

United States Department of the Interior
National Park Service

DRAFT

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Ausable Club Boundary Amendment and Additional Documentation
 other names/site number St. Hubert's Inn, Beede House, Beede Heights Hotel
 related multiple property listing N/A

2. Location

street & number 137 Ausable Rd. not for publication
 city or town St. Huberts (town of Keene) vicinity
 state NY code NY county Essex code 031 zip code 12943

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 ___ national ___ statewide X local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Ausable Club Boundary Amend. & Addl Doc.
 Name of Property

Essex Co, NY
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
15	2	buildings
0	0	sites
0	2	structures
0	0	objects
15	4	Total

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

Number of contributing resources previously listed in the National Register

N/A

14

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/hotel
 DOMESTIC/camp
 RECREATION AND CULTURE

Current Functions
 (Enter categories from instructions.)

DOMESTIC/hotel
 DOMESTIC/camp
 RECREATION AND CULTURE

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
 AMERICAN MOVEMENT/Park Rustic
 LATE 19TH AND EARLY 20TH CENTURY
 AMERICAN MOVEMENT/Park Rustic
 LATE VICTORIAN/Shingle Style

Materials
 (Enter categories from instructions.)

foundation: STONE
 walls: WOOD: shingle; Weatherboard
 roof: ASPHALT; METAL
 other: _____

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Ausable Club was listed on the National Register in 2005 as an individual listing centered around the Ausable Clubhouse, constructed in 1890 as a hotel. The period of significance thus began in 1890 and ran until 1955, reflecting the fifty-year requirement for the National Register at the time of listing. Although categorized as an individual nomination, the boundary was drawn to include eighteen buildings and structures (thirteen contributing). Resources were focused on the clubhouse and its supportive buildings in the vicinity. The contributing facilities covered seven acres of land, but several other relevant resources throughout the remainder of the property were excluded due to owner objection at the time. These additional structures represent a rare intact grouping of resort buildings dependent on the Ausable Club Clubhouse. The passage of twenty years and a broader perspective of the development of the site has prompted this boundary increase and additional documentation.

The Ausable Club Boundary Amendment and Additional Documentation is being undertaken for the following reasons:

- **To include fourteen residential cottages and the formerly library/current golf pro shop associated with the club that fell outside the 2005 district boundaries but were nonetheless eligible for the National Register;**
- **To update the period of significance from 1885 to 1964 marking the dates of construction for the oldest and newest contributing structures in the district that meet the fifty year National Register guidelines;**
- **To remove Social History and Conservation as Areas of Significance as they are not applicable;**
- **To update the building list for the previously-listed buildings and address a discrepancy between the original building list with the original resource count;**
- **To add information about the newly nominated buildings.**

The amended Ausable Club/Adirondack Mountain Reserve (AC/AMR) nomination continues the work begun in 2005. It more fully illustrates the development and importance of the site as a rare surviving example of a historic Adirondack resort hotel and recreational organization with rare surviving satellite residences. The original nomination included thirteen contributing resources and five non-contributing (miscalculated in the

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

original "Number of Resources Within the Property" table as fourteen contributing and four non-contributing). Key buildings consisted of the 1890 clubhouse, the 1902 casino, three garage stalls from the 1920s, a 1935 carpenter and paint shop, a service garage/lunchroom, a separate recreation hall constructed before 1935, a 1911 carriage shed, boiler and laundry room built pre-1907, a 1924 hydroelectric dam, a 1936 bowling green, and historic tennis courts from 1902 and 1907.

The proposed boundary increase extends to the south and east of the existing district to include fourteen residential cottages historically interdependent to the AC/AMR, as well as the 1889 library (now the golf pro shop). The amended district also encompasses four non-contributing resources within the boundaries that are currently not eligible due to age. The construction dates of the earliest and latest extant cottages extend the Period of Significance to 1885-1964. Twelve cottages were constructed in the late nineteenth century, with two built in the early 1960s. The expanded boundary and extended Period of Significance represent the continued popularity of the AC/AMR as a desirable mountain retreat well into the twentieth century, a rare feat in the age of automobiles and easier travel.

Narrative Description

Location and Setting

Ausable Club/Adirondack Mountain Reserve (AC/AMR) is a late-nineteenth century seasonal hotel and outdoor social club located three miles south of the small village of Keene Valley in Essex County, NY. The AC/AMR sits in the heart of the Adirondack Mountains, a rural region of northern New York that lies entirely within Adirondack Park, a protected area covering six million acres and hailed as one of the most successful examples of environmental conservation in the world. Keene Valley is located near the center of Essex County and consists of the hamlets of Keene Valley, Keene, and St. Huberts. A good portion of some of the highest peaks in New York (and thus east of the Mississippi River) surround the area, and the valley offers numerous hiking trailheads to access the surrounding hills, lakes, and rivers. The picturesque region is highly forested with a mixture of coniferous and deciduous trees, and due to its mountainous nature, it is largely unsuitable for arable land. As such, it initially subsided primarily on local logging, and by the mid-nineteenth century the area became a destination for affluent sportsmen.¹ To date, the valley continues to maintain a small year-round population, with day-trippers and outdoor enthusiasts swelling that number during the warmer months.

The setting for the AC/AMR has not changed since the original nomination, which describes it as such:

¹ H.P. Smith, ed., *The History of Essex County*, (Syracuse, NY: D. Mason and Company, 1885), p. 609-614.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

The Ausable Club sits on a shelf of land between the small village of Keene Valley and the outlet of the two Ausable Lakes, surrounded by a group of Adirondack Mountains known as the High Peaks. The road to the club loops up from the [Keene] valley to the clubhouse, into an area earlier known as Keene Heights, then back down to the highway again to the south. The clubhouse is at the intersection where the lake road meets this loop. From this vantage point, steep mountains surround the site, imparting a remote feeling. The large sprawling clubhouse was built on farmland offering expansive views of the mountains. However, as the trees grew back, the views became less panoramic, but still impressive.²

The clubhouse remains the centerpiece of the AC/AMR, with several listed maintenance structures to the rear (northwest) of the building. Tennis courts and the casino are adjacent to the clubhouse on the north, with a bowling green and additional tennis courts expanding to the east from the clubhouse entry. The historic golf pro shop, the nine-hole golf course, and a handful of AC/AMR cottages line the loop road (Ausable Rd) to the east of the clubhouse, nestled among the golf course. A collection of other AC/AMR cottages to be added to the district are clustered around Lake Rd. to the south of the clubhouse (see *Figure 1*). There are historic stone borders throughout the property leading to the clubhouse dating from the early days of the club.

Original District Boundaries

The proposed Ausable Club Historic District boundary increase enlarges the area of the existing Ausable Club National Register listing from July 6, 2005 (National Register number 04NR05398). The original buildings were centered around the clubhouse as the “centerpiece of one of the oldest properties in the Adirondack region that has been in continuous use as a center for outdoor recreation pursuits...the clubhouse is also an unusually well preserved example of the work of Wilson Brothers & Company, a Philadelphia-based engineering and architectural firm.”³ The boundary encompassed seven acres of service buildings and two recreational areas with the clubhouse as the nexus connecting them; it served as the hub for the Adirondack Mountain Reserve (AMR), a conservation and recreation-focused social organization dating to 1887. The AMR sponsored the original nomination and worked with the Burley Partnership, Architects to determine the boundary and prepare the original application. The existing boundary roughly aligns with parcel 72.2-147.000, running from the intersection of Ausable Rd and Coughlan Way on the east (just northeast of the clubhouse), north to the boundary of the parcel. The western boundary also aligns with the parcel, ending with the bowling lawn. From here the southern boundary runs parallel to the bowling lawn, includes a portion of Ausable Road, as well as the circular driveway in front. Although the original significance is primarily centered around the clubhouse, it is

² Steve Clark, Ausable Club National Register of Historic Places Nomination, section 7 p. 2.

³ Steve Clark, section 8, p. 1.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

not physically at the epicenter of the boundary. Rather, the clubhouse marks the southern boundary, and the support buildings are behind it to the north. No buildings outside this immediate vicinity were included.

Methodology

The AC/AMR grounds were visually surveyed in the summer of 2024 by Dr. Richard Longstreth, lauded architectural historian and former director of the Graduate Program in Historic Preservation, American Studies at George Washington University. Longstreth is the author of *A Guide to Architecture In the Adirondacks* and is a well-respected scholar regarding the architecture of the region. Following Longstreth's individual assessment, the SHPO conducted a field inspection with Longstreth and the AMR sponsor in September 2024 to confirm existing conditions and determine the proposed expanded boundary. This field inspection also led to the reassessment of the original Areas of Significance which were rather redundant and not fully expressed through the built resources. The 2005 nomination included four areas of significance all categorized under Criterion C: Architecture, Entertainment/Recreation, Social History, and Conservation. Reexamination unearthed two issues. First, all areas of significance except architecture would be a more appropriate fit under Criterion A, which was likely overlooked as an error. Second, the SHPO and the sponsor agreed that the themes of social history and conservation were largely unnecessary. The built resources within the AC/AMR hold significance for their architecture and their reflection of how early twentieth century Adirondack family-focused recreational resorts operated at the turn of the century -- a theme relating more directly to entertainment/recreation. The property does not reflect the NR definition of social history, and its built history holds significance for how the concepts of leisurely outdoor pursuits were applied rather than the tenants of conservation that would more appropriately be applied to the surrounding hiking trails and protected landscape.

Buildings and structures within the expanded boundary were determined to be contributing according to the following criteria:

1. The resource was constructed during the period of significance (1885-1964).
2. The resource was built or acquired by the Beede House Hotel or the AC/AMR to be subservient to the main building for community meals and entertainment. In addition, many original cottages were sold off to private owners, so to be eligible the resource must retain its association with the club.
3. The resource retains its integrity of setting, feeling, and association: the building is located within the traditional residential areas of the property, and continues to contribute to the architectural and historic character of the AC/AMR resort.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

4. The resource retains its integrity of design, including recognizable original forms and scale, minimal replacement materials, and any changes during the period of significance reflect the long-term function of the building or structure.
5. Buildings that have altered or lost their porches or undergone additions will still be contributing if all the above is met.

Based on these criteria, the Ausable Club District Boundary Amendment and Additional Documentation includes a total of nineteen buildings and structures, of which fifteen contribute to the historic and architectural significance of the district. Four do not contribute due to age. The golf course was not included in the boundary as it has lost all integrity from its original design and is not eligible for listing.

Both individually and as a grouping, these structures embody the same National Register criteria as the clubhouse; all but two buildings and two tennis courts are rare surviving examples of late-Victorian seasonal resort architecture that were built in support of a hotel. All retain integrity outlined above, particularly within their rural setting and with their continued association with the AC/AMR club. Any residences included within are still on land owned by AC/AMR, although the buildings themselves are owned privately by members.

The following pages include a **Resource Inventory** listing all buildings and structures previously designated, and all resources within the new proposed boundaries of the AC/AMR. A map from 2005 is included below (*Figure 1*) with the proposed boundary expansion reflected in *Figure 2*.

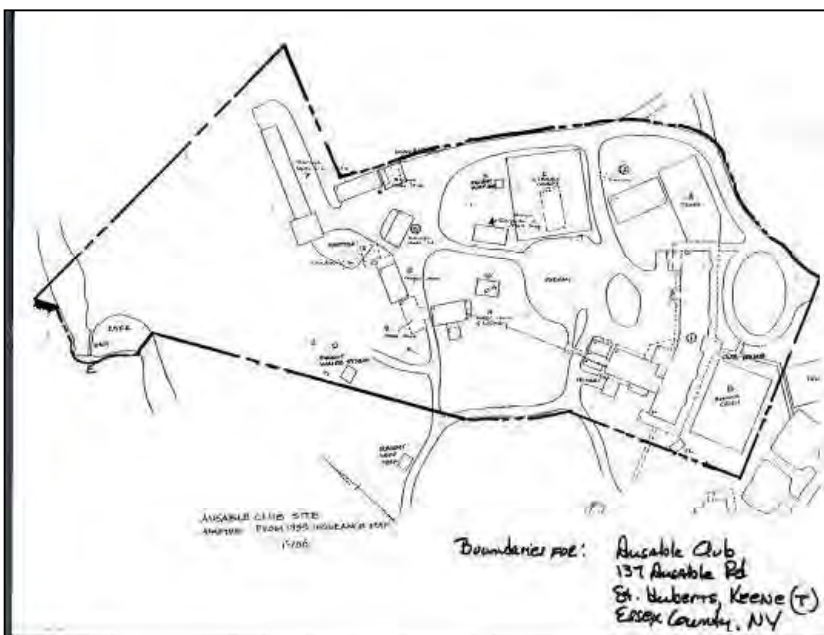


Figure 1: Original Map from 2005 nomination

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure2: Proposed boundary increase in solid pink

RESOURCE LIST

The following properties were included in the original (2005) listing and their contributing status has remained the same. These properties are listed, not counted.

Clubhouse, 1890. Listed 2005 (contributing)

A wood frame, rambling, 3 ½ story building with the typical hotel arrangement of public rooms on the ground floor and guestrooms on the upper floors. The building is comprised of two large, rectangular, 3 ½ story blocks of guestrooms (approximately 39' x 110' each), placed end-to-end, and splayed 22.5 degrees helping to reduce the mass. Forming a knuckle between these two main blocks is a projecting, 2-story, open, 7-sides porch tower with a 2-tiered, 7-sides, truncated pyramid form, and a spherical dome cap as its roof. Detailing on this tower generally matches that of the porches and balconies on the main blocks. The main stair hall of the building is located behind this tower.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Across the front façade of each main block is a series of 4-story bay windows, topped with large gabled dormers and connected by balconies at the second and third stories, which take tremendous advantage of the views. Between the large dormers are smaller dormers and, on the east wing, flanking prominent brick chimneys with decorative brickwork. On the east and west gable ends, there are paired double-hung windows, located at the end of the interior corridors, to let in light and ventilation and provide access to the first escapes. The ground floor on the front (south) façade has a full-width, open porch, which connects to the central porch tower and wraps around to the east and west elevations.

Attached to the rear (north) elevation of the west block is a 3-1/2 story kitchen wing with simpler dormers and detailing. Connected to its north elevation at the ground floor is a 1-story storehouse building, probably rebuilt or salvaged from the original Beede Hotel, as it has a basement of brick and stone. This building shows a deviation from the original plans for the building, which show a hipped roof over the end of the kitchen wing instead of the existing gable.

Attached to the rear (north) elevation of the east block are two original, 1-story appendages with hipped roofs. Across the rear of the building and the kitchen wing is a continuous service porch, mostly covered by a roof, half of which is the bracket-supported original, and the other column-supported half added prior to 1955.

The building's foundation piers were laid on the ground with no discernable excavation. As can be seen in the attached building sections, the main blocks consist of heavy timber bents, with diagonal braces, that extend up through the first two floors. These allow the clear span on the first floor and support the load-bearing corridor walls above. The second floor partitions are hung from these bents using story tall steel rods. The bents provide the only diagonal bracing for the tall structure, with walls and partitions of plastered wood stud construction. A consistent 13' square bay size was used for the main blocks of the building. All the bay windows and dormers are applied or cut into the basic structure.

The building is sheathed with painted clapboards and has an asphalt shingle roof. With few exceptions, windows throughout the building are the original 2/2 double-hung wood sash, and their sizes are consistent and scaled on a floor-by-floor basis.

Decorative embellishments to the building are limited to a subdued Queen Anne/Stick-style treatment. The numerous dormers and bay windows on the front facade are panelized with contrasting trim, and the decorative brickwork on the chimneys reinforces this articulation. Roof eaves have typical crown moldings, soffit and bed molding, and returns. This level of detail was reserved for the front of the building, as the rear (north) elevation is very plain except for the service porch roof and stair landing bay.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY
County and State

Name of Property

The building's porches (front and rear) exhibit an informal detailing with 6"x 6" columns with chamfered edges and brackets, and rafter tails with a simple band saw profiles. This commercial adaptation of the Adirondack Rustic style articulates the required structural parts, without the picturesque bark-covered logs. The porches have no other applied ornament or eave trim, and their rafters and roof sheathing are painted and left exposed. The ground floor porch has simple square balusters, while the balconies and porch tower use the material arranged into more decorative balustrades comprised of open panels of framed X's separated by a simple square vertical baluster. The clapboard walls below the ground floor porch roof have always been painted in a darker color than the remaining siding. Many of the original rain leaders still penetrate down through the porches.

Clubhouse Exterior Alterations:

The largest alteration to the original design of the clubhouse was the porch tower roof, which was rebuilt during the 1920s or 1930s. Perhaps because the flagpole caused the original metal roof to leak and perhaps to affect a more ornate appearance, the original porch peaked roof was replaced with a spherical dome cap. An additional intermediate eave was applied to this new roof structure, apparently to reduce the height of the remaining slope. Recently, the bottom three floors and columns of the porch tower were rebuilt, basically in-kind, due to rot.

Original plans for the building indicate an exterior lift in the northeast corner of the porch tower; however, it is believed that this was never built, and in 1954 an interior residential style elevator was installed in the main stair hall behind the tower.

The building's lack of a fully-excavated foundation system has allowed a great deal of differential settlement over the years, which has caused damage to the original plaster interior finishes. Much of the plaster on the first three floors has been patched or replaced with drywall. The kitchen wing, which was built on top of ash from a fire, as well as existing foundations, has also seen a great deal of settlement leading to the addition of shoring and intermediate support piers and beams. This wing also has received various small ad hoc additions to its west elevation.

At various times, the rear service porches were extended, wrapping around all the northeast side appendages and additions. The front porch was extended to wrap around the east end of the building in an attempt finish this approach side of the Club while providing shelter for the obviously prime sitting area between the bar and the tennis court. This porch treatment generally matches the porch termination on the west end, including the huge opening in the roof for the fire escape.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

On the front facade, some of the original pairs of French doors which opened onto the second and third floor balconies were replaced with small windows beginning in 1962, as new bathrooms were created in these locations. Other French doors on the third floor balconies were replaced with salvaged, large, double-hung windows due to rot from dripping roof eaves. The original standing-seam metal roofing was replaced with the current asphalt shingles sometime before 1933.

2024 additional documentation: Since listing in 2005 the Clubhouse has undergone a minor exterior historic restoration by the notable historic preservation architectural firm John G. Waite Associates, Architects. This project was completed within the last two years and was focused on returning the clubhouse to its ca. 1925 appearance. This included new metal roofing, period-appropriate lighting, a fresh coat of paint, and installing Chinese Chippendale balustrades on the upper floors. None of these undertakings effect historic character-defining features, and they carefully adhere to the Secretary of the Interior Standards. As such, the clubhouse retains its contributing status and continues to serve as the hub for the AC/AMR.

Casino, 1902. Listed 2005 (contributing)

Located east of the clubhouse, this large (approximately 35'x75'), wood frame, modest building has the same roof profile as the clubhouse and very simple decoration. It has a stone foundation, clapboard siding with shingles in the gables, and an asphalt shingle roof to match the clubhouse. It has wood stud frame, with a trussed rafter roof. One small stoop and a ticket office/entry have been added to the south elevation of this building, and another small stoop has been added to its north elevation. The original south gable windows were replaced with a louver when a projection booth was added to the building. The date of this alteration is unknown but presumed to be coincident with the showing of movies at the club, which began in the 1930s. Originally, the interior had two or three bowling lanes and recreation facilities for pool and table tennis. The bowling lanes were removed c.1909 as plays, and later, movies became a more important use. An early photo (below) shows two bowling lanes, a pool table and two table tennis tables in a room of exposed wood studs, natural wood floors and round Jog ceiling joists, with a small proscenium on the north end. The interior walls and ceiling are now covered in textured plywood.

2024 additional documentation: The only alteration to the Casino since listing is a new metal roof installed at the same time as the recent Clubhouse renovation. It retains its status as a contributing building.

Pump House, ca. 1980s (non-contributing)

Pump House (1980's/non-contributing) -Located approximately 30 feet north of the newer tennis courts, this 8'x 8' building has dark stained board siding and a low-pitched, shingled gable roof.

2024 additional documentation: The Pump House is for the water well and falls outside of the period of significance and is under fifty years old. It remains a non-contributing resource.

Carpenter and Paint Shop, 1935. Listed 2005 (contributing)

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Located 40 feet west of the pump house, this building is approximately 20'x35' with gray stained, vertical rough sawn board and batten siding and asphalt roof shingles. There is a later, small shed attached to its north gable end.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Garage Stalls #1, ca. 1920s. Listed 2005 (contributing)

Located to the north and across a service drive from the carpenter and paint shop, is a 5-bay, low-pitched, gable roof garage (approximately 20'x 48') with trussed rafters, openings on the east side, and board partitions between bays. It is finished with original vertical board siding.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Garage Stalls #2, ca. 1920s. Listed 2005 (contributing)

Located to the northeast and across a service drive from the above garage stalls (#1), is a 5-bay, low-pitched, gable roof garage (approximately 20'x 48') with trussed rafters, openings on the southwest side, and board partitions between bays. It is finished with original vertical board siding.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Service Garage and Lunch Room pre-1935. Listed 2005 (contributing)

Nearly attached to the east side of the above garage stalls (#2) is a taller, clapboard-sided, gable roof structure (approximately 28'x 36') that is reported to be the historic chauffeur's cottage, which was relocated to this site and remodeled.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Garage Stalls #3, ca. 1920s. Listed 2005 (contributing)

Located to the northwest and across a service drive from #2 garage stalls, is an 11-bay, low-pitched, gable roof garage (approximately 20'x 140') with trussed rafters, swinging pairs of doors on the southeast side and board partitions between bays. It is nearly original, finished with vertical board siding and contains many original fittings and hardware. Attached to its southwest end is a much taller, c.1980s, non-contributing, 28'x 28' truck garage with vertical board and batten siding with a very large overhead door.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Carriage Shed, ca. 1911. Listed 2005 (contributing)

Located to the southwest and across the service drive from #3 garage, is a 4-bay, shed roof structure with one open-walled, roofed bay, approximately 20'x48', with sliding doors on the southeast side. It is finished with original vertical board siding and includes a parapet wall on the front (southeast) and southwest sides.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Wood Shed, ca. 1980, (non-contributing)

Located 15 feet southwest of the carriage shed is an open shed roof structure, approximately 12'x 16' with a metal shed-roof on rough-sawn heavy timber framing. It is intended as a reproduction built on the site of a pre-1935 wood shed. The original had an attached roof to the boiler building across a service drive. The existing version does not have this connector

2024 additional documentation: The Wood Shed falls outside of the period of significance and is under fifty years old. It remains a non-contributing resource.

ATIS (Adirondack Trail Improvement Society) Building, pre-1935. Listed 2005 (contributing)

Located 20 feet east of the boiler building, this building, originally a staff recreation hall, is a rustic wood frame cabin sheathed with rough sawn vertical siding with battens. It has a later stone fireplace on the exterior.

2024 additional documentation: Th ATIS building appears little changed since 2005 and remains a contributing resource.

Boiler and Laundry Building, pre-1907. Listed 2005 (contributing)

Located approximately 170 feet from the north end of the kitchen wing at the western end of the clubhouse building, this clapboard-sided building still provides hot water to the main building via an insulated pipe running above ground to the clubhouse. This building originally had a second floor with a steep roof and shed dormers. This upper floor, which contained the laundry, was removed after 1933. The building has a shed addition on its south elevation.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Lawn Bowling Storage Building, ca. 1980s (non-contributing)

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Located 15 feet to the southwest of the clubhouse, this approximately 10'x14' gable roof structure has clapboards and narrow contrasting trim, with a 1/1 double hung window in each end and a three-panel glass door on its south side

2024 additional documentation: The Lawn Bowling Storage Building falls outside of the period of significance and is under fifty years old. It remains a non-contributing resource.

Tennis Court, 1902 & 1907. Listed 2005 (contributing)

Located northeast of the clubhouse, and originally built as a wood platform court level with the clubhouse porch floor, it was replaced with a grade-level clay court in 1907.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Bowling Green, 1936. Listed 2005 (contributing)

Located to the south (front) of the clubhouse's west block, the current bowling green was originally a croquet lawn and tennis court, probably salvaged from the original Beede House. It was turned into a bowling green in 1936 and enlarged and rebuilt in 1968.

2024 additional documentation: This building appears little changed since 2005 and remains a contributing resource.

Tennis Court, 1978 (non-contributing)

Located to the north of the casino is another pair of tennis courts, which were built in the location of previous service structures.

2024 additional documentation: This tennis court falls outside of the period of significance and is under fifty years old. It remains a non-contributing resource.

The following properties were included in the original (2005) listing and their contributing status has changed. These properties are listed, not counted.

Water System, 1980s (non-contributing)

Located to the north of the clubhouse's west block, are water and sewer system components consisting of piping and below grade junction boxes, tanks and manholes. These are pre-cast or formed concrete objects no more than 2-feet above grade.

2024 additional documentation: This water system falls outside of the period of significance and is under fifty years old. Due to its mechanical purpose and questionable categorization as above-ground

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

built structure(s), the water system should be removed from the list as a resource.

Hydroelectric Dam, 1924. Listed 2005 (contributing)

Abandoned in 1934, the concrete dam, gate and penstocks still mostly exist, but their wood portions are gone.

2024 additional documentation: The hydroelectric dam is located outside of the original boundary and should not have been included. Furthermore, the remainder of the dam, gate, and penstocks were largely destroyed in Hurricane Irma in 2017. It should therefore be removed from the list as a resource.

The following properties are in the expansion area and are included in this nomination's resource count:

Ausable Road

105 Ausable Road, "Roberts", 1900 (one contributing building)

Architect: unknown

The Roberts cottage is the easternmost building in the expanded district boundary and was built for the AMR. It is one of the larger cottages and its details are particularly attuned to its setting among a copse of fur and pine trees. Roberts echoes the influence of early Adirondack architects that prioritized the use of bark-clad balustrades and trussing, particularly on the porch. The one-story bungalow has a hip roof and is clad in wood shingles. It has a notable octagonal bay on the façade (west elevation) located between the main block and a later shed-roof enclosed porch. The main entry on the façade includes a partial-width wrap-around hipped porch with exposed rafters. The entry is notable for its glazed and wood panel door flanked by two fully divided cross-hatch sidelights. The other original windows throughout mimic this pattern either as fixed diamond pattern windows, or single-hung windows with fully divided diamond upper sashes over solid lower sashes. The roof includes at least one triangular dormer with fixed fully divided hatch. The property's interior exhibits excellent integrity as well, with a stone floor to ceiling external fireplace, cedar wood throughout, and a floorplan that exhibits the evolution of the residence to accommodate more guests and distance its dependence on the clubhouse by adding a kitchen and bathrooms.

113 Ausable Rd, "Bield", 1888 (one contributing building)

Architect: unknown

Bield cottage is to the west of Roberts and is a two-and-a-half-story side gable residence with wood clapboard and shingle siding. The southern quarter of the house is one story with a hipped roof and was likely a porch that was enclosed. Above this is a large wall dormer projecting from the main house block, added at an unknown date. Bield is the only cottage to have replacement vinyl windows throughout, and alterations to fenestration orientations. Despite this, the cottage retains integrity of setting, location, feeling and association and therefore contributes to the district.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

117 Ausable Road, "Chicora", 1900 (one contributing building)

Architect: Leon E. Dessez

Chicora was built by notable architect Leon E. Dessez, best known for his work on both residences and institutional buildings in the Washington, D.C. area. It is a one-story, hip-roof bungalow on an elevated foundation. It exhibits wood clapboard siding, a wrap-around porch with an angled entry, and original windows. The windows are largely fully divided sash, including a set of ribbon windows on the enclosed portion of the porch (the southwest elevation). There is at least one dormer with a hip roof and double fully divided wood casement windows. A stone chimney projects near the rear.

121 Ausable Road, "Deer Camp", 1964 (one contributing building)

Architect: Richard Norris Miller, Adrian and Edmunds

Deer Camp replaced an older cottage at a time when the AC/AMR was experiencing financial trouble. Keene Valley developers Adrian and Edmunds worked with owner Richard Norris Miller to design this one-story cottage to accommodate a disability he suffered as a result of narrowly surviving the Titanic disaster. The wood clapboard, front-gable building is compatible with other surrounding structures built nearly six decades earlier. It exhibits eight-over-one single-hung wood windows and a large central stone chimney. A short wood accessibility ramp connects to the full-width, hipped porch on the south façade. The building was constructed with no kitchen as a means of retaining the reliance on the clubhouse to provide meals and entertainment and is considered a contributing structure for its architecture and its subservient relationship to the clubhouse.

127 Ausable Road, "Wayside", 1892 (one contributing building)

Architect: unknown

Wayside is a one-and-a-half story wood shingle residence with a front gable roof and full width projecting façade porch. There is a one-room addition to the south elevation near the rear, but the building otherwise appears to remain largely original. A hip-roof dormer sits on the north elevation, under which is a bay window. The windows throughout are largely six-over-six wood sash.

Coughlan Way

31 Coughlan Way, "Beaulieu" 1892 (one contributing building)

Architect: Frank Miles Day

Beaulieu is a one-story sprawling residence with wood clapboard siding and a cross-hipped roof. The oldest part of the house contains a screened-in wrap around porch, an original fully divided glazed and paneled Dutch door, and Day's signature six-over-two sash wood windows. The house has seen several small additions over the years that illustrate the demand for more space as families grew. The dates of these additions are unknown, but likely date to the 1960s or earlier when the floor-to-ceiling stone fireplace in the center room was constructed. The interior consists of cedar walls and exposed rafters throughout, and it exemplifies how original AMR cottages that were originally dependent on the Ausable Clubhouse for meals have since been rehabilitated to include kitchens.

32 Coughlan Way, "Overlook" 1885 (one contributing building)

Architect: unknown

The Overlook is the oldest extant building in the district and the only one to pre-date the founding of the AMR. It was constructed as part of the original Beede Hotel and purchased by the AMR upon their founding in 1887.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

It is also the closest cottage to the clubhouse, sitting just south of it. Overlook is a one-and-a-half story, cross-gable house with wood shingle siding. Additions were added in the 1880s and retain consistent materials and scaling throughout. There is a partial width, hip-roof, wrap-around porch on the southwest elevation made of wood and painted raw cedar posts. Overlook retains a variety of original wood windows including fully divided tripartite casement, single hung two-over-two, and a couple of sash windows with Queen Anne upper sashes over two-lite lower. Similar windows can be found in the golf pro shop and Cohasset, and Heboma cottages.

35 Coughlan Way, "New Prospect" 1963 (one contributing building)

Architect: unknown

Prospect, which is often called "New Prospect" within the AC/AMR, replaced its predecessor that was torn down in the 1960s. It is a modest, one-story, side-gable ranch with clapboard siding and fully-divided single-hung sash wood windows. The south elevation includes a full-width gable screened-in porch with a small pent roof. Unlike earlier cottages New Prospect has a basement and a brick foundation. The house is much smaller and more restrained than its earlier counterparts but is compatible with the materials and feeling of the area.

38 Coughlan Way, "Wigwam" 1898 (one contributing building)

Architect: Frank Miles Day

Wigwam is the last Frank Miles Day house built on the property and his most grand. This two-and-a-half story, wood clapboard, front gable residence has key features such as Day's multi-lite upper sash windows over two-lite lower, including a symmetrical set of double windows on either side of the second story. There is a wrap-around porch on three sides, of which the north and east elevations are covered. The house boasts some modest stick style influences such as decorative trussing under the overhanging eaves on the façade and a steep gable with shingles. In a whimsical touch Day also flared the eaves and included decorative eave brackets. Wigwam also has a decorative Palladian tripartite attic window.

39 Coughlan Way, "Cohasset" 1895 (one contributing building)

Architect: Frank Miles Day

Cohasset is located on the western boundary of the expanded district and is situated on the slope of a hill. It is a one story, wood clapboard bungalow with a hip roof and Day's signature wood sash six-over-two windows. The residence differs from Day's other designs in that it boasts a half-octagonal projecting screen porch with bracketed eaves on its northeast corner. The entry on the east elevation is accessible from a large wood frame staircase, a feature not seen in the surrounding cottages. The southern elevation has a partial width screen porch with the other half enclosed interior. It is possible this section of the house was a later addition or at one time a full-width porch as it diverges from the main hip roof in favor of a shed, but it contains the same materials. The building retains integrity in all areas.

40 Coughlan Way, "Seville" 1888 (one contributing building)

Architect: Stephen D. Hatch

Seville marks the southwest boundary of the expanded district and is the only confirmed residence designed by architect Stephen D. Hatch. It is a two-story, front-gable residence with wood clapboard siding and a full-width projecting porch on the east façade. The porch has a hip roof and modern plain balustrade and posts. One-story additions of unknown date were added to each side of the original house; like some of the other cottages this illustrated the need for more space as the cottages moved away from their dependence on the main clubhouse for meals and entertainment. The house has wood single-hung six-over-six windows throughout, two wood

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

panel and glaze original doors, and a pair of wood, fully divided glazed French doors on the southern addition under the porch. The house is also notable for its triangular attic vent that may have been converted from a window. Seville likely has undergone the most exterior alterations among the cottages, but its location, setting, feeling, association, and materials remain intact.

Lake Road Way

9 Lake Road Way, Golf Pro Shop, 1889 (one contributing building)

Architect: unknown

The one-story golf pro shop was built in 1889 as part of the Beede Hotel and originally operated as Keene Heights Library for both guests and locals. This wood clapboard, side gable structure with a wrap-around shed porch was designed by an unknown architect. The building retains wood sash windows and partially glazed wood doors, as well as excellent interior integrity. Inside, it boasts unpainted wood framing on the walls and exposed rafters. In the 1950s it was converted from the library into the golf pro shop, at which time a modest side addition with locker rooms was added. This addition contains two of its most notable architectural features: a tripartite wood fully divided casement window, and a large wood window with a multi-pane Queen Anne top sash over a two-lite lower. It is possible these windows were moved from elsewhere in the building when the addition was added in the 1950s.

13 Lake Road Way, "Heboma", 1893 (one contributing building)

Architect: Frank Miles Day

One of the early land lease houses built for early AMR members, this one-story house is a modest hip-roof structure with wood clapboard siding and a small shed-roof porch on the southern part of the front elevation. It retains excellent material integrity, including original six-over-one double hung sash wood windows. The façade includes a tripartite window that applies a Queen Anne sash design reminiscent of the windows on the nearby golf shop. Heboma also includes an interesting landscape wherein the house was built within a few large boulders, and the road in front includes a large upright rectangular slab with an embedded iron chain. It is likely that historically this served as a form of gate. Historic photos show a wooden rustic entry gate near this spot (since demolished).

17 Lake Road Way, "Resagonia", 1889 (one contributing building)

Architect: Frank Miles Day

Resagonia was built as a residence for early AMR members slightly before the clubhouse was completed. Originally there was a twin house across Lake Road Way, but it was replaced by the Prospect cottage in the early 1960s. Resagonia is a two-and-a-half-story gable-front home with wood clapboard siding and scalloped wood shingle in the upper half story gable. A cross-gable one story addition was added at an unknown date to the north elevation, although it largely retains the same materials and deferential to the historic section of the house. The original house includes a full-width, hip-roof porch with one half enclosed and the other open. Fenestrations appear to be largely original, single-hung wood with six-over-two, or twelve-over-two configurations. The most notable of these appear on the façade, where there are two sets of tripartite windows on the second story, and a decorative tripartite fully divided bay window under the gable.

21 Lake Road Way, "Edgewood", 1888 (one contributing building)

Architect: Frank Miles Day

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Edgewood is another Frank Miles Day residence constructed before the clubhouse was completed in support of the AMR. This one-story bungalow has wood clapboard siding and a cross-hip roof with notable flared eaves seen in Day's other design, Wigwam. There is a full-width extended porch on the façade, with the entry door flanked by two wood sash twelve-over-two wood windows. The other fenestrations are similar, and there are at least two wood tripartite windows with six-over-one configuration. Edgewood was originally built slightly to the west up a slight hill near where the Wigwam cottage sits, but aside from its short move to its current location it retains integrity of setting, association, design, materials, and feeling.

Tennis Courts on Lake Road, ca. 1974 (two non-contributing structures)

These two tennis courts date from the mid-1970s and are unremarkable for their design. It is likely they do not meet the fifty year requirements for National Register listing.

Other Resources

Sprinkler Pump House, ca. 2018 (one non-contributing building)

This small, one-story front gable pump house is used for the sprinkler system. It is made of wood clapboard and has return eaves. It is located to the south of the clubhouse, adjacent to the corner of the bowling lawn. Due to its age, it is non-contributing.

Maintenance Building, built after 2005 (one non-contributing building)

The maintenance building is situated at an angle to the south of the clubhouse. It is a side-gable, one-story building that has wood clapboard and return eaves that mimic the sprinkler pump house. There is a partial-width recessed porch on the northwest and no windows. Due to age, it is non-contributing.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ENTERTAINMENT/RECREATION

Period of Significance

1885-1964

Significant Dates

1890; 1905

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Wilson Brothers & Company; Frank Miles Day; Stephen D. Hatch; Leon E. Dessez

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Period of Significance (justification) The period begins in 1885, when the oldest extant cottage associated with the Beeede hotel was built and ends in 1964 when Deer Camp cottage was constructed. This represents the continued use of the property as a popular recreational site into the twentieth century while also adhering to the general fifty-year guidelines of the National Register program.

Criteria Considerations (explanation, if necessary) n/a Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Ausable Club/Adirondack Mountain Reserve (AMR/AC) seeks to amend its existing 2005 National Register nomination to include an architecturally significant collection of fourteen summer residential cottages and a former library, now used as a golf pro shop, that are clustered either to the immediate east or south of the clubhouse. The boundaries will be expanded to the southeast along Ausable Road and to the southwest along Coughlin Way and Lake Road Way. The adjacent golf course and other residences scattered throughout the property are not included.

Criterion C: Architecture is retained from the original nomination and expanded upon due to the continued significance of the property as one of the oldest examples of late-nineteenth century Adirondack resort architecture that hasn't been demolished, destroyed by fire, or otherwise irrevocably altered. The clubhouse, casino, and several other structures in the original boundary are the well-preserved work of Philadelphia architects Wilson Brothers & Company. Another Philadelphia architect, Frank Miles Day, designed six of the additional cottages and architects Stephen D. Hatch of New York City and Leon E. Dessez, of Washington D.C. each designed one. At the time of the original 2005 nomination, twelve of the fourteen contributing cottages were eligible under Criterion C: Architecture. However, due to owner opposition at that time, the district was confined to the main clubhouse and its immediate auxiliary buildings. In 2023, the leadership of the AC/AMR revisited the idea to add the fourteen buildings in an expanded NRHP district and received favorable responses from the cottage owners.

The property is also eligible under Criterion A: Entertainment/Recreation. All intact contributing cottages represent an important feature of late-nineteenth century Adirondack resort architecture—they share a symbiotic relationship with their associated hotel. The cottages were all built without kitchens or dining rooms and thus residents would take their meals in the hotel dining room and were expected to entertain guests and socialize there as well. Additionally, all housekeeping services, linens, and supplies of candles and lamp oil were

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

supplied by the hotel/clubhouse. The cottages and library were connected to the club's water and electrical systems, and ice was brought from the clubhouse to keep cottage ice boxes cool. Kitchens and dining areas did not begin to appear in club cottages until the late 1960s.

This amendment also expands the original nomination's period of significance from 1890-1955 to 1885-1964 to capture the oldest and newest extant buildings associated with the AC/AMR. Additionally, it removes Social History and Conservation as Areas of Significance, as upon closer analysis Entertainment/Recreation is more apropos due to the property's role as a recreational destination centered around rustic Adirondack pursuits beginning in the nineteenth century. Although there are other cottages and structures within the AC/AMR's expansive land, the proposed boundary and contributing resources were determined by their ability to meet both architectural significance and illustrate a clear connection to the recreational opportunities provided by the resort. For example, the golf course is not included because it has lost its historic integrity due to many redesigns of its landscape. Additionally, other nearby residences were built independently of the AC/AMR, fall outside the period of significance, or were at one time a part of the AC/AMR but were sold off and thus severed ties with the organization.

Narrative Statement of Significance

Early Resort History and Recreational Pursuits in the Adirondacks

The Ausable Club/Adirondack Mountain Preserve (AC/AMR) is in the heart of the High Peaks Region, centrally located within the Adirondack Park, a mountainous region of northern New York. The area is famous for its status as the largest publicly protected area in the contiguous United States and it is unique for its blend of private and public legally protected land.⁴ The AC/AMR is located on a ridge above the Keene Valley, an area noted for its rugged beauty, outdoor opportunities, and "camp culture" specific to New York in which seasonal visitors partake in extended stays at family cottages or larger resorts.

The Adirondacks originally were used as hunting grounds by many Native American peoples, most notably the Mohawk and Oneida who arrived around 1,200 to 4,000 years ago. Rick Hill, a Haudenosaunee (Iroquois) historian, explains that this region exemplified the "Dish With One Spoon" territory that the Haudenosaunee

⁴ "Adirondack park and the Catskills," New York State Archives, accessed Sept. 15, 2024, https://www.archives.nysed.gov/research/environment/research/park_overview.shtml

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

shared with other indigenous people, particularly after the Mohawk and Mahicans signed a peace treaty brokered by Samuel de Champlain in 1624. Peace didn't last however, and by the eighteenth century the Mahican had been relegated to Massachusetts and the upper Midwest. Arrival of Europeans significantly reduced the Mohawk population, but trade with the Dutch and French allowed them to expand their territory. The conflicts that followed increasingly drove both Iroquoian and Algonquian tribes to the Adirondacks and the St. Lawrence River. The Mohawk sided with the British during the American Revolution, and were stripped of their land in Northern New York, with many dispersing to Canada.⁵

After the American Revolution speculators were drawn to the opportunities that this mountainous area presented. Large land patents were issued, although settlement was slow as farmers were stymied by poor soil, short growing seasons, and inaccessibility to markets. Some of this was alleviated when the Champlain Canal was opened in 1823, allowing access between Lake Champlain and the Hudson River. The area showed further promise for growth when alternative industries such as iron production, sheep farming, and logging drew people in. Lumbering, sawmills, and tanneries were particularly important to the region from the 1820s on, although they were largely local, small-scale operations situated in rural areas. Prior to the Civil War when manufacturing pulp paper from spruce became common, the logging industry had little effect on the High Peaks, and the area appealed to affluent city-born men who sought refuge from crowded cities and wanted to experience the "wilderness" that was foreign to them. Male-dominated outdoor pursuits such as fishing, hunting, vigorous hiking, and wilderness camping became de jour activities in the 1820 to the 1850s, with newspaper accounts, books, and sketches documenting these adventures.⁶ Like Niagara Falls on the other side of the state, the Adirondacks became one of America's first recreational destinations, and tourists were captivated by its perceived undeveloped landscape.

Early expeditions were only a supplemental part of the Adirondack economy, but by the 1850s tourism became more entrenched with the opening of formal wilderness hotels over campsites. Pioneers such as Paul Smith erected long-standing hotels such as the St. Regis House (aka Paul Smith's Hotel, 1859-1930) which was considered the most fashionable Adirondack hotel in the latter half of the nineteenth century. Yet these early hotels set the expectation that these accommodations should be deliberately rustic, with no indoor plumbing,

⁵ "Adirondacks: Native Americans," National Park Service, November 2018, <https://www.nps.gov/articles/adirondacks-native-americans.htm>

⁶ Richard Longstreth, *A Guide to Architecture in the Adirondacks* (Keeseville, NY: Adirondack Architectural Heritage, 2017).

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

bellboys, or other luxuries seen in city accommodations.⁷ Demand for hotels increased after the Civil War when the area became popular among well-to-do and prosperous middle-class households who desired to spend at least part of the summer away from the unpleasant environments and diseases associated with urban life.⁸ Fervor for the wilderness exploded nationwide as railroad lines were completed and landscape photographers, painters, and writers began to publish their work to a widespread audience. In the Adirondacks photographers like Seneca Ray Stoddard and painters such as Thomas Cole depicted the bucolic lakes, autumn colors, and peaceful vistas that still draw modern visitors in. Dozens of hotels sprung up in response, including the AC/AMR's predecessor, the Beede House.

Richard Longstreth describes the Beede House, built in 1876, as possessing “both the rugged simplicity of a wilderness hotel and amenities of a resort so that hunting, fishing, and hiking were supplemented by tennis, walking, and even relaxed conversations on the porch.”⁹ The present-day campus of the AMR/AC encompasses the roughly 700 acres of tableland that Smith Beede first cleared for farming in the early 1860s, originally known as Beede (and later Keene) Heights. The large tract of forest wilderness bordering the Beede farmland to the south was owned by the Thomas and Armstrong Lumber Company of Plattsburgh which permitted unrestricted access onto its lands by local residents and summer visitors drawn to the natural splendor of the Ausable Lakes region of the Adirondacks. A rough road, first cut in the 1850s to a sawmill at the Lower Ausable Lake three and a half miles to the south, served as the main entry point into the Ausable Lakes region for lumbermen and outdoor enthusiasts alike. As the number of summer visitors to the region grew dramatically throughout the 1870s and 1880s, the lake road's proximity to the Beede farm fed a growing demand among visitors for seasonal lodging in the area. Over the next two decades, the Beedes sold off additional farmland for more than a dozen cottage sites and constructed the Beede House hotel adjacent to the lake road (*Figure 3*).

⁷ Christine Jerome, *Adirondack Passage: Cruise of Canoe Sairy Gamp*, Adirondack Mountain Club, Inc., 1998.

⁸ Steve Clark, Ausable Club, section 8.

⁹ Richard Longstreth, *A Guide to Architecture in the Adirondacks*, 13.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure 3: Beede House, Keene Valley, Adirondacks. By Seneca Ray Stoddard, c. 1888. Located at Library of Congress, <https://www.loc.gov/pictures/item/95507268/>

By standards of the day, the Beede House was in an unusually remote location. Visitors generally had to travel either by rail or steamship up Lake Champlain to Westport and then embark on an arduous journey some eighteen miles west by wagon or stage through Elizabethtown. They then traveled over a mountain pass and descended to Keene Valley, and proceeded another three miles to the southeast, ascending to the Beede House. Remoteness itself appears to have been a major attraction, as was the spectacular site with its panoramic views of Giant, Noonmark, Sawteeth, Colvin, and other prominent mountains of the Adirondack High Peaks. Furthermore, many of the mountainsides framing Keene Valley had been timbered, and part of the appeal of the resort is that it formed a natural fall line where the forest had experienced little human intervention.

Beede House guests could hire a hiking guide, usually to Lower Ausable Lake and Upper Ausable Lakes. At a time when most resort hotels catered to passive, rather than active, recreational pursuits, few, if any, establishments in the Adirondacks approached the Beede House in the degree to which guests could partake in rugged, outdoor life. The resort-hotel phenomenon reached its peak during the late nineteenth and early twentieth centuries, and in the Adirondacks, this meant trouble for its delicate environment. The increase in

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

tourism, logging, and mining in the Adirondacks meant that by the end of the century the landscape was decimated by deforestation and water pollution. In the 1880s The lands to the south of the Beede House, including the acreage surrounding the Ausable Lakes, was slated for timbering. This threat led to the founding of the Adirondack Mountain Reserve (AMR) in 1887. A few years later, the state of New York created the six-million-acre Adirondack Park in 1892. A clause in the 1894 New York constitution stated that “the lands of the state, now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands.”¹⁰

The following text is taken from the original 2005 nomination and outlines the history of the AMR:

The AMR was the brainchild of William G. Neilson, a prominent Philadelphia mining engineer and a summer resident who had built the first cottage on the heights in 1870. Neilson and several colleagues pooled resources to purchase a tract of some 25,000 acres encompassing the lakes and adjacent mountains so that the lands would be protected in perpetuity. What precipitated this purchase had begun in 1854, when timber interests persuaded the State of New York to construct a dam at the foot of Lower Ausable Lake to facilitate the cutting and removal of timber. From 1857 until 1887, a modest saw mill operation was located adjacent to the dam. The huge tract that would eventually become the AMR had been purchased by the Thomas and Armstrong Lumber Company in 1866. The impending sale of their property to the Finch Pruyn Paper Company of Glens Falls and the threat of intensive timbering prompted Neilson to action.

At that time, the AMR's objective of protecting a mountain landscape in its more or less natural state was still an unusual one. The State of New York had no legal category for such an organization, so the AMR was first nominally incorporated as a mining and timber company. Hunting, an activity held dear to year-round residents and sportsmen alike, was prohibited, as were other human actions that would disturb natural occurrences of almost every kind. Camping on the Upper Lake, which the Thomas and Armstrong Lumber Company had allowed, was now privatized, although the guides who had established camps were allowed to retain them for their use and the use of AMR members. Aside from the lakes, AMR land

¹⁰ “Adirondacks: Lumber Industry and Forest Conservation,” National Park Service, Nov. 2018, <https://www.nps.gov/articles/adirondacks-lumber-industry-forest-conservation.htm>.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

remained publicly accessible, in contrast to the practices of other private, stockholder preserves of the region, such as the Tahawus Club (founded 1877), the Adirondack League Club (1890) or individually owned preserves, such as Brandreth Park, Nahasane, or Santanoni.

No sooner had the AMR been established than the Beede House became vulnerable. In the latter months of 1889, the Beede family began negotiations for its sale, apparently because profits were meager compared to the burdens of management. Neilson and other AMR stockholders were among those who established the Keene Heights Hotel Company, with the intent to purchase the operation and rename it St. Hubert's Inn. The prospective owners undertook alterations to improve the building from plans prepared by Wilson Brothers & Company, a Philadelphia firm that Neilson likely secured. In March 1890, however, fire consumed the entire premises. Undaunted, Neilson soon arrived with architect H. A. Macomb from Wilson Brothers. Plans for a new building were quickly prepared and a large construction crew, supplemented by local workers, set to work. The process lasted a mere four months, with the newly-incorporated St. Hubert's Inn opened for the season on July 15. Two-thirds of the intended building had been erected at that time. The remaining one-third, extending to the northeast, was planned to accommodate further expansion but was never realized.¹¹

Perhaps due to inadequate management, perhaps to the depressed economy that lasted for most of the 1890s, St. Hubert's Inn experienced financial difficulties. Even the economic upturn that followed was offset by a major forest fire that burned the surrounding mountains in 1903, and the establishment closed in 1904. The following year, after much debate, the AMR purchased the property, and the hotel was converted to a clubhouse for the newly-formed Ausable Club. The club was intended not just to protect the holdings of the AMR and the individual investments that had been made by owners of the now numerous nearby cottages, but it also served as a social organization to utilize the AMR facilities and to bolster membership. Since 19-6, the Ausable Club has occupied the premises.¹²

¹¹ This structure is the extant Ausable Clubhouse, described in section 7.

¹² Steve Clark, Ausable Club, section 8.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure 4: St. Hubert's Inn circa 1891, Seneca Ray Stoddard. From the Adirondack Experience <https://adirondack.pastperfectonline.com/Photo/7AD21B67-520E-4448-80A6-121438957658>

In the Adirondacks, hotel luxuries were both uneconomical and contradictory to the pre-conceived notions that visitors formed about the wilderness. It was typical for these resorts to be accommodating and provide recreational opportunities for families while avoiding opulence. Beede House, St. Huberts, and later the Ausable Club epitomized this balance, but were different from some of the other hotels and great camps in that they were primarily orientated around the mountains instead of lakes. Boating life was the primary sub-culture that arose during the late nineteenth century on Lake George, Lake Placid, Loon Lake, and countless others. And although the property does boast two lakes, they were not the main draw. As the creation of the AMR illustrates, all three hotels on this site assumed the purpose and identity of being protectors of the mountainous landscape and forest, a dynamic not seen in contemporary lake-front resorts such as the Sagamore.¹³

History of the Ausable Club Cottages

Beede House and Ausable Club were quintessential late-nineteenth century Adirondack resorts in that one of their most important features were the presence of associated cottages. These cottages were seasonal residences

¹³ Longstreth, *A Guide to Architecture in the Adirondacks*, 13.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

that the club controlled. At the end of the Victorian era access to indoor plumbing and electricity was still scarce, and as such, family cottages were built to be reliant on their associated hotel for food, washing, and activities. Resort cottages could vary in size and design, some were quite ornamental and others rather rustic. But all were vernacular structures that discarded the notion of an impermanent base in exchange for family-friendly homes that served as destinations in their own right. Cottages sprung up both within and outside resort properties, particularly in the Keene Valley, Loon Lake, and in southern Adirondack lake communities.¹⁴

Beede House and St. Hubert's Cottages

Cottage construction and acquisition were immediate priorities of AMR stockholders, who, at their first meeting in late October 1887, authorized \$5,000 for the construction of three cottages.¹⁵ By late December, AMR founder William G. Neilson had hired two prominent architects, Frank Miles Day of Philadelphia (*Figure 5*) and Stephen Decatur Hatch of New York, to develop plans for these three new cottages. Day's firm produced designs for the cottages that would be named Prospect and Edgewood, while Hatch's firm designed plans for the cottage named Sebille, the original name of Mount Colvin. Neilson contracted with the Beedes to build these structures, which were completed the following March. The AMR's selection of these distinguished outsiders reflects their desire to use designers they were already familiar with and whom they trusted could implement modest but high-quality designs in the unique environment of the High Peaks. Richard Longstreth states that distinguished architects "were chosen by clients [in the Adirondacks] who wanted work well above the ordinary... The character of such work varies greatly depending upon the nature of the project, the period in which it was done, and often, the architect."¹⁶

¹⁴ Longstreth, *A Guide to Architecture in the Adirondacks*, 21.

¹⁵ AMR Board of Trustees Executive Committee Meeting Minutes, Oct. 28, 1887, AMR Board of Trustees Records, Keene Valley Public Library

¹⁶ Longstreth, *A Guide to Architecture in the Adirondacks*, 41-42.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure 5: Frank Miles Day, from the Frank Miles Day Collection, Architectural Archives, University of Pennsylvania, Local ID #059.292

On the surface, Frank Miles Day (1861-1918) was a somewhat unusual choice to design these modest little cottages in the remote reaches of New York. A graduate of the University of Pennsylvania, Day quickly established himself as a prolific architect in his hometown of Philadelphia in the early twentieth century. Like most successful Philadelphia architects of his time, Day rarely turned down residential commissions, but he was better known for his large projects such as the Philadelphia Art Club (1888, *Figure 6*), American Baptist Publication Society (1896), and eventually was lauded for his significant work on several college campuses. The Ausable Club appears to be his only work in the state outside of New York City. But Day only started his own practice in 1887, and therefore the AMR would have been one of his earliest clients. Designing the summer homes of well-to-do east coast families was likely a wise investment for his career and allowed him to hone his skills and personal style with little risk.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure 6: Philadelphia Art Club, designed by Frank Miles Day. Keebler, Patricia Heintzleman, *The Life and Work of Frank Miles Day*, Thesis (Ph.D.) - University of Delaware, 1981 , p. 450, #3

Day was known among his contemporary Philadelphia architects of being somewhat of a pioneer, rejecting historical designs in favor of more flexible and original work. As the *American Institute of Architects Journal* remembered him after his death in 1918:

“When Mr. Day began practice in the late eighties, architecture was in process of being discovered by the American people as a vital, creative art. The public was awakening to an interest in its possibilities through the work of men inspired by foreign travel and study, or their pupils. These pioneers of the new age were men of vigor and originality, but the work of many of them was unhappily marred by an unrestrained individualism...In no city was this more evident than in Philadelphia, whose character of staid repression had been swept aside in the movement of revolt...To this result Mr. Day’s contribution was vital. The consistently high level maintained by the work of his office shows always the influence of his qualities: a fine

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

enthusiasm and love of study, grasp of the essentials of a problem and insight into the essence of style and character, erudition combined with a facility for finding fresh and novel modes of treatment and, perhaps above all, the critical faculty guides by a supremely true taste.”¹⁷

In other words, Day eschewed the ornamentation and strict rules that his more conservative peers perpetuated in favor of an adaptable style focused on the practicalities of the environment. This explains why he was equally successful working with brick and stone in confined parcels of Philadelphia as he was applying modest Shingle style detailing to seasonal cottages scattered over the forested hills of Keene Valley. His adaptability was likely seen as a positive attribute to AMR members who wanted each of their residences to express their individuality, but also reflect new architectural methods and materials that manifested their conception of what mountain life was. Day was employed the most at the site because he achieved this goal. His houses all employ specific characteristics such as the six-over-two sash windows, use of local wood and stone, and consideration of each lot’s topography in their design. But all six of his remaining cottages are unique in their plan, roof type, and stylistic influences. When one compares the unique shingle-inspired flare of Wigwam’s two-and-a-half story front gable with the retreating modesty of the one-story Edgewood there is little initially in common aside from the flared eaves. But both houses are entirely appropriate for their individual settings, retain rustic appeal, and were constructed for their original owner’s needs.

Similarly, the architect Stephen Decatur Hatch (1839-1894) was better known for his commercial work in New York City but was far more experienced than Frank Miles Day when the AMR hired them both in 1888. Soon after founding his own firm in 1864 his practice took off, with commissions for the Gilsey House Hotel (1868), Robbins & Appleton Building (1870), and Fleming Smith Warehouse (1891), all of which are listed on the National Register. He was also the designer for George Opdyke’s four-story Second Empire brownstone on Fifth Avenue and 47th Street, purchased by the notorious Jay Gould in 1880.¹⁸ Like Day, Hatch’s work elsewhere illustrates his willingness to adapt to emerging styles that were shifting rapidly in the late nineteenth century. Hatch’s No. 168 Duane Street (extant, built in 1886) embraced the Flemish Revival style that was emerging in New

¹⁷ Journal of the American Institute of Architects, Vol. 6, (1918), 385.

¹⁸ “Slate Valley Ties to Big City Movements,” Slate Valley Museum, accessed November 12, 2024, <https://www.slatevalleymuseum.org/slate-valley-ties-to-big-city-movements>.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

York City as a form of architectural reimagining of the city's Dutch heritage. And his earlier Gilsey House Hotel is an extant Second Empire, eight-story hotel with a cast-iron façade and a notable three-story mansard roof. But Hatch knew that city residents expected a significantly different experience in their second homes. Here they would embrace their romanticized concepts of wilderness, where modest accommodations provided a level of comfort but still allowed for an "authentic" rustic experience and return to nature. Seville cottage, with its front-gable roof and lack of ornamentation exemplifies this, although the additions added later show how the original designs were not always appropriate for long-term use as family's grew and expectations changed.

Cottage Building and the Bright Plan

At its February 1888 meeting, the AMR Board of Trustees approved the purchase of two existing cottages in proximity to the Beede House. Lumberman George Thomas, whose company had just sold to the AMR their 25,000-acre Ausable Lakes tract, now sold his summer cottage to the AMR, which renovated the building to provide both lodging and office space. Renamed Roadside Cottage, the building became the AMR's first office, and later, its first dining facilities. The AMR also purchased a recently built cottage adjacent to the Beede House from Catherine Hardenberg. Renamed Overlook, the AMR constructed an addition to the cottage that fall, and it remains the oldest extant building on site. The AMR's three new cottages—Prospect, Edgewood, and Seville—were built between Roadside and Overlook, positioned on a hill paralleling the west side of Lake Road Way. As the AMR's cottage cluster took shape along Lake Road Way in 1888, Orlando Beede leased two building lots along the eastern section of Ausable Road: one to Laura Forbes of New York, who built Deer Camp Cottage, and the other to New York City school teachers Elizabeth Woods and Jessie McGregor, who built Bield Cottage. Beede also donated land to the newly formed Keene Heights Library and constructed the library building in 1888. The library existed until 1955 when the building was repurposed as the Ausable Club's golf pro shop, still serving in that capacity today.

During the winter and spring of 1889, the AMR continued its cottage expansion, again contracting with Frank Miles Day's firm to design a cottage that was similar in general plan to Prospect. Positioned on the east side of the lake road, the cottage was christened Resagonia, an alternate name of nearby Sawteeth Mountain. Additionally, Howell and Neilson hired the Beedes to build a winterized cottage to provide off-season housing for the AMR superintendent. In contrast to the seasonal cottages, which were open frame construction structures built on wood pilings, the winterized house, named Boulder, was constructed on a masonry foundation with a

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

cellar and plaster-and-lath walls. Boulder was sited on the west side of the lake road near the present-day AMR guardhouse, but it was demolished at an unknown date.

Although they varied in size and design, the cottages that formed the residential campus surrounding the hotel were generally uncomplicated structures whose open-frame interiors included a living room with a fireplace, several bedrooms, sleeping and sitting porches, and one or more bathrooms. While several had servants' rooms, none had kitchens or dining rooms as all meals were to be taken at the hotel, and later, the dining room of the clubhouse. None were winterized except for Boulder Cottage.

In September 1890, the AMR altered its approach to building cottages, approving the Executive Committee's recommendations regulating all future AMR cottage-site transactions. Among the new land regulations' thirteen points were provisions establishing the Executive Committee's authority to approve all cottage locations and finishes. They also developed a formula for how members would fund cottage construction on AMR land. Known as the Bright Plan, in honor of stockholder J. C. Bright, who had developed it, the formula stipulated the following regulations for the construction of new cottages:

Members who build on an approved AMR building site will fund all costs to construct and furnish the cottage and will have exclusive rights to the cottage rent-free for a period of years. The member will be credited with the total construction and furnishing amount, against which will be deducted a rental fee of 16 2/3% of the total cost when under \$1,200 and 20% when same exceeds \$1,200. The rental fee will be charged against the member's account until the rental fee equals the cost of construction and furnishings, after which time, the member can no longer occupy the cottage rent-free. Thereafter, ownership will revert to the AMR, and the member will have the first right of refusal to rent the cottage at rates set by the executive committee.¹⁹

The Bright Plan successfully addressed the AMR leadership's concern that the demand for cottages among stockholders exceeded the young organization's available capital for constructing cottages. Ultimately, five cottages were constructed by the AMR under the Bright Plan between 1890 and 1900. These cottages, all designed by Frank Miles Day, were embellished with more exterior detailing than the previous cottages, and all were designed to include indoor bathrooms in their floor plans, a feature that was retrofitted into the existing AMR cottages in 1892, when plumbing was introduced to the community.

¹⁹ AMR Board of Trustees Meeting Minutes, Feb. 27, 1891, AMR Board of Trustees Records, Keene Valley Public Library.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

AMR stockholder Byerly Hart was the first to take advantage of the Bright Plan, completing Beaulieu Cottage in July 1892. Hart was followed by AMR Executive Committee member Edward Howell, who built Heboma between the Library and Resagonia in the spring of 1893. In 1895, Roadside Cottage was moved to the east side of the lake road at the request of William Alderson who wanted to build his cottage, Cohasset, on the hill above the west side of the road. Two years later, the Executive Committee approved a similar request by Charles Henry to move Edgewood Cottage to the east side of the lake road between Resagonia and Roadside. On Edgewood's original site, Henry built Wigwam Cottage in 1898. In March 1900, Elisabeth Coffin's lease was approved, and Round Top Cottage, situated between Heboma and Prospect, was completed the following year.

In the summer of 1889, the Beedes divested their vast property holdings in the area, agreeing to sell the hotel, outbuildings, and forty surrounding acres of farmland to the Keene Heights Hotel Company, a newly formed venture whose investors included many AMR shareholders. The AMR also purchased the Beedes' remaining 1,585 acres, which included the Roaring Brook tract on the slopes of Giant Mountain and part of the Old Military Tract. The Keene Heights Hotel Company had been formed for the dual purpose of operating St. Hubert's Inn, built in 1890 after the Beede House was destroyed by fire, and for leasing cottage sites on the heights. The company's first land transaction occurred in 1892 when Charles F. Batchelder of Cambridge, Massachusetts, leased a site near the intersection of Ausable Road and Lake Road Way. Batchelder, who became an AMR member later that year, built Wayside Cottage. In 1900 the hotel company leased two additional cottage sites on either side of Bield. Henry Roberts, future governor of Connecticut, leased a site to the east and built his cottage, named Kill-kare, on a small bluff overlooking the road. The AMR later renamed it Roberts Cottage. To the west, James Lownes of Washington, D.C., commissioned Chicora Cottage, designed by notable Washington architect Leon E. Dessez.

Leon Dessez (1858-1918) is most known for his design for 1 Observatory Circle in Washington, D.C., which is now used as the United States Vice President's house (*Figure 7*). Dessez built the Queen Anne home in 1893 to serve as the Naval Observatory's "Superintendent's House." Until 1975 it was used by various senior naval officers until being converted to the official residence of the Vice President.²⁰ Dessez was a native of Washington, D.C., and unlike many of his American colleagues, the young Dessez chose to forego formal training in Europe and instead remained in D.C., working as an apprentice for Colonel Casey on the Washington Monument. He also establishing his connection to the Navy early on as an assistant architect at the

²⁰ "The Residence," Number One Observatory Circle, accessed Nov. 12, 2024, <https://oneobservatorycircle.com/the-vice-presidents-residence/>

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Navy Yard. He came of age in a time when D.C. was prospering, and prior to opening his own practice in 1886 he was already experienced in large-scale residential commissions, including the first homes in Chevy Chase, MD (where he remained chief architect). Many of Dessez's D.C. buildings are listed on the National Register, including the Lucinda Cady House, Engine House No. 10, and the Miner Normal School.²¹ As Frank Miles Day and Stephen Hatch before him, Dessez tempered his ability to create grand design when James Lownes (likely a colleague in D.C.) requested he design Chicora Cottage.



Figure 7: Vice President's House, Washington D.C., Number One Observatory Circle,
<https://oneobservatorycircle.com/the-vice-presidents-residence/>

When Dessez completed Chicora in 1900, Frank Day and Stephen Hatch's cottages at Ausable were already broken in and had established the aesthetic expectation of the residential section of the grounds. It's unclear how much Dessez took cues from their work, particularly on such a modest scale. But Chicora's low profile, hip roof, and wrap around porch are certainly within the scale of the surrounding structures, if not a bit more modest. The most defining feature is the angled entry under the deep porch eaves, and a three-sided sunroom.

²¹ Kevin J. Parker, "Leon Emile Dessez Washington Architect: 1858-1918" (research paper, Chevy Chase Historical Society, 1979).

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

This design is reminiscent of Day's Heboma and Edgewood cottages around the corner, both one-story bungalows that invoke a basic but peaceful retreat from the opulence and energy of the city. At the same time, he designed Chicora, Dessez was experimenting with reinforced concrete, and he soon became one of the earliest adopters of using this new material for public buildings in Washington, D.C.²² All three architects – Day, Hatch, and Dessez – approached each project as an important reflection of their environment and as problems to solve. This is notable for its time, as some contemporary firms like Hornblower and Marshall were selective about their projects and focused only on substantial public buildings.

Ausable Club

By 1903 St. Hubert's Inn was struggling to turn a profit as larger, more luxurious resorts such as the Sagamore began to overshadow rustic Victorian hotels. Financial losses forced the inn to close early that year, and it did not reopen. The AMR had to add kitchen and dining facilities at Roadside Cottage to provide meals for the cottage residents who remained. The hotel company ultimately went into receivership, and the AMR bought the inn, contents, and land for \$40,000 in 1905. The sale included ownership rights to the five cottages along the access drive upon termination of their leases, although details of the hotel company's cottage-lease agreements are not known. It can be assumed, however, that the terms were similar to those of the AMR's Bright Plan, as several AMR members served as officers of the hotel company. The minutes of the August 1905 AMR Executive Committee support this theory, stating that the sale of the hotel company's land and buildings to the AMR gave it ownership of Wayside Cottage but that leases for The Bield and Deer Camp would not expire until 1907.²³

In 1906 the AMR converted the former St. Hubert's Hotel for use as the headquarters for their newly-formed subsidiary, the Ausable Club. It was among a handful of small members-only clubs that emerged at the turn of the century in the Adirondacks. Clubs were rooted in the early nineteenth century male-only wilderness camping and sporting, although adapted for families as they became increasingly mobile. Ausable was likely inspired in part by the Adirondack Club (later changed to the Tahawus Club), established in 1877 on 75,000 acres of land they leased from McIntyre's Adirondack Iron & Steel Company.²⁴ The Ausable Club differentiated itself from the start by being less closed-off than others, emphasizing a small tight-knit

²² Leon Parker, "Leon Emile Dessez Washington Architect: 1858-1918."

²³ AMR Board of Trustees Meeting Minutes, August 1905, AMR Board of Trustees Records, Keene Valley Public Library.

²⁴ Richard Longstreth, *A Guide to Architecture in the Adirondacks*, 18.

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

community centered around families, and by allowing the public access to their preserve. Unlike large ambitious clubs such as the Adirondack League Club (formed in 1890), the AC/AMR boasted a single location and emphasized modest, but quality recreation.

Upon the creation of the Ausable Club the link between the cottages and the resort was solidified for many decades, well beyond the lifespan for most late nineteenth century resorts. Amazingly, it is easy to imagine the site in 1910 much as it is today. But the Ausable cottages also illustrate how perceptions of comfort and recreational life shifted in the twentieth century. The cottages were conceptualized at the tail end of the Victorian era and were soon outdated. By 1910 indoor plumbing and electricity were becoming more common in cities, increasing the gap between the comfort of updated homes that well-to-do city dwellers enjoyed and their “rustic” seasonal retreats. In response, the club constructed a hydroelectric power plant in 1925, introducing electricity to the cottages which had previously been lit by candles and oil lamps. This also greatly reduced the likelihood of fire among the wooden structures.

The Ausable Club’s Later Years

In 1958, the club’s leadership hired architect Ronald R. Allwork, a summer resident of Lake Placid who had developed restoration plans for the Lake Placid Club, to assess the conditions of all club buildings after a structural beam in the clubhouse dining room failed. Allwork’s resulting facilities assessment reported that the clubhouse and the cottages were in very poor shape. Years of deferred maintenance had left portions of the Clubhouse and several cottages to be structurally unsound due to rotting support columns and beams after decades of contact with the ground. Additionally, the campus’ electrical and plumbing systems were found to be in dire need of complete overhauls. Structural work began in the fall of 1959 on the Clubhouse and Beaulieu Cottage, which was determined to have the most severe structural issues of any of the cottages. The work included replacing all main supporting floor joists, the removal and rebuilding of the living room fireplace, replacing all support piers and footings, replacing all plumbing, and excavating a considerable volume of earth from beneath the cottage to prevent contact between the building and the ground.

The extent and expense of additional structural repairs required in the clubhouse and cottages caused great concern among the Club’s leadership who estimated that an additional \$150,000 was required to address all the deferred maintenance items identified in Allwork’s facilities audit. Drastic measures were considered, including demolishing the Clubhouse and logging remote portions of the AMR lands to raise capital. The latter course

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

was taken over the strong objections of many members. In August 1962, the Buildings and Grounds Committee approved a plan to demolish those cottages determined to be in the poorest condition and to replace them with prefabricated structures. Prospect, one of the AMR's three original cottages, was torn down in October and replaced with a winterized three-bedroom, two-bath ranch-style building of modular construction, now known as "New Prospect". The furnished cost of New Prospect was \$21,500. It is not known whether the cost of this project, or member disapproval, was responsible for other cottages avoiding Prospect's fate.

In January 1963, club president Henry U. Harris looked to the past for a solution to the club's aging plant and growing financial challenges. He presented the board with an updated version of the 1890 Bright Plan whereby members would fund the demolition of the existing cottage, construct and furnish the new cottage on the same site. In return, they would receive lifetime rental privileges following a period of rent-free occupancy. This plan was approved and was utilized by members Richard Norris Williams and his wife Frances Gillmore Williams, who funded construction of a new Deer Camp Cottage in 1964.²⁵ Round Top, the final club cottage to be demolished, was torn down in the spring of 1968, when the lake road was re-routed to the east to allow for the creation of three parking lots. Round Top was not rebuilt.

The deliberate choice to re-build New Prospect and Deer Camp Cottages as modest reflection of the already-established designs from eighty years earlier was an interesting choice. This is particularly surprising during a time when Victorian aesthetics, materials, and architecture was profoundly out of vogue. Yet the newer buildings reflect the lasting design legacy that "wild" places like Ausable Club perpetuated and were thoroughly embedded in the American psyche by the 1960s. Modern styles were incongruent with rustic expectations that visitors still expected, and thus the club continued the precedent set by the club's early architects with little objection.

But the flexibility to allow for upgrades and replacement buildings didn't help the club's increasingly dire financial situation. The board of trustees was forced consider drastic measures to address growing deficits. General manager Robert Horgan advocated selling club-owned cottages to members to decrease maintenance expenses and generate capital. The board agreed, and six cottages were ultimately sold to members between the

²⁵ Deer Camp was in part redesigned as a one-story cottage with easy accessibility to accommodate Richard Norris in his later years as he suffered from nerve damage. Norris sustained severe hypothermia in his legs when he survived RMS Titanic disaster by clinging on to the partially submerged Collapsible A lifeboat.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

late 1960s and early 1980s: Heboma, Resagonia, Edgewood, Cohasset, Prospect, and Overlook. Members did not own the land but entered long-term land leases with the AMR.

Despite the AC/AMR's financial struggles, multi-year plumbing and electrical upgrades were completed through the 1960s, and propane furnaces and electric wall heaters were added to the cottages. Additional improvements have since been funded by members who, since the 1890s, had a long tradition of funding upgrades to the same club cottages which they had grown attached after renting them for many years. As family dining habits changed, members converted sleeping porches into small kitchens and dining areas. Members also added additional bathrooms, dishwashers, and washers and dryers wherever space could be found within existing cottage floor plans. The willingness to adapt to changing needs has provided stability to the AC/AMR, as has the informal tradition that allows members the right of first refusal to rent the same cottage for the same time each year. Through the decades, this continuing trend has created long periods of stability within the campus community while also benefitting the Club's annual rent revenues.

Ausable Club is one of the only remaining nineteenth century Adirondack resorts that has both its cottages and hotel intact. The fate of many others was not so fortunate, as most were decimated by fire or demolished, replaced in favor of post-Victorian accommodations, or converted into private use. Replacement resorts were usually built to reflect more modern building practices and designs. The model of a central resort hotel surrounded by resort-owned cottages fell out of favor, particularly after electricity and indoor plumbing made those symbiotic relationships redundant. Perhaps most similar to the AC/AMR was the Loon Lake House (*Figure 8*), developed in 1879 by Ferdinand and Mary Chase on Loon Lake in Franklin County. Despite its remote location the resort flourished, so much so they opened a larger four-story hotel in 1882, with plenty of land for guests to lease the surrounding land and build seasonal cottages. The self-sufficient complex was impressive, accommodating up to a thousand visitors and remaining popular into the 1920s. Like many resorts, the Great Depression and the increasing popularity of auto travel caused financial difficulty, and it eventually closed in World War II. Unfortunately, the main hotel burned in 1956, with the area falling into decline and abandonment. In the last four decades the community has seen revival from repeat seasonal residents who independently own the historic cottages.²⁶ But while the Loon Lake cottages are architecturally significant, they lack the connection to their origin as a hotel resort in the way that the AC/AMR does.

²⁶ Longstreth, *A Guide to Architecture in the Adirondacks*, 277.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Figure 8: Loon Lake House, 1880. Adirondack Museum

The loss of the Loon Lake house was not unusual, fire was a common fate of nineteenth century Adirondack resorts within their first two decades of their life. Even the best-known luxury Adirondack hotel, The Sagamore Resort (National Register-listed), underwent multiple fires that transformed it into a very different form from its original Victorian design that was very similar to the AC/AMR. Originally established in 1883, the Sagamore was built on a small island jutting into Lake George, a picturesque area popular with well-to-do New York and Philadelphia families. The Green Island Improvement Company, the hotel's investors, also offered shore lots that could be purchased by guests with the stipulation that the hotel must be used for meals and entertaining.²⁷ At least two cottages from this period survive but are located a distance away on the mainland. With many investors hailing from Pennsylvania, they enlisted the services of Philadelphia's Wilson Brothers, who would go on to complete AMR's clubhouse seven years later. Like the AC/AMR the Wilson's designed the original

²⁷ Raymond W. Smith, Sagamore Hotel Complex National Register Nomination, section 8, p. 7.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Sagamore in a Queen Anne style fully reflective of the late Victorian era, with a notable tower, multiple dormers and elevations, and recessed porches on all three floors.



Figure 9: The first Sagamore Resort, ca 1883. The Adirondack Museum

The hotel was wildly successful and catered to the bustling boat culture of Lake George, but it was fully destroyed by fire in 1893. The Sagamore wasted no time rebuilding, again hiring the Wilson Brothers to design the new hotel with a nearly identical plan and style, but with upgraded modern features such as electric lights, steam-powered elevators, and more interior recreation such as bowling.²⁸ It is worth noting that the Sagamore's original rounded tower roof was replaced with an octagonal roof and large lightening rod finial, very similar to the original tower they designed for the AMR clubhouse. The Sagamore II was still firmly rooted in Victorian sensibilities and the hotel-cottage model. But prior to the summer season in 1914 the hotel was once again destroyed by fire, and with World War I on the horizon plans for re-building were abandoned for another decade. By the 1920s the ornate rambling architecture of the prior Sagamore complex had fallen out of favor, and a symmetrical, stately Colonial Revival hotel influenced by Mount Vernon opened in its place in 1923. For Sagamore III the draw was the hotel itself, and there was no need for outside housing reliant on the hotel for support. Throughout the 1920s business boomed, and the hotel soon underwent a large expansion. Unlike the

²⁸ Raymond W. Smith, Sagamore Nomination, section 8, p. 7.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

AMR, the hotel was modified to accommodate more guests, rather than the cottages. The AC/AMR is thus a rare surviving example of a nineteenth century resort that operates as originally as intended and has been unaffected by fire or alterations.

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Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

Tolles, Bryant F., Jr. *Resort Hotels of the Adirondacks: The Architecture of a Summer Paradise, 1850–1950*. Hanover, NH: University Press of New England, 2003.

Vitiello, Dominic. "Engineering the Metropolis: William Sellers, Joseph M. Wilson, and Industrial Philadelphia." *Pennsylvania Magazine of History and Biography* 126 (April 2002).

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

18.64 (with boundary

Acreage of Property increase)

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Latitude	Longitude
44.151891	73.781298
44.151236	73.779232
44.150025	73.776619
44.149460	73.777283
44.149832	73.780820
44.150723	73.782035

Verbal Boundary Description

The boundary is indicated by a white and grey shaded block (original) and a solid grey shaded block (expansion). The original district acreage was 9.56 acres, with a proposed boundary increase of an additional 9.08 acres.

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

Boundary Justification

The boundaries of the amended district include the intact seasonal residences and auxiliary support buildings that have direct ties to the historic Ausable Mountain Reserve and/or the Ausable Clubhouse.

11. Form Prepared By

name/title Norm Hetrick, Buildings Committee Char, AMR-Ausable Club; Leslie Krupa (Historic Preservation Program Analyst, OPRHP)

organization AMR-Ausable Club

date November 7, 2024

street & number 603 Bradley Place

telephone 717-575-3000

city or town Lafayette Hill

zip code

state PA

19444

e-mail normhetrick@hotmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

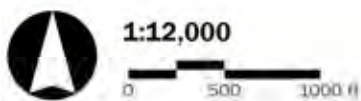
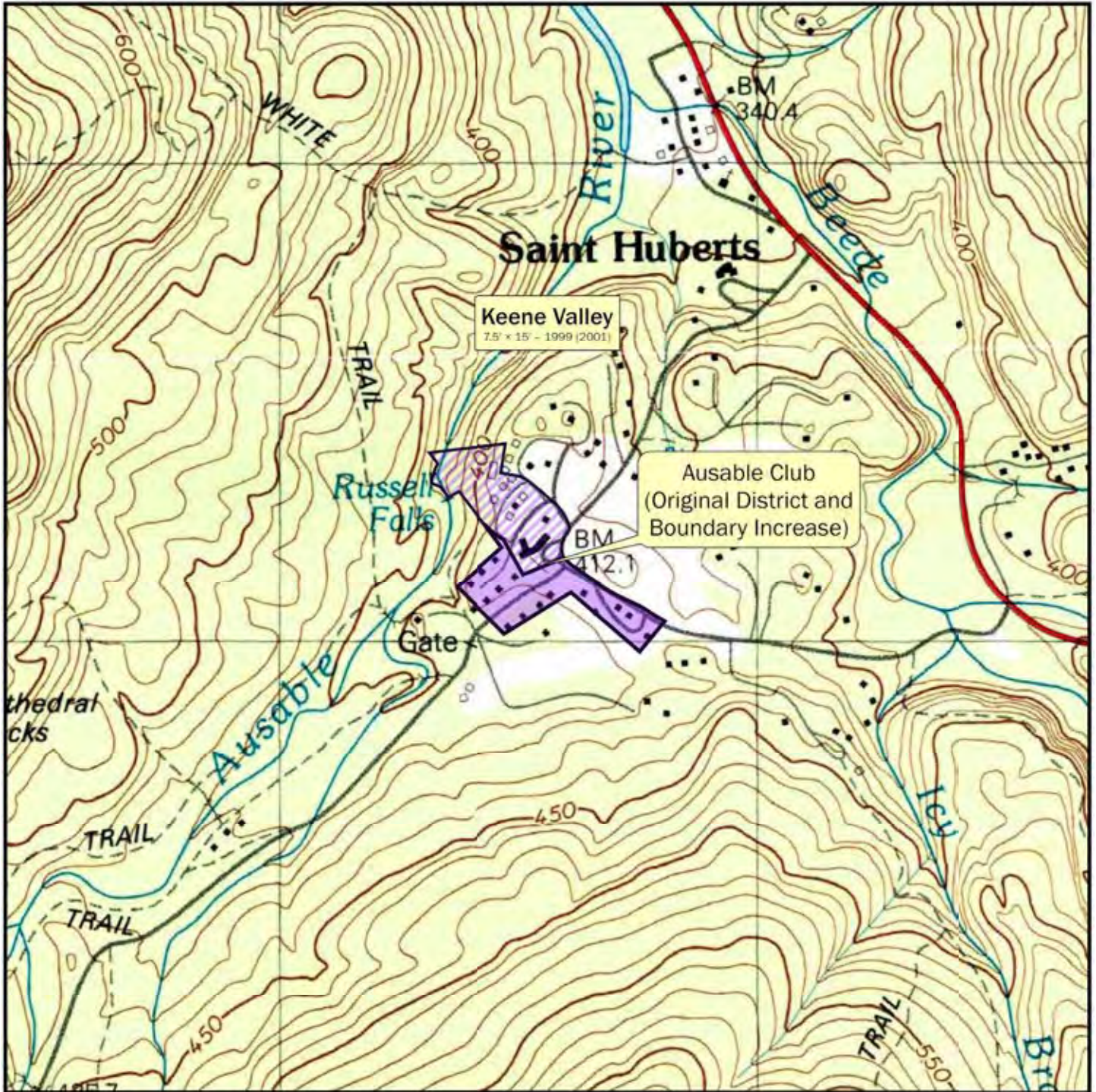
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State



 Original District  Boundary Increase



Projection: WGS 1984 UTM Zone 18N

Mapped 11/05/2024 by Matthew W. Shepherd, NYSHPO

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

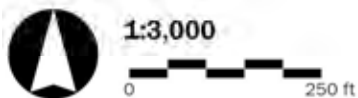
Resource Status Map

See Resource List for details



Contributing Non-Contributing

Original District Boundary Increase



Projection: WGS 1984 UTM Zone 18N

Essex County Parcel Year: 2023

Mapped 11/05/2024 by Matthew W. Shepherd, NYSHPO

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
1	44.151891	-73.781298	3	44.150025	-73.776619	5	44.149832	-73.780820
2	44.151236	-73.779232	4	44.149460	-73.777283	6	44.150723	-73.782035



1:3,000

0 250 ft



Original District (9.56 ac)



Boundary Increase (9.08 ac)



New York State
 Parks, Recreation and
 Historic Preservation

Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2022

Mapped 11/05/2024 by Matthew W. Shepherd, NYSHPO

Ausable Club Boundary Amend. & Addl Doc.

Essex Co, NY

Name of Property

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Ausable Club/Adirondack Mountain Reserve

City or Vicinity: St. Huberts (town of Keene)

County: Essex State: New York

Photographer: Leslie Krupa

Date Photographed: 9/5/2024

Description of Photograph(s) and number:

1 of 24: Looking northwest toward golf pro shop on right and clubhouse in center

2 of 24: Golf pro shop, northwest elevation

3 of 24: Heboma Cottage looking southeast

4 of 24: Resagonia Cottage looking southeast

5 of 24: Edgewood Cottage looking southeast

6 of 24: Southeast elevation of Cohasset Cottage, facing north

7 of 24: Rear elevation of Cohasset, facing southeast

8 of 24: Seville Cottage southeast façade, facing northwest

9 of 24: Wigwam Cottage southeast façade, facing northwest

10 of 24: Overlook Cottage facing north

11 of 24: Overlook cottage facing northwest

12 of 24: Beaulieu Cottage facing southeast

13 of 24: Interior living room of Beaulieu

14 of 24: Original Dutch entry door, Beaulieu

15 of 24: Wayside Cottage, facing west

16 of 24: Deer Camp Cottage, facing north

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State

17 of 24: Chicora Cottage, facing north

18 of 24: Bield Cottage, facing northwest

19 of 24: Roberts Cottage west façade, facing east

20 of 24: Roberts Cottage porch, north elevation

21 of 24: Roberts Cottage interior grand fireplace in living room

22 of 24: Roberts Cottage kitchen addition

23 of 24: Roberts Cottage sleeping porch

24 of 24: View of grounds from Ausable Road, facing southwest

Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.

Name of Property

Essex Co, NY

County and State



Ausable Club Boundary Amend. & Addl Doc.
Name of Property

Essex Co, NY
County and State



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Perf