

Jug End News

Jug End's Return to Nature

This Newsletter is the second in a series of five newsletters issued to keep the public apprised of clean-up activities and re-use planning at the former Jug End Resort. Note that the next scheduled public meeting has been postponed from April 19 to Wednesday, April 26. The meeting will be held at 7:00 p.m. at the South Egremont Fire Station to present the topics outlined in this newsletter and provide an opportunity for public input.



PROJECT BACKGROUND

The Department of Environmental Management (DEM) and the Department of Fisheries, Wildlife and Environmental Law Enforcement (DFW) acquired the former Jug End Resort last year for conservation and passive recreation purposes. The environmental restoration and site planning project has moved forward on three simultaneous fronts:

- Environmental Cleanup Activities
- Historic Structures Inventory
- Site Planning

The purpose of this newsletter is to summarize activities performed to date and any changes to the project scope and approach since Newsletter No. 1 and the first public information meeting held on March 1st.



ENVIRONMENTAL CLEAN-UP

Numerous activities have been performed to define the nature and extent of clean-up activities at the former Jug End Resort. The status of the four proposed construction contracts is summarized as follows:

Regulated Wastes Management

Since the last public meeting, an inventory of hazardous and special wastes has been completed and bidding documents have been prepared. The bidding documents will soon be forwarded to five qualified hazardous waste management firms, with a pre-bid site walkover scheduled for April 26, 1995.

During our site inspection, most of the regulated wastes were segregated and placed into temporary storage at a central location. Typical waste materials consist of waste oil, solvents, paints, pressurized cylinders, PCB transformers, capacitors, pesticides, herbicides, and miscellaneous empty drums. Where wastes could not be reasonably relocated, they were secured for pickup. Off-site re-use, recycle and disposal of regulated wastes is anticipated to be completed by the end of June.

Underground & Aboveground Storage Tank Removal/Contaminated Soils Management

VHB has submitted a Release Abatement Measure (RAM) Plan to the Department of Environmental Protection for removal of two (2) underground storage tanks and management of petroleum-impacted soils at four locations. DEP approval of the RAM Plan is anticipated in early May 1995.



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The associated construction contract documents have been drafted to include the remedial activities outlined in the RAM Plan, as well as the removal and disposal of two abandoned underground propane tanks, several above ground propane tanks, and approximately ten (10) abandoned above ground fuel oil tanks scattered across the property.

Concurrently, we are working with the Egremont Conservation Commission to establish an Order of Conditions for removal of an underground tank and any petroleum-impacted soil within the wetlands buffer zone at the former Pool House.

The contract is scheduled to be advertised for public bidding in early May.

Landfill & Sewage Lagoon Closures

Two small landfills at the site have been evaluated and options have been selected to address the environmental concerns. The landfill located in a ravine near the former Gun Club will be removed from its current location. The current plan calls for screening of the wastes excavated from the Gun Club Landfill, so that bulky wastes can be shipped to an off-site permitted landfill and the excavated soil can be relocated to the Golf Course Landfill, in accordance with DEP's conditions of approval.

The Golf Course Landfill will be closed in place to meet applicable DEP closure standards. Contract documents are being prepared for the removal and off-site disposal of a limited volume of wastes located within wetlands, stripping and stockpiling of the existing landfill cap, placement of relocated soil from the Gun Club Landfill, installation of a 2-foot cap, and restoration of vegetative cover.

In addition, cleanup of soil contaminated with lead shot and petroleum-based clay pigeons at the former skeet range will also be addressed under this contract. VHB has recently performed supplemental sampling in the area and is evaluating various waste management options. All work is scheduled to be completed by November 1995.

Demolition of Structures (including Asbestos and Lead Based Paint Abatement)

Due to the severe deterioration of many of the former resort buildings containing asbestos and lead based paint, the pre-demolition abatement and

demolition contracts will be combined into a single construction contract. That will help to streamline site activities by enabling the Prime Contractor to coordinate and control all demolition work involving abatement and off-site disposal of asbestos containing materials and lead based paint building components.

Comprehensive asbestos and lead based paint surveys have been performed. Various categories of asbestos containing materials have been identified throughout the buildings and abatement specifications are being prepared. Most of the buildings have lead based paint; however, laboratory analyses performed on selected building components indicate that only a limited volume of material will need to be disposed of as hazardous waste.

The demolition contract documents will be advertised for public bidding in June.



HISTORIC STRUCTURES INVENTORY/ ARCHAEOLOGY

Public Archaeology Laboratory, Inc. (PAL) has completed a comprehensive inventory of all buildings on the Jug End property. That inventory, in conjunction with a Project Notification Form, will soon be submitted to the Massachusetts Historic Commission (MHC) for review and comment. We anticipate a Determination of Effect next month from MHC. A synopsis of the site history compiled by PAL is enclosed as an insert to this newsletter.

The research performed by PAL to date has identified approximately fifteen buildings which contribute to the historic significance of the area. The MHC had previously identified both the Guilder Farm and the May House as potentially eligible for the National Register of Historic Places. DEM and DFW will be soliciting proposals in June 1995 for the restoration of some of the buildings within the the Guilder Farm and the May House. Consistent with the conservation and natural resources protection objectives of DEM/DFW, all other buildings are scheduled to be demolished. Appropriate mitigation measures, such as more intensive documentation, may be necessary for some of the buildings determined to be of historical significance, prior to demolition.

The History of Jug End

APRIL 1995

The documented history of the Jug End property, also known as Guilder Hollow, dates back to the late 1600s when the Mahican Indians of the Algonquian Nation moved from their traditional home along the Hudson River to their hunting lands at Ou-es-te-nuck, or Housatonic, (The River Beyond the Mountains), to escape from the continual harassment of the Mohawks of the Iroquois Nation in New York Colony. Chief Konkapot, of the tribe, settled just north of Monument Mountain while his war chief, or Hero, Umpachene, and his family settled in the area between the feet of "Umpachene's Peak" (Jug End Mountain) and "the Dome" (Mount Everett). The name Jug End is derived from a Dutch German word meaning youth or young, referring to a small or young mountain.

In the last years of the 17th century and early in the 18th, several 'Netherlanded' families, seeking to escape the feudal system of the Dutch Patroons, were welcomed into the valley by the native Americans, thus becoming the first white men to settle in the Berkshires.

In 1724, the Mahican Indians of the Housatonic Valley traded for Rhum and Cider a good portion of their lands at the junction of the Green and Housatonic Rivers to the settling committee of the Sheffield Parish, a plantation established by the authority of the British Crown in Boston, to stop Dutch encroachment on New England. An agreement was included, signed by Chief Konkapot and others, reserving certain lands for the Indians of Umpachene's settlement.

In 1736, the Massachusetts General Court agreed to set aside for an Indian Mission School part of what is currently the town of Stockbridge, to which the majority of native Americans living in the southern Berkshire area would move. In exchange, some of the lands formerly reserved for the Indians would be made available to other settlers, provided Dutch residents already living in the region east of the Taconic Mountain range would not be forced to move. That reservation land within the bounds of Guilder Hollow and what is today the Town of Egremont, including the entire area

known as the former Jug End Resort, was deeded by all of the Indians dwelling there into the caretaking of Jon Konkapot Van Guilder, presumably the son of Chief Konkapot, who it is believed had been raised in the home of the Van Guilder family.

Jon Van Guilder resided in the hollow near the site of the old Colonial home presently known as Guilder House. In 1740, he married Mary Karner, daughter of one of the first Dutch families to settle with the Mahicans. Van Guilder leased half of the reservation land to Mary's brother, Andrew, and when he died in 1760, Mary sold the land to Jonathan Root and her two grandsons, who probably built the original house at the Guilder Homestead in the mid 1700s. In 1792, the property was sold to Felix Karner, a cousin of the grandsons. The remaining reservation land was property of the Van Guilder family until 1807 when Nicholas Van Guilder relinquished all titles to the property and moved to Vermont. In 1855, the farm was sold to Uri Bradford, who maintained the property until 1922 when it was sold to Major Hugh Smiley. Other portions of the property were sold to various families in the early 1800s, and several structures, including a church, a dam for a pulling and carding mill, and various houses, were constructed in the area.

Major Smiley and his wife Hester had great visions for a successful farm on the property. They made extensive improvements to the property, building two houses for employees, converting a farm building into a studio for their daughter, adding several maintenance buildings, and landscaping portions of the property. On the east side of Fenton Brook, Major Smiley built a large dairy barn at a cost of \$80,000. In addition, Major Smiley raised white turkeys, and constructed a stable for his horses.

Unfortunately, the terrain surrounding the property was too rocky to support a dairy business, and by 1935 the farm failed. In October of that year, Major Smiley converted the dairy barn into a sports club, the Guilder Hollow Club. The milking room of the dairy barn was turned into bowling alleys, a stone fireplace was added,

the stock quarters were turned into a dining hall, and the hay lofts became bunk rooms. In addition, the Turkey Cottage was converted into rooms for guests and acquaintances who shared Major Smiley's enthusiasm for the outdoors.

With several partners, Smiley formed Olde Egremont, Inc. and purchased approximately 50 buildings and 3,000 acres of land in the town. Investors purchased stock to cover expenses such as road-building and installation of utilities, and were offered membership to Olde Egremont, Inc. The corporation was run like a club, and members were allowed access to the Mt. Everett Golf Course, the "Ole Swimming Hole", archery training, and private use of the land surrounding the buildings.

Despite efforts to promote his venture, the financial strain during the Depression was too great for Smiley. He filed for bankruptcy in 1938, and the Guilder Hollow Club was sold to Robert Lexow. The club was renamed Jug End Barn, and several improvements were made to the property to convert it to a resort. Ski slopes were created, and a general store, dance and recreation center, and swimming pool were built. The barn was renovated once again, modifying the bowling alleys into a large dining room. Two dormitories were retained, and the remainder of the barn was converted into private and semi-private rooms. The Guilder Farm was passed on to other owners as a private residence.

The exclusive club offered year-round recreation including hiking, swimming, golf, tennis, fishing, hay rides, skiing, horseback riding, and a dining club and social center for the region. The railroad brought people from New York City and Boston to nearby Great Barrington and Hillsdale, New York, and several bus routes ran from Connecticut and New York to transport guests to the resort.

In 1947, the property was sold to a new corporation consisting of local residents. Jug End Barn, Inc. transformed the club into an informal recreation complex, and several housing areas were added to the resort. The resort continued to grow in popularity; however, the open policies of alcohol consumption at the resort upset many of the guests. The resort was blacklisted by several travel agents, and by 1956, its popularity had greatly declined.

In 1957, Angus MacDonald was hired as the manager of the property. Together with his wife Mimi,

he began to make major improvements at the resort. A liquor license was obtained to control drinking, a 9-hole golf course was built on site, snow-making equipment was installed, a golf shop/ski house was constructed, and the interior of the main barn was again renovated. The Guilder Farm was purchased for guest housing, approximately 14 buildings and additional structures were constructed at the resort, and in 1963, the resort was renamed "Jug End in the Berkshires". One of the buildings constructed during this time period, the Heritage House, was selected in 1964 by Hospitality Magazine as one of the most interesting and unique buildings in the country.

Under the management of the MacDonalds, the resort continued to attract customers and business associations throughout the 1960s and 1970s. Groups such as IBM, GE, and N.Y. Apple Institute held their annual meetings at the resort. At one point in the mid 1970s, the active mailing list for the resort had reached over 36,000 members. In 1976, Resort Management Magazine ranked Jug End among the top resorts in the country.

After 20 years managing Jug End in the Berkshires, Angus and Mimi MacDonald decided it was time to leave when the corporation sold the resort hotel. Poor management and maintenance led the resort to a state of disrepair, and in 1983, the new owner filed for bankruptcy. The doors of Jug End were closed forever in 1985. In more recent years, extensive plans were proposed by two Boston real estate developers to build a 605-unit housing development on the site; however, due to opposition by local townspeople, plans for a housing development were abandoned.

The bank which financed the proposed development, Homeowners Bank, failed shortly after the development was abandoned and the Resolution Trust Corporation (RTC) assumed the debt associated with the project. With the support of RTC, DEM and DFW were able to work out a cooperative agreement to purchase the property in 1994 and pave the way for Jug End's return to nature!

The only known area of archaeological significance exists off the property, north of Jug End Road. DEM and DFW are currently working with MHC to determine if a reconnaissance level archaeological survey of the project area is necessary prior to environmental clean-up and demolition activities.



SITE PLANNING

DEM and DFW have developed the following draft statement to guide proposed reuse of the Jug End property:

The Jug End State Reservation and Wildlife Area was acquired by DEM and DFW for stewardship, conservation and protection of: (1) the valuable ecological resources of the Jug End valley and adjacent habitats and conservation land; and (2) the water quality of the Karner Brook Watershed. The premises are located within the Karner Brook Watershed Area of Critical Environmental Concern (ACEC) and contain important endangered species habitats. The facility will protect the fishery and wildlife habitats and water quality of the Jug End valley, and provide sound recreational opportunities which are compatible with these conservation goals.

Recreational uses that do not impair or otherwise have an adverse impact on this primary conservation purpose will be permitted. Such recreational uses will include, but are not limited to, fishing, hunting, trapping, picnicking, hiking, and studying nature. Limited associated facilities necessary to support the recreational activities will also be permitted.

No motorized land or water vehicle use shall be allowed except for vehicles used to access in-holdings, and those vehicles associated with law enforcement, fire and emergency activities, and management of the premises.

Proposed facilities for the area include the following:

- Controlled public vehicular access to the site while providing access to in-holdings;
- A primary parking lot with a capacity for 15 cars, plus a seasonal overflow parking lot with a capacity for 35 cars;

- A trail system, including a connection to the Appalachian Trail;
- Snowshoe/Cross Country ski trails;
- Designated picnic areas;
- A pond to enhance habitats and fire fighting;
- Mowed fields to maintain views and grass land habitats;
- Limited access to stream corridors and endangered species habitats; and
- Nature interpretation.

Potential uses for selected buildings include the following:

- Historical House/Museum;
- Residential;
- Environmental Education; and
- Bed & Breakfast.

Other potential uses for the area include the following:

- A nine-hole golf course - subject to MEPA and Agency approval and receipt of a viable proposal to construct and operate a public golf course at the location of the former course.

VHB is a multidisciplinary engineering/consulting firm specializing in environmental, land development, and transportation issues. The company's goal is to integrate land development and transportation skills to create infrastructure that improves the quality of life in a way that balances the needs of society with the environment.



PUBLIC INVOLVEMENT

In order to keep the public informed of the progress of clean-up at the site, and to solicit public input into planning for future use of the site, three additional public information meetings will be held and three more newsletters will be distributed during the clean-up and re-use planning process.

These public meetings will also address other aspects of the project, such as preservation of historic buildings, status of building demolition activities, and environmental permitting. The next public meeting is scheduled for 7:00 p.m. on Wednesday, April 26, 1995, and will be held at the South Egremont Fire Station. All those interested in the clean-up activities at Jug End and in the re-use planning process are encouraged to attend!



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