



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

September 27, 2019

Mr. Matthew N. Steinberg  
Divney, Tung, Schwalbe  
One North Broadway  
White Plains, NY 10601

Re: DEC/SEQRA  
Cortlandt MOD/Evergreen Manor Development  
2003 Crompond Road, Cortlandt, Westchester County  
18PR08018

Dear Mr. Steinberg:

Thank you for your ongoing consultation with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

We have reviewed the alternatives analysis with photos and a structure condition report for the building at 2003 Crompond Road, also known as Evergreen Manor and its associated barn. The focus of the reports was to discuss the alternatives to the demolition of these historic structures. Based upon our review we concur with your finding that there are no prudent and feasible alternatives to the demolition of the National Register eligible property on the site for the proposed medical oriented district. Although we agree the Manor is in an advanced state of deterioration, the removal of these buildings remains, in the OPRHP's opinion, an Adverse Impact on historic resources.

At this time, we suggest drafting a formal Letter of Resolution (LOR) which would identify proper mitigation measures to be incorporated into the work. We have attached a DRAFT agreement document for your review and comment with some mitigation options that we believe are appropriate for this project. This is not an exhaustive list, please feel free to offer additional options.

If you have any questions, I can be reached at (518) 268-2187.

Sincerely,

Derek Rohde  
Historic Site Restoration Coordinator  
e-mail: derek.rohde@parks.ny.gov

via e-mail only

Cc: M. Robbins, B. Selig, C. Vandrei, M. Steinberg

Evergreen Manor Project  
Alternative Analysis

Project Background

In 2016 the Town of Cortlandt adopted its Comprehensive Plan *Envision Cortlandt*<sup>1</sup>, which includes a focus to create economic opportunities for the Town. One of the strategies would create a “Medical-Oriented District” (MOD) proximate to the New York Presbyterian Hudson Valley Hospital (the “hospital”) to encourage revitalization and economic development and provide a range of housing options that allow for a continuum of care (aging in place) by centralizing medical services and ancillary uses in the area around the hospital. The MOD will include shared infrastructure opportunities such as parking and pedestrian amenities including crosswalks and streetscape elements.

The Town of Cortlandt Town Board has designated itself as the Lead Agency for the Proposed Action, which involves the adoption of zoning to establish the MOD in the area surrounding the hospital and site plan approval for the “MOD Development Plan” involving a mix of medical, residential, and commercial uses as well as parking and public amenities on multiple parcels owned by various entities.

Evergreen Manor Project

The Evergreen Manor Project Site (“Project Site”) is comprised of a 17-acre parcel located at 2003 Crompond Road (containing the former Evergreen Manor Hotel) owned by VS Construction (the “Applicant”) and an 11-acre parcel, owned by 202 Medical Associates with VS Construction as the contract vendee, together totaling approximately 28 acres. The Project Site represents one of the parcels of the MOD Development Plan.

Consistent with the Town of Cortlandt’s goal the Evergreen Manor Project (the “Project”) proposes a mixed-use development plan that includes a 120-unit assisted and independent living facility (the “AL/IL facility”), 166-unit residential apartment building, 100-room hotel, restaurant building and retail/commercial building, along with parking for all uses (see *Master Site Plan*). An eight-lot commercial subdivision is also proposed as part of the Project.

Access to the Project Site will be via a new main entry road located at the existing signalized intersection of Crompond Road (US Route 202/NYS Route 35) and Conklin Avenue. As shown on the proposed Master Site Plan, the layout has been arranged to situate the assisted and independent living facility and residential building along the east side of the main entry road. A proposed hotel, commercial use featuring retail and medical/dental laboratory space and a restaurant have been situated to the west of the main entry road.

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<sup>1</sup> *Envision Cortlandt: 2016 Sustainable Comprehensive Plan*, Final Adopted March 15, 2016.

Evergreen Manor Project  
Alternative Analysis

The draft MOD legislation encourages “walkability, connectivity between MOD uses and to provide a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods.”<sup>2</sup> To accomplish this goal and promote walkability to the hospital center and the proposed MOD Development Plan projects, the proposed uses on the Evergreen Manor Project Site have been located proximate to Crompond Road to the greatest extent practicable. Due to the location of an existing wetland along Crompond Road on the west side of the proposed main entry road, relocating the road and adjacent uses any closer to Crompond Road to avoid the existing structures is not feasible.

Due to the existing topography of the Site, the main entry road has been designed to with a grade of between eight percent (8%) and nine percent (9%) to remain within the maximum ten (10%) grade permitted under the Town of Cortlandt Subdivision Code in order to provide access to all of the proposed uses. Based on this grade of the road, the driveway into the AL/IL facility parcel would require earthwork within the area of the existing former Evergreen Manor Hotel. Additionally, based on the elevation of the residential apartment structure, a retaining wall would also be required through the area the former Evergreen Manor Hotel. To construct the residential building and required parking, removal of the existing caretaker’s residence and barn will be required.

Alternatives

*No-Action Alternative* - Under this alternative the Site would continue to be an underutilized property, as the existing Evergreen Manor hotel building is no longer operating. The existing former Evergreen Manor Hotel and barn would remain vacant and most likely be demolished due to safety concerns. No use has been identified by the Applicant for the existing structures, and as discussed in the accompanying existing building condition evaluation, prepared by Gemmola & Associates, the existing structures would require significant costs and effort to restore and rehabilitate them to be serviceable for any possible reuse. These costs would far exceed the cost of new construction. Additionally, this alternative would not be consistent with the objectives of the Applicant or the Town of Cortlandt to encourage revitalization and economic development and provide a range of housing options that allow for a continuum of care.

*Rehabilitation and Renovation Alternative* – As discussed in the accompanying existing building condition evaluation, the existing structures are in poor and unsafe condition. It is anticipated that the cost to rehabilitate and renovate the structures would result in significant costs in order to

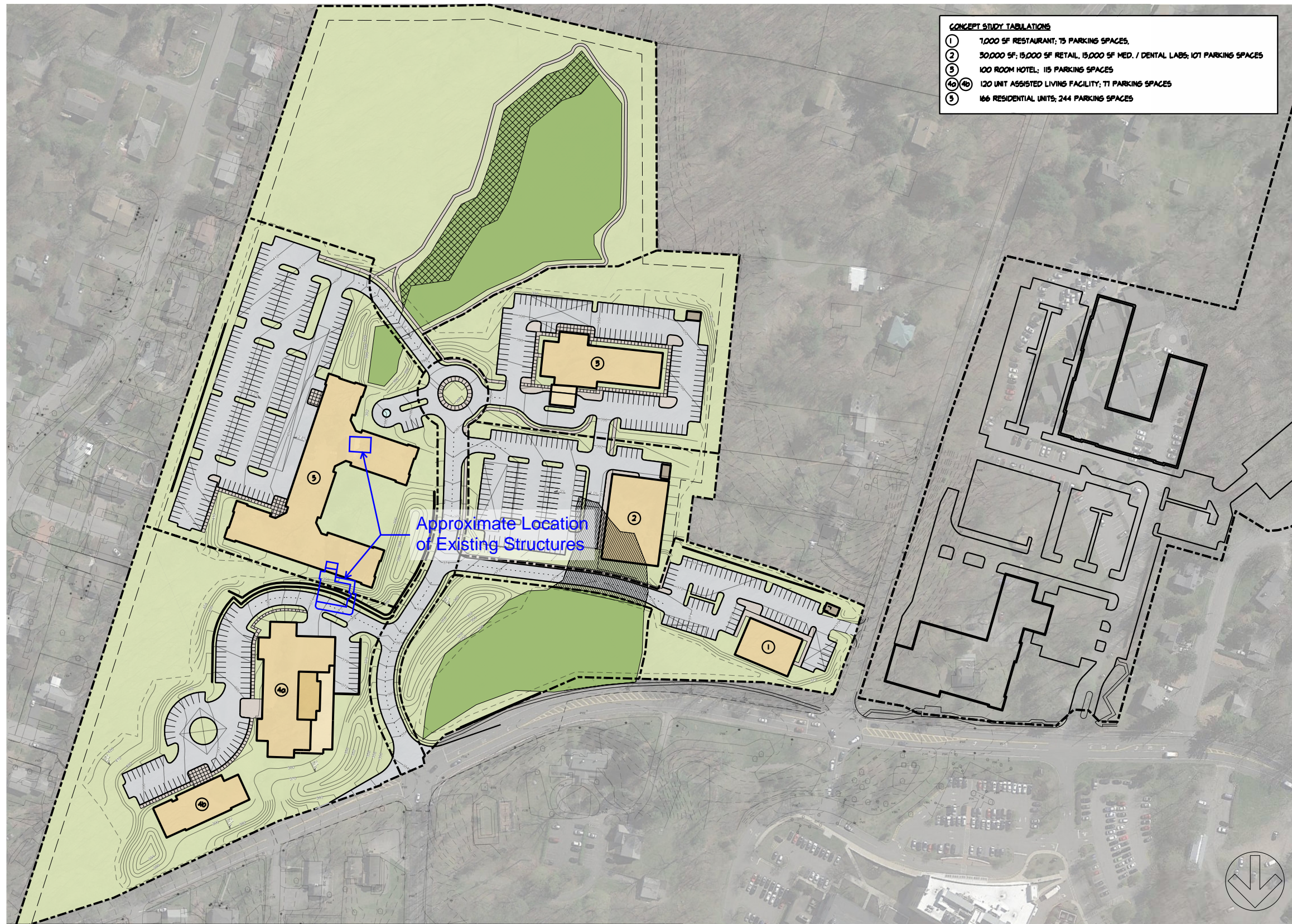
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<sup>2</sup> Draft Medical Oriented District legislation, dated January 11, 2018

Evergreen Manor Project  
Alternative Analysis

repair compromised structural systems, upgrade/replace building systems, repair and replace damaged architectural elements and bring the buildings into compliance with to current local and New York State building codes, in addition to following the Secretary of the Interior's Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings. This represents a substantial premium over new construction. Ultimately, the cost of restoring and rehabilitating the existing structures would far exceed the cost of new construction. Based on the local economy of Westchester County, there is little potential for restoration and reuse of this structure. Additionally, the Project consist of constructing an assisted living facility. Due to the regulations and requirements pertaining to such facilities, there is no viable option for incorporating the existing Evergreen Manor hotel structure or barn into the new facility. Due to the extensive costs associated with rehabilitating and renovating the existing structures, relocating the structures is also not considered a viable alternative.





**Figure 1-2  
MASTER  
SITE PLAN**

Medical Oriented District  
Draft Generic Environmental  
Impact Statement





# Gemmola & Associates

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317 Elwood Avenue Hawthorne, New York 10532 | 914-862-0202 | [gemmolaassoc@aol.com](mailto:gemmolaassoc@aol.com)

**August 15, 2019**

Matthew N. Steinberg AICP  
Divney . Tung. Schwalbe  
One North Broadway  
White Plains, N.Y. 10601

Re: Evergreen Manor Project Specifically Former Evergreen Manor Hotel

Gentlemen:

At the request of VS Construction Corp, I was requested to conduct an evaluation of the existing structures on the Evergreen Manor Project Site

## **Former Evergreen Manor Hotel (Photos 1- 31)**

The original structure dates to the mid-nineteenth century. The former hotel ceased operations and has not been occupied since 2006 based on the knowledge of the current caretaker.

The existing mechanical, electrical and plumbing systems are beyond their useful life and would need to be completely replaced if the structure was to be rehabilitated. Removing and replacing the existing systems to improve energy efficiency and meet current codes would be impossible and represents a significant cost. Alterations to the building for compliance with accessibility and structural purposes would be not achievable.

Based on the age of the structure, asbestos containing materials (ACM) and lead paint are potentially present within the interior and/or exterior and would require a formal inspection and required abatement work, as needed. The cost for this work would be prohibitive.

There is evidence of vandalism throughout the structure. Fireplace surrounds and mantles within the interior rooms have all been damaged or removed. Most all paint and finishes on ceilings and walls is peeling. Existing debris and materials are present throughout the building and would need to be removed.

The wooden covered porches located on the western, southern and eastern sides of the building have failed and collapsed. The columns on the northern side of the building have apparent rot. These elements would require removal and replacement. Roofing systems over the main portico along the front (north) elevation would also need to be removed and replaced. Decorative elements at the front entry of the structure have been removed. Portions of the floor at the entry vestibule have collapsed.

The existing roof is beyond its life expectancy and water infiltration is evident within the structure. There is evidence of damage to structural parts of the building. Areas of the interior ceiling and floor have been damaged due to water infiltration and leaks. On the exterior, existing gutters on the perimeter of the building have failed and would require replacement. All windows and exterior doors would require replacement in any restoration or rehabilitation of the structure. There is also mold throughout the structure.

Based on the local economy of Westchester County, there is little potential for restoration and reuse of this structure. The rehabilitation and reuse of this structure would require it to be fully gutted in order to evaluate and update the structural, mechanical, electrical and plumbing systems. Depending on the structural framing system used, configuration of the interior spaces may limit the use of the structure. Although portions of the exterior may be in fair condition, the substantial cost to rehabilitate the exterior and interior would not justify the adaptive reuse of this structure.

### **Barn (Photos 32-41)**

An asbestos survey has been performed on this building to date. Asbestos containing materials (ACM) and lead paint are present within the interior and/or exterior and would require a formal inspection and required abatement work, as needed.

The roof is in a state of disrepair. Portions of the roof of the barn have collapsed or are missing in several sections, and the building is no longer weather tight. There is evidence of deterioration to the structural framing of the barn proximate to sections where the roof is missing. Portions of the floor have collapsed along the southern side of the building. Portions of the brick foundation have deteriorated. Due to the failures in the roofing and flooring, the structural integrity of the barn would have to be evaluated further.

Based on the local economy of Westchester County, there is little potential for restoration and reuse of this structure. As a utilitarian structure, the significant costs associated with the rehabilitation and reuse of the barn would not justify the completion of an adaptive reuse.

### **Conclusion**

It is anticipated that the cost to rehabilitate and renovate the main structures would be in excess of \$3/5 million dollars. In order to repair compromised structural systems, upgrade/replace building systems, repair and replace damaged architectural elements and bring the buildings into compliance with to current local and New York State building codes, in addition to following the Secretary of the Interior's Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings. This represents a substantial premium over a range of \$300.00sf to \$500.00sf for new construction. Ultimately, the cost of restoring and rehabilitating the existing structures would far exceed the cost of new construction.

Sincerely,



Edmond A. Gemmola, R.A. A.I.A.



**Former Evergreen Manor Hotel**



1. Front (north) elevation



2. Front (north) elevation





3. Deterioration of portico roof at front (north) elevation



4. Deterioration of portico roof at front (north) elevation





5. Deterioration of portico roof at front (north) elevation



6. Missing decorative elements at front door





7. Deterioration of portico roof at front (north) elevation



8. Deterioration of column base at front (north) elevation





9. Portion of missing floor at main entry vestibule





10. Collapsed porch roof on west elevation;  
debris



11. Collapsed porch roof on west elevation;  
damage to roof over window bay





12. Deterioration of cornice



13. Deterioration of cornice and roof shingles; failure of gutter system





14. Collapsed porch roof on south elevation with debris



15. Collapsed porch roof on south elevation with debris





16. Collapsed porch roof on south elevation with debris



17. Collapsed porch roof on east elevation with debris



18. Collapsed porch roof on south elevation; debris





19. Collapsed porch roof on south elevation with debris



20. Deterioration of building addition area on southeast portion of structure





21. Deterioration of building addition area on southeast portion of structure



22. Deterioration of building addition area on southeast portion of structure





23. Existing damaged fireplace mantle



24. Existing damaged fireplace mantle



25. Kitchen – renovated after construction of structure



26. Kitchen – renovated after construction of structure





27. Ceiling damage due to leaking roof above over kitchen area



28. Missing floor over kitchen area, water collection from leaking roof, damage to structural components



29. Ceiling damage due to leaking roof



30. Staining on ceiling due to water Infiltration from roof leaks



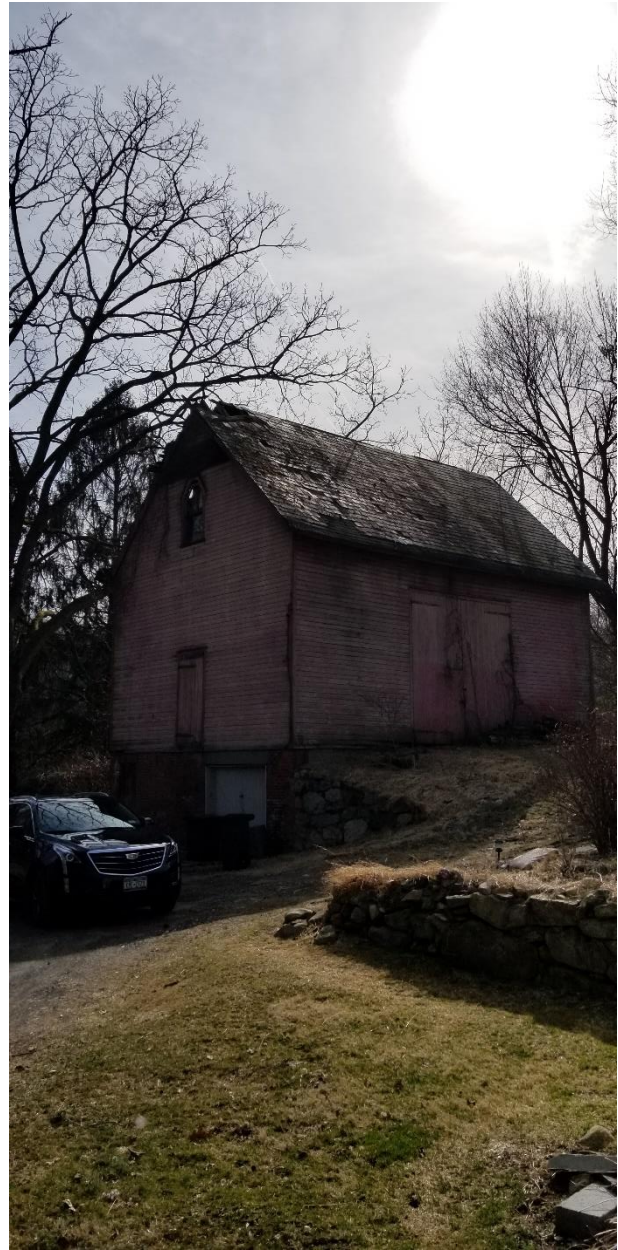


31. Ceiling damage due to leaking roof; areas of mold and mildew

**Barn**



32. Existing barn



33. Deterioration and damage to eastern end of roof





34. Deterioration and damage to eastern end of roof



35. Deterioration to existing brick foundation



36. Damage and missing portions of existing roof



37. Damage and missing portions of existing roof





38. Deterioration and damage to roof and structural components



39. Missing sections of roof





40. Collapsed floor on southern portion of barn



41. Collapsed floor on southern portion of barn



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

November 6, 2019

Mrs. Michelle Robbins  
Assistant Planner  
Town of Cortlandt, Department of Technical Services  
1 Heady Street  
Town Hall Office # 4  
Cortlandt Manor, NY 10567

Re: DEC  
Cortlandt MOD/Evergreen Manor Development  
2003 Crompond Road, Cortlandt, Westchester County  
18PR08018

Dear Mrs. Robbins:

Attached please find two signed copies of the Letter of Resolution (LOR) for this project. Once the LOR has been signed by all parties, please return a copy to our office for our records.

If you have any questions, I can be reached at (518) 268-2187.

Sincerely,

Derek Rohde  
Historic Site Restoration Coordinator  
e-mail: [derek.rohde@parks.ny.gov](mailto:derek.rohde@parks.ny.gov)

via e-mail only

Cc: B. Selig, C. Vandrei, M. Steinberg

**LETTER OF RESOLUTION AMONG  
NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC  
PRESERVATION  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND  
VS CONSTRUCTION, REGARDING THE REMOVAL OF THE EVERGREEN MANOR  
HOTEL AND BARN, 2003 CROMPOND ROAD, CORTLANDT, WESTCHESTER  
COUNTY AND THE DEVELOPMENT OF THE EVERGREEN MANOR COMPLEX**

WHEREAS, the construction of a new mixed-use facility ("Project") by VS Construction ("Applicant") at 2003 Crompond Road, Town of Cortlandt, Westchester County will require a General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) from the New York State Department of Environmental Conservation ("NYSDEC"); and

WHEREAS, the NYSDEC has consulted with the New York State Office of Parks, Recreation, and Historic Preservation ("OPRHP"), in accordance with the Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Act of 1980 and 9 NYCRR §428, and

WHEREAS, the former Evergreen Hotel and barn currently located at 2003 Crompond Road, Cortlandt have been determined by OPRHP to be eligible for listing in the New York State and National Registers of Historic Places, and

WHEREAS, the hotel and barn will be demolished as part of the redevelopment of the site by the Applicant, and

WHEREAS, it has been determined by the involved agencies that there are no prudent and feasible alternatives to the proposed plan that would allow for the historic buildings to be adapted for the new use, and

WHEREAS, the demolition of these structures as part of this undertaking constitutes an Adverse Impact to the historic resources, and

WHEREAS, the purpose of this Letter of Resolution ("LOR") is to ensure that appropriate measures are undertaken to mitigate the Adverse Impact, and

WHEREAS, OPRHP in consultation with NYSDEC has identified measures to mitigate the Adverse Impact on historic resources;

NOW, THEREFORE, the OPRHP, NYSDEC and the Applicant agree that the Project shall be implemented in accordance with the following stipulations in order to take into account the impact of the undertaking on historic properties.

**STIPULATIONS**

The New York State Department of Environmental Conservation will ensure that the following measures are carried out:

**1. Structures Documentation**

The former hotel and barn buildings will be fully documented prior to demolition using the following standards.

Letter of Resolution among NYS OPRHP, NYS DEC and VS Construction,  
Regarding the removal of the Evergreen Manor Hotel and Barn and the development of the Evergreen Manor  
Complex

#### Photographs

Photographs submitted as documentation should be clear, well-composed, and provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and significant features of the property both exterior and interior (where safely accessible).

Digital photographs should be taken using a ten (10) mega pixel or greater digital SLR camera. Images should be saved in Tag Image File (TIFF) format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.

Several historic images (if available) depicting the facility should be included in the documentation. Each photograph be titled/numbered to correspond to the photograph number on a photo log or key. For simplicity, the name of the photographer, photo date, etc. will be listed once on the photograph log.

#### Historic Narrative

A brief narrative history pertaining to development and construction of the building(s) should be provided. Historic period documentation, *if available*, should also be included.

#### Plans/Drawings

Copies of construction plans, *if available*, should be reproduced and included in the documentation package.

#### DVD Copy

The final report (including images and a PDF version of the Historic Narrative) should be saved on digital media (CD, DVD, or USB thumb drive) and 2 copies will be submitted to the Agency Preservation Officer at the Division for Historic Preservation.

#### Printed Copy

Two copies of the report will be printed and bound. One copy of the report will be submitted to the Agency Preservation Officer at the Division for Historic Preservation for forwarding to the NY State Archives and one copy of the report will be forwarded by the Applicant to a local public library or historical society.

#### Timing

The documentation package must be prepared and submitted no later than 6-month post demolition of the resource.

### **2. Memorial**

A kiosk and/or interpretive panels detailing the history of the former hotel will be developed in consultation with OPRHP and will be displayed in or outside one or more of the new buildings.

These interpretive materials will be installed no later than 90 days after construction work is completed at the new facility. Photos of the installed materials will be submitted to OPRHP.

### **3. Historic Building Architectural Salvage**

The Applicant will incorporate some of the key architectural design elements from the former Evergreen Hotel into the building architecture and/or as display artifacts into one or more of the new buildings that will be accessible by the public. Elements to be considered include, but are not limited to: Porch column sections, porch capitals and bases, fireplace surrounds, period lights or other original details.



Letter of Resolution among NYS OPRHP, NYS DEC and VS Construction,  
Regarding the removal of the Evergreen Manor Hotel and Barn and the development of the Evergreen Manor  
Complex

A list of the material to be salvaged will be submitted to OPRHP no later than 30-days prior to the commencement of building demolition. The plan for incorporating those salvaged materials shall be submitted to OPRHP for review and approval no later than 1-year from the date of building demolition. Images of the installed salvage materials, per the agreed upon plan, will be submitted to OPRHP no later than 90 days after construction is completed on the facility.

If it is determined that due to condition, the salvage of architectural elements cannot be undertaken, such elements will be documented in-situ. These images and a brief assessment of condition will be submitted to OPRHP explaining why the materials cannot be reasonably removed and adapted for reuse/display.

All material requested in Stipulations 2 and 3 will be submitted to OPRHP via the CRIS program utilizing project number 19PR08018.

EXECUTION AND IMPLEMENTATION of this Letter of Resolution evidences that DEC and VS Construction have satisfied Section 14.09 responsibilities.

SIGNATURES (3) FOLLOW

18PR08018

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

A handwritten signature in blue ink, appearing to read 'CE Vandrei', with a long horizontal flourish extending to the right.

Signature

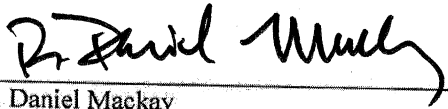
**May, 5 2020**  
Date

Charles E. Vandrei  
NYSDEC Agency Preservation Officer



Letter of Resolution among NYS OPRHP, NYS DEC and VS Construction,  
Regarding the removal of the Evergreen Manor Hotel and Barn and the development of the Evergreen Manor  
Complex

**NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION**



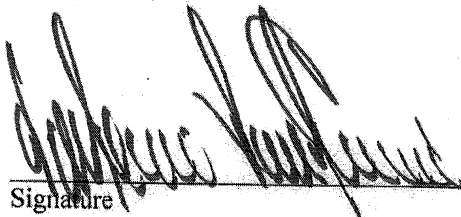
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R. Daniel Mackay  
Deputy Commissioner for Historic Preservation/SHPO

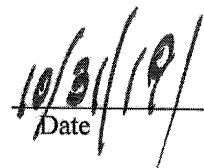
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Date

Letter of Resolution among NYS OPRHP, NYS DEC and VS Construction,  
Regarding the removal of the Evergreen Manor Hotel and Barn and the development of the Evergreen Manor  
Complex

**VS CONSTRUCTION**

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

Valerio Santucci  
\_\_\_\_\_  
Name

PRES  
\_\_\_\_\_  
Title



# STRUCTURE DOCUMENTATION EVERGREEN MANOR

2003 CROMPOND ROAD  
CORTLANDT, WESTCHESTER COUNTY, NEW YORK

## PREPARED FOR:

VS CONSTRUCTION  
C/O ARMANDO SANTUCCI  
37 CROTON DAM ROAD  
OSSINING, NY 10562



HUDSON VALLEY  
Cultural Resource Consultants, Ltd.  
3 Lyons Drive Poughkeepsie, NY 12601

March 2020

EVERGREEN MANOR

LOCATION: 2003 Crompond Road  
Town of Cortlandt  
Westchester County New York  
UTM: Zone 18. N: 4571624 E: 593029

DATE OF CONSTRUCTION: 1874

ARCHITECT: Unknown

PRESENT OWNER: VS Construction

PRESENT USE: Vacant Hotel

SIGNIFICANCE: The Evergreen Manor is considered eligible for the National Register of Historic Places and meets Criterion C in the area of Architecture.

PROJECT INFORMATION: The Evergreen Manor Hotel is located on a ±28 acres (8.53h) parcel situated on the southern side of Crompond Road. The Second Empire House is located within the center of the parcel. The New York State Historic Preservation Office (SHPO) determined these buildings are eligible for the National Register of Historic Places. The removal of the Evergreen Manor and associated buildings represents an adverse effect under Section 106 of the National Historic Preservation Act of 1966 (as amended) and Section 14.09 of the New York State Historic Preservation Act. Following the completion of an Alternatives Analysis by Hudson Valley Cultural Resource Consultants, Ltd., the SHPO entered into an agreement with VS Construction, which resulted in a Letter of Resolution calling for the historic documentation of the Evergreen Manor and is associated buildings.

REPORT AUTHORS: Beth Selig, MA, RPA, Brenna Chamberlain



## STRUCTURE DOCUMENTATION EVERGREEN MANOR

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### APPENDIX A: PHOTOGRAPHS

## A. DESCRIPTION OF PROPERTY

The Evergreen Manor Hotel is located on a ±28 acres (8.53h) parcel situated on the southern side of Crompond Road. The property is generally bounded to the west by Lafayette Avenue, and by residences fronting along that street, to the south by wooded land, and to the east by residential properties located along Tamarack Drive. The property includes the former Evergreen Manor Hotel, a bed and breakfast in the central portion of the site, along with a caretaker's residence, a swimming pool, a small shed and a barn. The yard area to the south and west of this hotel structure features an outdoor cooking grill, a dry well, a covered brick lined feature (possible sub grade pump) and various types of subsurface infrastructure. The balance of the property is lightly wooded, and includes delineated wetland areas.

In the early twentieth century, orchards took up most of the southern and western portions of the property. Lawn areas and open fields were located to the north and east of the parcel. By the 1960s, the landscape was no longer being farmed, and had become extensively overgrown.

The buildings consist of the main hotel structure, the two and a half story caretaker's house, a two story barn, a small shed, swimming pool and a dry well.

The current manor house was built by the Hammond family in 1874. Charles Hammond is listed in the 1870 census<sup>1</sup> as the owner of a dry good store. The Hammond family owned the property until 1925, when Charles' heir sold the property to a land management company, who in turn sold it to Samuel Barkin. By 1939, the Barkin's had established an estate on a 17 acre plot, on the southern side of Crompond Road. The early twentieth century aerials show that this estate had orchards, mown fields and a tree lined entrance. Working gardens were located to the east of the house. At this time the estate featured structures similar to the present day layout, absent the swimming pool. The swimming pool was added in the late twentieth century. The working gardens were transformed into formal gardens in the mid-twentieth century, and later abandoned.

The property changed hands several times in the twentieth century, but was owned by William Groark in 1957<sup>2</sup>. Groark converted the mansion and estate into a hotel and restaurant and was the proprietor, along with John Conroy until the property was sold in 1988. The manor was run as hospitality facility until the late twentieth century. By the early twenty-first century, the property was vacant and had fallen into disrepair.

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<sup>1</sup> 1870 U.S. Federal Census. Hammond, Charles. Retrieved from Ancestry.com March, 30, 2020.

<sup>2</sup> Office of the Westchester County Clerk, Westchester Records. Accessed 02/17/2020.  
<https://wro.westchesterclerk.com/>



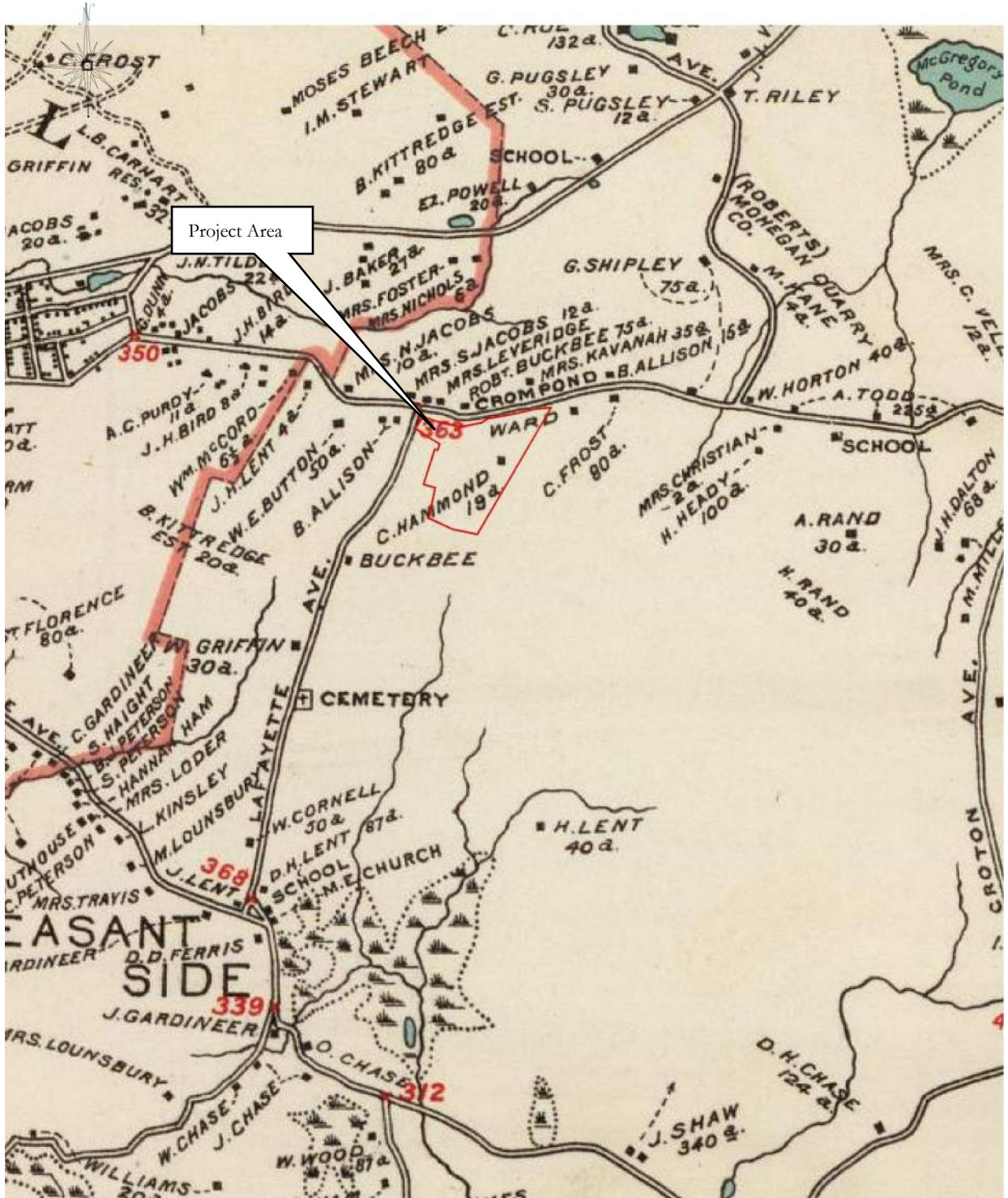


Figure 1: 1883 J. R. Bien, *Town of Cortlandt*. Scale: 1"=1715'.<sup>3</sup>

<sup>3</sup> Bein, J.R. *Town of Cortlandt*. (Copyrighted by Julius Bien & Co. 1883) Retrieved from David Rumsey Cartography Associates. Davidrumsey.com. Nov. 2018.



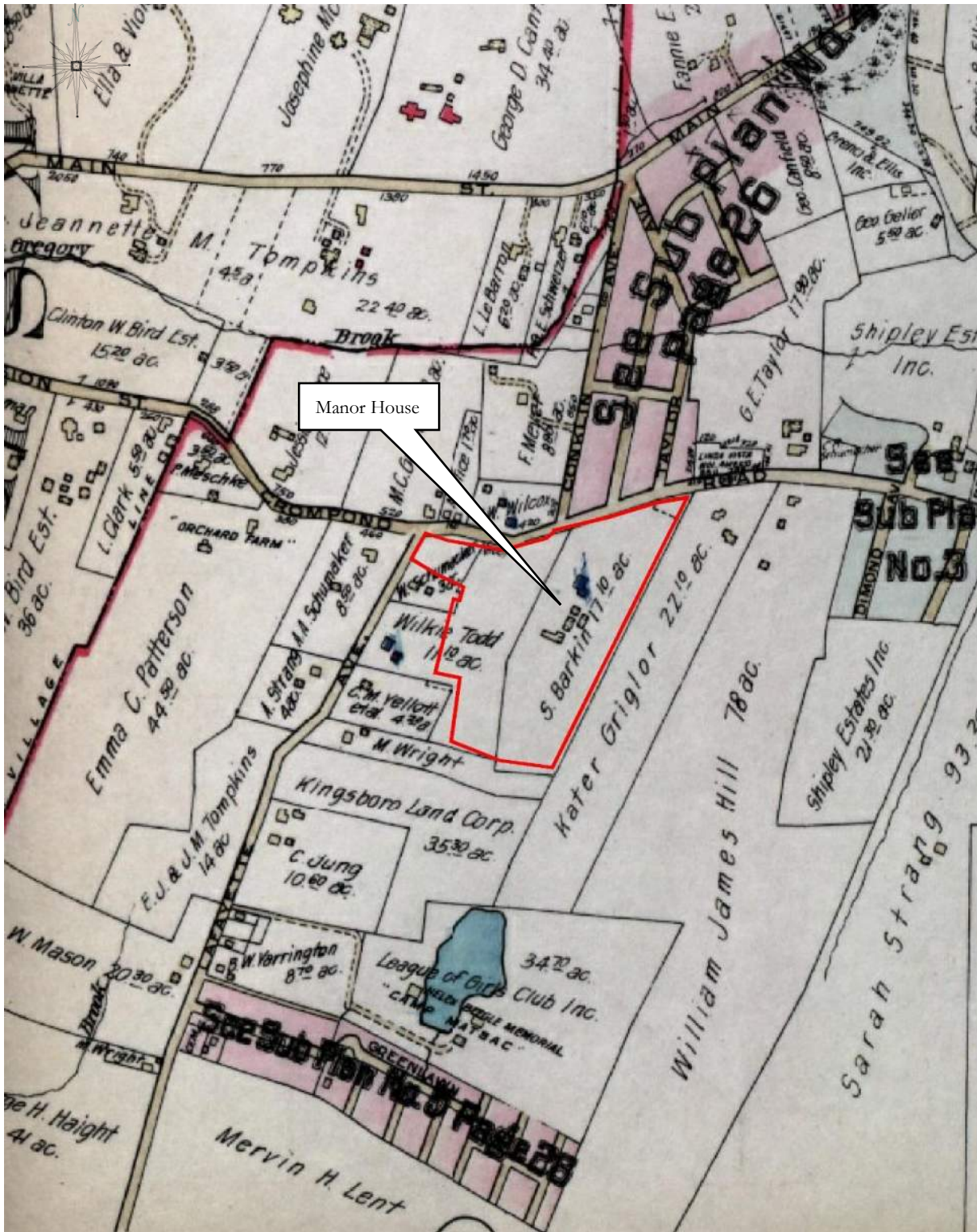


Figure 2: 1937 G. M. Hopkins. *Atlas of Westchester County*. Scale: 1"=1000'.<sup>4</sup>

<sup>4</sup> Hopkins, G. M. *Atlas of Westchester County*. Volume 4. (G.M. Hopkins & Co. Philadelphia PA. 1937.) Retrieved from Westchester County Archives.



## B. PHYSICAL DESCRIPTION

The Evergreen Manor structure dates to the late nineteenth century and first appears on the historic maps in 1883 and belonged to C. Hammond<sup>5</sup>. The structure changed hands and was owned by members of the Hammond family from 1883 through 1925 (Table 1). The 1937 G. Hopkins map shows a cluster of buildings in the central portion of the property, including the current barn, caretaker's residence and manor house<sup>6</sup>. These buildings are owned S. Barkin, and were built prior to 1926<sup>7</sup>. The real estate listing for this house, indicates that it was constructed in 1874.<sup>8</sup> This structure was modified and updated throughout the twentieth century, and renovated to sufficiently function as a bed and breakfast and/or hotel.

### EXTERIOR DESCRIPTION

The Evergreen Manor structure is a three story square Second Empire structure that features an addition on the southeastern corner, a wraparound front porch with two story columns featuring ionic capitals, and a back porch. The building is constructed of brick, in a square form and features a bay window on the first story on the western elevation of the structure. The rear addition is also constructed of brick. A small shed has been added on the eastern side of this addition, and is covered with vinyl siding. The Mansard roof features hexagonal slate tile, and rounded dormers. At some point gutters were added along the edge of the roof, supported by the existing brackets. The roof of the addition is flat, but features a decorative entablature underneath the roofline.

The northern façade includes five bays, with the lower central bay forming the entrance to the structure. This entryway featured an exaggerated broken pediment that was removed sometime between 2007 and 2018. The entrance also features a transom window and a paired door. A large porch is located on the northern façade supported by ionic columns. The porch roof is decorated with square dentils under the eaves and balustrade along the roof line. The entablature wraps around the house, and is decorated by brackets on the eastern façade. The fenestrations on the eastern and western façades vary for the first and second story, and typically feature one over one windows. The windows on the second level of the northern façade feature shutters, which were a late twentieth century addition. The dormers and windows on the third level are uniformly spaced within the Mansard Roof.

The visible portion of the rear of the house (not covered by the addition) features four bays, with the rear entrance located in the center of the wall, or third bay from the west. The porch that wrapped around the eastern façade was supported by smaller columns and ionic capitals, however the roof has pulled away from the building and completely collapsed. Like the walls of the structure, the bases of the porch were constructed of brick. The roofs of the porches were covered with asphalt shingles. A curved concrete patio is located on the eastern façade, north of the exterior entrance to the cellar, and connects the front porch to the back. The cellar is accessed by a small stairway at the rear of the house, near the kitchen addition, but has partially caved in. The foundation is constructed of cement and rubble stone, finished with brick. Two chimneys are evenly spaced on the eastern façade, with only a single chimney located on the western façade. These are simplistic in design and are covered with brick.

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<sup>5</sup> Bien, 1883

<sup>6</sup> Hopkins, 1937.

<sup>7</sup> 1926 aerial

<sup>8</sup> "2003 Crompond Road" <https://www.compass.com/listing/2003-crompond-road-cortlandt-manor-ny-10567/15626452384918465/> Accessed on March 24, 2020.



Figure 3: 1926 Aerial Image. <sup>9</sup>

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<sup>9</sup> 1926 Aerial Image. Retrieved from Westchester County Clerk. [cciv.westchesterclerk.com](http://cciv.westchesterclerk.com). Accessed on March 25, 2020.





Figure 3: View of the Evergreen Manor Restaurant and Hotel. c. 1960. Courtesy of the Peekskill Museum. <sup>10</sup>



Figure 4: Photo of the Manor, taken in 2017 by Norma Barrett, courtesy of Abandoned Peekskill NY. <sup>11</sup>

<sup>10</sup> Abandoned Peekskill. Bob Mayer, Peekskill Museum.

<sup>11</sup> Abandoned Peekskill. <https://www.facebook.com/AbandonedPeekskill/photos/> April 15, 2017.

## EVERGREEN MANOR INTERIOR

The interior of this mansion is derelict, and in a state of disrepair. Some of the destruction appears deliberate with smashed windows and marble mantle pieces. The fact that the structure has been vacant for more than twelve years, and exposed to the elements, has caused extensive deterioration of the interior. Walls show mold, and peeling paint, plaster has split and fallen from the walls and ceilings, and in the main entry way the floor has rotted, causing the door to fall into the basement.

The first floor consists of an expansive parlor on the western side of the building, a small foyer, and a den or music room in the northeastern corner. A small breakfast room is located in the southeastern corner, south of a side entrance. The rear addition contains a large kitchen off the southeastern corner of the original Second Empire structure.

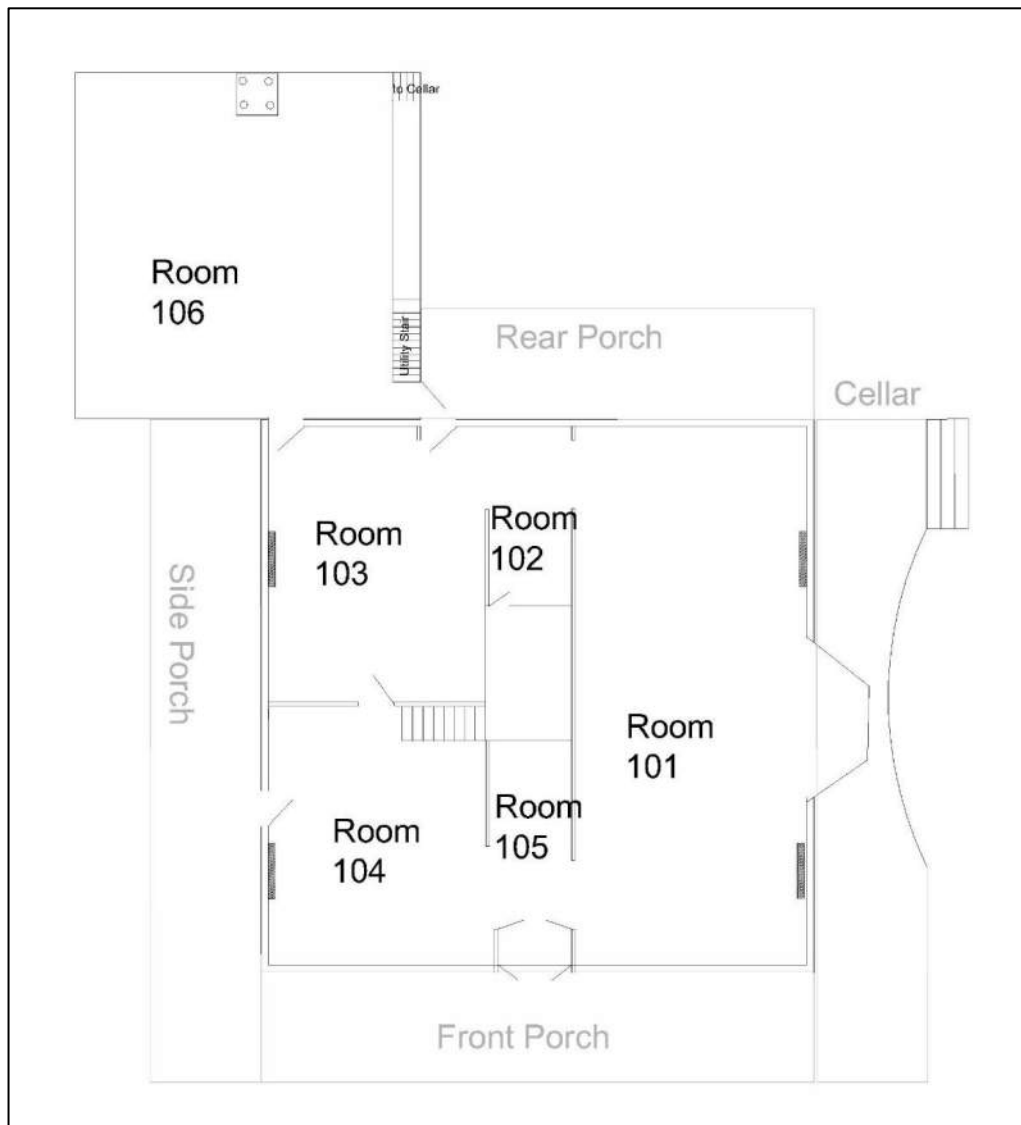


Figure 5: First floor plan, no scale, with room numbers. North at bottom. Created by HVCRC 2020.

The main stairway is accessed in the foyer, and it leads up the second level hall. Six bedrooms and three baths are located off this hall, as is a small linen closet. The bedrooms that are located in the original portion of the structure feature marble mantle pieces around the fireplaces. The rooms overtop the kitchen in the addition, do not have fireplaces. Due to the collapsing floor in this wing an assessment of these rooms could not be completed. The wall surfaces are covered with plaster, and the ceiling features crown molding. In many rooms



the plaster has fallen away from the wood framing. The floors consist of hardwood, and several of the bedroom spaces, are covered in carpet.

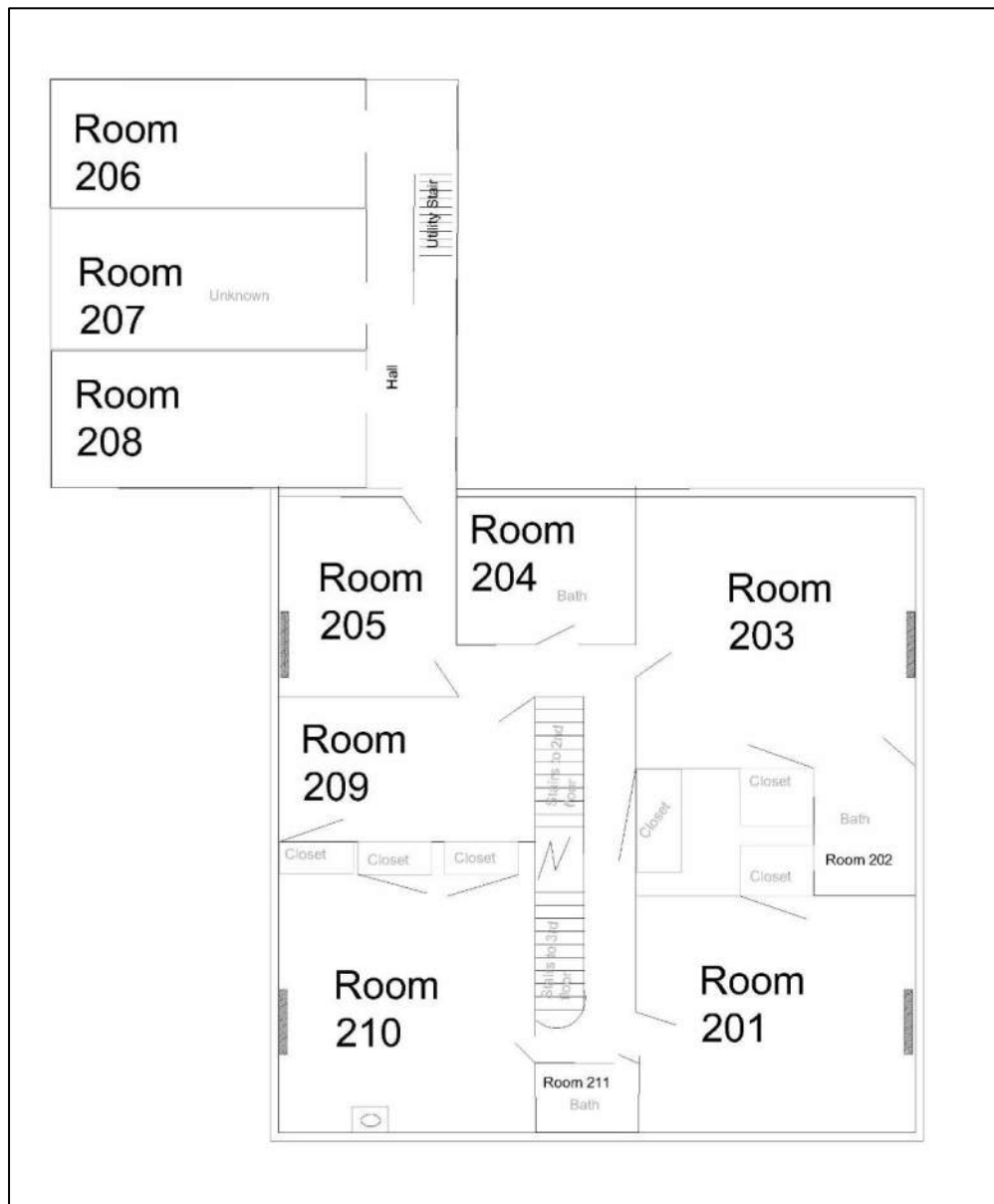


Figure 6: Second floor plan, no scale, with room numbers. North at bottom. Created by HVCRC 2020.

The third level is also comprised of six bedroom spaces, and one small room, likely used for storage. None of the bedrooms on the top level have fireplaces. Four baths are located on the upper story. The wall surfaces on the third level consist of plaster over brick, and over a wood frame ceiling.

The bathroom spaces were updated in the late twentieth century and include modern fixtures and vanities. The kitchen also features modern appliances. Although there are numerous fireplaces throughout the building, the cast iron radiators indicate the building's main source of heat was from a furnace.

The basement is accessed by a narrow stairway at the rear of the house. Due to the fact that the first floor had collapsed in spaces, and the exterior entrance to the cellar had caved in, it was deemed too dangerous to conduct a visual assessment of this space. Based on the observations throughout the house, this cellar was likely utilized to house the building's furnace and laundry system.

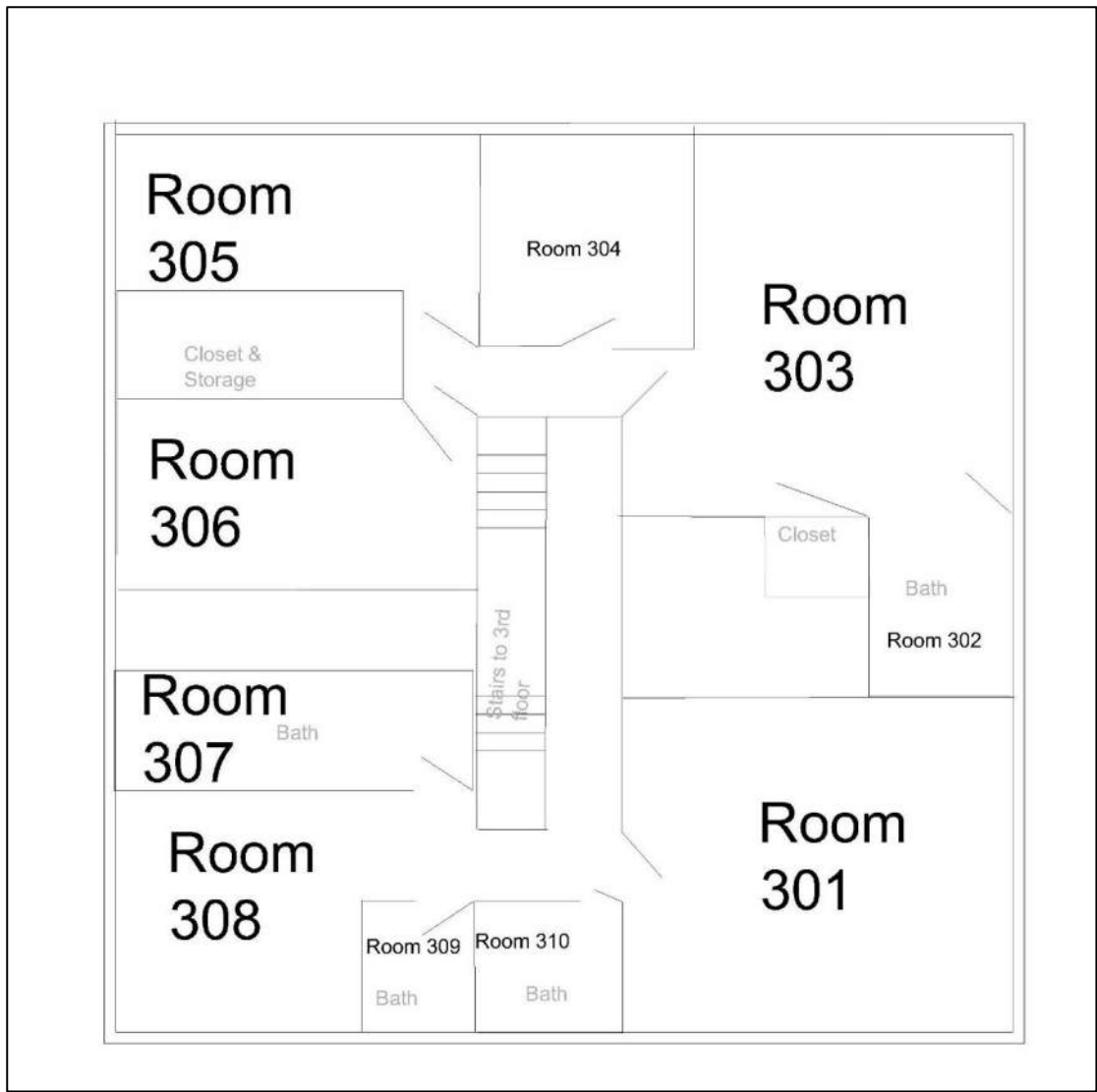


Figure 7: Third floor plan, no scale, with room numbers. North at bottom. Created by HVCRC 2020.

C. ADDITIONAL BUILDINGS ON THE PROPERTY

The Evergreen Manor property features a small vernacular styled caretaker’s residence, a large carriage barn, a small spring house shed, a swimming pool and pool house and a large dry well, to the south and west of the former mansion. A small utility barn had been located to the east of the house, but it collapsed in 2017, and was removed in 2018.

The caretakers house consists of a vernacular two and a half story building, with a brick foundation and aluminum siding. The house features a small addition on the west side, with a shed roof. The fenestration on this house is varied in style and type.

To the south of the caretaker’s house is a large two story carriage barn. The entrance to the main level is on the northern side, where the existing grade provides access. The lower level of the barn features old horse stalls, and at one time also stored vehicles. To the west of the barn, a small pool house was once attached but has since collapsed in on itself. The pool is located to the west of the barn, southwest of the manor house.



To the northwest of the caretaker's house is a small spring house, and a brick dry well. The current tenants in the caretaker's house have built a small outdoor recreation space with an outdoor grill. A dry well is located in the yard area west of the manor's concrete patio.

#### D. HISTORIC OVERVIEW

At the time of its formation, Westchester County included nearly all of the southern part of New York that bordered the Hudson River. The land that now comprises Westchester County was first explored in 1524 by Verrazano and later by Henry Hudson. The Dutch first settled the region on behalf of the Dutch West India Company.<sup>12</sup> European settlements increased in the Hudson Valley after 1638, and there was a dramatic decrease in the Native American population. The Dutch control of the area lasted until 1664, when the English took control of New York. Westchester became a separate county in 1683. European land holdings in Westchester County were concentrated in six manors.<sup>13</sup>

In 1677, the Van Cortlandt family, the namesake of the town Cortlandt in Westchester County, began procuring lands from the Croton River east toward Connecticut. <sup>14</sup> During the American Revolution, Westchester was neutral ground, and separated the American troops from British forces which occupied New York City. The county was the scene of battles at Pelham and White Plains in 1776. <sup>15</sup> These locations were critical during the war, due to the number of roadways of New York and New Jersey that intersected in the city.<sup>16</sup> Cortlandt also played a role in the war, primarily through the use of furnaces for ammunition manufacture. Many local roads in the town, such as Watch Hill and Furnace Dock Road, reference these furnaces and roles in the war effort. <sup>17</sup> After the Revolution, the pattern of life in the Westchester County began to change. Steady population growth and prosperous agricultural markets contributed to an increasingly cultivated landscape, with farmsteads overtaking the wilderness. The low lying areas tended to be marshy, and flood frequently and the strength of the water flow in the river was not particularly suited for mill operations.<sup>18</sup> In the early nineteenth century the local economy depended on farming and increasing industrial activity. Quarries, iron furnaces, and brick manufacturing plants flourished, and railroads aided the transport of the materials for these industries. Railroads were built in the mid-nineteenth century, bringing passengers but also providing local farmers with access to New York City markets.<sup>19</sup> Late nineteenth and early twentieth century Cortlandt is specifically characterized as a predominantly rural farming community with seasonal housing for New York City residents.<sup>20</sup>

Peekskill was an important center of trade as early as the late seventeenth century when Jan Peek started a trading post and Crompond Road served as an overland route between interior Westchester and the Hudson River landing in Peekskill. <sup>21</sup> Crompond Road takes its name from the nearby settlement at Crompond (Dutch for "crooked pond").<sup>22</sup>

The Bronx River Parkway, completed in 1925, was soon followed by construction of the Saw Mill River, Taconic State, Hutchinson River, and Cross County parkways. These highways were all constructed by the end of the 1930s. The establishment of highways helped to allow city residents to move to the suburbs, encouraging the development of residential neighborhoods which became the main demographic trend of the twentieth

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<sup>12</sup> Cochran-Swanson, Susan and Elizabeth Green Fuller. *The History of Westchester: The First 300 Years*. (Prepared by Susan Cochran-Swanson and Elizabeth Green Fuller. 1982).

<sup>13</sup> Bolton, 1881.

<sup>14</sup> "Cortlandt NY" [hudsonriver.com/river-towns/westchester-county/cortlandt-ny](http://hudsonriver.com/river-towns/westchester-county/cortlandt-ny). Accessed March 5, 2020.

<sup>15</sup> Bolton, 1881.

<sup>16</sup> Ibid

<sup>17</sup> "Cortlandt NY"

<sup>18</sup> Bolton, 1881.

<sup>19</sup> Cochran, 1982.

<sup>20</sup> "Cortlandt NY"

<sup>21</sup> Shonnard and Spooner, 1900.

<sup>22</sup> Bolton, 1881.

century. Farms relocated further north into Putnam and Dutchess Counties.<sup>23</sup> The 1950's saw changes for New York State residents, as well as those in the town of Cortlandt, who were not immune to the growing industrialization and urbanization in the region. Increased federal housing programs and infrastructural enhancements of the critical road and railroad networks ushered Cortlandt's into an age of greater suburbanization.<sup>24</sup>

The property located at 2003 Crompond Road in Cortlandt Manor, one of the town of Cortlandt's numerous unincorporated hamlets, has been documented as far back as November 12, 1825, when the Lent's sold the property to Susan and Samuel Jacobs. The property changed hand several times, until April 7, 1866 when it was purchased by Caroline A (Prescott) and Charles E. Hammond. The Hammond family owned the property, his heirs sold it to the Kingsboro Land Company in 1925. The property in question traded hands numerous times throughout the twentieth century, being under the care of Samuel Barkin in 1926, Moses Dykeman in 1944, Guido Nacamu in 1951, and William Groark in 1988. It was at this time the land was deeded to Michael Gallagher, John Conroy, Katherine and John Schurr, who later transferred it to VS Construction on March 11, 2005.<sup>25</sup>

<b>Table 1: List of Property owners and deeds from the nineteenth to twenty-first century</b>				
<b>Grantor (Seller)</b>	<b>Grantee (Buyer)</b>	<b>Book / Liber</b>	<b>Page</b>	<b>Date</b>
Sally and Isaac Lent	Samuel And Susan Jacobs	27	421	11/12/1825
Susan, Mary, Nehemiah S, Samuel Jacobs	Hiram Briggs	144	194	02/08/1850
Hiram Briggs	William B Collins	302	349	05/8/1855
William B Collins	Caroline and Charles Hammond	593	84	04/07/1866
Heirs of Charles Hammond( Frederic Hammond et.al)	Kingsboro Land Company	2617	314	11/13/1925
Kingsboro Land Co	Samuel Barkin	2706	392	10/14/1926
Samuel Barkin	Moses Dykeman	4196	281	10/7/1944
Moses Dykeman	Guido Nacamu	4963	299	09/23/1951
Guido Nacamu	William Groark	5721	159	07/19/1957
William Groark	Michael Gallagher, John Conroy, Katherine and John Schurr	9079	028	01/06/1988
Michael Gallegher et al	VS Construction			03/11/2005

<sup>23</sup> Ibid

<sup>24</sup> "Cortlandt NY"

<sup>25</sup> Office of the Westchester County Clerk, Westchester Records. Accessed 02/17/2020.

<https://wro.westchesterclerk.com/>



## E. BUILDING HISTORY

The Evergreen Manor was constructed in the Second Empire style for Caroline Hammond in the mid-nineteenth century. Caroline and her husband Charles acquired the property in 1866, and it was still in the Hammond (Charles Hammond was the listed owner) family in 1893. The property was acquired by the Kingsboro Land Company from Charles' heirs in 1925, and sold a year later to Samuel Barkin. Barkin was a builder and working construction. Barkin Construction Company, of which Samuel was president and assisted by his wife Bessie, was a prominent New York City building company in the early nineteenth century.

In 1926, Samuel Barkin, who at the time lived in Manhattan, bought the property. The 1937 Hopkins map (Figure 2) shows that he expanded the manor house, with a rear addition.<sup>26</sup> In 1940, Samuel and Bessie were renting space in Manhattan, suggesting that the Barkin's utilized the manor as a weekend and summer house. In 1944, the Barkin's sold the property to Moses Dykeman, who a few years later sold it to Guido Nacamu. Guido Nacamu was an Italian immigrant who worked as a shipping agent in New York City.<sup>27</sup> In 1957, William Groark and wife Lorraine bought the property and converted it to a hotel and restaurant. Groark's coproprietor was John Conroy. William and Lorraine who were married in 1955, operated the hotel until 1988. In 1993, they sold the property to John Conroy and his new partners, Michael Gallegher, and Katherine and John Schurr and moved to East Fishkill, New York.

The rear addition and porches to the manor house were likely added by Barkin, who was in the construction business. The tall columns, with the Ionic capitals are characteristic of the Neoclassical period which was popular during the early twentieth century. Other elements of the Neoclassical period include the broken pediment of the main entrance, the cornices and dentils along the roof line and the entablature that wraps around the façade of the building including the addition. The addition on the southeastern corner of the building, and the front porch are visible on the 1947 aerial image, indicating that these features were added, prior to the property's acquisition by the Groark's.

## F. EVERGREEN MANOR HISTORY

Very little information is available about the Evergreen Manor Hotel. The Westchester County Archives, Peekskill Field Library, Library of Congress and other local repositories did not have any information or historic photographs related to this property. A search of newspapers and magazines did not yield any relevant information. Information provided by the Peekskill Museum to the Abandoned Peekskill community Facebook group has been included. A list of accommodation recommendations compiled by West Point Military Academy includes the Evergreen Hotel.<sup>28</sup> Only a single advertisement for the restaurant has been located and is included below.

The Manor was a private residence from the late nineteenth century until the mid-nineteenth century when it was converted into a hotel and restaurant. The Evergreen Manor and Restaurant operated until the turn of the twenty-first century.

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<sup>26</sup> G. M. Hopkins. 1937

<sup>27</sup> 1940 U.S. Federal Census. Guido Nacamu. Retrieved from Ancestry.com March, 16, 2020.

<sup>28</sup> "Travel and Lodging" <https://www.west-point.org/parent/wppc-greartercinti/Travel%20&%20Lodging.html> Accessed March 25, 2020.



Figure 7: Undated advertisement for the Evergreen Manor property.<sup>29</sup>

#### G. CONDITION & INTEGRITY

Currently the Evergreen Manor house is in very poor condition. Extensive deterioration to the structural aspects of the building is visible, floors have caved in, ceilings have collapsed and nearly all the windows are broken. There is extensive damage due to water filtration through the building, as well as signs of significant animal infestations. The porches on the exterior of the building have torn away from the main walls and completely collapsed, and the entrance to the cellar has caved in. The drop ceiling in the kitchen addition has also collapsed, and in the level above walls have shifted and collapsed. It is also apparent that vandals cut portions of copper pipes out of the walls.

The interior has also experience significant damage associated with vandalism. All of the cut marble mantle pieces have been smashed, and large holes have been created in the walls. During the walk through and visual assessment it was noted that many of the decorative fixtures, light shades, wall sconces and door knobs have been removed.

The Manor retains a significant amount of integrity, including the banister and balustrades on the stair, interior moldings. Marble fireplace surrounds and decorative brackets in the door frames. The plaster on the walls is deteriorating, and in the many of the bedrooms has been replaced or covered over with plaster. The bathrooms have all be updated to meet more modern late twentieth century plumbing standards. On the upper floors there is little to no evidence of the house' original nineteenth century use, due to the conversion of second and third floor into hotel rooms. In the nineteenth century when the Hammond's built the structure, the second and third levels likely included a nursery for the two youngest children Caroline A, and George, as well as bedrooms for the older children Anna and Frederic. These upper levels likely included a study or library along with a storage closet and washroom, and additional bedroom chambers.

<sup>29</sup> Abandoned Peekskill. <https://www.facebook.com/AbandonedPeekskill/photos/> April 15, 2017.



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## APPENDIX A: PHOTOGRAPHS



1. Evergreen Manor main facade.





2. Evergreen  
Manor Façade  
detail.





3. Detail of the main entryway.





4. Evergreen  
Manor  
western  
elevation.





5. Detail view of bay window on western elevation.





6. Detail of patio and cellar entrance on western elevation.





7. Evergreen  
Manor eastern  
elevation.





8. Oblique view of the western and southern elevations.





9. Oblique view of the southern and eastern elevations.





10. Detail of the kitchen addition at the southern elevation.





11. View of the southern elevation and rear entry.





12. Detail of the eastern elevation. Note shed addition to the eastern side of kitchen addition.





13. Detail of the eastern elevation and façade.





14. Detail of the  
façade and  
front porch.





15. Detail of  
dormer on  
eastern  
elevation.





16. Oblique view of the eastern and northern elevations of the barn.





17. Western elevation of the Barn. Pool house addition has detached and collapsed.





18. Oblique view of the western and southern elevations of the barn.





19. Oblique view of the eastern and southern facades.





20. Detail of the openings to the former horse stalls.





21. Detail of the arched window on the eastern elevation.





22. Pool house addition to the western side of the barn has collapsed.





23. Pool located to the west of the barn. View to the west.





24. Oblique view of the northern and eastern elevations of the caretaker's house.





25. Oblique view of the southern and eastern elevations of the caretaker's house.





26. View of the façade of the caretaker's house.





27. Oblique view of the western and southern elevations of the caretaker's house/





28. Springhouse north of the caretaker's house.





29. View of the caretaker's house from the eastern side of the barn. View is to the north.





30. View of the Manor from the eastern side of the spring house.





31. Room 101  
looking south.



32. Room 101,  
looking west.





33. Room 101,  
looking north.



34. Room 101  
looking  
northwest.



35. Room 102,  
looking north.



36. Room 103,  
looking east.





37. Room 103,  
looking north.



38. Room 103,  
looking south.



39. From Room 103 looking south to rear entrance.



40. Room 106, looking south.





41. Room 106,  
looking  
northwest.



42. Room 106,  
looking north.



43. Room 106,  
looking  
southwest.



44. Utility stair to  
the area above  
kitchen.





45. Stairs to the cellar, looking west.



46. Room 104, looking north.



47. Room 104,  
looking east.



48. Room 105  
and Room  
101, looking  
west.





49. Room 105,  
looking south.



50. From Room  
105, looking  
west into  
Room 101.0



51. Stairwell to the second floor.



52. Second floor hall, looking east.





53. Second floor hall looking north.



54. Second floor hall looking south.



55. Room 201  
looking  
north.



56. Room 201,  
looking  
southwest.





57. Room 203  
looking west.



58. Room 203  
looking west.



59. Room 202,  
looking north.



60. Room 204,  
looking south.





61. Room 205,  
looking east.



62. Room 205,  
looking south.



63. Hall to Rooms above kitchen, Rooms 208-206. Due to the collapsing floor, this area was too dangerous to assess.



64. Room 209, looking southeast.





65. Room 209,  
looking  
southeast.



66. Room 210,  
looking west.



67. Room 210,  
looking  
northeast.



68. Room 211,  
looking north.





69. Stairs to the third floor.



70. Third floor hall, looking north.



71. Small landing area, at end of third floor.



72. Room 301, looking west.





73. Room 301,  
looking north.



74. Room 303,  
looking  
northwest.



75. Room 302,  
looking north.



76. Room 303,  
looking  
southwest.





77. Room 304,  
looking south.



78. Room 305,  
looking  
southeast.



79. Room 306,  
looking east.



80. Storage area  
between  
Rooms 305-  
306.





81. Small Hall to  
Rooms 307-  
308.



82. Room 308,  
looking east.



83. Room 307,  
looking east.



84. Room 310,  
looking north.





85. Room 309,  
looking north.



86. Interior of the  
barn, main  
level, looking  
southeast.



87. Upper space on the western side of the barn.



88. Upper space of the barn, looking southeast.





89. Lower level of the barn, looking east.



90. Lower level of the barn, looking west.

