

Thomas Bull Memorial Park

Primary Service: Architecture

Type: Hospitality

Owner/Client: O.C. Department of Parks, Recreation, & Conservation

Location: Montgomery, New York

Cost: \$3,900,000

Square Footage: 2,200 sf

Completion Date: June 2008

Contact: Mr. Michael Chulio

Deputy Commissioner of Parks, Recreation & Conservation

Project Manager: James Diana, AIA, LEED® AP

Project Number: 4.0108.22

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View of the front entrance at Thomas Bull Memorial Park.



View of Thomas Bull Memorial Park.



View of the front entrance.

Project Scope:

LAN Associates was retained by the Orange County Department of Parks, Recreation & Conservation to study the feasibility of expanding the use of the existing Golf & Ski Lodge at the Thomas Bull Memorial Park, located in Montgomery, New York. Conceptual design drawings, including schematic plans and elevations, were developed for improvements to renovate the entire building. The design idea was to create an "Adirondack" style building with timber frame structure typically found in New York State recreational areas and the Catskill region. There is a new king post timber truss with stone piers to create a front porch. The existing scissor trusses were wrapped to create a timber truss look.

Multiple building additions including the main dining room, commercial kitchen and sunroom dining areas account for nearly 2,200 sf of new space include the installation of a wrap-around deck and entry canopy capitalizing on panoramic views of the scenic Hudson Valley landscape. New office space for the Orange County Parks Department headquarters has been provided at the first floor level. Changes to the building facade such as new windows, doors and exterior finishes will improve the overall energy efficiency and aesthetic. Other program elements include the complete exterior remodeling and structural roof support of the existing golf cart storage building to emulate the appearance of a carriage house to complement the main lodge building.

A complete building renovation provides structural, aesthetic and code compliance improvements to the golf administration area, main dining hall, full service kitchen, grilling area bar, snack bar and lounge areas and golf pro shop, totaling 9,300 sf in renovations. The proposed renovations provide ADA accessibility throughout the facility including a new lift. Construction commenced in September of 2007, with a completion date of June 2008. The facility has been open for many community gatherings including snow tubing, golf outings, and wedding receptions, which has resulted in increased revenue.

Services Performed:

- Boundary, Topographic & Utility Surveys
- Geotechnical Investigations
- Environmental Studies
- Architectural Design & Construction Documents
- Civil, Structural, Mechanical, Electrical, & Plumbing Engineering
- Product Specification
- Septic System Design
- Construction Administration
- Fire Protection Storage Tank with Pump House

Program Highlights:

- 9,300 sf Renovation
- Exterior Cosmetic Improvements to Lodge & Golf Cart Storage Building
- Retail Space Upgrades
- ADA Upgrades
- Kitchen & Hospitality Design
- Improved Energy Efficiency