. Bungalows could be erected at a cost of from \$500 upward according to the style and permanency desired. The company owned extensive tracts of timber and would operate a mill for the preparation of lumber on the property. Thus, bungalows could be erected very economically as arrangements could be made with the company for lumber at reduced prices to the purchasers of lots who desire to build their own homes.



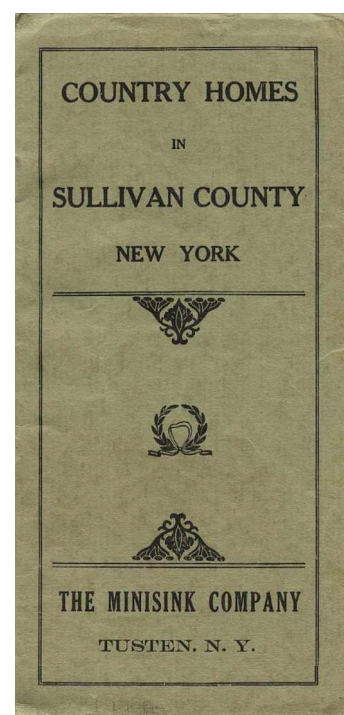
Bungalows of the type that could be erected by the Minisink Company.



Minisink Company Tract Map

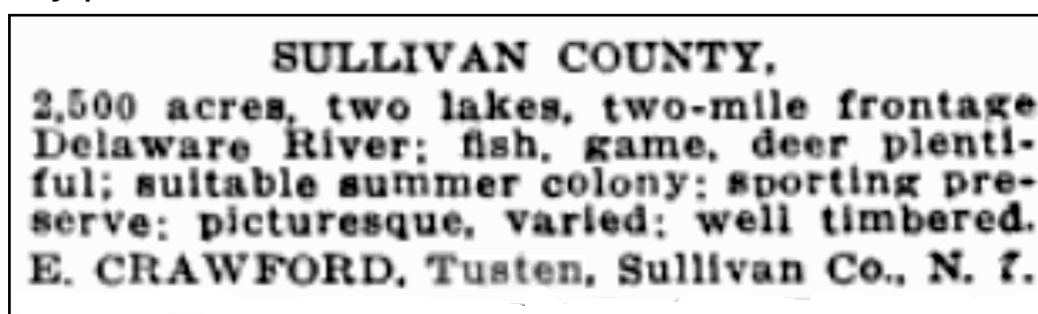
The company proposed erecting bungalows and sell them at reasonable prices. The **Minisink Company** property was reached by the main line of the **Erie Railroad** of which the present station was **Tusten**, immediately adjacent to the property and the station of **Mast Hope** was nearby. The stations of **Narrowsburg** and **Lackawaxon** were respectively four miles above and seven miles below the property. Arrangements were being made for a station directly opposite the property at which point the company proposed to erect a bridge. A ferry was being operated by the company at this point for the use of purchasers of lots.

While by **1911** the **Minisink Company** established a booming lumber business on its property, their overall development plan eventually failed.



Minisink Company brochure - Country Homes in Sullivan County, New York

In **1917**, **Mrs. Estelle B. Crawford** advertised her property in a real estate publication. In **1927**, it was sold (via **Gaul & Kampfer**) to the **Boy Scout Foundation of Greater New York** as part of the original Ten Mile River Scout Camps property purchase.



Record and Guide - May 26, 1917

YOUTH CAMPS AT TMR

When the **Boy Scout Foundation of Greater New York** purchased the **Ten Mile River Scout Camps** property in **1927** and **1929**, it acquired operating youth camps on **Rock Lake** and **Crystal Lake**. The existing camp buildings were largely incorporated into the **Brooklyn Scout Camps** (1928), **Camp Man** and **Camp Manhattan** (1930) when they first opened.

CAMP UTOPIA

1925 - The **Crystal Lake Hunting and Fishing Preserve** (part of the former **Van Allen Grange**) was sold by **William Miller, Blake Washington** and **Luis de Hoyos**, of Monticello, to **Isidor Liebow** of Brooklyn, to establish a boys and girls camp.

The sale included the hotel, large club house, cottages, outbuildings and about 800 acres of land, including the lake. **Mr. Liebow** took immediate possession. He had conducted a boys and girls camp in Putnam County called **Camp Utopia** for the previous four years, but due to the fact that the lake was recently taken over for a city water supply, he was compelled to remove his camp. The camp equipment would be brought to **Crystal Lake** immediately and gotten ready for the summer, when between 300-400 boys and girls would be entertained there.

CRYSTAL LAKE SOLD FOR JUNIOR CAMPS

Crystal Lake, located seven miles from White Lake in the town of Bethel, was sold last week by the owners, William F. Miller, Blake Washington and Luis deHoyos, all of Monticello, to Isidor Liebow of Brooklyn who will establish a camp, there for boys and girls. The sale includes the hotel, large clubhouse, cottages and out-buildings and about 800 acres of land, including the lake. Messrs. Miller, Washington and deHoyos expect to retain 3,000 acres of forest and two lakes which they will develop as a sportsmen's preserve. The Crystal Lake property was formerly known as VanAllen Grange and was then purchased by New York millionaires who made their homes there in the summer. Two years ago the Monticello men purchased it for investment.

Sullivan County Record
- March 5, 1925

Camp Utopia

For Girls—For Boys—Seventh Year
On Crystal Lake, R.R. Sta., Shohola, Pa.

Crystal Lake is entirely surrounded by a 4,000-acre tract of virgin forest. It is absolutely private and lies within our own estate. Brother and Sister camps are on opposite sides of the lake. Unlimited accommodations for parents at both camps. Camp is three and a half hours' ride by railroad from New York City (107 miles). Strictly kosher food and Sabbath observing. Endorsed by the United Synagogue of America.

MR. and MRS. I. LIEBOW
1559 Carroll Street, Brooklyn, N. Y.
Phone, Slocum 1903

The American Hebrew - March 6, 1925

Mr. Liebow said that he was also considering making the place a winter camp because of its excellent location and wonderful atmosphere.

Dancing, pageants, dramatics, arts and crafts, mountain trips, canoeing, and swimming were featured at **Camp Utopia for Girls**. The camp was endorsed by the United Synagogue of America. The food was prepared according to Jewish dietary laws, and the religious education of the campers was carefully supervised.

Camp Utopia for Boys was also on **Crystal Lake** but separate from **Camp Utopia for Girls**. **Isidor Liebow** and his wife, **Laura**, were the owners, and the camp was under the direction of **Dr. Murray Berger**. A variety of athletics, water sports and other recreations were offered. The age of the campers for both camps ranged from 5-19 years. The cost was \$300 per season.

September 1929 - The **Boy Scout Foundation of Greater New York** purchased from **Isidor Liebow** and his wife the "**Crystal Lake Tract**" which was adjacent to the **Ten Mile River Scout Camps** (purchased in 1927). **Camp Manhattan** (Manhattan) and **Camp Man** (Queens) opened on the property in 1930, using many of the existing buildings.

**SCOUT FOUNDATION
GETS VANALLEN TRACT**

The Greater New York Boy Scout Foundation has purchased the Van-Allen tract of 900 acres, which joins the present scout tract in Tusten. The purchase contains the beautiful Crystal Lake and has been used late years for a boys and girls camp. The price paid is said to be about \$125,000. After the death of William VanAllen the property was sold to Wm. F. Miller and Blake Washington of Moonticello, who three years ago sold some of the land and lake privilege to a city party, who fitted up camps there. A project is under way to build a good road through the property from the Narrowsburg-Beaver Brook stone road to the White Lake-Eldred stone road.

Sullivan County Record -
Sept 19, 1929

ROCK LAKE COUNTRY CLUB

1927 - Camp Greater Utopia moved from Lackawaxen, PA to Rock Lake and was renamed the Rock Lake Country Club, “a vacation playground for young folks.” All water sports, tennis, basketball, baseball and handball were available. Entertainments were arranged (including Irwin Grinsberg’s Jazz artists), social programs were different daily. Dancing and everything informal. Meals unrivaled (dietary laws strictly observed) with perfect Jewish cuisine. Rates and full information were available on request. Railroad fare was free to patrons who came out for a two weeks’ stay between June 25th and July 17th.

Rock Lake Country Club
 FORMERLY
Camp Greater Utopia
 Narrowsburg, N. Y. Phone Narrowsburg 47-J
 On Beautiful Rock Lake

A vacation playground for young folks. All water sports, tennis, basketball, handball. Entertainments arranged, social programs different daily. Dancing and everything informal. Meals unrivaled (dietary laws strictly observed). Rates and full information on request. Up to June 15th, address all communications to 41 West 25th Street, New York City. Watkins 0640.

The Nation - June 8, 1927

Unique
July 4th Week-End
 at
ROCK LAKE
Country Club
 FORMERLY
Camp Greater Utopia
 Narrowsburg, N. Y.
 Phone Narrowsburg 47-J
 On Beautiful Rock Lake

A vacation playground for young folks. All water sports, tennis, basketball, handball. Entertainments arranged, social programs different daily. Dancing and everything informal. Meals unrivaled (dietary laws strictly observed). Rates and full information on request. Up to July 1st, address all communications to 41 West 25th Street, New York City. Watkins 0640.

The Jewish Tribune
 - July 1, 1927



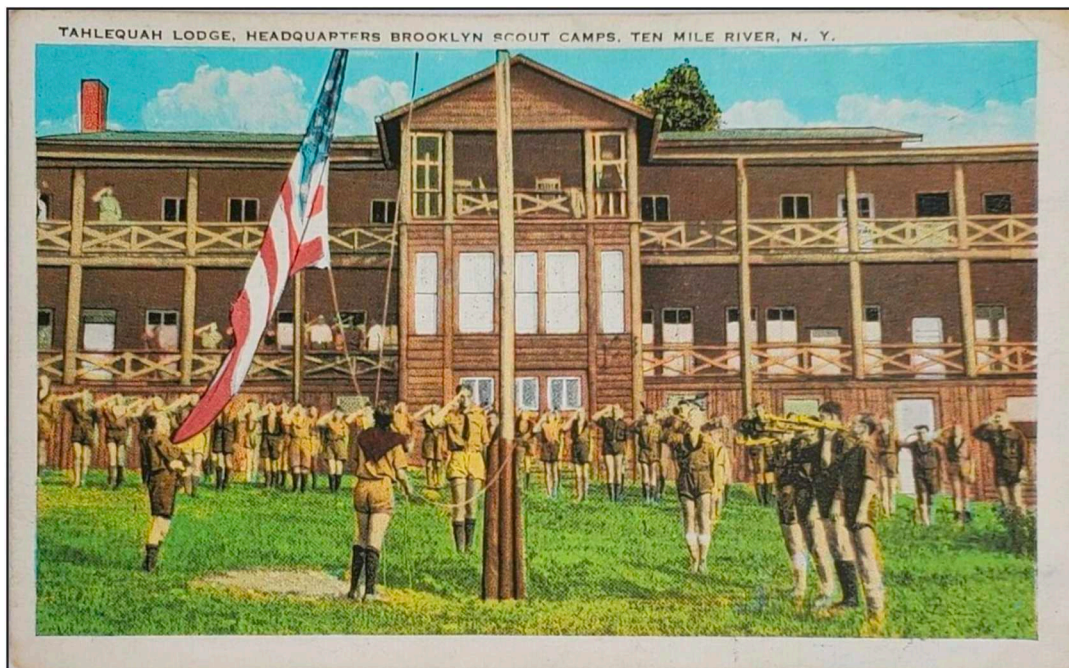
Area map showing the Rock Lake Country Club property.
 From the Gaul & Kampfer “Ten Mile River Tract” map.

The 40-room **Hotel** had a dining room for 250 guests, kitchen and pantry for 250, social hall building with stage, refreshment counters and barber shop. The ice house in the basement could store 1,100 cakes of ice. There was a bungalow for 30 persons, 8 bungalows for 12 persons each, an 8-room bungalow, with well water; a bungalow with 3 suites of 4 rooms each, and a 7-room cottage. There was a machinery house for electric light and water, and 20 boats and 20 canoes.

The **Rock Lake Country Club** operated only for the **1927** summer season.

October, 1927 - The **Boy Scout Foundation of Greater New York** (through **Gaul & Kampfer**) purchased the **Rock Lake Country Club** in the original TMR property purchase. Included with the purchase were a dozen large buildings, the entire equipment and furnishings, consisting of furniture, beds, bedding, tables, linen, chinaware, silverware, glassware, and the entire kitchen equipment. In short, all the necessary equipment to accommodate 250 guests at one time - 20 boats, 20 canoes, all machinery for supplying water to 15 buildings and electric light to all, as well as all office furniture including a fine large safe, and the general equipment usually found in a well-equipped hotel office.

Brooklyn Scout Camps opened on the property in **1928** and utilized some of the buildings, including the hotel, which it renamed "***Talequah Lodge.***"



Talequah Lodge, hotel of the Rock Lake Country Club, Brooklyn
Scout Camps, 1930s

GAUL & KAMPFER COMPANY

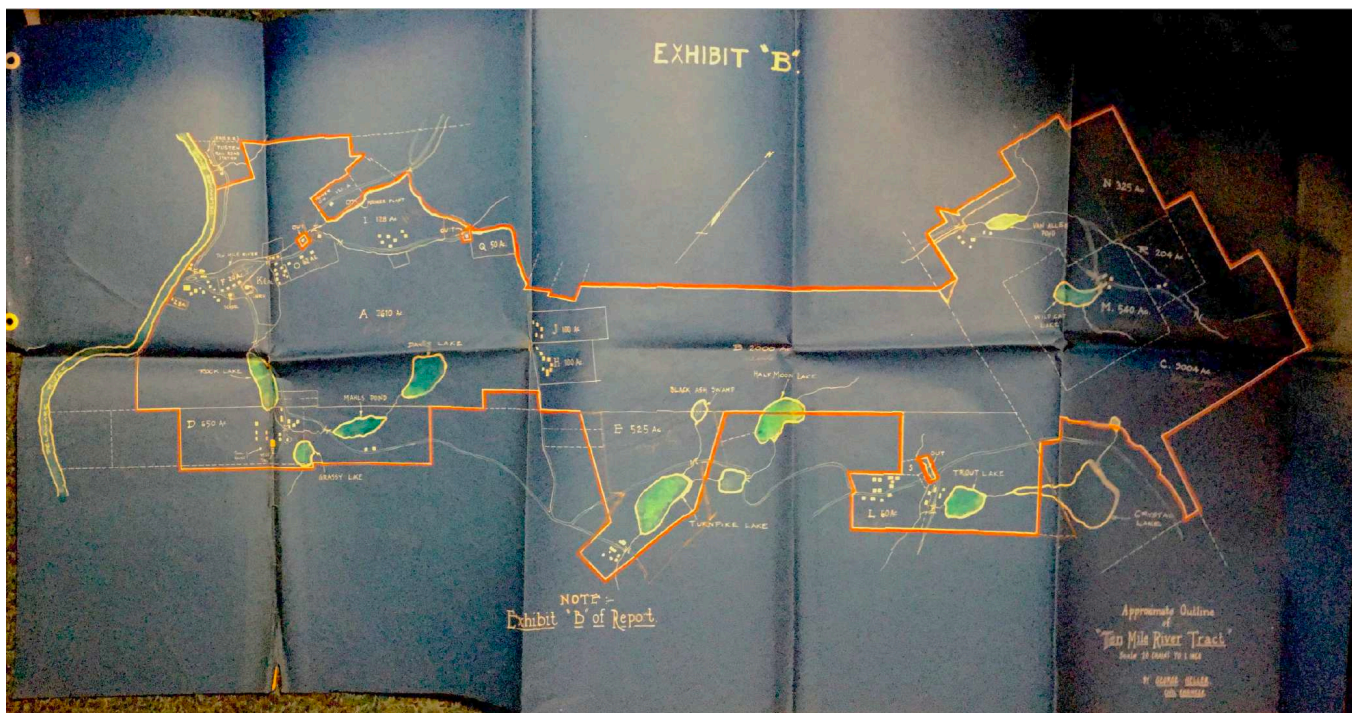
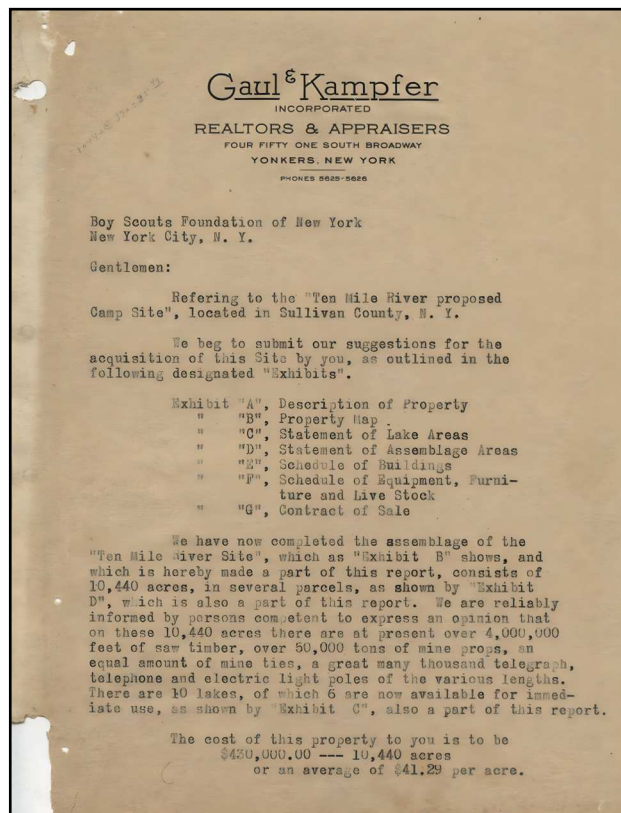


Exhibit “B” of the Gaul & Kampfer Report proposing purchase of the “Ten Mile River Site.”

The real estate firm of **Gaul & Kampfer**, in **Yonkers, N.Y.** first proposed purchasing the ***“Ten Mile River Site,”*** in a 23-page report, plus map.

Gaul & Kampfer informed the **Boy Scout Foundation of Greater New York** that they assembled the **22 distinct parcels** and requested approval to purchase the **10,440 acres**, which included ten lakes, of which six were available for immediate use. Their plan was to obtain title to the various properties, then give the **Boy Scout Foundation** one deed and title guarantee covering all of it, ***“thereby giving you an unquestionable title to this tract.”*** At a cost of \$430,000.00, the 10,440 acres would cost the **Boy Scout Foundation** an average of \$41.29 per acre.

The report explained in detail the work **Gaul & Kampfer** had completed so far: ***“In order to secure this tract for you, we have been working in the different counties around greater New York for 9 consecutive months, and after we convinced ourselves that this was the best site obtainable from all points of view, and supported in our views by some engineers of your own organization, we proceeded to secure this tract of land, taking options on parcels and buying other parcels definitely, as no options could be secured on them and they were absolutely essential to the consolidation of the whole tract.”***



**Gaul & Kampfer Report
proposing purchase of the
TMR Property**

“In other instances we were obliged to buy other farms to use them as exchanges with people that would not sell their places, especially on the plea that this tract is going to be converted into a great game preserve and that people left in this large tract would not in the future be able to liquidate a fair value for their property. Along these lines, we have been able to control this situation and keep prices from soaring in spite of our many purchases.” Gaul & Kampfer also had to purchase two parcels on June 15th and June 18th, both being absolutely essential to the plan. Notably, they was doing this without the **Boy Scout Foundation** agreeing to spend one cent.

The report warned that unless the **Boy Scout Foundation** approved their plan immediately, the whole plan could be lost. **Gaul & Kampfer** had options on multiple properties set to expire on July 15th, and they were convinced that unless the options were executed, the present landowners would refuse to renew them, regardless of price. They characterized the real estate field in this area as ***“like a boiling pot,”*** due to them acquiring much of the available property. They asked the **Boy Scout Foundation** to ***“take immediate action and give us a definite decision.”***

The **Gaul & Kampfer** report included detailed descriptions of each of the 22 parcels and a large map identifying the various parcels.

Map of Property of
**BOY SCOUT FOUNDATION OF
 GREATER NEW YORK**

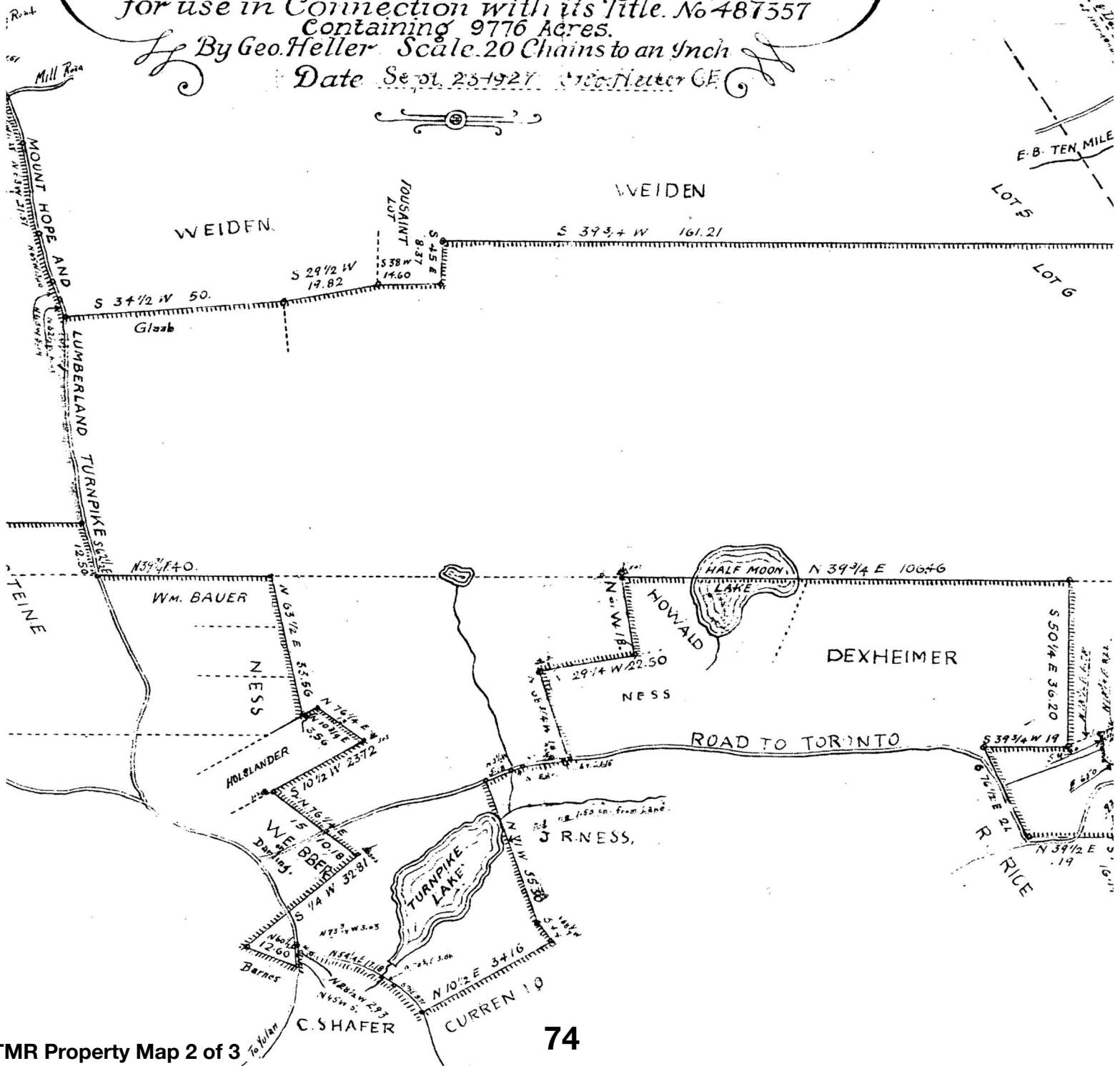
Located in the Towns of Tusten, Bethel, Highland
 and Cohecton, Sullivan Co., New York.

Dated September 1927

The Foregoing Survey and Map are hereby Certified to
NEW YORK TITLE & MORTGAGE COMPANY
 for use in Connection with its Title No 487557
 Containing 9776 Acres.

By Geo. Heller Scale 20 Chains to an Inch

Date Sept. 25 1927 Geo. Heller CE



Justice Cropsey Gets Deed of Camp for 30,000 Scouts

The beginning of a new era in Scouting in Greater New York was launched when Justice James C. Cropsey, chairman of the camp site committee of the Boy Scout Foundation of Greater New York, received the deed which conveys to the Foundation and to the 30,000 Boy Scouts in this city a new camp site of 10,600 acres in Sullivan County. The property was purchased through Gaul & Kampfer, Yonkers realtors, at a cost of approximately \$400,000. Monticello, N. Y., was the scene of the transfer of the deed.

According to a description of the property in the deed, the new camp site is located within the townships of Tusten, Cohecton, Bethel and Highland. It borders for a short distance on the Delaware River approximately between the Village of Masthope, Pa., and Tusten station, N. Y., and extends in a northeasterly direction for a distance of about nine miles, having a width of about two miles.

An engineer's report on the property describes it as rising rapidly from an elevation of 650 feet at the Delaware River to about 1,300 feet above sea level, which is said to be one of the highest points in New York State. The territory is densely wooded and abounds in lakes and streams in which boys of this city may find relief from the intense heat which characterizes the teeming city streets during the Summer months.

Four of the lakes in the territory are reported to be fully developed. They are Rock Lake, Davis Pond, Turnpike Pond and Trout Pond. A fifth lake, Halfmoon Lake, borders on the property. In addition, there is a natural basin called Mud Pond and a second called Wildcat Pond. The total acreage occupied by the lakes is placed at thirty acres, with a total shore line of about two miles.

It is estimated that the camp capacity is sixty-two sites. The present requirement is said to be thirty, leaving thirty-two camp sites to allow for future development and growth of Scouting in New York City.

In concluding his report, the engineer declared that, in his opinion, based on deliberate consideration of all of the various factors which enter into the selection of a site for Boy Scout camps, no other site of equally large proportions can be found within reasonable distance from New York City which lends itself so admirably to all of the requirements as that one purchased by the Boy Scout Foundation of Greater New York.

Commenting on the purchase after the official transfer had been negotiated, Justice Cropsey declared that there could be no doubt that New York would now have the finest camp in the entire world. He said that no expense would be spared to make the camp one that would "inevitably be used as a model by other cities in the formation of their own camps."

He also expressed his gratification that the citizens of this city had the foresight and vision to enable the Foundation, through generous contributions, to convert a dream of many years ago into an actuality.

He said:

"Vision and foresight are typical of the people of this city. Through their generosity a dream has been converted into an actuality. New York is now going to have the greatest camp in the world. It is going to have the facilities with which to raise boys to the type of manhood which will spell development for New York and which means a greater New York than Greater New York is today.

"When we opened our campaign for \$1,000,000 in the greater city last May, we chose the slogan, 'Invest in Future Citizenship.' The responses we received were indeed gratifying and we came to a realization that New York people are indeed interested in the future and not alone in the present.

"Work on the new camp site will start immediately. With the further aid of the friends of Scouting, we are contemplating the immediate expenditure of approximately \$300,000 to erect mess halls, to prepare for sanitation and water systems and the clearing of ground for tents and athletic fields. We confidently expect to have all in readiness when the exodus of youth to camp begins next Summer.

"As far as the government of the camp is concerned, we want it distinctly understood that each council will have distinct autonomy in its own camp. With the realization that each council has its own problems and own methods of attack, we wish to keep as far away from a paternalistic policy as possible, so that the camps may function efficiently. For the Foundation to intervene in the management of the camps would mean the loss in the element of individualism; which is so very essential in the conducting of a camp of this character.

"A new feature of the permanent camp site which has come into our possession is that it will function all the year 'round. No longer will New York boys have to wait until the Summer to get away from the congestion of the city, but they will be able to journey to the camp when cold weather tells of rosy cheeks to be found in the open and roaring fires to be built in log cabins."

Justice Cropsey next concerned himself with a brief recital of the birth of the Foundation, the problems with which it was faced at its inception and the phenomenal growth in Scouting in New York which has attended its existence.

"The Boy Scout Foundation of Greater New York was organized in 1922 after a number of similar organizations had failed in their attempt to be of service to Scouting in New York City. It was formed for three main objectives. One was to co-ordinate and stimulate the development of Scouting in this city. The second was to assume final responsibility for the financing of both local work and the Greater New York quota of National Council field expenses. The last and probably the most important objective was to administer and finance the Boy Scout Camp in Bear Mountain.

"At the time of our inception, we believed that the Kanohwahke Scout Camps were large enough to care for the needs of the Boy Scouts of this city for many years to come. But we were mistaken. We became the victims of our own growth. The attendance figures grew from 14,791 boy weeks in 1922 to 25,041 boy weeks in 1927 and we found that no longer were our camps sufficiently large.

"Indeed, we were faced with a decidedly serious problem, and at the beginning of this year we became determined that New York Scouts would not want for camping facilities. We opened our campaign for \$1,000,000 in May. While we were not entirely successful, we obtained sufficient funds with which to purchase the site.

"We now earnestly appeal to the people of this city to come to our aid and help us to bring our project to a full realization. A great deal more money is needed immediately if we are to start work on the site so that it may be ready for next Summer. It now rests with those same persons who made the purchase possible to bear witness to the fact that New York is populated with a type of citizenry which is interested in the future of its youth and of its city."

