

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DRAFT

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 Berkeley Square Historic District Boundary Increase and Additional Documentation

other names/site number _____

name of related multiple property listing NA

Location

street & number Blocks roughly bounded by Broadway, Main, Olive, and Woodruff Sts

NA

 not for publication

city or town Saranac Lake

NA

 vicinity

state NY code 36 county Franklin code 33 zip code 12986

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

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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	
27	9	buildings
	2	sites
1		structures
		objects
28	11	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

23

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling/single dwelling/hotel

COMMERCE/department

store/business/professional

GOVERNMENT/municipal office

TRANSPORTATION/bridge

EDUCATION/library

SOCIAL/fraternal hall

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling/single dwelling/hotel

COMMERCE/department

store/business/professional

GOVERNMENT/municipal office

TRANSPORTATION/bridge

EDUCATION/library

SOCIAL/fraternal hall

Vacant

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and early 20th Century Revivals

Materials

(Enter categories from instructions.)

foundation: Stone, Concrete

walls: Wood, Brick, Stone, Metal, Stucco

roof: Asphalt, Metal, Slate

other:

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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 Paragraphs

The Berkeley Square Historic District, listed on the National Register in 1988, began the work of documenting the village of Saranac Lake's downtown commercial district with an original period of significance of 1867-1932. The 1988 nomination focused on a core area of the earliest commercial blocks that at that time were determined to reflect the most intact historic commercial character of the village. These buildings clustered around the Y-shaped intersection of Broadway and Main Street at the crest of a hill, on the northeast corner of which once stood the Berkeley Hotel (circa 1876, lost to fire in 1981), which historically led to this intersection being called Berkeley Square. District boundaries were drawn "to include only those properties which reflect the historic commercial character of the village, and which include the most intact area of the commercial section of the village."¹ The linear district began at the junction of Main Street with River Street and continued north on Main Street to the Y intersection and then followed Broadway north for one more block before halting at the Saranac River. It excluded commercial side streets. Now with the passage of forty years, additional research, and a broader perspective on downtown development prompt this boundary increase and additional documentation.

The Berkeley Square Historic District Boundary Amendment and Additional Documentation is being undertaken for the following reasons:

- **To include resources on Broadway and Main Streets which fell outside the 1988 district boundaries but were nonetheless eligible for the National Register;**
- **To include the intersecting side street Woodruff to more fully represent the historic character of Saranac Lake's downtown commercial core**
- **To update the period of significance to 1954 when the Trudeau Sanitorium closed;**
- **To include resources which have become eligible in the intervening forty years;**
- **To update the building list for the previously-listed buildings and to add information about the newly nominated buildings.**

The amended Berkeley Square Historic District continues the work begun in 1988. It fleshes out the story of Saranac Lake's downtown development by amending the boundaries to include commercial buildings and the National Register-listed Hotel Saranac (1927), as well as important downtown civic structures such as the Masonic Temple (1904), the Public Library (1910), the Post Office (1928) and the Broadway Bridge (1922), which were all eligible but excluded in 1988. The amended district abuts two other National Register-listed downtown-area historic districts: the Church Street Historic District (NRHP 1992) and Paul Smith's Electric Light and Power and Railroad Company Complex (NRHP 1987). Finally, the amended Berkeley Square Historic District extends the period of significance forward twenty-two years to 1954, the year when the

¹ John A. Bonafide, National Register nomination, Berkeley Square Historic District, 1987, section 7.

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Trudeau Sanitarium—the entity which catalyzed Saranac Lake’s early development—closed permanently. The extended period of significance spans the full seven decades that Saranac Lake was “the Pioneer Health Resort” for the treatment of tuberculosis (TB) in the United States.

The original 1988 district contained twenty-three contributing resources and four non-contributing resources within the period of significance 1867-1932. The amended district adds twenty-eight contributing resources and eleven non-contributing resources for the period of significance 1867-1954. The amended district demonstrates all areas of integrity: location, setting, design, material, workmanship, feeling, and association. It has seen little incompatible development and retains the commercial character, scale, massing, and detailing appropriate to its period of significance and to its dual role as a center of goods and services, as well as accommodations for tuberculosis cure-seekers and others.

Narrative Description

Location and Setting

The Berkeley Square Historic District is located in the incorporated village of Saranac Lake, in the town of Harrietstown, Franklin County, in the central massif of the Adirondack Park region of northern New York State. Saranac Lake is the largest incorporated village in the 6.1 million acre Adirondack Park (population 5,406 in 2010) and a commercial hub for the region. It sits at 1545 feet above sea level on the western edge of the High Peaks region of the Park, ten miles west of Lake Placid. Saranac Lake’s altitude and pure mountain air were key factors in its being chosen as the site for Dr. E.L. Trudeau’s tuberculosis sanitarium in 1884. The High Peaks Region is also historically a center of winter sports to which Saranac Lake contributed, especially as a center for speed skating. In a region known for its water sources, Saranac Lake is sited in the middle of a large cluster of mountain lakes. Upper, Middle, and Lower Saranac Lakes lie to the southwest, Lake Placid lies to the east, and the St. Regis chain of lakes is to the northwest. The Saranac River, fed by Lower Saranac Lake via Lake Flower, enters the historic downtown from the Lake Flower dam at the south end of Main Street and flows northward, bending east around the historic downtown core and continuing northeast out of town, ultimately emptying into Lake Champlain at Plattsburgh.

Saranac Lake is located at the crossroads of multiple historic modes of transport all of which made the village accessible to tourists and cure-seekers despite its location deep inside the Adirondack Park. It sits at the confluence of several key historic waterways, which provided access to the area prior to the coming of rail service. These waterways—the lakes named above—were also key recreation destinations in themselves and the site of literally hundreds of rustic camps of all sizes which looked to the village of Saranac Lake for goods and services. By 1887 Saranac Lake acquired passenger rail service via the Chateaugay Railroad (later acquired by the Delaware and Hudson Railroad Company) which linked it to Plattsburgh in the east. By 1892 Saranac Lake was also served by the Mohawk & Malone and the Adirondack & St Lawrence railroads (after 1893 the Adirondack Division of the New York Central railroad) which linked it to the north, south and west.² Thus by

² “Railroads,” *Historic Saranac Lake Wiki*, <https://localwiki.org/hsl/Railroads> (accessed 4/14/2024).

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the 1890s Saranac Lake was connected to major northeastern metropolitan centers. Tourists and cure-seekers could board the sleeper in New York City and wake up the next morning in Saranac Lake. In the twentieth century, Saranac Lake gained access to more points across the state and region with the introduction of state highways and eventually the interstate system, opening it up even more to trade, settlement, and health and recreational tourism.

Berkeley Square Historic District

The Berkeley Square Historic District is a linear, Y-shaped district. Main Street rises from the Lake Flower Dam at the south end of the proposed district expansion. It follows the rising bluff that parallels the east bank of the Saranac River northward to Berkeley Square, which is located at the crest of the hill. Broadway continues the northward line at the Y intersection with Main Street at the crest of the hill while Main Street bends east and intersects with Church Street. Broadway then descends to the river, crosses it, and continues in a northerly direction. Woodruff, Dorsey, and Olive Streets intersect Broadway at right angles and bend with the river's course. Broadway (NYS Route 86) intersects with Bloomingdale Avenue (NYS Route 3) at the first traffic stop north of Berkeley Square and which marks the north end of the amended district.

Because of the change in grade, the rear elevations of the buildings on the west side of Main Street have another one to two levels below street level. They also tend to have unique wedge-shaped lots to accommodate the curving road, and typically the commercial blocks fill their lots entirely. This pattern shifts for the Broadway buildings on the north bank of the Saranac River where the land slopes gently upward. Here the lots are rectangular and tend to exceed the building footprint in size. The same applies to Woodruff Street.

The street layout described above was established by 1904 according to Sanborn Fire Insurance maps and remained in this pattern until 1930. Through-traffic to points beyond Saranac Lake flowed through Berkeley Square. Woodruff Street and Bloomingdale Avenue were the principal east-west cross streets, offering a way to the train depot and to Route 3 eastward. However, the 1930 completion of the Church Street Extension enabled through-traffic to bypass the commercial core, relegating Woodruff Street to a minor cross street. A more radical transformation of the traffic pattern took place in 1957 when River Street, which transects the south end of Main Street at Lake Flower, was widened to four lanes, extended westward to connect with Route 3, and renamed the George LaPan Highway. Several historic commercial and mixed-use buildings at this intersection were razed to make room for the highway, creating a gap in the historic fabric and interrupting the commercial core's connection with its waterfront and source of power and water.³

Original District Boundaries

The proposed Berkeley Square Historic District boundary increase enlarges the area of the existing Berkeley Square Historic District, listed on the National Register of Historic Places on February 11, 1988 (National Register number 90NR005008). The buildings included in the original nomination were initially identified through a comprehensive and community-wide survey and building inventory completed in 1982 by local community sponsor Historic Saranac Lake, Inc. This area of largely three-story masonry buildings is located

³ "State Starts to Buy Homes on New Route," *Adirondack Daily Enterprise*, July 16, 1957.

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along the west side of Main Street, with only a few buildings on the east side of the street included within the original district boundaries, all constructed during Saranac Lake's heyday. Many of the buildings in this original district were designed by noted regional architects William L. Coulter, William Distin, Sr., and the architectural firm of Scopes and Feustmann. The 1988 Berkeley Square Historic District boundaries were anchored by the Harriestown Town Hall (1928) on the southern end of Main Street and stopped at the southern bank of the Saranac River to the north. It included no cross streets. The Y intersection of Broadway and Main at the top of the hill—historically known as **Berkeley Square**, or “the Hill”, formerly overlooked by the Berkeley Hotel—was the center of the district.

Methodology

The Berkeley Square Historic District was resurveyed in 2018 and verified by field inspection in 2022 to update the 1980s era survey and to reflect the current existing conditions. Based upon the survey the proposed expanded boundaries of the Berkeley Square Historic District were determined in discussion with the New York State Historic Preservation Office. These new boundaries form a more cohesive district, and exemplify the historic and architectural character of commercial, civic, and residential buildings in Saranac Lake. The original Berkeley Square Historic District was determined significant for the extraordinary correlation between the building's forms and functions, directly related to the tuberculosis cure industry:

“The district is significant for its intensive sophisticated architectural development in this isolated community and is especially noteworthy for the adaptation of its commercial architecture to incorporate verandas and cure porches, features which had been introduced into regional architecture specifically for therapeutic reasons by Trudeau at his sanitarium...The introduction of these elements into the design of many of the stylish commercial buildings located in the Berkeley Square Historic District reflects the total involvement of the community in the single industry of tuberculosis treatment.”⁴

This district included areas of Main Street and Broadway Street but excluded buildings that were constructed after 1932. It also did not include buildings with additions that reflected adaptive use in relation to the Sanitarium or contemporary needs. Many such additions were constructed to fulfill needs created by the prosperity from Saranac's years as a health community.

Additionally, the survey showed that an additional theme of commerce would better represent the importance of Saranac Lake during its period of prosperity. Themes of architecture and commerce were reflected in the streetscapes consisting of attached or closely spaced mixed-use commercial buildings with masonry, brick, metal, and glass facades, as well as features more commonly associated with cities: paved street, concrete sidewalks, and granite curbs.

The Berkeley Square Historic District lies in very close proximity to two neighboring National Register districts listed in 1987: Paul Smith's Electric Light and Power and Railroad Company Complex to the south of the original Berkeley Square District, and the Church Street Historic District the east.

In addition to their close geographic proximity, these three districts share several themes relating to the

⁴ John A. Bonafide, National Register nomination, Berkeley Square Historic District, 1987, p. 16-17.

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development of Saranac Lake as a health resort town. Berkeley Square was the commercial hub of the village, feeding, clothing, and maintaining the constant stream of new visitors to the area. Its healthy economic life was largely due to the doctors and physicians who lived in the Church Street residential area, just off the main commercial corridor. Both these areas were reliant on the modern light and power utilities pumped into town buildings by the Paul Smith's Electric Light and Power and Railroad Company Complex. The Berkeley Square Historic District boundary increase not only includes commercial buildings excluded from the original nomination, but "catches" outlier buildings located between the intersections of these three interconnected districts. The proposed boundary increase and amended documentation strengthens the link between these districts to accurately reflect the connection between the civic, commercial, religious, and residential architecture of Saranac Lake

The amended Berkeley Square Historic District boundaries extend the linear district on its north-south axis of Main Street and Broadway to include resources that have since become eligible, and reassessed prior resources eligible under Criteria A: Health/Medicine and Commerce, and Criteria C for Architecture. Health/Medicine and Architecture were noted as areas of significance in the original nomination, although the current categorization did not exist at that time. The commercial buildings on Broadway Street between Woodruff Street and Bloomingdale Avenue were excluded from the original nomination because they were determined to be too heavily altered at the time of designation. Many of these buildings retain good integrity and upon review demonstrate that they meet the standards of the National Register. The amended district boundaries also extend for one block eastward on Main and Woodruff Streets to include eligible contributing resources. Berkeley Square continues to form the center of a longer linear district that now has two arms. The amended boundaries are detailed below with the additional contributing resources highlighted in **bold**.

Broadway

The amended district crosses the Saranac River on the reinforced concrete **Broadway Bridge** (1922, replacing an older iron truss bridge) which forms a strong visual connection between the two halves of the downtown core. Broadway north of the Saranac River developed concurrently with Main Street as early as 1894 and was originally named Depot Street for the New York Central Railroad Depot formerly located there. By 1899 it was renamed Broadway and lived up to the name; by the 1930s it boasted three hotels, two theaters, and a quantity of specialty shops and stores.⁵ Materially, Broadway is characterized by substantial masonry buildings intermixed with wood-framed, two-part commercial blocks with accommodations for TB patients, signified by porches, on the upper floors. **36 Broadway**, **37 Broadway**, and **38 Broadway**, all erected during the 1890s, are examples of these. Broadway north of the Saranac River is the site of two important civic buildings: the imposing Medieval Revival multi-story masonry **Masonic Temple** (1904) at the corner of Broadway and Olive Streets, and the brick **United States Post Office** (1925). By the 1930s, Broadway began to reflect a second phase of downtown development with the construction of one-story commercial blocks designed to cater to and catch the attention of automobile traffic. Buildings such as these consist of one-part commercial blocks with enframed window walls, seen in buildings such as **54 Broadway** (circa 1924, replacing a livery), which was the home of the **A&P Supermarket** from 1933-1965. The 1948 two-part Thompson Block at **43 Broadway**, now

⁵ These were the St. Regis (erected 1908, lost to fire 1964), the Arlington, and the Alpine, once the tallest building between Albany and Montreal. None of the three stand today.

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eligible for inclusion, was a late project of architect **William Scopes** and is noteworthy for not including architectural amenities for the outdoor cure. With a new and enlarged Post Office accessed via a new Broadway bridge, and one-story commercial blocks replacing nineteenth century multi-story buildings with heavy cornices, the commercial district on Broadway began to reflect forms influenced more by the automobile than the horse and buggy. As amended, the north end of the district is anchored by the Masonic Temple.

The north bank of the Saranac River between Broadway and the Church Street Extension was excluded from the amended district due to the lack of contributing resources in that area. According to Sanborn Fire Insurance maps the Trombley & Carrier Planning and Sawmill Company controlled much of the north bank of the river west of Broadway and the area was used as a lumber yard with lumber sheds, wooden warehouses, and a sawmill.⁶ After the closure of the mill these building were demolished to make way for parking lots, garages, and a couple late twentieth century commercial buildings.

Main Street

The amended district extends Main Street eastward from Berkeley Square to include three more resources: the **Saranac Lake Free Library** (1910, expanded 1925, 1960), **97 Main Street** (1916-1924) a Tudor Revival commercial block, and the high-rise **Saranac Hotel** (1927, rehabilitated in 1917, listed on the National Register in 2018). Historically, Main Street is one of the earliest streets in the village, historically the location of the village's earliest religious, educational, and residential buildings. Main Street's east end became commercialized by 1928 with the erection of the 100-room Saranac Hotel on the former site of the high school. The Saranac Hotel featured a ground floor shopping arcade which drew commercial activity to the east end of Main Street, although now the public library serves as the largest draw to this area. Beyond the hotel and library there is a distinct change in texture and scale where the Amended Berkeley Square Historic District abuts the Church Street Historic District (National Register listed in 1992) with Dr. E. L. Trudeau's home and research lab on the corner.

Midway along Main Street, heading south, the amended district includes resources which have since become eligible for inclusion such as the former **J.J. Newberry** and **Woolworth's** buildings (1924, 1930; **62** and **68 Main Street** respectively). Historically, the Evans Cottage and Linwood Cottage occupied these sites. Evans Cottage was an early tourist home and Linwood Cottage one of the earliest and longest-lasting commercial sanitarium, both were demolished in the early 1950's to make parking space for the Newberry and Woolworth stores.

At the south end of Main Street, the amended district crosses River Street to include two significant resources: the Romanesque Revival **Municipal Building and Pumping Station** (1903) which houses the turbines which at one time provided electrical power to community, and the **Currier Block** (circa 1900), a four-bay Italianate commercial block whose upper stories were later "porched" to house tuberculosis patients. Historically, the Riverside Inn sat directly across from these two buildings. The amended boundary abuts the Paul Smith's Electric Light and Power and Railroad Company Complex (NRHP 1987). The Main Street-River Street

⁶ *Sanborn Fire Insurance Map, Saranac Lake, 1908.*

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intersection marks an important point of entry into the downtown commercial zone and the Municipal Building and Pumping Station anchors the south end of the amended district.

Woodruff Street

The amended district includes the first block of Woodruff Street off Broadway, historically a connector between the commercial core and the maintenance services that supported it- laundries, liveries, lumber yards, builders, and pipefitters. It was also a route to the train depot. Woodruff Street skirts the south bank of the Saranac River, while historically the north bank of the river was an area where lumber was stacked and dried, where the builders Branch and Callanan and wood products manufacturers Trombley & Carrier had their yards. In 1894 Woodruff Street was a dirt lane threading between cure cottages, with a stable associated with the Berkeley Hotel on the riverbank, and wagon sheds, tradesmen shops and the adjacent dwellings. By 1920, however, Woodruff Street had two multi-story masonry commercial blocks holding the end of the first block (**27 and 29 Woodruff Street**) and the mid-block was lined with **cure cottages (10, 11, 18-22, and 30 Woodruff Street)**, a **hardware store (11 Woodruff Street)**, **the stable (17 Woodruff)** and **workshops (22 Woodruff**, now apartments) as well as the Woodruff brothers' dwellings. **Stark's Hardware** occupied the northeast corner with Broadway, on land sold by R. Eugene Woodruff, and used the "**Berkeley Barn**" at **17 Woodruff** as a warehouse. Following the pattern established on Main Street and Broadway, Woodruff Street's commercial blocks and the hardware store added cure porches to their primary and secondary facades around 1930. Woodruff Street retains the mix of building typologies, scales, and uses which characterized the development on Broadway and Main Streets during the early years of the period of significance, discernable in archival photos and Sanborn maps. It attests to the rapid rate of commercial development in Saranac Lake between 1890 and the 1930s in which local entrepreneurship, like that of R. Eugene Woodruff, played a critical part.

Integrity

Many buildings in the Amended Berkeley Square Historic District appear much as they did when they were originally built, while others have been modified over time to adapt to changing tastes and needs, as is typical in the life of most American downtowns. overall, the buildings, sites, and structures in the district retain a high degree of integrity of location, setting, feeling, association, materials, design, and workmanship. In most cases, changes made during the period of significance are considered to contribute to the significance of the district. Alterations to storefronts, facades, and additions were common during the established period of significance because stores and tenants were consistently changing, and new businesses were established as more individuals and families moved to Saranac Lake seeking treatment. These businesses numbered several specialty shops, including specialty grocery stores, pharmacies, clothing stores, and even fur shops. Buildings were adapted to suit the needs of the tenants and owners at any given time. Saranac Lake grew gradually over time as the popularity of Trudeau's Sanitarium grew. In many cases, this incremental growth meant that buildings grew over time as well—additions or alterations were constructed when property owners had enough money to expand.⁷ Therefore, buildings with multiple historic additions constructed over time are typically found within this district. As was the case in many areas within the United States, several historic buildings in Saranac Lake fell victim to urban renewal during the late 1950s through the 1970s. During this period many notable buildings

⁷ Mary Hotaling and Rachel Bliven, "A History of Saranac Lake," Historic Saranac Lake LocalWiki, accessed May 2, 2018, https://localwiki.org/hsl/A_History_of_Saranac_Lake.

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were demolished or destroyed by fire. Several areas of the village, including areas within this district, contain vacant lots and parking areas, as well as some modern buildings. Additionally, many storefronts were likely altered during this period to appear more “modern.” Despite these alterations to the streetscape, such alterations continue to contribute to the district under the theme of commerce unless significantly changed or altered after the period of significance.

The buildings within this district were determined to be contributing according to the following criteria:

1. The building was constructed during the period of significance (1867-1954)
2. The building retained its integrity of location, setting, feeling, and association
The building is located on its original site and continues to contribute to the special architectural and historic character of the village of Saranac Lake. Civic buildings should maintain integrity of materials, but commercial buildings may have contemporary materials providing that these materials do not significantly detract from the original design.
3. The building retains its integrity of design, which is defined as the following:
 - a. Changes during the period of significance that reflect the original or long-term functions are acceptable if the changes themselves retain integrity.
 - b. Buildings must retain their original form, and their original form must be recognizable
Additions that significantly change or obscure the historic form are noncontributing with two exceptions: (1) that additions constructed within the period of significance, they are considered to contribute to the district under the theme of commerce; and (2) that additions constructed on civic buildings must not conceal or obscure the building’s original form.
 - c. Buildings must generally retain their original scale. Changes in scale that reflect new uses or recovery after fire may be considered contributing based on an assessment of other elements of integrity.
 - d. Replacement windows in the same openings do not automatically make a building noncontributing provided that the size or placement of the windows have been maintained.
 - i. Replacement windows in altered openings may be acceptable if the original opening remains readable and can be restored
 - ii. Replacement windows outside the period of significance that completely change the fenestration by removing all trim and/or changing window shape render buildings noncontributing
 - iii. An isolated window(s) may be ignored if the building meets other integrity measures
 - e. Storefronts on commercial buildings are expected to have changed over time to attract new generations of shoppers. Loss of original design and materials on the first floor does not make a building noncontributing if the upper floors retain their integrity.
 - f. Buildings that originally had porches will not be considered noncontributing if those porches are lost
 - g. Buildings should retain their original roofline from the end of the period of significance.

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Based on these guidelines, the Berkeley Square District Boundary Amendment and Additional Documentation includes a total of 66 buildings, sites, and structures, of which 51 contribute to the historical and architectural significance of the district, and 15 do not contribute to the significance of the district, mainly due to age and/or a loss of integrity. The following pages include a **Resource Inventory** which lists all buildings and structures previously designated as part of the original district, along with all resources within the new proposed boundaries of the Berkeley Square Historic District boundary increase. Originally listed buildings include a resource description from 1988 followed by amendments for the sake of clarity. Original resources are listed first, followed by resources within the expanded boundary or prolonged period of significance. The original 1988 map is included for reference under *Figure 1*. Each resource's current address corresponds to the parcel map in *Figure 2*.

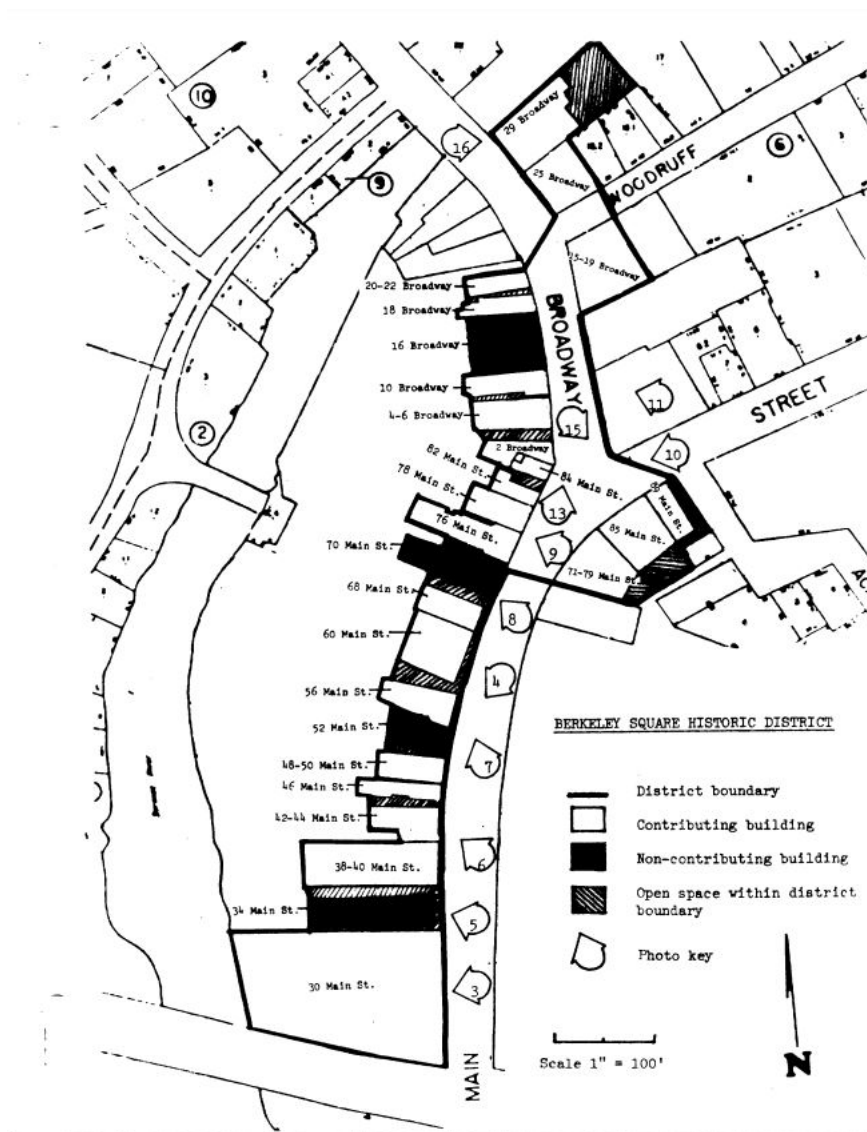


Figure 1: 1988 Berkeley Square Historic District Map. Note use of "old addresses."

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Parcel Status Map
 See Resource List for details

Note: Dashed lines indicate the approximate extent of resources that share or lie outside a parcel.

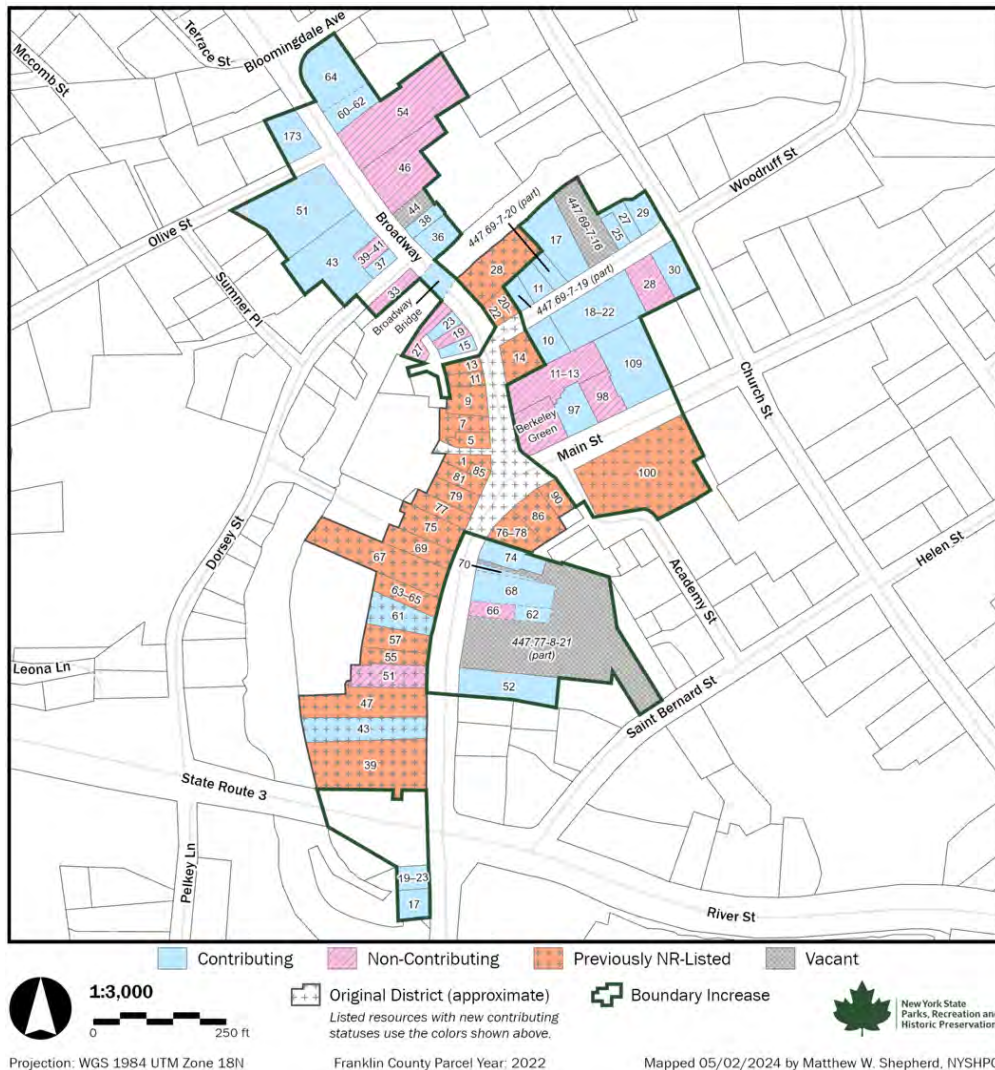


Figure 2: Parcel Map with current address numbers

It should be noted that the 1988 inventory descriptions tended to be brief, as the 1988 Narrative description (Section 7) provided more details. The common names of commercial blocks were included in 1988 and have been retained. While this amended district nomination is intended to accompany rather than supplant the 1988 nomination as the document of record, additional documentation of historic features of the 1988 resources is provided where needed to assess integrity in future. Any observable changes since 1988 have been noted. In 2004, the street addresses in the district were changed as part of an effort to standardize address systems nationwide. For ease of reference the Resource Inventory includes both the old and current addresses for each property.

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RESOURCE LIST

The following properties were included in the original (1988) listing and their contributing status has changed. These properties are listed, not counted.

51 Main Street, Milo Miller Store, 1867. Listed 1988.

One non-contributing building

Old address: 42-44 Main Street

Three-story, wood frame, French Second Empire style commercial building built by Milo Miller with a concrete block addition at the rear. Oldest extant building in the district. The first and second floor facades have been altered.

2022 additional documentation: Despite alterations at the time of the original nomination, the Milo Miller building was originally deemed contributing. Further alterations to the front addition since 1988, including replacement windows and cladding, render it non-contributing in its current form.

61 Main Street, Post Office Pharmacy, Circa 1879. Listed 1988.

One contributing building

Old address: 52 Main Street

One-story, wood frame, French Second Empire mansard style commercial building, built by Milo Miller. Façade added around 1921. Carrara glass sign.

2022 additional documentation: Originally determined non-contributing, in the intervening thirty years the unsympathetic alterations have been removed or reversed and what is visible now is a version of the original 1920's storefront footprint and the mansard roof.⁸ In its current condition the building continues to be contributing.

The following properties were included in the original (1988) listing and their contributing status remains the same, although descriptions have been updated. These properties are listed, not counted.

BROADWAY

1 Broadway, Jack Block, 1910. Listed 1988.

One non-contributing building

Old address: 2 Broadway

Two-story, flat roofed, L-shaped, brick commercial building with a residence on the second floor.

2022 additional documentation: The building has an asymmetrical replacement shop window system with shallow recessed entry and historic marble bulkheads. Second story fenestration pattern of one-over-one sash ranged as a single, a triple, and a single. Cornice elaborated with Beaux-arts style scroll brackets. An historic side entry gives access to upstairs living quarters.

⁸ Changes to the Post Office can be viewed here: https://localwiki.org/hsl/Post_Office_Pharmacy

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5 Broadway, McIntyre Block, 1890. Listed 1988.

One contributing building

Old address: 4-6 Broadway

Three-story, flat-roofed, wood frame commercial building, used as a restaurant on the first floor since 1940. Counters and booths from that period, with original wall and ceiling finishes and cast-iron columns. A sleeping porch on the second story front is in the domestic style, rather than the commercial gallery style otherwise seen downtown. Asphalt siding.

2022 additional documentation: Apart from cast-iron columns, interior fittings and features are no longer extant. The second story sleeping porch is enclosed with 1/1 replacement sash in what appear to be historic openings. Plain cornice. Historic corner entrance to first floor shop.

7 Broadway, Ayer Block, Circa 1891. Listed 1988.

One contributing building

Old address: 10 Broadway

Three-story, flat-roofed, commercial building which retains its cornice, though a second story show window has been replaced by windows matching the third floor. A stucco façade has been added.

2022 additional documentation: Shop window system has recessed, canted entrances to two businesses, surmounted by cornice. The stucco façade has been replaced by brick veneer on the ground floor.

9 Broadway, Circa 1920. Listed 1988.

One non-contributing building

Old address: 16 Broadway

One story, flat-roofed, commercial building, once Art Deco, it originally had four narrow store fronts and a billiard room in the basement. The exterior has twice been remodeled and now has only two doors. Non-contributing due to alterations/physical integrity.

2022 additional documentation: The storefront was divided into two separate business spaces since the original district was incorporated. The replacement shop windows system follows footprint of historic shop window system.

11 Broadway, Egler Block, Circa 1912. Listed 1988.

One contributing building

Old address: 18 Broadway

Two story, flat-roofed, wood frame commercial building with brick façade and two stories of display window, particularly fine on the second floor. The Fair Store sign is Carrara glass.

2022 additional documentation: Second story display windows are full height. Unusually ornate cornice is supported by scroll brackets with elliptical spiral design; the name "Egler Block" is centered on the cornice in raised letters. Shop front has been altered and covered with T-111 siding. The Carrara glass sign is either covered by the siding or has been removed.

13 Broadway, Scheefer Jewelers, Circa 1899. Listed 1988.

One contributing building

Old address: 20-22 Broadway

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Franklin Co., New York

Name of Property

County and State

Three-story, flat-roofed, wood frame commercial building. Original cornice, new clapboard siding on façade, asphalt on sides and rear. Once had a double-decker veranda across the second and third story front. Carrara glass on storefront.

2022 additional documentation: The Carrara glass is extant. The replacement shop window system is itself historic, featuring aluminum frames with Deco styling and synthetic stone veneer bulkheads. The second and third stories have replacement one-over-one sash. As of 2023, alterations are taking place to replace cladding above entry and below second floor windows.

14 Broadway, Loomis Block, 1896, remodeled circa 1920. Listed 1988.

One contributing building

Old address: 15-17-19 Broadway

Two-story, flat roofed, brick commercial building, with four businesses on the first floor and apartments above. A third floor was removed after a fire in the 1920s. The second story wraparound veranda runs 135 feet along the facades on Broadway and Woodruff Street.

2022 additional documentation: The veranda has square wooden posts with molded bases and caps and wooden arched spandrels. The Woodruff Street end has an enclosed fenestrated porch. The Broadway elevation has been covered in stucco and the glass display window transoms painted. Historic shop fronts retain historic entrance footprints and window systems. Modern fiberglass entry doors on three southernmost entrances; two glazed historic doors on northernmost.

20-22 Broadway, Ledger Block, Circa 1896 with later alterations. Listed 1988.

One contributing building

Old address: 25 Broadway

Two three-story, flat roofed, wood frame commercial buildings joined at a central common wall, with two storefronts on Broadway and eight apartments above. Asphalt siding.

2022 additional documentation: The Broadway elevation has been reclad in a modern composite clapboard siding with replacement 1/1 sash. The historic cornice and the two storefront display window systems appear intact. It should be noted that there is a historic third storefront facing Woodruff St.

28 Broadway, Stark's Hardware, 1898, alterations 1975. Listed 1988.

One contributing building

Old address: 29 Broadway

Three-story, flat roofed brick commercial building; one of two largest in the district on the south bank of the Saranac River, storefront altered 1975.

2022 additional documentation: The Broadway elevation of this rugged building features brick piers, cyclopean limestone, and rusticated granite detailing, one-over-one ash windows with rusticated sills and headers, and a dentil cornice at the roofline and at the storefront. Storefront has molded lintels with a rosette motif, wood-paneled bulkheads and entry surrounds, and stone thresholds. There are modern plate glass windows in modern frames in historic openings.

MAIN STREET

39 Main Street, Harrietstown Town Hall, 1928. Listed 1988.

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Increase and Additional Documentation**

Franklin Co., New York

Name of Property

County and State

One contributing building

Old address: 30 Main Street

Two-story, flat-roofed, steel frame, brick and limestone Beaux-Arts style public building with prominent bell and clock tower designed by Scopes and Feustmann. Contains offices, meeting rooms and large auditorium which burned in 1926. Substantial rehabilitation of roof, masonry, dome & clock in 1980.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

43 Main Street, Walton and Tousley Hardware, c.a. 1900, Listed 1988.

One non-contributing building

Old address: 34 Main Street

Originally a three-story, flat-roofed, brick commercial hardware store with three-story brick addition in rear. Third story of the front was section removed and the façade was altered after 1960 fire.

2022 additional documentation: Since original listing, a pediment and parapet were removed from the roofline and a bracketed cornice installed, the name “Rice Furniture” was relocated under the cornice, original windows on the second story of the south elevation were uncovered, and the awning and storefront altered with a dentilated shed cantilevered roof and brick veneer cladding. Although some of these alterations restore some of the building’s original characteristics, the building remains non-contributing due to continued extent of alterations.

47 Main Street, Tousley Storage Building, 1924. Listed 1988.

One contributing building

Old address: 38-40 Main Street

Two-story, flat-roofed, steel frame and brick commercial style parking garage with terra cotta façade. Three full bays and a half bay are marked by Tudor arches on the first floor and rectangular Chicago style windows on the second. One of two largest commercial buildings in the district, it houses a freight elevator of 7425 pounds capacity.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

55 Main Street, Circa 1920. Listed 1988.

One contributing building

Old address: 46 Main Street

One-story, flat-roofed, steel frame and brick Art Deco style single storefront, designed by William G. Distin, Sr.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

57 Main Street, Circa 1876. Listed 1988.

One contributing building

Old address: 48-50 Main Street

Three-story, wood frame, French Second Empire style commercial building. Built by Milo Miller.

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2022 additional documentation: The wooden three-story French Second Empire style building was erected between 1879-1890 by Milo Miller. The brick Italianate façade was added 1922-23 by then-owner Walter Sagendorf. The building appears little changed since 1988 and remains a contributing resource.

63-65 Main Street, Donaldson Block, 1901; altered 1930, 2017. Listed 1988.

One contributing building

Old address: 56 Main Street

Three-story, flat-roofed, brick Colonial Revival commercial block with prominent broken pediment and finial as a parapet. Main shop and small barber shop on first floor, apartments above. Built by Alfred L. Donaldson. Two and a half story wood frame addition in rear.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource, although it is better described as a Neoclassical style than Colonial Revival as indicated in the original description.

67 Main Street, Haase Block, 1907. Listed 1988.

One contributing building

Old address: 60 Main Street

Three-story, flat-roofed, steel frame and brick Italian Renaissance Revival commercial building, designed by Scopes and Feustmann, for commercial use on the first floor and rental to tuberculosis patients on the second and third floors. Open galleries for the use of patients on the second and third floor fronts and wooden porches on the rear, since enclosed. Substantial rehabilitation in 1985-86.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

69 Main Street, Telephone Exchange, 1909; altered 1964, 1982. Listed 1988.

One contributing building

Old address: 68 Main Street

Three-story with a flat roof suspended from beams above, steel frame and brick, monumental single storefront commercial building, attributed to Max Westhoff. Built as a telephone company headquarters. Original cornice removed c. 1964; substantial rehabilitation in 1982 with modestly scaled replacement cornice.

2022 additional documentation: The building retains its integrity from 1988 and continues to be a contributing resource to the Berkeley Square Historic District.

75 Main Street, Adirondack National Bank, 1901; heavily altered 1962. Listed 1988.

One non-contributing building (outside period of significance)

Old address: 70 Main Street

One-story, flat-roofed, brick commercial bank building. Completely covered or replaced by a blank brick wall in 1962.

2022 additional documentation: The 1962 Modernist renovation reflects now-historic design ideals of the mid-twentieth century, but it falls outside the period of significance and defining characteristics of the expanded nomination.

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76-78 Main Street, Coulter Block, 1899, 1901. Listed 1988.

One contributing building

Old address: 71-79 Main Street.

These are two three-story, flat roofed brick commercial buildings, known together as the Coulter Block, designed and owned by architect William L. Coulter. Internally linked above the first floor, they have always been bought and sold as a unit. Both are faced with blend brick, while the south building is detailed with fenestration and wood paneling. In February 1907, the offices of Coulter and Westhoff were in the Coulter Building. Porches can be seen on the rear of the building.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

77 Main Street, Fowler Block, 1900. Listed 1988.

One contributing building

Old address: 76 Main Street

Three-story, flat-roofed, brick Classical Revival style commercial building with recessed galleries across second and third floor front heavily detailed in wood, designed by William H. Scopes. Two storefronts at street level with apartments above. Two-story, steel frame and brick rear extension designed for newspaper print room in 1926 by William G. Distin, Sr.

2022 additional documentation: The building appears little changed since 1988 and remains a contributing resource.

79 Main Street, Roberts Block, 1900. Listed 1988.

One contributing building

Old address: 78 Main Street

Three-story, flat-roofed, stone-faced brick Romanesque commercial block with two recessed balconies in the second and third floor façade. The intact single ground floor storefront retains 1923 cherry wood fixtures and furnishings.

2022 additional documentation: The storefront retains its period fixtures and furnishings, and the exterior of the building appears as it did in 1988. The building remains a contributing resource.

81 Main Street, Kendall Building, 1891, altered 1960. Listed 1988.

One contributing building

Old address: 82 Main Street

Two-story, flat-roofed, wood frame commercial building, originally Kendall's Pharmacy. The blond brick façade was replaced in 1960 with panels of mineral "composition material" imported from Belgium.

2022 additional documentation: The building remains a contributing resource to the amended Berkeley Square Historic District. Since 1988 the composite cladding was removed to expose the original brick, which has been painted red on the front elevation only.

85 Main Street, Mulfur Block, 1921. Listed 1988.

One contributing building

Old address: 84 Main Street

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Franklin Co., New York

Name of Property

County and State

Three-story, gable-roofed, brick and red block commercial building with Italianate features, designed by Paul Jacquet. Single storefront built as a shoe store with apartments above. Pitch of the gable has been increased.

2022 additional documentation: The building remains a contributing resource to the amended Berkeley Square Historic District.

86 Main Street, Leonard's Department Store, 1899, 1905. Listed 1988.

One contributing building

Old address: 85 Main Street.

Three-story, flat-roofed, brick department store built in two parts. Substantial rehabilitation in 1982-83 restored upper two stories including second floor display windows and improved storefront. Porches on second and third floor rear.

2022 additional documentation: The building remains a contributing resource to the amended Berkeley Square Historic District.

90 Main Street, Harding Block, 1895; altered 1904, 1918. Listed 1988.

One contributing building

Old address: 89 Main Street

Three-story, flat-roofed, brick commercial building with detailed brickwork, oriel window, and fine porches spanning entire rear second and third stories. In 1906, a six-foot-wide addition to the west accommodated a staircase. In 1918, Scopes and Feustmann designed the oak storefront, which is intact.

2022 additional documentation: The oak storefront is still intact, and the building remains a contributing resource to the amended Berkeley Square Historic District.

The following property is in the expansion area but is individually listed and therefore not included in the resource count:

100 Main Street, Hotel Saranac, 1927. Rehabilitated 2017. Listed on the National Register of Historic Places in 2018

Old address: 95-101 Main Street

This imposing six-story, steel frame, brick and stone veneer Colonial Revival hotel, designed by Scopes and Feustmann and erected in 1927, marked a distinct break from Saranac Lake's accommodation offerings up to that time. Marketed to auto tourists and business travelers as a "true city hotel" with modern conveniences such as 100 rooms with private baths and "no invalids", it is scaled like an early twentieth century city hotel and retains that feel inside. The first floor streetfront houses a commercial arcade while the second floor lobby, accessed by a marble staircase from commercial arcade, is modeled after the Grand Salon of the fourteenth-century Palazzo Davanzati in Florence, Italy. The lobby gives access through arched French doors to a full-width outdoor patio ringed by a low parapet. The rooftop supports a large sign with lighted lettering ("HOTEL SARANAC") secured to a steel framework that was installed in the 1940s and is visible for miles. The building underwent a certified tax credit rehabilitation in 2017-18 and has been placed back in service as a hotel.

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

BROADWAY

11-13 Broadway, Public restroom, 2023.

One non-contributing building

Old address: 13 Broadway

This formerly empty lot is now the site of a one-story wood and masonry veneer Accessible public restroom structure with overhanging metal-clad shed roof supported on its upper end by simple beams fastened with metal plates, all resting on a concrete foundation. The remainder of the lot is currently a construction site. 11-13 Broadway was the site of the Pontiac Theater which was built in 1917 and presented live acts and cinema until it burned in 1978. The lot was used for parking until construction for this public restroom commenced in September 2022.

15 Broadway, Carson's Restaurant, circa 1895; date of addition unknown.

One contributing building

Old address: 24-26 Broadway

15 Broadway is a three-story, three-bay wood-framed commercial building raised on a trapezoidal plan with modest cornices embellishing the roofline and storefront. The façade is clad in wood clapboard with brick veneer-clad storefront, with wood replacement display windows and non-historic door. Two non-historic doors allow access to the upstairs apartments at opposite corners of the storefront. The storefront has been modified from its historic configuration. Fenestration at the upper stories generally consists of paired one-over-one sash separated by a vertical mullion and one-over-one sash. The visible south elevation is clad in unpainted vertical wood boards with paired 1/1 sash. A full-height addition at the rear has a poured concrete foundation and faux stone veneer cladding.

19 Broadway, circa 1895.

One non-contributing building

Old address: 28-30 Broadway

This is a one-story, five-bay, flat-roofed, wood-framed storefront raised on an irregular plan with a two-story addition at the rear to accommodate the change in slope from Broadway. Constructed as two separate buildings according to the 1899 Sanborn map and occupied by a succession of luncheonettes and beauty shops and one registered nurse up through the 1950's, after 1962 the two were combined into one storefront. Apart from two historic granite steps at the entry, the building retains a low degree of integrity, most historic features having been removed or replaced within recent years.

23 Broadway, A. Fortune Jr. Public Market, circa 1895.

One contributing building

Old address: 32-34 Broadway

A two-story, three-bay, flat-roofed, wood-framed commercial building raised on a trapezoidal plan with a recessed first-story storefront and apartments above. The wooden cornice with paneled frieze and brackets

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spans the front elevation which is clad in wood clapboard above and stained vertical board at shop level. The recessed storefront entry is flanked by two show windows with canted returns. The second story apartments are fenestrated with two 1/1 sash and one picture window. Originally a gap existed between this building and its neighbor to the north; this gap was filled in the first quarter of the twentieth century by a one-story newsstand and later by a full-height addition sharing a common wall with 27 Broadway. The current storefront dates from recent times.

27 Broadway, Flint's Pharmacy, circa 1895.

One non-contributing building

Old address: 36 Broadway

This three-story, flat roofed, wood framed mixed-use commercial building has an irregular footprint, massing, and roofline due to its sloping site abutting the Saranac River and to accretion. The storefront is at street level; the second story has an enclosed side stairway leading to an enclosed balcony overlooking the river, while the story below street level features a bank of windows fronting the Saranac River. There is a three-story addition at the rear. Historically this building closely resembled 23 Broadway in proportions, fenestration, cladding and ornamentation. In recent times it has been heavily altered with brick veneer covering the shopfront, the second story full-length porch replaced by an enclosed entry, synthetic windows and doors, and new openings. The Saranac River (northerly) elevation fenestration pattern appears more intact.

Broadway Bridge, 1922; rehabilitated 2002

One contributing structure

This is a solid-spandrel reinforced concrete arch bridge having two travel lanes flanked by sidewalks either side, solid concrete parapets and ornamental light posts on the four corners. Details include recessed panels in the spandrels to accentuate the arch ring, coping, and three recessed panels on either parapet, each center panel rising to a point bisected by a capped pier. The light posts feature concrete pyramidal bases rising well above the parapets and finishing in an ornamental milk glass shade. Two bronze plaques on either side of the easterly approach commemorate the builders. The bridge carries Broadway over the Saranac River. It replaced an earlier ferrous truss bridge.

A 2002 rehabilitation project included installation of curbs and pavers, drainage repair, and concrete rehabilitation. The new River Walk affords a good view of the bridge.

33 Broadway, circa 1924, altered 2017.

One non-contributing building

Old address: 40-42 Broadway

This is a narrow one-story, flat roofed, one-bay-wide wood frame building sited along the west bank of the Saranac River and raised on an oblong plan with an additional story below street level looking onto the river. The footprint and massing speak to its age and prior utilitarian purpose as a laundry. The exterior was heavily reworked in 2016-17 with stucco cladding, a new fenestration pattern, and new architectural details which make it unreadable as historic.

36 Broadway, Perkett's Variety, circa 1895.

One contributing building

Old address: 39-43 Broadway

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Name of Property

County and State

36 Broadway is a two-story, flat-roofed, wood-framed commercial building sited alongside the Saranac River, raised on a rectangular plan, and consisting of four storefronts, residential apartments above, and a two-story shed-roof veranda overhanging the Saranac River. The three-part facade is connected by an atypical roofline, the result of a gable-front building being joined to or absorbed into flat-roofed building. A bracketed cornice connects all the parts, varying from a frieze with decorative medallions and floral motifs to a plain frieze board with molding. Two storefronts have recessed center entries and canted returns; two are in plane with the façade. Cladding consists of brick veneer and wood clapboard, and 1/1 sash predominates apart from two Chicago-style picture windows and a square “Queen Anne” window on the façade. The two-story veranda runs the width of the south elevation and is accessed by a staircase and individual second-floor doors.

37 Broadway, circa 1895.

One contributing building

Old address: 44 Broadway

37 Broadway is a three-story, mixed-use wood-frame commercial building raised on a rectangular plan with a center recessed-entry storefront with five show windows, residential apartments above, and a cornice. The building is lighted at the upper stories by paired one-over-one sash windows flanked by fixed shutters. The original wood window moldings and trim are missing. The exterior is clad in vertical metal siding with asphalt siding underneath. Although not visible, research indicates that the original wood clapboard siding may be intact underneath the asphalt brick. The foundation material is concealed by a faux sandstone veneer at the secondary (south) elevation. The storefront is clad in vertical wood panels with picket-style edging below the storefront cornice line and a cementitious coating at the bulkheads. A wood cornice with nine brackets and paneled frieze with painted fleur-de-lis motif spans the primary elevation and a metal cornice spans the storefront. The building’s primary cornice is in keeping with the style of the original cornice as pictured in a photograph dated c. 1909.

38 Broadway, Everett’s Clothing Store, circa 1895.

One contributing building

Old address: 45 Broadway

38 Broadway is a two-and-a-half story, concrete block commercial building is distinguished by a full-width second-story bay window flanked by glass block infill panels above a recessed canted shopfront. Different cornices define each story, each with profiled moldings, elaborated end blocks, a wide paneled frieze, and dentils. The second story features a central projecting bay window with a center single light, flanking one-over-one sash, and glass block infill. Storefront fascia has circular floral motifs. The shop window system was replaced in the period of significance and features full height glazing separated by thin metal strips. The exterior is clad in smooth concrete block with four bands of rusticated concrete block on the upper story, brick veneer at the storefront, and metal siding at the visible secondary north elevation. Though partially infilled, the second story window openings appear intact. Everett’s Clothing Store, outfitters for men and boys, was in business here for over thirty years.

39-41 Broadway, circa 1899.

One non-contributing building

Old address: 48-52 Broadway

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Name of Property

County and State

This two-story wood-framed commercial block raised on a rectangular plan has two storefronts flanking a center door which gives access to the second-floor apartments. Materially, 39-41 reads as an extension of 37 Broadway, sharing identical standing seam metal vertical siding on the upper story and vertical wood panels with picket-style edging on the storefront below the storefront cornice line. However, the building is without its cornice, its historic fenestration and doors, and other legible historic details apart from the shopfronts and the bulkheads. The south storefront features a symmetrical recessed square entry with sandstone veneer bulkheads while the north storefront has a recessed half-canted entry and green marble veneer bulkheads. Both storefronts retain marble curbs.

43 Broadway, 1948.

**One contributing building
Old address: 52 Broadway**

43 Broadway is a restrained three-story, flat-roofed, 5-bay commercial block was designed by architect-turned-developer William Scopes. It is raised on a T-shaped plan and constructed of concrete and red brick with limestone and concrete detailing. Two shopfronts in plane with the façade alternate with recessed, tiled entryways with oak doors and cast concrete fluted surrounds which give access to apartments on the upper two stories. Fenestration is generally paired 1/1 sash; the shopfronts each have a ribbon of four half-height shop windows which post-date construction. A mechanical bulkhead extends from the center of the roof and there is a four-story, one-bay wide rear addition.

44 Broadway. Vacant lot, not counted.

44 Broadway is a vacant lot, presently used for parking.

46 Broadway, 1974

**One non-contributing building (less than fifty years old)
Old address: 53-55 Broadway**

This is a one-story, flat roof, "island"-type bank building of rusticated CMU construction with drive-up and walk-up access.

51 Broadway, U.S. Post Office, 1925.

**One contributing building
Old address: 60-66 Broadway
*Architect: U. S. Treasury Department***

This one-and-a-half story, steel frame and red brick masonry Colonial Revival Federal post office is erected on a symmetrical plan over a half-story raised basement. The massing is enlivened by a cast stone cornice with dentil line, frieze, and a stone-capped brick parapet interrupted by sequences of balustrades. A pedimented entry surround with rounded pilasters and a frieze displaying "U. S. Post Office" highlights the recessed entryway with sidelights and transom. The façade is lighted by six six-over-six sash with six-light transoms above at the first floor and paired four-light slider windows on the lower half-story. The public lobby is accessed by glass door dating from recent times. A discreetly-located two-story ell at the rear houses the loading area. The building is set back on its lot fronting Broadway with a flagpole on the southeast corner.

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Increase and Additional Documentation**

Franklin Co., New York

Name of Property

County and State

Saranac Lake's Post Office meets the registration requirements outlined in *United States Post Offices in New York State—1853 to 1943—Thematic Resources* (NYOPRHP 1988).

https://npgallery.nps.gov/NRHP/GetAsset/NRHP/64000597_text

54 Broadway, circa 1924; date of addition unknown.

One non-contributing building

Old address: 61 Broadway

54 Broadway is a one-story steel-frame and brick commercial block on a rectangular plan, clad in stucco with a flat roof screened by a castellated parapet. The center entry is flanked by large shop window openings, now partially infilled from the bottom with vertical wood panels and modern casement windows. The entry itself features a sidelight and transom enframing a non-historic door. Pin-mounted lettering on the façade reads "Adirondack Daily Enterprise". There is a one-and-a-half story rear concrete block addition which has a gabled roof. Non-contributing due to alterations/physical integrity.

This building was home to the local A&P Supermarket from 1933-1965, after which it was a restaurant followed by a bar which closed in 1973. The Adirondack Daily Enterprise, the hometown newspaper, has occupied the space since that time.

60-62 Broadway, circa 1924.

One contributing building

Old address: 67-71 Broadway

This is a one-story mixed-use four-bay brick commercial block raised on a rectangular plan with sloped awning roof covering two storefronts, each with recessed canted entries and featuring ornamental brickwork at the bulkheads, piers, and parapet. Both shops have metal shopfront systems in plane with the façade, one with a center entrance, the other with a side entrance, with large plate glass display windows with now-infilled transoms. The side secondary elevation is blind, clad in a combination of stucco and wood. The awning roof is covered in a painted composite shingle which likely postdates the shop fronts.

64 Broadway, the Oxford Market, circa 1890.

One contributing building

Old address: 73 Broadway

This three-story, mixed-use wood-framed commercial block, three bays wide by four bays deep, marks the end of the block with its Italianate wood cornice, and rounded metal awnings shading 2nd and 3rd story replacement 1/1 metal sash in historic openings. It is clad in a combination wood and metal cladding on the façade, and the storefront has been renovated and now features a modified cornice with a flat frieze and flat wood trim arranged in rectangular panels, plus replacement windows and side entry doors that access the upper floor apartments. A one-and-a-half story concrete block addition was added to the rear elevation.

From 1923-1947 the Oxford Market was owned and operated by Adolph Effenbach, a Latvian Jewish émigré. His second wife and children continued the business in that location until 2002. The building survived the 1964 St. Regis Hotel fire next door.

MAIN STREET

**Berkeley Square Historic District Boundary
Increase and Additional Documentation**

Franklin Co., New York

Name of Property

County and State

17 Main Street, Municipal Building and Pumping Station, circa 1903.

One contributing building

Old address: 10 Main Street.

17 Main Street is a three-story wood-framed, brick veneer hipped-roof Romanesque Revival building, eight bays by five, raised on an H-shaped stone foundation which is partly cantilevered over the Saranac River at the site of the Lake Flower Dam. Visually it reads as two symmetrical three-bay hipped-roof blocks connected by a two-bay hipped entry hyphen *in antis*. The building is fenestrated and embellished on all four sides. Corners are accentuated with brick pilasters, the first-story windows have substantial rusticated stone sills and lintels over 1/1 sash while the second-story arched windows are outlined in Romanesque brick arches in low relief. An eyebrow window is centered on the roof of the hyphen. Roofing is asphalt shingle. The two front entrances have simple hipped porticos supported by square wooden posts and knee braces. The building sits on a sloping site which permits another story below street-level that is visible from the Main St. bridge and the pedestrian Riverwalk, effectively a secondary façade. A stone arch in the below-grade west elevation wall spanning an active canal which flows into the Saranac River speaks to the building's original water management purpose and within the lower level are functioning turbines and pumps. Alterations have been made to windows and doors: while retaining their lintels and sills some windows have been bricked in and arched window openings have been infilled with wood to accommodate rectangular 1/1 sash. The front entry originally had double doors and a transom; it has been framed down to accommodate a modern door. A secondary entry has been added on the western side.

Built circa 1903 as the town's Municipal Building and Pumping Station, 17 Main Street completes the triad of early twentieth century municipal infrastructure buildings clustered at the south end of Main Street. These are the adjacent Paul Smith's Electric Light and Power and Railroad Company Complex (1908-1938, NRHP 1987), and the Harrietstown Town Hall (1928, a contributing resource in the 1988 BSHD and a contributing resource here). The building housed the town's primary water pumping station until the early 'Aughts when the town upgraded its water supply system. It still serves as an emergency back-up water pumping station. It was the site of the town offices until 1986.

19-23 Main Street, Currier Block, circa 1900.

One contributing building

Old address: 12 Main Street

The Currier Block at 19-23 Main Street is a three-story brick-veneer mixed-use Italianate commercial block raised on a rectangular brick and stone foundation, four bays by seven, having a storefront with recessed off-center entry and a secondary side entry for dwelling space above. The bracketed cornice wraps three sides of the building and is embellished with a paneled frieze. The windows have flat wooden headers and sills and replacement 1/1 sash. The storefront has been altered with a stone veneer, wooden cornice, half-height metal framed windows and a non-historic door. The secondary side entry retains its historic opening with wood enframing and transom. Three tiers of cure porches on the rear (south) elevation, now permanently enclosed, speak to the Currier Block's cure-industry past.

52 Main Street, Hogan Block, circa 1895, alterations 1903.

One contributing building

Old address: 45-47 Main Street.

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This is a pair of three-story, three-bay wood and brick mixed-use commercial blocks sharing a party wall, raised on rectangular plans with Italianate styling, and having two projecting first-story shopfronts. These are unified by a full-width, flat-roofed second-story veranda and one roofline cornice spanning the full width. The former #47, to the north, features wood clapboards with 1/1 sash with flat trim and drip caps. The former #45, to the south, features brick construction with segmented arch 1/1 sash and a corbelled cornice. The wooden veranda is supported by square recessed-panel columns and flat scrollwork balustrades. Shopfronts each have recessed canted entries and side doors accessing the second floor living quarters. Shop windows have transoms, fluted piers topped with round-headed brackets, recessed panels in the bulkheads, and a molded cornice embellished with modillions.

Sam Edelberg's Tailor Shop (later Edelberg's Fur Store) was located at #45 in 1907; #47 began as Hogan's Drug Store before becoming Green's Market starting in the 1920's.

62-70 Main Street, Newberry's and Woolworth's, circa 1924; additions circa 1930.

Four separate addresses on the same tax lot:

62 Main Street, circa 1924; additions circa 1930

One contributing building

Old address: 61 Main Street

This one-story, flat-roofed steel frame-and brick rectangular commercial building was originally a rear appendage to the F. W. Woolworth's which fronted Main Street (now heavily altered). Facing south onto the parking lot, it features a flush center entry with metal double doors and paired flanking display windows. An asphalt shingled awning roof covers the storefront opening. There is a one-story rooftop addition and parapet at primary (south) elevation. The parapet is finished with camelback coping.

66 Main Street, F.W. Woolworth's, circa 1924 with alteration dates unknown

One non-contributing building

Old address: 61 Main Street

66 Main Street is a one-story broad-fronted brick commercial building with non-historic flush display windows enframed in metal and a recessed canted entrance sharing common walls with # 62 and #68 Main St. The historic façade has been reinvented in recent times with a one-story-high parapet with false windows, EIFS cladding, and replacement windows. Non-contributing due to alterations/physical integrity.

68 Main Street, JJ Newberry's, circa 1924

One contributing building

Old address: 65/67 Main Street

This is a two-story, steel-frame and brick broad-front commercial building raised on a rectangular plan with substantial brick piers defining three bays of display windows. Living quarters above are fenestrated with two groups of three 1/1 sash and a center Chicago-style window. A wood cornice with scrolled brackets spans two of the three bays. The southern bay is now finished to match its neighbor #66. Storefronts feature recessed square entries framed by non-historic display windows, stucco bulkheads and metal trim. Historic brick, stone lintels and sills are retained in the north bay.

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70 Main Street, circa 1924, alterations within period of significance

One contributing building

Old address: 65/67 Main Street

This diminutive one-story, one-bay brick storefront raised on a narrow, tapering footprint makes full use of its display space with a deeply recessed canted entry and retains many historic features. The floors are tiled, and the plate glass display windows retain their profiled historic metal trim and marble veneer bulkheads. Above the shop front is a metal-covered sign-band and a brick parapet. Another metal-framed hanging sign plate (now empty) is attached perpendicularly to the wall. Within the period of significance this was a ladies' dress shop.

74 Main Street, circa 1903. Rebuilt 1958.

One contributing building

Old address: 69 Main Street

This is a one story, steel frame and brick Modern storefront raised on the remains of the circa 1908 Post Office Building which was lost to fire in the 1950's. The façade of the new building has an asymmetrical recessed canted entry and is clad in tan Roman brick in a stacked bond with prostyle piers at the corners. The façade features large plate glass display windows separated by thin metal mullions flanking a double glass door with glass surround. Following a fire which destroyed the upper stories of the brick-constructed Renaissance Revival Post Office Building, additional land was acquired behind the original lot and this one-story Modernist storefront was constructed. Charring can still be seen on the north brick wall from within the restaurant which now occupies the space. The owner reports the original foundation is visible in the basement.

Berkeley Green, Main Street, 2003.

One non-contributing site

Old address: 84 Main Street

Berkeley Green occupies the site of the Berkeley Hotel, also known as Berkeley House, one of the first and most long-lived hotels in Saranac Lake. It catered to tourists as well as health seekers. The hotel overlooked the Y intersection of Broadway and Main St. which was historically known as "Berkeley Square" and considered the heart of village's commercial district. The entire structure was lost to fire in 1981. The public park was established in 2000 to commemorate and preserve the historic commercial hub of the village. It features benches, tables, a gazebo, and other amenities for public gatherings. Because it falls outside the period of significance it is non-contributing.

97 Main Street, circa 1916; altered within period of significance.

One contributing building

Old address: 94 Main Street

97 Main Street is a two-story, mixed-use gable-roofed brick and cement block commercial building with Tudor Revival detailing. Raised on a rectangular footprint, the facade is clad in brick and clapboard with false half-timbering and stucco features in projecting gables and bay windows with faux hip and valley slate roof. The gables have exposed rafters and decorative bargeboards; the addition at west elevation features a standing seam

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metal straight-sided mansard roof and a glass window system. Several finishes are present including faux gables with slate; metal seam roof material; asphalt shingles, and flat roofing material. The storefronts date from recent times. Fenestration is 1/1 sash in pairs and singles. Within the last fifty years the footprint has been enlarged with subordinate additions on secondary elevations.

98 Main Street, Vest Pocket Park, 1972.

One non-contributing site

Old address: 96/ 98 Main Street

Vest Pocket Park is located on the north side of Main Street, midblock between the “Y” intersection and Church Street. The park is adjacent to the Saranac Free Library. It was established by the Village Improvement Society (VIS) on the former site of the Guild House, 98 Main St., a commercial sanitarium which had fallen on hard times and been demolished in 1968. The VIS were inspired by urban “pocket parks” and aided in the design of this one by William Distin’s architectural firm. It features wooden benches set in a compact area of grass, trees, flower beds, bordered by low shrubs. Vest Pocket Park is one element in an overall effort to implement the 1910 Olmsted Plan for the Village of Saranac Lake, and as such may achieve historic significance in time.

109 Main Street, Public Library, 1910, 1925, 1960, 1984, and 2002

One contributing building

Old address: 102 Main Street

Saranac Lake’s public library is a one-story, steel frame-and-brick Colonial Revival building with several additions over the last century which do not overwhelm its core Classically-inspired detailing and central block-and-wings form. Significant architectural features of the original library building are intact, including the brick façade, stepped parapet, classical porch with round columns, paired multi-light double doors, fanlight, limestone base, and marble keystones and insets. It occupies a sloping site, two-stories at the rear, and consists of the 1910 central block-and-wings resting on a stone foundation, a 1925 addition and subsequent additions in the late 1960s, 1984, and 2002. Several different types of fenestrations are present on the building and additions, including paired, eight-light, casement windows at the primary façade of the original building, a modern metal window system at the primary façade of the addition, and six-over-six sash at the secondary elevations. The 1960 addition extends to the west of the main entrance and features a window system consisting of metal show windows with operational panels underneath and wood panels at the base. The building was designed by the Saranac Lake architectural firm of Scopes and Feustmann and built by Branch and Callanan.

OLIVE STREET

173 Olive Street, Masonic Temple, 1904. Altered circa 1920.

One contributing building

Alternate address: 57 Broadway. Old address: 70 Broadway

The Masonic Temple is an imposing three-and-a-half story, mixed-use brick masonry building raised on a rectangular plan, with massing and details suggestive of a medieval Italian fortified palazzo. The mass of masonry is softened by a rounded southeast corner, paired arch-headed windows on third floor, a parapet with brick corbelling, and rusticated stone sills, lintels, water table, and frieze band. A wood-framed shop window

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system with a recessed center entry faces onto Broadway, while access to the Lodge on the upper floors is via a secondary entrance on Olive Street. The second story features paired 1/1 sash. Originally ornamented with a belvedere on the southeast corner and a hipped roof with cresting, by 1925 the belvedere had been removed (reportedly for safety reasons) and the roof flattened and screened by a parapet.

WOODRUFF STREET

10 Woodruff Street, Looby Cottage, circa 1895.

One contributing building

Old address: 5 Woodruff Street

10 Woodruff is a two story, three-bay wood-frame multi-unit dwelling raised on a rectangular plan with a gable-on-hip roof and full-width semi-enclosed second-story porch. Foundation is stone, cladding is wood clapboard, fenestration is varied, roof is asphalt shingles. The two-story side-gabled addition on west elevation has secondary entry and gabled dormer.

Evidence suggests this is one of the few surviving early downtown commercial cure cottages, appearing in a circa 1895 photograph next to its twin #6 to the east (no longer extant). It was the Looby Cottage in 1911 and the Remsen Cottage in 1929.

11 Woodruff Street, circa 1890; altered circa 1920.

One contributing building

Old address: 8 Woodruff Street

11 Woodruff is a two-story, three-bays-by-five wood-framed mixed-use building raised on a rectangular plan with gable-front orientation. The first story shopfront and second-story shed-roofed full-width enclosed porch were retrofit on a gabled building. The display window system has brick veneer bulkheads, metal mullions, and a molded cornice with attached, rolled striped cloth awning, under which a recessed, canted center entry leads to a non-historic door framed by sidelights and a three-part transom. Projecting like a windowed box from the façade, the second story cure porch features a molded cornice and engaged pilasters with molded capitals and paired and tripled 1/1 sash. Building is clad in wood clapboards on the façade and stucco on secondary east and west elevations. Roofing is asphalt shingle; there is a brick chimney on the west roof gable; the foundation material is not visible. After sustaining damage, the shop windows and second floor porch were boarded up and the facade painted in a brightly-colored mural. The historic shop window system including the awning remains under the boarding (verified by visual inspection).

17 Woodruff Street, Berkeley Barn, circa 1880

One contributing building

Old address: 12 Woodruff Street.

This is a one-story wood-frame construction gable-roofed outbuilding raised on a rectangular plan with shed-roofed additions on the eave's sides and a rear shed-roofed porch. Cladding is wooden clapboard and vertical board and batten; roof is standing seam metal; 1/1 sash are visible on the river-side gable. An example of a working outbuilding adapted to commercial use; the street-facing gable now features a three-part display window next to an entry door with sidelights. The current occupant, a landscaping business, has appended a

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trellis and a temporary greenhouse to the façade. The building is set well back, hugging the bank of the Saranac River, with gables oriented toward street and river.

This is one of the older extant buildings in the downtown commercial district. It is known to have been a stable and a livery associated with Berkeley House, later warehouse space for Stark's Hardware on the adjoining lot, and later workshop space for the Woodruff builder brothers who lived a couple doors to the north. The present greenhouse stands where a wagon shed used to be.

18-22 Woodruff Street, circa 1890 with later alterations.

One contributing building

Old address: 11 Woodruff Street

This is a two-story, hip-on-gable roof apartment house raised on a rectangular plan, three bays by four, with wide boxed eaves, center entry on façade and secondary entries on side elevations, and symmetrical fenestration. The building is of wood-frame construction with stucco exterior, highlighted by molded wooden trim. The corners are fenestrated with 1/1 sash in threes and twos, giving the effect of stacked enclosed sun porches. The four exterior entries are each shielded by small pedimented porches supported by two square posts with molded capitals, seated on concrete landings.

On the same lot is a large two-story shed-roofed building, six bays by two, with five garage bays on the first story, irregular fenestration pattern with two infilled openings, and a center entry giving access to living quarters above. The cornice line is accentuated with a band of vertical board trim.

NA Woodruff, vacant lot. Not counted.

This is now a paved and landscaped lot, used by the bank on the Church St. extension for parking. During the period of significance, it was the site of a dwelling house.

25 Woodruff, circa 1903.

One contributing building

Old address: 18 Woodruff Street.

This is a two-and-a-half story gabled, wood-framed dwelling raised on a rectangular plan with gable-front orientation, full-width hip-roof porch and one-story shed-roof bump at rear. Entry is asymmetrical; fenestration is 1/1 sash with arched, flat wooden window headers and flat trim including the small 1/1 sash in the gable peak. Roofing is standing seam with a brick chimney piercing the ridgeline; cladding is asbestos shingle, and the foundation is of stone. Porch is supported by turned posts. The spindle balustrade dates from recent times.

This building first appears on the 1908 Sanborn Map where it is listed as a residence; from historic photos of Woodruff Street, it retains its integrity of form and design.

27 Woodruff, James A. Fortune Funeral Company, circa 1916; porch circa 1931.

One contributing building

Old address: 20 Woodruff

This is a three-story mixed-use commercial block constructed of oblong rusticated concrete blocks, four bays wide by five deep, and having a flat roof and symmetrical fenestration. The shopfront features a center entry in

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plane with the façade, flanked by a show window on either side. A side door on the façade gives access to upstairs living quarters. Projecting from the façade and overshadowing the storefront is a second-story shed-roofed enclosed porch having a stucco finish, 1/1 sash grouped in threes and twos, and a molded frieze band. The porch is supported by four Classical columns ranged before the shopfront. Other features of the main block include 1/1 sash with smooth cast stone lintels and rusticated concrete sills and transoms over the doors. A stubby three-story concrete block addition on the rear post-dates the main building as does the poured concrete porch deck with incised stairs.

This building was historically home to the James A. Fortune Funeral Company (a son of Antoine Fortune) and once had stables and other outbuildings in the rear. By 1931 these had been removed. The porch addition dates from 1931 or later.

28 Woodruff, R. Eugene Woodruff house, circa 1895.

One non-contributing building

Old address: 19 Woodruff Street.

28 Woodruff is a two-and-one-half story, three-bay gable-front wood-framed dwelling raised on a rectangular plan with a hipped wraparound porch and side entry highlighted by triangular pediment. The porch is supported by turned posts and balustrades. The owner reports the foundation is fieldstone. While retaining its historical footprint and massing the building has altered openings, a non-historic cinder block chimney on the facade, vinyl replacement doors and windows, and a fully synthetic enclosure system, all of which make it difficult to interpret as historic.

This was formerly the home of R. Eugene Woodruff (1841-1914), prominent Saranac Lake builder who, along with his brother Benjamin, played a significant role in the development of Saranac Lake from the 1880's through the turn of the twentieth century, not only as the builder of several notable buildings in this historic district but as a developer, town supervisor, village trustee, charter member of the Masonic Lodge, and organizer of the village's first fire department. The building is non-contributing due to extensive alterations.

29 Woodruff, Boyce & Robertson, circa 1920.

One contributing building

Old address: 22 Woodruff Street.

The northwest corner of Woodruff St. is anchored by this historically mixed-use three-story commercial block of brick masonry construction, three bays by five, with a first story shopfront wrapping the corner of the primary façade, and a loading dock and two-story cure porches on the secondary façade. Fenestration is symmetrical 6/1 and 1/1 sash, some historic and some replacement with infilled openings, ranged in triples, pairs, and singles. On the primary façade, the storefront wraps the northwest corner with full-height display windows in plane with the façade, framed by brick piers and topped by a limestone belt course, with the southwest corner entry canted and recessed. The living quarters above are evenly fenestrated with 1/1 sash in triples and pairs. On the secondary (north) façade a two-story wood-framed bay of cure porches juts out from the wall with extant sliding 6/1 and 4/1 sash. The wood-framed loading dock is accessed from within by glazed double doors which are headed by a ten-light transom. The words "Boyce & Robertson Ice Coal Wood Grain" have been repainted on the cornice line of the center bay of the primary façade.

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This substantial building, comparable in scale and design to those on Broadway and Main Street, was the headquarters for the firm of Boyce and Robertson, dealers in ice, coal, wood, and grain, who were formerly located on the north corner of Broadway and Woodruff. In 1924 the building had a L-shaped concrete-block addition in rear. By 1931 this addition had been removed and the cure porches constructed on the northeast elevation.

30 Woodruff, Benjamin Woodruff house, circa 1903; altered 1962.

One contributing building

Old address: 21 Woodruff

This is a three-story, wood-framed side-gabled dwelling raised on a rectangular plan, three bays-by two, with a gabled wall dormer at the center front and a bay window flanking a center entry, the whole sheltered by a full-width flat-roofed porch. Fenestration is symmetrical, a mix of 1/1 replacement vinyl sash and historic 1/1 on side and rear elevations. Walls are clad in narrow wood clapboards and detailed with string course at the wall gable and corner boards. Porch is supported by turned posts with stick balustrade, the north end enclosed with two 1/1 sash and clad in narrow wood clapboards. Foundation is mortared stone, its roof asphalt shingle. After 1962 the building was converted to a multi-family residence.

Built by Benjamin Woodruff, Saranac Lake area builder, as his personal residence. Along with his brother R. Eugene Woodruff (see 28 Woodruff) he was involved in the construction of several significant buildings in Saranac Lake. Benjamin is listed on the Sanborn maps as owning the outbuildings at 17 Woodruff.



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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.

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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

HEALTH/MEDICINE

COMMERCE

Period of Significance

1867-1954

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

William L. Coulter, William G. Distin, Sr.

Scopes & Feustmann

Arthur Wareham

Period of Significance (justification) – See section 8 summary paragraph

Criteria Considerations (explanation, if necessary) – See section 8 narrative

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Statement of Significance Summary Paragraphs

(Provide a summary paragraph that includes level of significance and applicable criteria.)

When listed in 1988, the Berkeley Square Historic District in Saranac Lake was noted as being significant under Criterion A in the area of health and medicine because of the village's long association with the tuberculosis (TB) cure and treatment industry as established by the Trudeau Sanatorium in 1884. Also noted was its significance under Criterion C in the area of architecture due to the breadth and integrity of Saranac Lake's downtown commercial architecture dating from the mid-nineteenth to early twentieth century. The period of significance under the original nomination was 1867 to 1932, a length of time that reflected the periods of construction for the contributing buildings within the district: 1867 marks the construction date of the oldest building in the district, while 1932 represented that of the newest building within the National Register's fifty-year guideline for eligibility at that time. The district boundaries were drawn around a core area of one-to-three story commercial blocks, which included the town hall, all built within the original period of significance. While the listing addressed the areas of health/medicine and architecture, it did not develop a context for commerce, perhaps the most important component of the district.

Under Criterion A, the amended nomination, with its enlarged boundary and additional documentation, expands on the theme of health/medicine by documenting the fuller history of Saranac Lake's downtown up to the period of the closing of the Trudeau Sanatorium in 1954. During the twenty-two years that encompasses the new period of significance, Saranac Lake's downtown continued to change as the TB curing industry began to decline. During this period, very few buildings were built, but many existing structures were altered to adapt to new uses and keep up with contemporary architectural fashions. This nomination also adds Criterion A: Commerce, which was implicit in the 1988 nomination but not fully developed. Saranac Lake's downtown was an important commercial, civic, and social center for both the village and the surrounding area. These two developmental threads are tightly interwoven - the success of the tuberculosis curing industry fueled commerce and a building boom in downtown, further making Saranac Lake a more attractive destination for TB patients, tourists exploring the Adirondacks, and for merchants looking for a thriving customer base. Despite its remote location inside the Adirondack Park, Saranac Lake's commercial district supplied everyday needs, high-end goods and services, big-city amenities, as well as cultural and social offerings.

Saranac Lake's downtown as proscribed in the amended district is both a vibrant commercial center, but also the site of important public institutions such as the town hall, library, post office, pump house, and Masonic Temple. Many of the upper stories of the downtown's commercial buildings are residences, some with open porches original built for TB curing, making commercial and residential life completely intertwined. The block of Woodruff Street within the expanded district boundaries also has a mix of commercial and residential buildings (some with TB cure porches). This diversity and complexity of uses in downtown was overlooked in the original nomination, creating the need for more comprehensive documentation of the area's use and history. The boundaries of the amended district also reflect this greater recognition of the diversity of uses in the village's commercial center. Although Berkeley Square - the Y intersection of Main and Broadway - may be the center of the village, downtown is much longer, anchored at one end by the former Paul Smiths Power

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Company Complex (NRHP 1987) on the south, and on the north by the Masonic Temple. Off this main axis are two short but important spurs: one block of Woodruff Street, and a short stretch of Main Street that is anchored by the Hotel Saranac (NRHP 2019) and the Saranac Lake Free Library (abutting the Church Street National Register Historic District). With their mix of commercial, civic, and residential uses and the excellent architectural integrity of the buildings within, the proposed additional resources are very much part of the downtown core.

Under Criterion C, the amended nomination, with its enlarged boundary and additional documentation, expands the theme of architecture to include other eligible downtown civic and social buildings, municipal infrastructure, and commercial buildings. As part of and following the initial commercial building boom, documented in the 1988 nomination, Saranac Lake also erected substantial civic and social buildings and infrastructure in the prevailing architectural styles of the time. Early nineteenth century structures such as the library, Masonic Hall, and bridge show a confidence in and commitment to the future prosperity of the village. The amended nomination also includes other eligible commercial buildings, extant commercial sanatoria and one surviving nineteenth century outbuilding, a livery associated with the Hotel Saranac. A feature of the district's commercial architecture in this amended nomination is the adaptation known as the "cure porch" – commonly seen in Saranac Lake's commercial sanatoria, private cure cottages, and downtown commercial buildings – that allowed TB patients the fullest access to rest and fresh air thought to be essential to their treatment. The amended district also includes a handful of commercial and civic buildings designed by local architects, including the firms of well-known Adirondack architects William L. Coulter, William G. Distin Sr., and Scopes and Feustmann. In addition to their work within the district, these architects also designed great camps, other civic and commercial buildings, sanatoria, and did community planning elsewhere in the village and beyond.

The period of significance extends an additional twenty-two years from 1932 to 1954. This period spans the time between the construction of the earliest building in the district to the year the Trudeau Sanatorium discharged its last patient and closed, marking the end of the industry that drove so much of Saranac Lake's downtown development. Although building in the downtown all but stopped after 1932, the downtown changed in other ways. Shop storefronts were modernized to keep customers interested, and in response to the complete shift to the automobile age, liveries disappeared, and vacant lots began to be made into parking lots.

Narrative Statement of Significance

Early Settlement and Development (1819-1870)

The story of Saranac Lake is rooted in the opportunities and limitations of its physical environment, in the energies and investments of individuals and institutions in the community, and in its ability to capitalize on and adapt to changing external forces. Saranac Lake is a village within the township of Harrietstown located in the center of New York's Adirondack region, which is characterized by millions of acres of forested land, rugged

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mountains, 30,000 miles of rivers, and over 3,000 lakes and ponds.⁹ The Adirondack Park, created in 1892, currently contains about 3.4 million acres of private land and 2.6 million acres of state land, the latter constitutionally protected as “forever wild” since 1894. The Park is home to 135,000 year-round residents living in 105 towns and villages, 200,000 seasonal residents, and is visited by millions of people every year. Saranac Lake is the largest village in the Park, with a population of 5,147 (2020 Census).¹⁰

Prior to the first white settlers arriving in the vicinity of Saranac Lake in the early nineteenth century, the region was home to Indigenous peoples for thousands of years, mainly members of the Kanienkehaka (Mohawk) tribe of the Haudenosaunee (Iroquois) confederacy. In both the region’s lowlands and uplands, they used the land to cultivate foods and plants, hunt and fish, travel, trade, and establish small settlements.¹¹ To a lesser extent, in the Lake Champlain valley and along the Quebec border, the region was also home to the Abenaki. There are 350 known prehistoric sites within the Adirondack Park, so the archeological evidence of their presence is widespread.¹² Their presence also survives in many of the region’s many placenames. The word Saranac, for instance, is a corruption of the Abenaki word S’nhälô’něk meaning the “entrance of a river into a lake.”¹³ Over the course of several decades in the late eighteenth century, mainly through purchases (Totten and Crossfield Purchase, 1772) and treaties (Treaty of Fort Stanwick, 1784; Treaty of Fort Schuyler, 1788; and the Treaty with the Mohawk, 1797) all or most of indigenous lands were taken or ceded to others.¹⁴

Beginning in 1781, even before New York State had “ownership” of some of these lands, the state began to give unappropriated lands here to soldiers who had served in the Revolutionary War as payment for their services. These lands eventually became known as the Old Military Tract, but few soldiers were willing to take these rugged interior lots. By 1791, the state began selling Adirondack lands to developers and investors, including 3.6 million acres to Alexander Macomb, a tract that extended from the western Adirondacks all the way to Lake Ontario and which included some of the present village of Saranac Lake.¹⁵ But settlers continued to be slow to move into this inaccessible and mountainous region when better farmland was available elsewhere in the St. Lawrence and Mohawk valleys. To further encourage settlement, beginning in 1810, the state made a series of appropriations to build the Northwest Bay Road, a 90-mile dirt road from Lake Champlain through the present communities of Elizabethtown, Keene, Lake Placid, Saranac Lake, and finally terminating in Hopkinton in St. Lawrence County. This road was completed in 1817 and greatly facilitated access to this part of the region.¹⁶

Saranac Lake’s settlement and development in the nineteenth century centered around two economic activities - logging and outdoor recreation, both tied to its woods and waterways. The logging economy was made possible

⁹ Adirondack Park Agency website https://apa.ny.gov/about_park/more_park

¹⁰ United States Census (www.census.gov/quickfacts/fact/table/tupperlaketownfranklincountynynewyork/POP010220)

¹¹ Curt Stager, “Hidden Heritage” *Adirondack Life*, June 2017.

¹² Joseph, Hackett, “Evidence of Native Cultures is Widespread in the Adirondacks,” *Adirondack Daily Enterprise*, March 15, 2014.

¹³ J. Dyneley Prince, “Some Forgotten Indian Place-Names in the Adirondacks,” *The Journal of American Folklore* 13, no. 49 (1900): 124. ,

¹⁴ Melissa Otis, *Rural Indigenousness: A History of the Iroquoian and Algonquin People in the Adirondacks*, (Syracuse: Syracuse University Press, 2018) 15-18.

¹⁵ Duane H. Hurd, “A History of Clinton and Franklin Counties,” (New York and Philadelphia: J. W. Lewis & Co., 1880), 22.

¹⁶ Hurd, “A History of Clinton and Franklin Counties,” 503.

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by the vast uncut forests surrounding the village and the ability to get logs to market by driving them down the Saranac River to Plattsburgh and Lake Champlain. From Lake Champlain, they could be transported to even more distant markets, north into Canada via the Richelieu Canal and to southern New York via the Champlain Canal. White pine was the most sought-after species because it could be sawn and used to meet the tremendous demand in eastern American cities during this time. As White pine stands were exploited and diminished, spruce and white cedar were also harvested. Hardwood (maple, beech, ash, and oak) wasn't widely cut until railroads, including short-line logging railroads, came into the region in the beginning in the 1870's. Because of the heaviness of hardwood logs, they can't be floated down rivers like softwood logs.¹⁷

The first white settlers in the area were the family of Jacob Smith Moody, who arrived in 1819 and became a farmer, trapper, and guide. Captain Pliny Miller and family arrived in 1822 and by 1827 had built a dam to provide waterpower for a sawmill on the Saranac River, creating what is now Lake Flower. During the 1840s, Miller built the first hotel, just across the river from his sawmill. William Martin, the manager of Miller's hotel, built his own hotel on nearby Lower Saranac Lake in 1851. His Saranac Lake House, commonly known as "Martin's," was able to accommodate 80 guests. Construction coincided with the first regular stagecoach service to Saranac Lake, allowing easier access to the region. Another of the settlement's founding families was that of Colonel Milote Baker, who arrived in 1852 and quickly established another hotel, a store, and the first post office, where he served as the postmaster. By 1856, fifteen scattered families lived in the settlement that would become Saranac Lake.¹⁸

By the late 1840s, upper class urbanites began to romanticize the American wilderness, driven by the growing ills of urban life, a greater amount of leisure time, the favorable depiction of wild places in art and literature, and easier access to such places via stage and eventually rail. The wilds of the Adirondacks were promoted in such books as Joel T. Headley's *The Adirondack, or Life in the Woods* (1849) and by the 1858 "Philosopher's Camp" gathering at Follensby Pond by such luminaries as Ralph Waldo Emerson, Louis Agassiz, and James Russell Lowell.¹⁹ Communities like Saranac Lake that were surrounded by mountains, lakes, rivers, and forests embodied wilderness that people increasingly sought as an antidote to urban life, particularly as the century progressed. Wealthy tourists came mainly from cities downstate to the Adirondacks for holidays, staying with local families and in small hotels, and hiring local men as guides.

In addition to hospitality work and guiding, locals also made guidebooks, made taxidermy, provided farm products to visitors, and worked in logging. Yet tourism provided a very modest economy in what was still a minor settlement. Accounts from around 1870 describe the village as little more than a sawmill, a small hotel, schoolhouse, and 50-60 log houses, with no newspaper, lawyer, or churches, and with a population of about 400.²⁰ The real boom in logging, tourism, and tuberculosis curing was still yet to come. The one surviving

¹⁷ "Adirondacks: Lumber Industry and Forest Conservation," National Park Service. <https://www.nps.gov/articles/adirondacks-lumber-industry-forest-conservation.htm>

¹⁸ Mary Hotaling and Rachel Bliven, "A History of Saranac Lake,"

¹⁹ Philip G. Terrie, "Romantic Travelers in the Adirondack Wilderness," *Mid-America American Studies Association* 13, No. 2 (Fall 1983): 59-75.

²⁰ Hotaling and Bliven, "A History of Saranac Lake."

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building from this period stands at 51 Main Street. In 1865, Captain Miller's grandson, Milo Bushnell Miller returned from serving in the Civil War and established a small trading post on Main Street. When the building burned in 1867, Miller built a then fashionable French Second Empire style building. This was the beginning of the development of Main Street and Broadway as the commercial center of the village.

Saranac Lake Becomes a Health Destination (1869 – 1885)

In 1869, Rev. W.H.H. Murray published *Adventures in the Wilderness*, extolling the healthful, spiritual virtues and benefits of the wilderness, urging people to immerse themselves in wild places.²¹ Murray's book also served as a "how-to" guide, which proscribed how to prepare, where to go, and how to adventure in the woods. The publication of Murray's book, along with his successful promotion of it, caused a practical stampede of interest in the Adirondacks so that by 1875, some 200 hotels were operating in the region and a network of new stagecoach lines and steamboats, connecting to Delaware & Hudson Railway train service on the region's eastern periphery, improved access from urban areas all along the east coast. Improved rail service followed in 1887 when the Chateaugay Railway Company built a line from Plattsburgh to Saranac Lake and, in 1891, the New York Central Railroad Adirondack Division was constructed from Utica directly to Saranac Lake.²²

Soon the lure of the Adirondacks spurred the construction of private camps from late nineteenth well into the twentieth century. Although these camps came in all sizes, the best known were the great camps – large, rustic camps built for the some of America's wealthiest families - Carnegies, Vanderbilts, and Huntingtons. Built of wood and stone, decorated with twigs and barks, and integrated artfully into their setting, these rustic camps epitomized a new, if fanciful, kind of relationship with nature. The shift from visitor to camp owner often began with a stay at a hotel, falling in love with a place, and wanting a piece of it for oneself. For instance, the entrepreneurs Paul and Lydia Smith opened a large hotel on nearby Lower St. Regis Lake (just north of Saranac Lake) in 1859, a hotel that catered to a wealthy clientele and was comfortable enough for women and children. As guests came to love this special place, many wanted to build a camp in the vicinity, and so Smiths began to sell off lots on nearby lakes from their 30,000-acre holdings. The Smiths also had sawmills, a store, did lumbering, and started the first electric company in the region.²³

Saranac Lake was uniquely situated to take advantage of this tourism boom. Geographically, it is in the middle of large number of beautiful Adirondack lakes. Upper, Middle, and Lower Saranac Lake are a chain of lakes to the west of the village, the St. Regis chain of lakes lies just to the north and dozens of other lakes, including Ampersand, Rainbow, Kiawassa, Oseetah, Lake Clear and Lake Colby surround it. As the number of visitors rapidly increased, local people and entrepreneurs rose to the opportunity and challenge. New hotels were built, lumbermen and sawmills produced the wood products needed for construction, building contractors flourished,

²¹ W.H.H. Murray, *Adventures in the Wilderness*, (Boston: Cupples and Hurd, 1869).

²² Argus Architecture and Preservation, with Mary Hotaling and Jeffrey Squires, *Historic Resources of North Elba: Survey and Preservation Strategies*, 2 vols. 1991.

²³ Mary Hotaling, "Apollos (Paul) Smith," Historic Saranac Lake Wiki, accessed October 17, 2021.

[https://localwiki.org/hsl/Apollos %28Paul%29 Smith?&redirected_from=paul%20smith](https://localwiki.org/hsl/Apollos_%28Paul%29_Smith?&redirected_from=paul%20smith)

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landowners prospered by subdividing land, and local people also found work as guides, caretakers, seasonal staff, teamsters, boatbuilders, and suppliers.

Criterion A: Health/Medicine

The Adirondack Cottage Sanitarium (later the Trudeau Sanitarium), begun by Dr. E. L. Trudeau in 1884, is arguably the most influential force which shaped Saranac Lake. Visitors had been coming to the Adirondacks and Saranac Lake for several decades for relaxation, outdoor adventure, and inspiration, and some found that their visits also improved their health. The tourism boom soon paled in importance to the role of the tuberculosis curing industry in Saranac Lake's growth and prosperity by the end of nineteenth century. At the turn of the nineteenth century, a tuberculosis diagnosis was frequently a death sentence, and those afflicted could take years to die.²⁴ TB was also highly contagious and there was no known cure. It struck all classes, all ages, though the young and poor living in congested conditions seemed particularly susceptible. The serendipitous arrival of Dr. Edward Livingston Trudeau to Saranac Lake in 1876 marked a huge turning point in the village's development and in the treatment of tuberculosis.

Edward Trudeau (1848 – 1925) was born into some wealth and privilege. His father was a doctor from New Orleans and men in his mother's family had been physicians in France for generations. Shortly after the Civil War, his older brother Francis contracted a tuberculosis and died, giving Trudeau first-hand experience of the disease. Perhaps due to this experience, he eventually enrolled in the College of Physicians and Surgeons in New York City, graduating in 1871. He married Charlotte Beare the same year and started a private practice. Then, at age twenty-five, he contracted tuberculosis himself. A trip to South Carolina did not help his symptoms but, in the summer of 1873, he traveled to Paul Smith's Hotel just north of Saranac Lake. By his own account, he was drawn "by my love for the great forest and the wildlife and not at all because I thought the climate would be beneficial in any way."²⁵ He arrived too weak to walk but found that after three months he had improved enough to return to New York and his family. A relapse caused him to return to the hotel but, this time, Trudeau stayed through the winter, eventually bringing his family and renting a house. He tried several times to return to New York but relapsed each time and returned to the Saranac Lake area. As Trudeau continued to recover, he managed to start his physician practice again from Saranac Lake. Trudeau's personal physician in New York began encouraging TB patients to visit Saranac Lake and be treated under Trudeau's care. So here we have a talented physician, himself recuperating from tuberculosis, with a personal history of loss from TB, and with a natural curiosity about the disease, starting to see TB patients in Saranac Lake, where he himself had found relief.²⁶

In 1875, Milo Miller built the Berkeley House "for the accommodation of the city TB patients who were then beginning to seek the locality as a heath resort, but for whose care there were neither suitable cottages nor

²⁴ Philip L. Gallos, *Cure Cottages of Saranac Lake; Architecture and History of a Pioneer Health Resort*, (Saranac Lake, NY: Historic Saranac Lake, 1985), 2. The original source for the "one in seven people" figure is Robert Koch, in a lecture given on the evening of March 24, 1882, in which he described his discovery of Mycobacterium tuberculosis, the bacterium that causes tuberculosis. See [Robert Koch and Tuberculosis at NobelPrize.org](http://RobertKochandTuberculosisatNobelPrize.org)

²⁵ Edward L. Trudeau, *An Autobiography*, (Garden City, NY: Doubleday, Doran).

²⁶ Hotaling and Bliven, "A History of Saranac Lake."

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hotels.”²⁷ Designed in the French Second Empire style, it had the capacity for up to 20 guests and sat at the “Y” intersection of Main Street and Broadway (until it was destroyed by fire in 1981). Other accommodations were soon built in the form of new houses and cottages built expressly for the care of invalids. By the early 1880s, Trudeau and others became acutely aware that many who needed treatment could not afford it, so he suggested the idea of building a charitable sanitarium, dedicated to study and cure of tuberculosis. Trudeau convinced New York banker Anson Phelps Stokes (who owned a great camp on nearby Upper St. Regis Lake) to contribute 500 dollars to the cause, as well as enlisting wealthy neighbors and friends to donate. Trudeau modeled the facility on an institution in Goebersdorf, Germany founded in 1852 by Dr. Hermann Brehmer called the *Brehmersche Heilanstalt für Lungenkranke* (Brehmer’s Hospital for Lung Patients). Brehmer believed in a climatological treatment for TB that involved bringing patients to high mountain altitudes for a combination of fresh air, moderate exercise, plenty of rest, and healthy food.²⁸

Trudeau’s Adirondack Cottage Sanitarium, initially consisting of an administrative building and three small cottages, opened in February 1885 on sixteen acres of hillside land about one-half mile northeast of the village center. Sisters Alice and Mary Hunt, who were factory workers from New York City, were the first two paying patients and they occupied “Little Red,” a one-room cottage with a small porch. Trudeau’s sanitarium was the second sanitarium built for the treatment of TB in the United States. The first was Joseph Gleitmann’s American Mountain Sanitarium for Pulmonary Diseases, which was established in 1875 in Ashville, North Carolina. Gleitmann’s institution failed after three years because it did not have sufficient financial backing. Trudeau, by contrast, had regular support from his wealthy neighbors and friends and from other fundraising activities, so the Adirondack Cottage Sanitarium may have the distinction of being the first successful TB sanitarium because of its longevity, treatment successes, and reputation.²⁹

While the sanitarium was being developed for treating TB patients, Trudeau also threw himself into the study of tuberculosis. The results of TB research to which Trudeau contributed seemed to confirm that a combination of fresh air, moderate exercise, good food, and ample rest could slow down or stop the progression of TB. Trudeau’s results were published in 1887 in the *American Journal of the Medical Science* and caught the attention of other scientists and physicians and did even more to drive people to Saranac Lake for the cure. Trudeau’s first makeshift laboratory was in his home but, after his home and laboratory were destroyed by fire, the Saranac Laboratory on Church Street was built in 1894 – the first lab in the United States designed for and devoted exclusively to tuberculosis research.³⁰ Trudeau’s home and laboratory are still extant and contribute to the adjacent Church Street Historic District. In 1918 the sanitarium complex had forty buildings, including an infirmary, library, central administration building and craft center, and a dozen cottages. A team of ten nurses and five doctors were treating 300-400 patients a year with one out of every seven being completely cured and about 60% of the remainder found their symptoms either arrested or improved.³¹

²⁷ Hotaling and Bliven, “A History of Saranac Lake.”

²⁸ Hotaling and Bliven, “A History of Saranac Lake.”

²⁹ Thomas M. Daniels, “The History of Tuberculosis.” *Respiratory Medicine* 100, no. 11 (November 2006): 1866.

³⁰ Hotaling and Bliven, “A History of Saranac Lake.”

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Although the sanitarium was at the center of the village's TB curing industry, it was only part of it. The sanitarium remained the hub for treatment, but an array of other cure offerings sprung up in town to supplement and support it. These included private sanitariums, serving patients of different social classes, other health care professionals - doctors and nurses - and hundreds of privately-owned "cure cottages," where patients would live under the care of the cottage owners, their staff, and local health professionals.³²

Most of these treatment related facilities were in the neighborhoods around the village's downtown including: the Saranac Laboratory for the Study of Tuberculosis (89 Church Street, 1894), the hundreds of cure cottages in the Helen Hill (1896-1931) and the Cottage Row (Park Avenue) neighborhoods, and private sanitarium facilities like the Reception Hospital (129 Franklin Street, 1903-05) and the Coleman-Gonzalez Sanitarium (163 Park Avenue, circa 1918).

But treatment facilities and treatment related businesses were also found within the historic district, including (still extant):

- Apartments on the upper floors of downtown commercial buildings that were designed for and marketed to TB patient, including: 43 Broadway, 64 Broadway, 52 Main, 57 Main, 63-65 Main (Donaldson Block), 67 Main (Haase Block), 74 Main, 77 Main (Fowler Block), and 79 Main (Roberts Block).
- Pharmacies catering to the needs of TB patients, including those at 27 Broadway (Red Cross Pharmacy), 37 Broadway, 49 Main (Hogan's), and 74 Main (Meyer's).
- A nurses' residence at 19 Broadway

As Saranac Lake became a destination for TB patients its population rose drastically. It went from 533 people in 1880, to 1,582 in 1890, to more than 6000 by 1920, when the community was described as having 753 private residences, 145 buildings "in which housekeeping suites are rented," one large modern apartment building, 85 boarding houses, and thirteen hotels.³³ The rapid development of Saranac Lake spurred similar growth of downtown and municipal infrastructure, all imbuing the community with a boom town economy. To help manage this growth, the Village of Saranac Lake was incorporated in 1892, the first village in the Adirondacks to do so, electing Dr. Trudeau as mayor and Milo Miller as one of the first two trustees.³⁴

The village took an active role between 1890 and 1930 in building and improving the village's infrastructure, much of it with an emphasis on establishing the highest possible health standards to correspond to its reputation as a health center. A gravity-fed water system was installed in 1893 and a full sewer system completed by 1912. The first electric lighting company was established in 1894 and this was followed by a fire alarm system and fire department, and an incinerator for burning garbage. Street paving began in 1905 and by 1921 all the main streets of Saranac Lake were paved. In addition to funding projects which provided for better sanitary

³¹ Hotaling and Bliven, "A History of Saranac Lake."

³² Cure Industry Resources in the Village of Saranac Lake, Essex and Franklin Co., NY (MPDF) has additional contextual information about the history of cure cottages in the vicinity.

³³ Hotaling and Bliven, "A History of Saranac Lake."

³⁴ Hotaling and Bliven, "A History of Saranac Lake."

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conditions, the village had a Board of Health, a local health code, and sanitary ordinances, including against spitting, a major source of tuberculosis infection. All of these were exceptionally progressive for their time, especially for such a small community.³⁵

Several of the structures that support this growth are within the expanded boundary proposed in this nomination. One of the most notable is the 1903 pumping station at 17 Main Street. The village originally used water from the Saranac River, which proved inadequate in both quality and to support the growing community. A new water system, approved by village voters in a special election in 1901 at a cost of \$50,000, involved tapping and piping the abundant and purer water of McKensie Pond and building the pumping station adjacent to the Lake Flower dam. This handsome two-story, Romanesque Revival, H-plan brick building also housed the village's municipal offices until 1986, when the offices were relocated to the nearby Paul Smiths Electric Company building. Much of the original pumping infrastructure remains in place, including its original pipe and pump configuration, and turbines, all within its massive, six-foot thick foundation walls. This surface water supply system was eventually replaced with a series of wells but the system in the 17 Main Street building still serves as a back-up system. The initiative to build the new water system also upgraded the village's fire protection system and its sidewalks.

World War I caused a dramatic rise in the number of tuberculosis cases around the world, especially in Europe where the stresses of war, inadequate nutrition, poor living conditions, and the gassing of soldiers weakened one's natural defenses to the disease. Returning soldiers, new immigrants and refugees were all part of this increase in cases and, once again, Saranac Lake became a destination for many of these to be treated. By 1918 the Trudeau Sanatorium (after Trudeau's death in 1918, the institution was renamed from the Adirondack Cottage Sanitarium to the Trudeau Sanatorium) was a 40-building complex with a central administration building, infirmary, craft center, library, and dozens of cottages, where a team of ten nurses and five doctors treated up to 400 patients a year. In the years after the war, nine new buildings were built, including the Trudeau Research and Clinical Laboratory, Animal House, Bacteriologist's Cottage, Ludington Infirmary, Reid Nurses Home, the James Memorial Staff Building, Mallinson and Blumenthal cottages, and the Recreation Pavilion.

Criterion A: Commerce

The first big wave of downtown development occurred between 1885 and 1900 when the sanitarium and Dr. Trudeau's work were becoming known nationwide. The 1988 Berkeley Square Historic District nomination describes the ten building blocks built between 1885 and 1900 in the following way (Note that this has been edited to refer to current addresses):

In the first decade of this period, ten business blocks were built, typically three stories high with a commercial first floor and with residences or offices on the upper stories. Nine of these commercial blocks - the Kendall Building at 81 Main Street, the McIntyre Block at 5 Broadway, the Ayer Block

³⁵ Hotaling and Bliven, "A History of Saranac Lake."

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at 7 Broadway, Scheefer's Jewelers at 13 Broadway, Leonard's Department Store at 86 Main Street, the Harding Block at 90 Main Street, the Loomis or Downing Block at 14 Broadway, the Ledger Block at 20-22 Broadway, and Stark's Hardware at 28 Broadway - are modest vernacular examples of popular nineteenth-century commercial architectural styles. These early buildings reflect their remote location through their builders' use of local materials and simple fenestration; they also reflect the conservative approach of their builders to the onset of unprecedented prosperity. Three of these, Leonard's Department Store, the Harding Block, and the Ledger Block were built in two phases, expanding onto an adjacent site as business warranted, or funds allowed. The Coulter Block at 76-82 Main Street was first of the buildings in the district known to have been architect-designed.”³⁶

The enlarged and amended district also reflects the robust growth of the village's downtown during this period, during which time these other commercial blocks were built at:

- 34-36 Broadway (circa 1895)
- 38 Broadway (circa 1895)
- the Oxford Market at 64 Broadway (circa 1890)
- Currier Block at 21-23 Main Street (circa 1900)
- 11 Woodruff Street (circa 1890)
- Three other buildings on the south side of Woodruff Street (#10, 18-22, and 28) (all circa 1890-95)
- Stables associated with the Berkeley Hotel at 17 Woodruff Street (circa 1890)

A few of these resources illustrate the role TB played in the development of parts of downtown, directly or indirectly. The Currier Block at 21-23 Main Street, adjacent to the Pump House, is a three-story brick-veneered building built about 1900. For more than 40 years it was the home of the Currier Press, a local printing company operated by Alfred Currier. Like many other Saranac Lake businessmen, Currier had come to Saranac Lake for the TB cure and found an opportunity to put his skills and trade to work. He also served as the president of the Adirondack National Bank and was a village trustee. As downtown expanded north on Broadway across the Saranac River, 34-36 Broadway was built to house a variety community needs within its two storefronts, including a variety store, tailor, and bakery. The residences on the second floor had access to a long open porch (still extant) facing the Saranac River, presumably for fresh air curing.

The village's building boom continued into the twentieth century and the first decade or so of this growth is described in the 1988 Berkeley Square Historic District nomination as such (note that this has been edited to refer to current addresses):

“The first decade of the 20th century saw nine more new buildings added in the Berkeley Square district. In these years, the character of the Main Street section changed radically as guides' houses were replaced by commercial buildings. Moreover, this section of the downtown (which extended north across the river for several blocks as early as 1895) became the showcase for

³⁶ Bonafide, Berkeley Square National Register of Historic Places Nomination.

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*expensive consumer goods in expensive buildings, designed to attract and satisfy the wealthy patients flocking to try Trudeau's 'cure.' In August 1906, Reuben and Ida Reynolds sold the house they had rented to the Trudeau family to the Adirondack National Bank, which in turn sold the south half of the lot to the Hudson River Telephone Company for the Telephone Exchange Building (69 Main Street) and built an elegant bank for its own use on the north half, at 75 Main Street. Also constructed during this period were: the Walton and Tousley Hardware store at 43 Main Street, the Donaldson Block at 63-65 Main, the Haase Block at 67 Main, the Fowler Block, or old Enterprise building, at 77 Main, the Roberts Block, or Finnigan's, at 77-79 Main, the Jack Block at 1 Broadway, the Egler Block, or the Fair Store, at 11 Broadway. These buildings, built between 1900 and 1912, show increasingly elaborate detail reflecting the Colonial and Classical Revival styles popular in this era and clearly illustrating the willingness of their builders to make substantial investment in quality design, construction, and ornamentation.*³⁷

The enlarged and amended district also reflects the continued growth of the village's downtown during the first decade of the twentieth century, during which time commercial buildings were built at 39-41 Broadway, 97 Main Street, and three buildings on Woodruff Street (#25, 27, and 30). The building at 97 Main Street was a two-story commercial building built adjacent to the Berkeley Hotel and built in several phases in the teens and 20s. In 1944, the architect Arthur Wareham designed a new Tudor Revival (waddle and daub) façade for the building, apropos of its use as the Blue Gentian tearoom. The buildings from this era offered a mix of commercial offerings, including pharmacies, financial institutions, dentist, clothing stores, beauty shops, and grocers. Apartments and boarding homes were mixed in, usually on upper floors. A more detailed history of any of these downtown buildings also reveals just how frequently many of them changed hands and changed uses to adapt to the changing markets. For instance, the Egler Block, built in 1912 at 11 Broadway, was variously home to a fruit and vegetable market, ladies store, delicatessen, restaurant, dry cleaners, tailor and furrier, offices for an attorney and electrical contractor, a seller of radio equipment, and a space for the Jewish High Holy Days to be celebrated.

Before the completion of the Church Street extension in 1930, Woodruff Street was the most direct route from downtown to the train station, Bloomingdale Avenue, and the road (now NYS Route 3) northeast to Plattsburgh, so it is not surprising that there is a diverse mix of wood-framed commercial, residential, and service buildings there. The building at 10 Woodruff Street was originally built (before 1895) as a single-family dwelling but soon was transformed into a boarding house and then a cure cottage, each time to meet the changing needs in the community. Similarly, 11 Woodruff Street was originally built (before 1899) as a single-family dwelling but soon became a store. And at 17 Woodruff Street is the barn/stables once connected to the Berkeley Hotel harkening back to the time when the hotel would have needed its own horse-drawn transportation for its operations and for guests.

The Boom Continues (1917-1930)

³⁷ Bonafide, Berkeley Square National Register of Historic Places Nomination.

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With the increase of tuberculosis cases during WWI, the village continued to grow. By 1917 Saranac Lake had 520 buildings housing active TB patients (almost half of all the buildings in the village), fifteen hotels, sixty boarding houses, and twenty doctors with a permanent population of 5000. A few years after the war, it was reported that 650 veterans were being treated in Saranac Lake, and some 45 cottages had contracts with the Veterans Administration to provide care. In 1931 the village reached its peak population of about 8,000 people.³⁸ The continued increase in population, both temporary and permanent, increased the demand for commerce downtown. During the 1920s, the last available empty lots in the downtown were built on. Within the original Berkeley Square Historic District, the Tousley Storage Building at 47-49 Main Street, designed by H.L. MaGill, was erected as a parking garage and Dodge sales and service agency. Built in 1924, it was a two-story building faced with glazed terra cotta tiles with four shallow Tudor-arched openings on the first floor. The store at 55 Main Street, designed by William G. Distin, Sr. in 1920 (successor in the William Coulter firm), implemented a modest Art Deco style storefront with bronze trim and black granite base. The Mulflur Building at 85 Main Street was designed by Paul Jacquet, an architect at Scopes and Feustmann, and built on the site of a building torn down in 1921 to make room for it.³⁹ Within the expanded area of the Berkeley Square Historic District are a number of other buildings that represent the continued commercial prosperity within the village's downtown, including Boyce & Robertson Coal and Wood business at 29 Woodruff Street (1920), two discount retailers, a national grocery store chain on Broadway, and a major hotel at 100 Main Street (1929).

Corporations come to Saranac Lake

The early twentieth century marked the birth of national corporate commercial operations making their way into cities and small towns alike. Businesses like Sears & Roebuck, F.W. Woolworth, J. J. Newberry, and S. S. Kresge based their business models on selling discounted general merchandise at a fixed price, usually five or ten cents, thereby undercutting the prices of local merchants. F. W. Woolworth's was also one of the first American retailers to put merchandise out for the shopping public to handle themselves and select without the assistance of a salesclerk. Stores also often had a lunch counter, with simple affordable meals and offered toys and candy for children. Up until this time, almost all the downtown businesses in Saranac Lake were homegrown affairs, started and run by local people or by people who had come to Saranac Lake to cure, who found a growing and inclusive community, and who stayed to put down roots and establish businesses.

The first of these national discount chains to establish themselves in Saranac Lake was F. W. Woolworth's in the early 1920s. As was typical, the chain entered a long-term lease on a building built to their specifications by someone else, in this case local real estate dealer Frank McKee. The Woolworth's building at 65 Main Street was finished in the fall of 1923 in time for the Christmas shopping season. The retail portion of the building was one-story but the rear of the building was a two story structure built to include a suite of rooms for the use by women employees.⁴⁰ Note that the front retail portion of the building has been altered several times since it was built, as ownership changed, but that the two-story rear portion of the building remains largely as it did when it was built in 1923 and is therefore contributing to the district.

³⁸ Hotaling and Bliven, "A History of Saranac Lake."

³⁹ Hotaling and Bliven, "A History of Saranac Lake."

⁴⁰ "F. W. Woolworth." Historic Saranac Lake Wiki, accessed May 5, 2024, <https://localwiki.org/hsl/F. W. Woolworth>

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One of Woolworths biggest competitors was J. J. Newberry. They opened their store on Broadway next door to Woolworth's in 1930, having acquired and renovated a building built by Frank McGee in 1928, which had been operated as McGee's clothing and furniture store. Newberry's and Woolworth's competed side-by-side until 1959, when Woolworth's closed, and Newberry's expanded into their old space. Newberry's closed in April 1997, and there was a Sears catalogue store in the southern portion of the building from 2000 to 2015. During this period the building façade was remodeled again.⁴¹ The A & P (Great Atlantic & Pacific Tea Company), a national grocery store chain with similarly discounted prices, opened a store at 54 Broadway (circa 1924) in 1933 and operated it at this location until 1965 when they relocated into a larger building with more parking at 29 Woodruff Street.⁴²

The Twilight Years (1929-1954)

Beginning in the early 1900s, people had come to realize that the benefits of a fresh air cure could be found in almost any location, not just in high elevation, pure air places like the Adirondacks, so sanatoria began to be constructed in many other locations, including the far west with higher altitude and lower humidity. The competitive market for TB treatments slowly began to result in fewer patients coming to Saranac Lake for the cure. Also affecting the village's popularity as a curing center was the construction of other charitable curing institutions such as the Sunmount Veterans Administration Hospital in nearby Tupper Lake, which opened in 1924 specifically for the treatment of veterans with tuberculosis. By the 1930s, TB infection rates in the United States were also generally declining due to public hygiene campaigns, public education, and TB screenings.

The stock market crash of October 1929 and the Great Depression that followed were catastrophic for Saranac Lake's local economy. With this economic collapse, the number of tuberculosis patients who could afford to come to the nation's premiere tuberculosis curing center declined dramatically. But even with these changes and challenges, the semi-charitable, lower cost Trudeau Sanatorium continued to take patients on a sliding scale through the 1930s and 40s. Yet as the number of patients in the village's private sanatoria and cure cottages slowly diminished, the commercial ventures that were inextricably tied to the TB industry suffered as well. The village's population peaked in 1930 at 8,020 residents and declined continuously until the present (4,887 in the 2020 census).⁴³

One brief but bright light was the 1932 Winter Olympics, held in nearby Lake Placid. Saranac Lake business leaders actively supported Lake Placid's bid for the Olympics, by pledging \$10,000 towards the cause. Saranac Lake was also able to help solve a critical problem facing the Olympic organizers, which was the lack of suitable winter accommodations, by committing to housing and feeding as many as 1500 athletes, officials, and visitors. This was done through written agreements between the Olympic Housing Committee and various hotel

⁴¹ "Newberry's," Historic Saranac Lake Wiki, accessed April 22, 2024, <https://localwiki.org/hsl/Newberry>

⁴² "A&P," Saranac Lake Wiki, accessed April 22, 2024. [https://localwiki.org/hsl/A %26 P](https://localwiki.org/hsl/A_%26_P)

⁴³ U.S. Census Bureau, 2020 Report, Saranac Lake village, New York <https://www.census.gov/search-results.html?searchType=web&cssp=SERP&q=Saranac%20Lake%20village,%20New%20York>

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and cottage proprietors.⁴⁴ The Hotel Saranac, for instance, was booked solid for a five-month period in and around the Olympics.⁴⁵

The final demise for the TB curing industry came in the 1940s and early 1950s with the advent of antibiotic drugs for treating tuberculosis. Ironically, it was the triumph of new research and new medicines, some of it aided by doctors and researchers at Trudeau's Saranac Laboratory, that ultimately brought an end to the Adirondack fresh air cure. With a dwindling number of patients, the Trudeau Sanatorium closed in 1954. By the early 1930s, new building construction had all but stopped in downtown. The last major commercial structure was built in 1932 at 9 Broadway for Irving Altman, a New York City retailer who contracted TB, came to Saranac Lake to cure, and ended up operating his own ladies' wear store, Altman's. Others stores in this four storefront building included a shoe store, beauty salon, and electric appliance store.

But downtown changed in other ways. Shop storefronts were modernized and refurbished to keep customers interested and to keep up with the times. In response to the complete shift from horse drawn transportation to the automobile age, liveries disappeared, and vacant lots began to be made into parking lots. After the closure of the sanatorium, its huge complex of buildings remained empty for nearly two decades until the American Management Association (AMA) acquired the complex in the 1970s. The AMA is a nonprofit organization that provides a variety of educational and management development services to individuals, businesses, and government agencies.⁴⁶ Some of the scientific work of the sanatorium continued under the auspices of the Trudeau Institute, a biomedical research institution specializing in immunology, that was established in 1964.⁴⁷ In the village, many of the cure cottages were converted to multi-unit residential use. Today, Saranac Lake is a thriving and lively community with a diverse economy based on outdoor recreation, the arts, retail commerce, a regional hospital, a community college, and a wide variety of visitor services.

Criterion C: Architecture

The variety of popular mid-nineteenth to mid-twentieth century architectural styles within the listed district and expansion area reflect the various stages of development of Saranac Lake. Extant examples include popular commercial styles such as Italianate, Second Empire, Romanesque, Tudor Revival, Beaux Arts, Classical and Colonial Revival, and Art Deco. Saranac Lake is unusual for an Adirondack community in the sheer number of architects who practiced there and the number and sophistication of its architect-designed buildings. Several things account for this, including the size of the community, the wealth of the community, and the number of opportunities there were for designing substantial commercial, civic, ecclesiastical, and residential buildings relative to other communities in the region. An architectural practice usually requires a community of a certain size and/or wealth to flourish and most smaller Adirondack communities like Keeseville, Port Henry, Ticonderoga, and Schroon Lake were simply too small to support such a practice. Saranac Lake has always

⁴⁴ "Saranac Lake Can House 3000 Olympic Guests," *Lake Placid News*, May 23, 1930.

⁴⁵ Kimberley Konrad Alvarez, National Register nomination, Hotel Saranac, 2013.

⁴⁶ Hotaling and Bliven, "A History of Saranac Lake."

⁴⁷ Hotaling and Bliven, "A History of Saranac Lake."

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been the largest or among the largest communities in the region, the wealth generated by its TB industry and its summer population made it among the wealthiest communities in the region, and its size and wealth and institutions drove the need for commercial, institutional, and residential building. It's not surprising that of the ten resident architects who practiced in the Adirondacks during the late nineteenth and early twentieth centuries, six were based in Saranac Lake.⁴⁸

But an equally important factor in attracting architects to Saranac Lake was that many of them came to Saranac Lake because they had tuberculosis and came there to cure. There they found a growing and prosperous region in which to practice and brought their training and experience to bear on a great number of residential, civic, commercial, ecclesiastical, and institutional buildings. The effect of their work is still apparent in the streetscape today, particularly in the commercial corridor both listed in the original 1988 nomination and within the boundary increase proposed. With many commercial buildings intact, one can see the architect's attentiveness to harmonious massing between buildings, decorative flourishes, unique but compatible stylistic choices, and balance of commercial and residential accommodations.

The earliest notable architect in Saranac Lake was William Lincoln Coulter, who was the first professionally trained resident architect in the Adirondacks. He was born in Norwich, Connecticut and worked in an architect's office in New York City starting at age sixteen, while he was a night school student at Cooper Institute. While employed by the firm Renwick, Aspinwall, and Renwick, he contracted tuberculosis and was sent north to Saranac Lake in 1896 to try to cure his TB and to help firm partner Lawrence Aspinwall, a cousin of Edward Trudeau, design and oversee the construction of a new administration building for Trudeau's sanitarium. Realizing the positive health effects of this location and seeing an opportunity for an architect in this rapidly growing region, he established a practice in 1897 and, from then until his death in 1907, he designed more than a hundred buildings including Great Camps, cure cottages, residences, churches, commercial structures, and sanitarium buildings. According to a 1900 newspaper account, his plans had already generated more than \$600,000 worth of work and kept an "army of workmen" busy.⁴⁹

One of Colter's commercial buildings, the Coulter Block at 76-82 Main Street, is in the existing Berkeley Square Historic District. In this instance, he took a gamble on the commercial future of downtown and, in 1899 and 1900, he bought two lots on Main Street on which he had two buildings constructed, which are internally linked above the first story. The three-story brick blocks show a sophistication with classical revival form and ornament. For instance, the larger, slightly more dominant (eastern) block is four bays wide with symmetrically placed doors and windows, including a large Palladian window on the third floor, pilasters, and a corbelled entablature topped by two arched projections. Coulter also designed buildings in Colonial Revival, Shingle, Tudor Revival, and Rustic styles. After Coulter's death, the firm's work was carried on by his successors - Max

⁴⁸ Richard Longstreth, *A Guide to the Architecture in the Adirondacks* (Keeseville: Adirondack Architectural Heritage, 2017).

⁴⁹ Mary Hotaling, "William Coulter," *Historic Saranac Lake Wiki*, accessed April 22, 2024.

[https://localwiki.org/hsl/William L. Coulter](https://localwiki.org/hsl/William_L._Coulter)

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H. Westhoff, William G. Distin, Sr., Arthur Wareham, and Ronald H. Delair. In 1997, it was the fifth oldest firm in continuous practice in New York State.⁵⁰

The TB curing industry wasn't just the economic engine that drove the growth and development of the village and the downtown - it also had a direct effect on the design of several downtown buildings, namely programming upper stories to house TB patients and incorporating "cure porches" into these designs. An essential part of Trudeau's TB cure was plenty of fresh air and plenty of rest. The earliest cottages at the sanitarium had simple open porches for accommodating patients, but eventually these evolved to be larger, to have direct access from individual bedrooms, and to be partially sheltered by windows so that they could be used year-round. As private sanitariums and cottages were built throughout the village, cure porches were seen as absolute necessities and so were widely incorporated into sanitarium and cottage designs, especially after 1900. Porches, in the form of galleries and balconies, were also incorporated into the design of downtown commercial buildings which had apartments on the upper floors.

The five downtown buildings that still exhibit some of these cure-related features - with intact verandas, balconies, or galleries - are the Haase Block at 60 Main Street, the Fowler Block at 76 Main Street, the Roberts Block at 78 Main Street, the Harding Block at 89 Main Street, and the Loomis or Downing Block at 15-17-19 Broadway. Two others retain evidence of such use, although the buildings have been altered - the Donaldson Block at 56 Main Street and the McIntyre Block at 4-6 Broadway.

It was during this period that one first sees the work of the other important architectural firm to the village, the firm of Scopes and Feustmann. William Henry Scopes first came to Saranac Lake from Utica in 1889 to cure his own TB. While residing at "Little Red", the original cure cottage at Trudeau's sanitarium, he became interested in architecture and took a correspondence course in the subject. He later went to Columbia University for further study and began practicing in 1903. The Fowler Block at 76 Main Street was designed during Scopes' period of study, prior to the opening of his office in Saranac Lake. This three-story, Colonial Revival style brick building has a wide classical entablature (cornices and dentils), broad corner pilasters, and recessed porches with classical columns on its second and third floors, porches designed to accommodate TB patients' need for fresh air.

Like his colleague Scopes, architect Maurice M. Feustmann first came to Saranac Lake to improve his health in the 1890s. A graduate of the University of Pennsylvania, Feustmann studied both in Munich and at the Ecole des Beaux-Arts in Paris. He remained in Saranac Lake for two years before going to the Southwest to continue his treatment for his TB, but in 1903, Scopes enticed him to return to Saranac Lake and form a partnership. The firm's first commission was for the design of the Colonial Revival style Reception Hospital on Franklin Avenue, and they went on to specialize in the design of sanitarium buildings in Saranac Lake, Vermont, Georgia,

⁵⁰ "Adirondack Museum Receives Historic Architectural Collection," *Adirondack Almanack*, January 22, 2011.

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and elsewhere in New York.⁵¹ Within the expanded Berkeley Square Historic District are five Scopes and Feustmann designed buildings, including the Haase Block at 67 Main Street in 1907, a new storefront for 90 Main Street in 1918, the Saranac Free Library in 1910, the Hotel Saranac in 1927, and the Harrietstown Town Hall at 30 Main Street in 1928. Of these, four are Colonial Revival style buildings and the Haase Block is an Italian Renaissance Revival style structure. Most of Scopes and Feustmann's other work in Saranac Lake, outside the district, was also done in the Colonial Revival style but they also designed in other popular revival styles of the early twentieth century, including Tudor Revival (Will Rogers Hospital and the Lorna Valentine Mallinson Memorial Cottage) and the Shingle style (A. H. Allen and E. L. Gray cottages).

In addition to Coulter, and Scopes and Feustmann, several other professionally trained architects designed buildings within the historic district. These included A. L. McGill of Rye, New York, who designed the Tousley Building at 47-49 Main Street in 1924; Robert Voris, who designed the 1923 alterations to the Roberts Block at 79 Main Street; and Paul Jaquet, who designed the 1923 façade for the Leonard's Department Store at 86 Main Street. Jaquet was born in Switzerland, educated at Drexell University, and worked for Scopes and Feustmann. While living in Saranac Lake, he met and married Marie Callanan, the daughter of William Callanan, the founder of Adirondack Hardware and the builders Branch & Callanan. He designed at least two other buildings in the region – St. Bernard's Catholic School in Saranac Lake, and the Town of North Elba Town Hall in Lake Placid. Jaquet moved to Washington, D. C. in 1938, where he worked as consulting architect for the Public Buildings Administration and the Department of State. Among his work were the designs of United States embassies and legations in Lima, Peru; Managua, Nicaragua; Port au Prince, Haiti; and Quito, Ecuador.

The early twentieth century also saw the construction of two substantial nonprofit institutions downtown, which fall within the expanded Berkeley Square Historic District. The Whiteface Mountain Lodge #789 of Free and Accepted Masons was originally formed in 1884 in Bloomingdale, NY. The chapter moved to a temporary location in Saranac Lake before building the extant lodge at 57 Broadway in 1904 for the cost of about \$14,200. Although the architect is unknown, the three-story building was unlike anything else built in the village, with a foreboding heavy brick masonry exterior and medieval features, including a projecting corner tower, round-arched windows on the third floor, and a hipped roof. It had a banquet hall on the second floor and a lodge room on the third floor. The first floor was rented out to commercial businesses to help pay expenses and tenants there have included a livery, candy store, radio station, barber shop, and restaurant.⁵² While it was not the last commercial building going north on Broadway, its size and endurance make it an anchor for the north end of the expanded Berkeley Square Historic District.

The first library in Saranac Lake was in Baker's Hotel, where Hillel Baker made his personal collection of books available to the public. This was followed by the one-room, 400-book library in 1880 on the site of the present Post Office Pharmacy. This "Franklin County Library" was an outgrowth of a reading club formed by Dr. Trudeau and it was largely supported by members of St. Luke's Episcopal Church. In 1891 the collection

⁵¹ Mary Hotaling, "Scopes and Feustmann: Saranac Lake Architects," *Adirondack Architectural Heritage Newsletter* 7, no. 1 (June 1998).

⁵² "Masonic Temple," *Historic Saranac Lake Wiki*, accessed April 23, 2024, https://localwiki.org/hsl/Masonic_Temple

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moved to the new St. Luke’s Parish House and was renamed the Adirondack Library. In 1907, when the library's needs outgrew the church's ability to manage them, the Saranac Lake Free Library was organized by George Duryee, who also raised the funds to construct a small brick building erected in its present location at 109 Main Street.

Notably, four of the five original library trustees had come to Saranac Lake to cure their TB – another example of patients putting roots down in the community and initiating meaningful civic projects. This building, designed in the Colonial Revival style by Scopes and Feustmann and built by Branch & Callanan, was completed in 1910 and consisted of single large room and a basement, with a capacity for 5,500 books. In keeping up with the growing village, the library was enlarged several times. In 1925, C. F. Ludington funded an addition in memory of his wife and, in the late 1960s, Edmond Guggenheim funded an addition designed by Distin and Wareham. Other enlargements were made in 1984 and 2002.⁵³

Across from the Saranac Lake Free Library sits the Hotel Saranac at 100 Main Street. It was designed by the Scopes and Feustmann and constructed by the prolific Saranac Lake building firm of Branch and Callanan. Built at a cost of about \$500,000 and billing itself as a “true city hotel,” it opened in 1927 as a modern, six-story, fire-proof brick building with one hundred guest rooms, each equipped with a private bathroom.⁵⁴ The interior reflected a new level of grandeur for a village hotel, with ballrooms, lounge and bar, public-facing storefronts, imported marble floors and staircases and ornamental wrought iron railings, some of it inspired by the Davanzati Palace in Florence, Italy.⁵⁵ It differentiated itself from most other Saranac Lake hotels by excluding “invalids,” meaning people with TB, and instead marketed itself to tourists, traveling salespeople, and through travelers. Despite its lofty aspirations, the hotel was considered a financial failure due to an oversaturated hospitality market, the onset of the Great Depression in 1929, and the eventual decline of the curing industry. It was sold at a public auction in 1931, changed hands several times over the next few decades, and was bought by Paul Smith College in 1961, after which it was operated until 2000, in large part, as a way to train the college’s hospitality program students.⁵⁶ After changing hands several other times, it was eventually purchased by the Roedel Companies in 2013, extensively renovated and restored, and reopened as a hotel in 2018.⁵⁷

The village of Saranac Lake not only embraced local architects for the creation of downtown buildings, but after 1900 they began to emphasize long-term city planning, landscape architecture, and improved infrastructure. In 1907, the Village Board of Trade, the predecessor to the Chamber of Commerce, commissioned the famous Olmsted Brothers landscape and planning firm to undertake a planning study of the village. Edward Clark Whiting was the chief author of the resulting plan, which recommended a series of village improvements, including the development of parks, playgrounds, and open spaces, the protection of river and lake frontages,

⁵³ “Saranac Lake Free Library,” *Historic Saranac Lake Wiki*, accessed April 24, 2024.

⁵⁴ https://localwiki.org/hsl/Saranac_Lake_Free_Library

⁵⁵ Konrad Alvarez, National Register nomination

⁵⁶ Konrad Alvarez, National Register nomination

⁵⁷ “Hotel Saranac,” *Historic Saranac Wiki*, accessed March 14, 2024, https://localwiki.org/hsl/Hotel_Saranac

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the planting of trees, the removal of overhead wires, and the encouragement of attractive architecture. Whiting predicted a time when the village's curing industry would decline and saw his planning recommendations as a way of making the community as attractive as possible for future residents and businesses so that it would have a life after the curing boom. The village board deemed the plan too expensive, but the Village Improvement Society (VIS) was formed in 1910 to implement as much of this plan as possible.⁵⁸

While most of the Village Improvement Society's work falls outside of the boundaries of the expanded Berkeley Square Historic District and/or the period of significance of this nomination, the plan is further evidence of the village's active interest in not only built architecture, but designed landscapes and beautification as well. For instance, the plan suggested securing property along Lake Flower and creating a park. This work was completed in 1925 with the construction of Prescott Park, named in honor of Mary Prescott, a founding member of the VIS. The plan also spurred the creation of a linear open space along the Saranac River between the Lake Flower dam and the railroad bridge by creating four small, connected parks over a period of several decades. Even decades later the VIS built a pocket park on a vacant lot adjacent to the Saranac Lake Free Library in 1972.⁵⁹ It was also during this period that there were three major public improvements made - the construction of a new bridge carrying Broadway over the Saranac River, a new federal post office, and the new Harrietstown town hall. Note that the town hall was included in the original (1988) Berkeley Square Historic District and the bridge and post office are within the expanded area of the district.

The 1922 Broadway Bridge replaced an 1893 steel pony truss bridge that was not designed to handle the new kind of traffic or the weight of traffic passing over it daily. This reflects the emergence of the automobile age and the reliance on trucks for freight transportation. Funding for this town project was approved by voters and financed by a \$15,000 bond. The consulting engineer was Frank Hermans and the winning bidder for the project was Meagher & Miller.⁶⁰ The new bridge was made of reinforced concrete that had become the preferred building material for town and highway bridges because it was cheaper than steel, designs could be developed with precision, and a bridge's capacity could be accurately predicted. Furthermore, construction could often be done by local firms with local laborers and most materials (sand, rock, water) were locally available. The results could also be aesthetically pleasing. In the case of the Broadway bridge, the bridge is a fifty-foot closed spandrel arch bridge with a solid railing broken into piers and panels and finished with four decorative lampposts.

Typical of early rural post offices, the earliest Saranac Lake post offices were in several different locations, often convenient to the postmaster at the time. Finally, in 1924, the U.S. Postal Service decided to build a new facility. By this time, the design and construction of post offices was the responsibility of the Treasury Department, which had recently standardized post office designs based on the volume of mail each post office

⁵⁷ Hotel Saranac website, <https://hotelsaranac.com/hotel/history>, accessed May 15, 2024.

⁵⁸ Edward Clark Whiting, "A Plan for the Improvement of Saranac Lake," 1909. This is a typescript copy of plan in the collection of the Adirondack Collection of the Saranac Lake Free Library.

⁵⁹ "Village Improvement Society," *Historic Saranac Lake Wiki*, accessed May 10, 2024.
https://localwiki.org/hsl/Village_Improvement_Society

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generated. At the time the new Saranac Lake Post Office was built at 51 Broadway, it was doing about \$40,000 in volume annually, so was considered a Class C facility. This meant, in terms of the design proscribed by the post office, that the building would be “brick facing with stone or terra cotta trimmings; fireproof floors, non-fireproof roofs; frames, sashes and doors wood; interior finishes to exclude the more expensive woods and marbles.”⁶¹ And this is exactly what Saranac Lake got – a one-story brick building in a Classical Revival style.

In 1926, the wood-framed town hall, built in 1886 on Main Street, was destroyed by fire. Taxpayers quickly voted to construct a new town hall building and the town hired Scopes and Feustmann to design it. To make room for the new town hall, the town acquired the former Empire Hotel property south of the town hall lot and, on this larger combined lot, built a handsome, Neo-Classical steel-framed brick building trimmed with Indiana limestone. The two-story building is dominated by a domed clock tower that doubles the height of the building. When it was completed in 1928, it had four meeting rooms on the ground floor and a large auditorium with a stage and men's and women's dressing rooms. The lower level of the building contained the police department, consisting of a court room, a room for the police chief, an exercise room for patrolmen, as well as a jail with seven cells for male prisoners and one double cell for female prisoners. The upper floor contained the Harrietstown township government offices.⁶²

The collection of commercial, civic, and fraternal buildings added up to an incredibly architecturally rich and commercially robust downtown, perhaps best described below by the Saranac Lake historian Phil Gallos (speaking of Saranac Lake in the 1920s):

“Concerning those 75 stores, among them were: at least nine pharmacies, at least ten clothiers, and at least a dozen grocers; also two and sometimes three furriers, numerous tailors, and a full-sized department store as well as jewelers, bookstores, art supply stores, tobacconists (at least two), photo and gift shops and just about every other kind of shop imaginable. Mixed in among all these were more than enough lawyers, real estate dealers, and insurance men and at least two stock brokerage offices and a thrice-weekly newspaper. But, of course, no attempt at a list can convey the variety or vitality present in the stores and along the streets.

All this was in a community of not quite 7,000 people which, though it continued to grow for another decade and a half. Finally, it was incredibly concentrated. A brisk walk could take a person the length of the business district in less than ten minutes.

The richness and intensity of Saranac Lake's mercantile scene made the place far more urban in character than many a much larger town. The common bond of the search for health made for an uncommon mix of peoples and a bracingly cosmopolitan atmosphere. The village was a miniature melting-pot. Farm boys and factory workers, bankers and baronesses, Americans and Cubans and Norwegians and Filipinos and so many others of every social and cultural origin were here because of a very special need. That need was reflected in the depth and

⁶⁰ “Broadway Bridge,” *Historic Saranac Lake Wiki*, accessed May 14, 2024, https://localwiki.org/hsl/Broadway_Bridge

⁶¹ United States Postal Service, “History of Post Office Construction 1900-1940,” July 1982.

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diversity of Saranac Lake's business district and even in the facades of many of its commercial buildings with their upper-story verandas and recessed balconies and galleries to allow apartment-dweller/patients to take the air.

Finally, and most importantly, there is the effect that those special people with their special needs had upon the business district and upon the community as a whole when they themselves stood behind the counter or sat behind the desk.

As Donaldson wrote in 1920: 'Out of the many that came each year in search of health, quite a few . . . saw the wisdom of perpetuating the conditions that led to their improvement instead of returning to the environment of their breakdown. Some could remain without worry over income; others were less fortunate or were disinclined to be idle. They engaged in some new or familiar business, and in thus serving themselves they served performe the community of which they became a part.'⁶³

This "Alumni of the Sick" that Donaldson refers to was a powerful force in creating the vibrant community that Saranac became. TB sufferers and their families came to the village for the cure, many got better, and in the process, many found and created opportunities to create businesses and improve the village in various ways. A few examples include: the architects William Coulter, William Scopes, and Maurice Feustmann; businesspeople Adolph Effenbach (grocer), Alfred Currier (printer), Lincoln Jones (tailor), William Kollecker (photographer), and Irving Altman (ladies' shop); and community leaders like long-time mayor Tony Anderson and Village Improvement Society founder Mary Prescott.

The architecture itself of the downtown was similarly varied, robust, and cosmopolitan. Collectively, it is an exceptional example of a late-nineteenth and early-to-mid-twentieth century American "Main Street" commercial district with its dense massing, minimal setbacks, and one-part and two-part mixed-use commercial blocks that characterize this type of architecture. Buildings include both simple and elaborate interpretations of popular American commercial architectural styles, including French Second Empire, Romanesque, Italianate, Tudor Revival, Beaux Arts, and Classical Revival, all of which speak to the prosperity and ambitions of the town's business leaders.

In his book *A Guide to the Architecture of the Adirondacks*, author and architectural historian Richard Longstreth says about Saranac Lake's architecture " . . . the village has among the richest arrays of late nineteenth and, especially, early twentieth century architecture in the region. The commercial center . . . is the most urban in character within the Blue Line."⁶⁴

Conclusion

⁶² "Harrietstown Town Hall," *Historic Saranac Lake Wiki*, accessed May 20, 2024, https://localwiki.org/hsl/Harrietstown_Town_Hall

⁶³ Phil Gallos, "Berkeley Square Historic District," *Historic Saranac Lake Wiki*, accessed May 20, 2024, https://localwiki.org/hsl/Berkeley_Square_Historic_District

⁶⁴ Longstreth, *A Guide to Architecture in the Adirondacks*.

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The amended Berkeley Square Historic District in Saranac Lake is historically significant for its long association with the village's tuberculosis curing industry – an industry that centered on the Adirondack Cottage Sanitarium, an institution that offered an effective “fresh air” treatment for tuberculosis and advanced the study of tuberculosis through Dr. Edward Trudeau's work at the Saranac Laboratory over a period of more than 70 years. The success of the village's curing industry created a thriving downtown, one far more diverse and urbane than any other community in the Adirondacks largely because of the population it attracted and served. The downtown's architecture is also unusually well-designed and sophisticated for a community of its size and location in large part because the village was home to several talented architects who helped set a high architectural standard. The downtown, as proscribed in the amended district, is not just a commercial center because it also contains important public institutions, such as the town hall, library, post office, and pump house, and the Masonic Temple, an important nonprofit institution. Many of the upper stories of the downtown's commercial buildings are residences, some with open porches for curing, all making commercial, civic, and residential life completely intertwined.

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**Berkeley Square Historic District Boundary
Increase and Additional Documentation**

Franklin Co., New York

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Historic Saranac Lake’s LocalWiki is unusually comprehensive, well-written and well-documented. As of March 2021, there are more than 7,500 pages on the wiki created by more than seventy-five thousand edits by more than a hundred contributors. There are also more than twelve thousand photographs, historic and modern. Citations come from many sources, including articles, obituaries, and advertising from many local newspapers (*Adirondack Daily Enterprise, Lake Placid News, Malone Telegram, Plattsburgh Sentinel, Plattsburgh Press-Republican, Medina Daily Journal, Malone Farmer, the New York Times*).

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(www.census.gov/quickfacts/fact/table/tupperlaketownfranklincountynewyork/POP010220)

Grateful acknowledgement is due to the staff at the William Chapman White Memorial Room, Adirondack Research Center, Saranac Free Public Library, Saranac Lake, New York, for access to their archives; specifically, Saranac Board of Health Disinfection Records, TB cards, City Directories, Sanborn maps, the Olmsted Plan, and historic photographs.

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: _____

**Berkeley Square Historic District Boundary
Increase and Additional Documentation**

Franklin Co., New York

Name of Property

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Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 9.53 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

Latitude/Longitude Coordinates

Point	Latitude	Longitude
1	44.328253	-74.133254
2	44.329159	-74.132502
3	44.328824	-74.131543
4	44.327889	-74.131643
5	44.327276	-74.131697
6	44.328157	-74.131192
7	44.328331	-74.130284
8	44.326788	-74.129835
9	44.326710	-74.130803
10	44.326588	-74.131604
11	44.326347	-74.130570
12	44.325711	-74.130200
13	44.325678	-74.130959
14	44.325762	-74.131887
15	44.325260	-74.131898
16	44.324607	-74.131880
17	44.324591	-74.132109
18	44.325273	-74.132682

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Verbal Boundary Description (Describe the boundaries of the property.)

Boundary is indicated by yellow line (existing) and black line on enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the amended district include the intact historic commercial and civic buildings, along with their associated residential uses and a few residential structures, that comprise the downtown core of Saranac

**Berkeley Square Historic District Boundary
Increase and Additional Documentation**

Franklin Co., New York

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Lake, an area of rich architectural variety and quality that is closely associated with the tuberculosis curing industry that was the dominant economic and development force in the village for more than 70 years.

11. Form Prepared By

name/title Jenny Fulton and Steven Engelhart, Preservation Consultants for Adirondack Architectural Heritage

organization Adirondack Architectural Heritage

date June 2023

street & number 1745 Main Street

telephone 518-834-9328

city or town Keeseville

state NY

zip code 12944

e-mail erin@aarch.org and jennycfultonhp@gmail.com and engelhartsteven@gmail.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.)

Berkeley Square Historic District Boundary Increase and Additional Documentation

Franklin Co., New York

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Parcel Status Map
 See Resource List for details

Note: Dashed lines indicate the approximate extent of resources that share or lie outside a parcel.



Contributing
 Non-Contributing
 Previously NR-Listed
 Vacant



1:3,000
 0 250 ft

+ Original District (approximate)
 Listed resources with new contributing statuses use the colors shown above.

+ Boundary Increase



Projection: WGS 1984 UTM Zone 18N

Franklin County Parcel Year: 2022

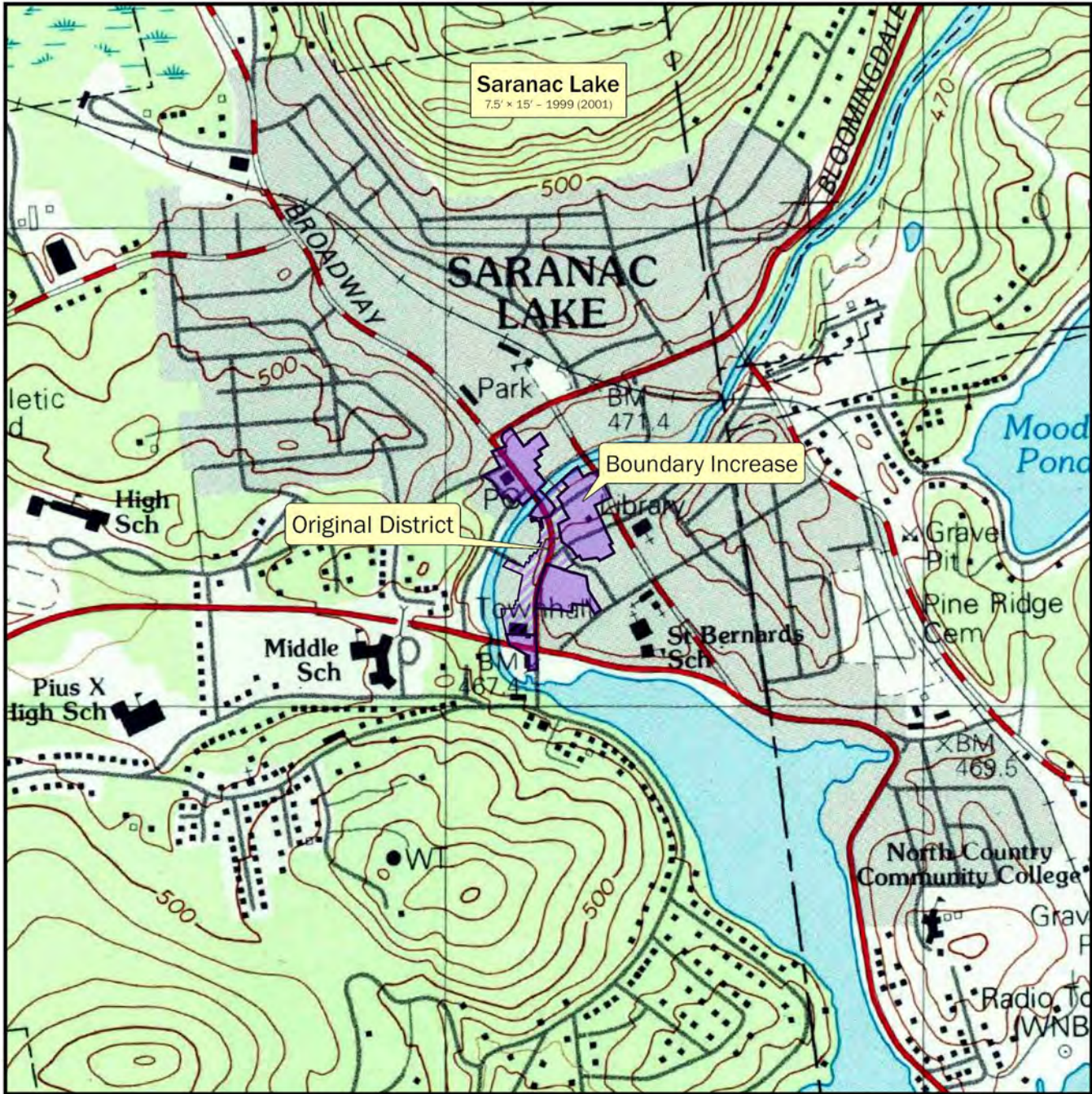
Mapped 05/02/2024 by Matthew W. Shepherd, NYSHPO



Berkeley Square Historic District Boundary Increase and Additional Documentation

Franklin Co., New York

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 Original District (approximate)  Boundary Increase



Projection: WGS 1984 UTM Zone 18N

Mapped 04/26/2024 by Matthew W. Shepherd, NYSHPO

Berkeley Square Historic District Boundary Increase and Additional Documentation

Franklin Co., New York

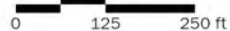
Name of Property

County and State

Increase A: 3.43 ac Increase B: 7.19 ac Increase C: 2.13 ac Increase D: 0.65 ac
Previously National Register-listed (increase only): 0.45 ac New area: 9.53 ac



1:3,000



Original District (4.01 ac)



Boundary Increase (9.98 ac)



New York State
Parks, Recreation and
Historic Preservation

Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2020

Mapped 04/26/2024 by Matthew W. Shepherd, NYSHPO

Berkeley Square Historic District Boundary Increase and Additional Documentation

Franklin Co., New York

Name of Property

County and State

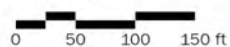
Imagery Detail Map 1 of 2 (North)



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
1	44.328253	-74.133254	4	44.327889	-74.131643	7	44.328331	-74.130284
2	44.329159	-74.132502	5	44.327276	-74.131697	8	44.326788	-74.129835
3	44.328824	-74.131543	6	44.328157	-74.131192	9	44.326710	-74.130803



1:1,800



Original District (4.01 ac)



Boundary Increase (9.98 ac)



New York State
Parks, Recreation and
Historic Preservation

Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2020

Mapped 04/26/2024 by Matthew W. Shepherd, NYSHPO

**Berkeley Square Historic District Boundary
 Increase and Additional Documentation**

Franklin Co., New York

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Imagery Detail Map 2 of 2 (South)



Point	Latitude	Longitude	Point	Latitude	Longitude	Point	Latitude	Longitude
10	44.326588	-74.131604	13	44.325678	-74.130959	16	44.324607	-74.131880
11	44.326347	-74.130570	14	44.325762	-74.131887	17	44.324591	-74.132109
12	44.325711	-74.130200	15	44.325260	-74.131898	18	44.325273	-74.132682



1:1,800



Original District (4.01 ac)



Boundary Increase (9.98 ac)



New York State
 Parks, Recreation and
 Historic Preservation

Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2020

Mapped 04/26/2024 by Matthew W. Shepherd, NYSHPO

**Berkeley Square Historic District Boundary
 Increase and Additional Documentation**

Franklin Co., New York

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County and State

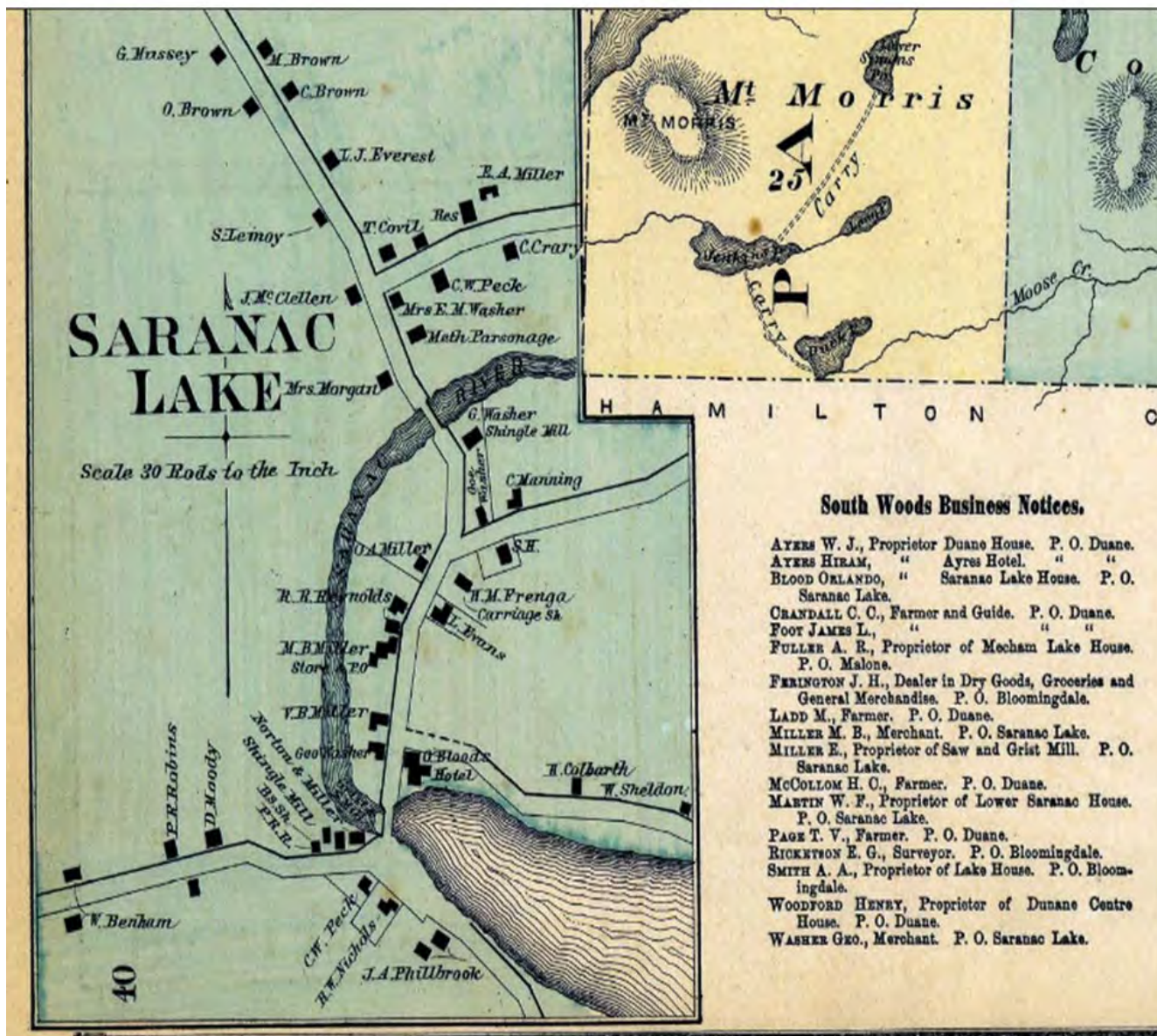


Figure 1: Map of Saranac Lake in 1876, from the *Atlas of Franklin County, New York*, published by D. G. Beers & Co.

**Berkeley Square Historic District Boundary
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Photo by G. W. Baldwin

MAIN STREET, SARANAC LAKE, FROM TOP OF BERKELEY HILL

This was taken in 1879. Evans Cottage is on the left

Figure 4: 1879 photo of Main St. looking south from what would become Berkeley Square. The Milo Miller store is the mansard-roof building on the right. Evans Cottage would evolve into Linwood Cottage, an early private sanitarium. Source: Adirondack Research Room.

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Figure 5: circa 1890 or earlier, Broadway, looking north from Berkeley Hotel. Woodruff Steet in midground is still a dirt lane. Source: Adirondack Research Room.

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Figure 6: circa 1900, Broadway at Olive Street, looking south.

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Figure 7: circa 1900 photo of Woodruff Street, taken likely from the Berkeley Hotel, looking east. From left to right, indicated by red arrows: 10 Woodruff (Looby Cottage), 17 Woodruff (the Berkeley Barn), 18-22 Woodruff Street (Muhoney Cottage, identical to Looby Cottage and now demolished), and 28 Woodruff Street (R. Eugene Woodruff house). Source: Adirondack Research Room.

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Figure 8: 1901 photograph of the Coulter Block (76 Main Steet). The offices of Coulter and Westhoff were in this building. Note its comparative isolation and the wood-framed, gabled houses behind it. Source: Adirondack Research

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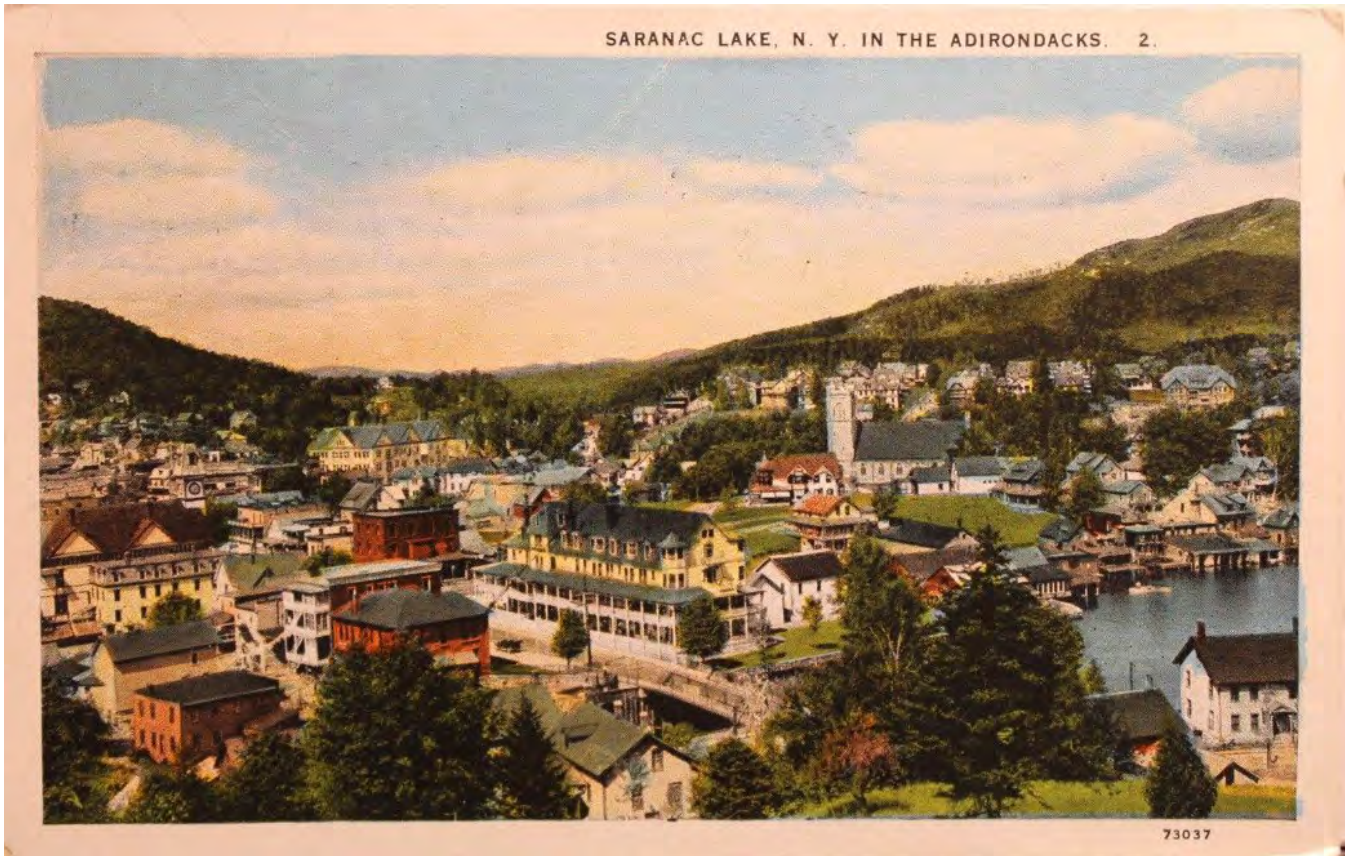


Figure 11: circa 19-teens era aerial view of downtown Saranac Lake, looking north from the south end of Main Street. The water works and the Currier Block, with its rear cure porches, are clearly shown in the lower left.

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Figure 12: 1918 photo showing the west side of Main Street, looking northwest. Source: Adirondack Research Room.

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*Figure 13: circa 19-teens's photo of Berkeley Square with a Christmas tree in honor of the Winter Carnival.
Source: Adirondack Research Room.*

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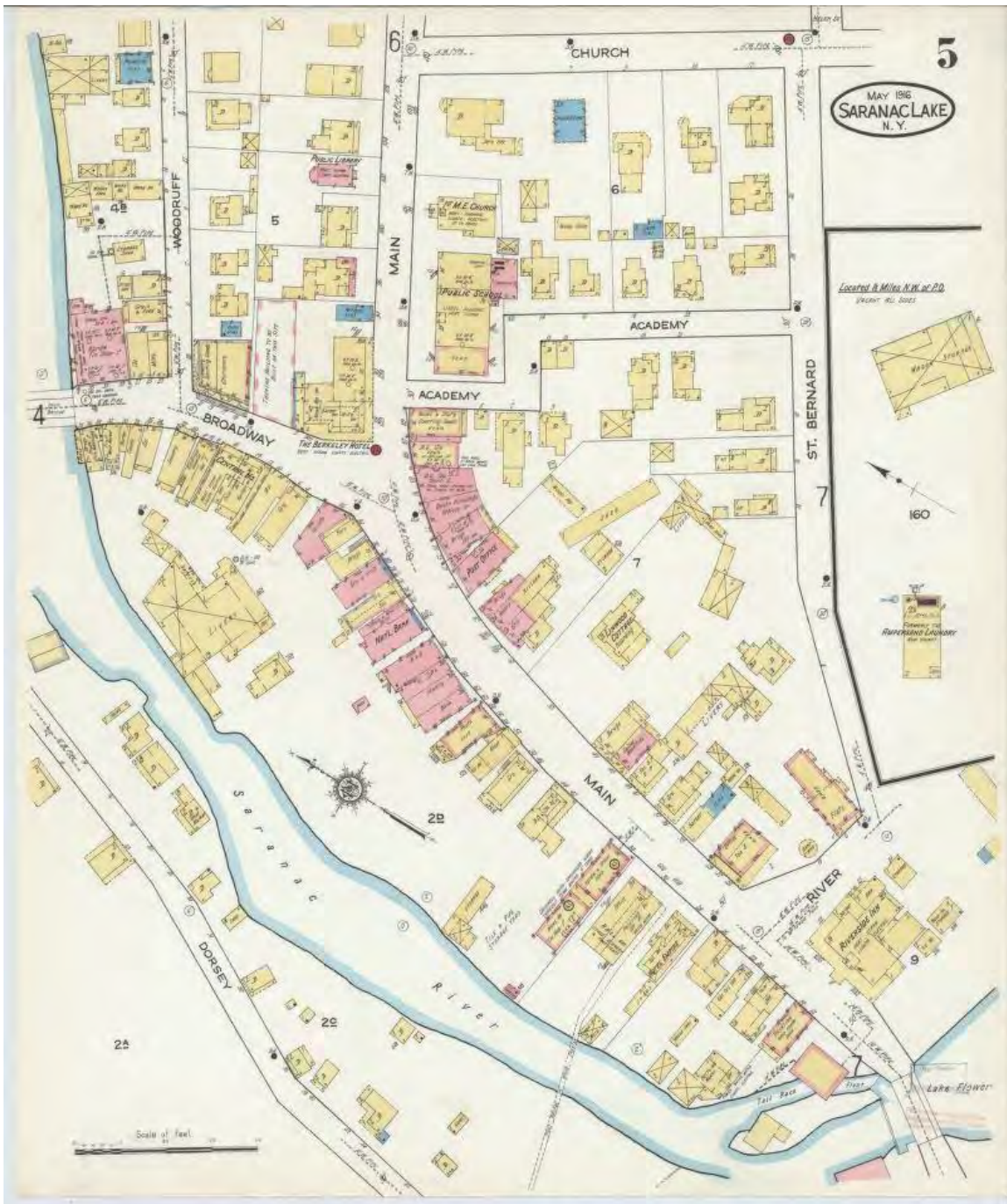


Figure 14: 1916 Sanborn Fire Insurance Map showing Main Street and environs.

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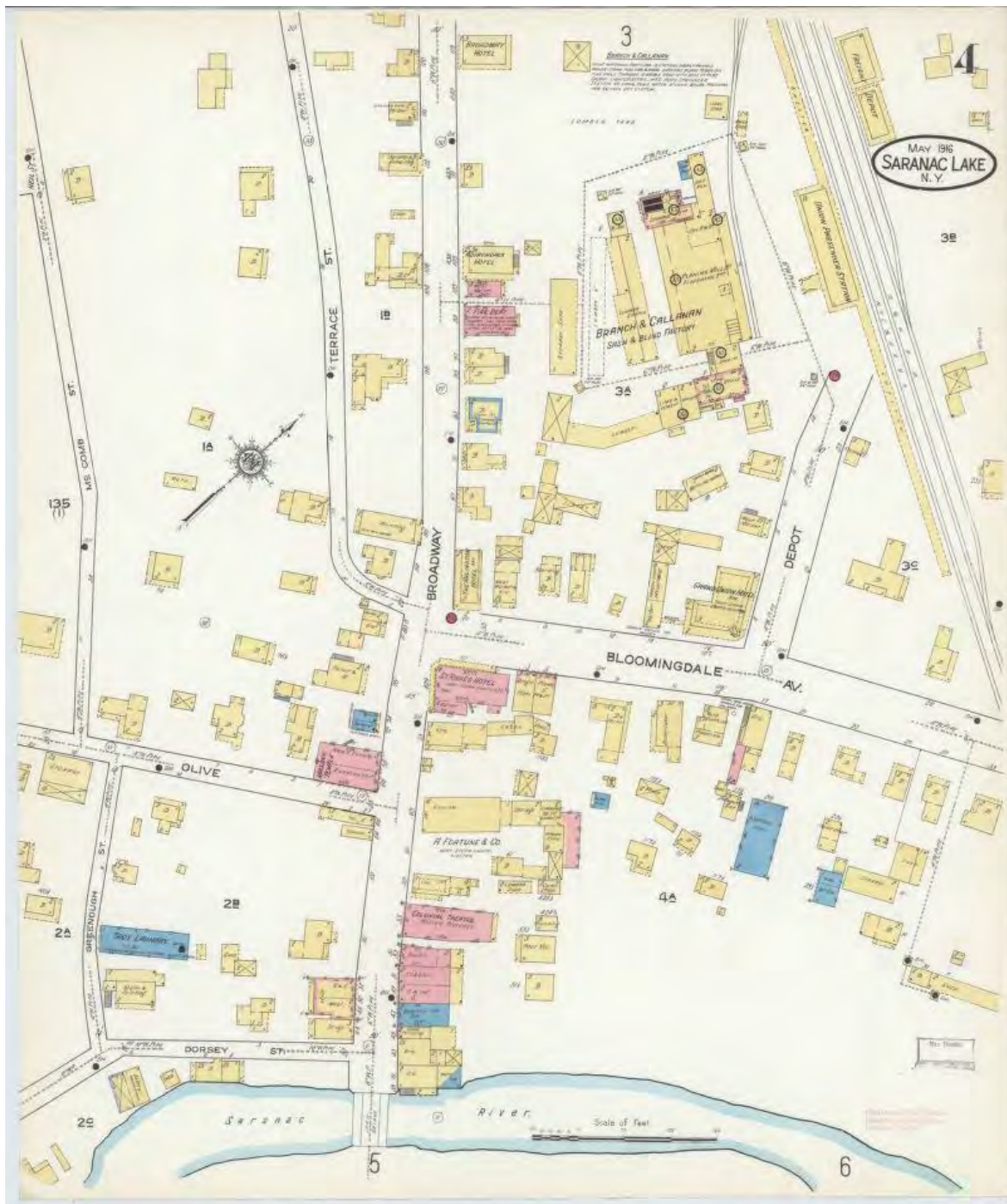


Figure 15: 1916 Sanborn Fire Insurance Map showing Broadway and environs.

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Figure 16: Aerial photo taken circa 1920 (Masonic Temple still has its belvedere) of downtown Saranac Lake. Arrow points to Fowler's Livery behind Main Street, now occupied by a Quonset hut. Source: Adirondack Research Room.

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Figure 17: Main Street looking northeast toward Berkeley Square, circa 1920. Saranac Lake had street lighting, brick streets and sidewalks well ahead of other Adirondack region towns. Source: Adirondack Research Room.

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MAIN STREET, SARANAC LAKE, N.Y., ADIRONDACK MTS.

Figure 18: circa 1930 postcard of Main Street looking north towards Berkeley Square.

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Figure 19: circa 1930 Broadway at Olive Street after new Post Office was built, looking south. Courtesy Priscilla Christine Mackay Goss.

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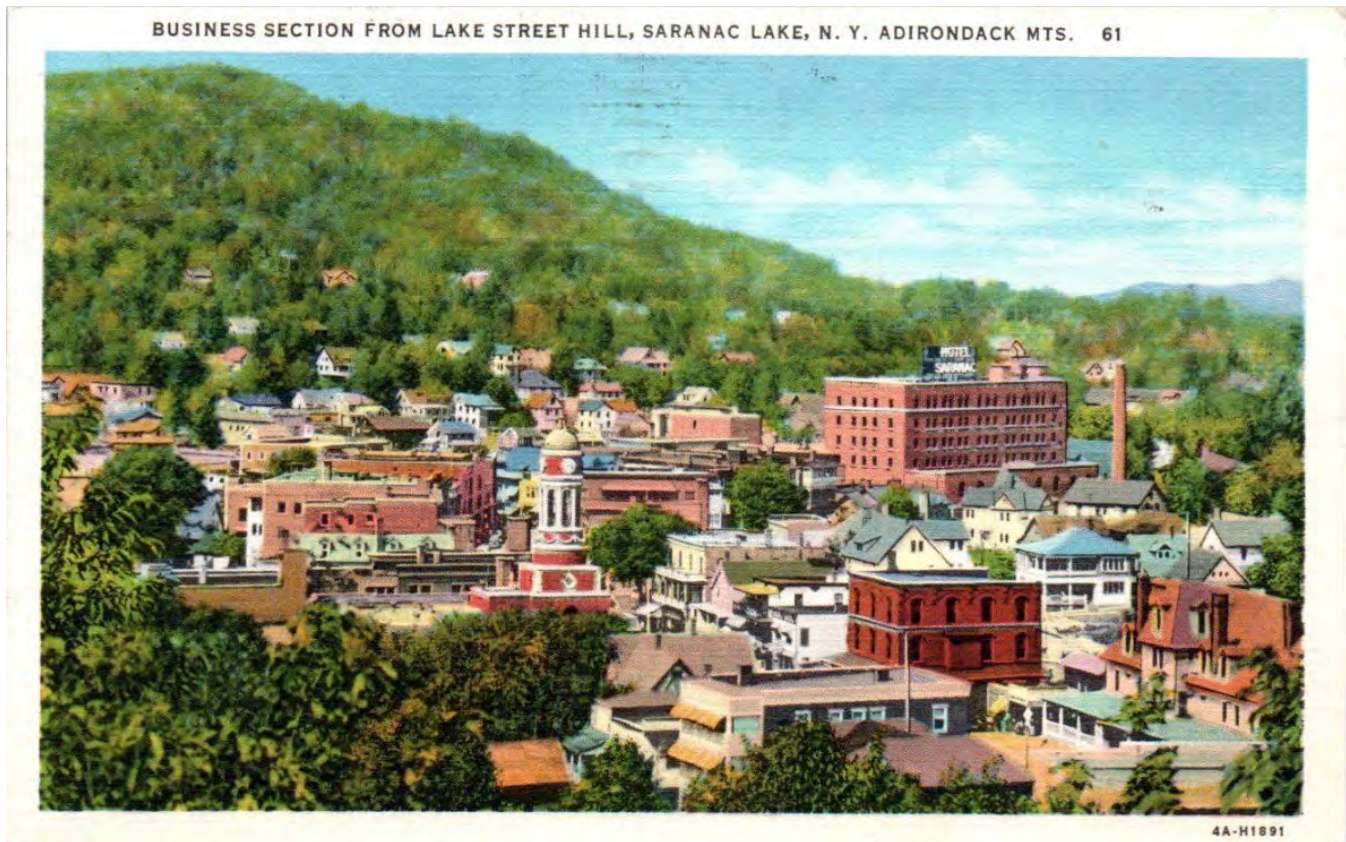


Figure 20: 1936 postcard. The Hotel Saranac has replaced the High School on Main Street, the fly house of the Phoenix Theater is visible, and the new Harriestown Town Hall has been built.

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Figure 21: circa 1945, Broadway at Woodruff Street, looking north. Source: Adirondack Research Room.

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Figure 22: circa 1950s Winter Carnival on Main Street during a "No-Snow Year," looking south to River Street. Source: Adirondack Research Room.

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Figure 23: circa 1960 photo showing the Post Office Building (74 Main Street) after reconstruction following a mid-1950's fire which destroyed the upper stories of the 1903 building. Source: Adirondack Research Room.

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Figure 24: Mid-twentieth century postcard aerial view of Saranac Lake looking south to Lake Flower. Amended Berkeley Square Historic District outlined in red.

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: Berkeley Square Historic District Boundary Amendment and Additional Documentation

City or Vicinity: Saranac Lake

County: Essex

State: New York

Photographer: Jenny Fulton

Date Photographed: September 2022 and June 2023

Description of Photograph(s) and number:

**Berkeley Square Historic District Boundary
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Photo 1 of 24: Berkeley Square, looking toward Broadway. Camera facing northwest.

Photo 2 of 24: West side Broadway at Berkeley Square. Camera facing north.

Photo 3 of 24: Photo looking northeast up Broadway from Berkeley Square. New Accessible public bathroom is behind the trees.

Photo 4 of 24: Berkeley Square, east side Broadway. Camera facing northeast.

Photo 5 of 24: Broadway at corner of Woodruff Street. Camera facing south.

Photo 6 of 24: Broadway at corner of Woodruff Street, camera facing north.

Photo 7 of 24: Broadway at Broadway bridge. Camera facing northeast.

Photo 8 of 24: Broadway at Broadway bridge. Camera facing northwest.

Photo 9 of 24: Broadway at Olive Street. Camera facing south.

Photo 10 of 24: Broadway at Olive Street. Camera facing northeast.

Photo 11 of 24: Broadway, the Post Office, and Masonic Temple. Camera facing northwest.

Photo 12 of 24: Photo showing the south end of Main Street. Camera facing southwest.

Photo 13 of 24: Main Street at River Street, showing west side of Main Street. Camera facing north.

Photo 14 of 24: Main Street at River Street. Camera facing northeast.

Photo 15 of 24: Sears Parking lot facing west toward Main Street, formerly site of earliest cure cottage

Photo 16 of 24: Main Street at Berkeley Square (Y intersection). Camera facing south.

Photo 17 of 24: Main Street at Berkeley Square (Y intersection). Camera facing west.

Photo 18 of 24: Main Street at Berkeley Square (Y intersection). Hotel Saranac on the right. Facing east.

Photo 19 of 24: Main Street, Saranac Library partially visible on right. Camera facing west.

Photo 20 of 24: Main Street, Saranac Lake Free Library. Camera facing north.

Photo 21 of 24: Rear of Woodruff on Saranac River. Camera panning south to west.

Photo 22 of 24: Woodruff Street at Broadway. Camera facing east.

Photo 23 of 24: Woodruff Street at Church Street Extension. Camera facing southwest.

Photo 24 of 24: Woodruff Street at Church Street Extension. Camera facing west.

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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 Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

307-1195 Gooseberry Lane
Mississauga, ON
L5G 0B7
Canada

State Historic Preservation Office
PO Bx 189,
Waterford, NY
12188-0189

RE: Berkeley Square Historic District Boundary Increase
29 Woodruff Street
Saranac Lake, NY 12983
Franklin County

We acknowledge that we are the owners of the property located at 29 Woodruff Street, Saranac Lake, NY 12983 Franklin County.

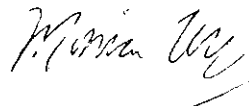
Please be advised that we OBJECT to the proposed National and State Registers of Historic Places listing for our property.

We declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on April 20, 2024



Cahal Carmody



Monica Carmody



Village of Saranac Lake

39 Main Street, Suite 9 Saranac Lake, NY 12983-2294
Phone: (518) 891 - 4150
Fax: (518) 891 - 1324
Web Site: www.saranaclakeny.gov

March 20, 2024

Leslie Krupa, Historic Preservation Specialist
New York State Office of Parks Recreation and Historic Preservation

Re: Statement of Support for the Expansion of the Berkeley Square Historic District

The Village of Saranac Lake expresses its support for the proposed expansion of the National Register Berkeley Square District.

Recognizing that Saranac Lake's downtown commercial district contains a significant number of historic buildings that were not originally included in the Berkeley Square National Register District, Historic Saranac Lake secured a Preservation League Preserve NY grant to support the project to propose an expansion of the district. HSL contracted with Adirondack Architectural Heritage to survey the noncontributing historic properties in and surrounding the Berkeley Square District in order to prepare a district nomination to the National Register.

We are pleased to hear that the nomination will be considered at the June meeting of the State Historic Preservation Review Board.

This project promises to have an important cultural impact on Saranac Lake. In the late 1980s, Historic Saranac Lake worked to nominate over 170 properties to the National Register of Historic Places, including the Berkeley Square district. This project was crucial to building the community's identity as an historic village. Village government has worked over the years to revitalize historic downtown and foster heritage tourism. The expansion of the downtown historic district will build upon this success and foster awareness of local history and architecture.

This project answers the immediate need of shining a light on a number of historic resources at risk. The project will make available the commercial tax credit for rehabilitation, and it will make more grant opportunities available to support the preservation of downtown.

The Village invites the community to attend a virtual community meeting hosted by the NY State Office of Parks, Recreation, and Historic Preservation on May 9 from 5pm to 7pm to discuss the proposal to expand the existing boundaries of the Berkeley Square Historic District. This will be provided as a PowerPoint presentation followed by a Q&A session.

Sincerely,

Jimmy Williams
Village of Saranac Lake Mayor