

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE
 NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. Name of Property

historic name The Highland Park Historic District
 other names/site number _____

2. Location

street & number Park Ave. and Old Military Rd. | | not for publication
 city, town Saranac Lake (Town of St. Armand), NY | | vicinity
 state New York code NY county Essex code 031 zip code 12983

3. Classification

Ownership of property	Category	Number of resources within property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>21</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		_____ structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
		<u>22</u>	<u>3</u> Total

Name of related multiple property listings: Village of Saranac Lake
Multiple Documentation Form
 Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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, this property meets does not meet the National Register criteria. See continuation sheet.

Jocia S. Styer
 Signature of certifying official
 Deputy Commissioner for Historic Preservation
 State or Federal agency and bureau

6/30/92
 Date

In my opinion, the property meets does not meet the National Register criteria.
 See continuation sheet.

 Signature of commenting or other official

 Date

 State or federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. see continuation sheet.
- determined not eligible for the National Register.

- removed from the National Register.
- other, (explain:)

 Signature of keeper

 Date of Action

6. Function or Use

Historic Function
(enter categories from instructions)
Domestic/single dwelling

Current Functions
(enter categories from instructions)
Domestic/single dwelling

7. Description

Architectural Classification
enter categories from instructions)
Late 19th & 20th Century Revivals:
Colonial Revival, Tudor Revival,
Shingle Style

Materials(enter categories from instructions)
foundation Stone, concrete
walls Wood/weatherboard, shingle
Stucco
roof Asphalt shingles
other _____

Describe present and historic physical appearance.

The Highland Park Historic District extends approximately three blocks, in a northeast direction, along Park Avenue from its intersection with Old Military Road. It is located in the extreme northeast corner of the village of Saranac Lake, Essex County. The district is located on one of the few large expanses of flat land within the village, a broad tableland on the southeast side of Mount Pisgah. Structures within Highland Park share unparalleled views to the south and east, across the Saranac River valley and the village to the encircling mountains, which shelter Saranac Lake; Mount Baker in the east, and the Adirondack high peaks in the south. The district is bounded on the north by the property line of 170 Park Avenue, approximately 600 feet south of the Trudeau Sanatorium property; on the east by NYS Route 3 (Bloomingdale Avenue) and Grove street; and on the south and west by Old Military Road and the property lines of 16 Old Military Road. Park Avenue, the main thoroughfare, is lined with trees and features broad, well-maintained lawns and sidewalks. All buildings are set back from the road at least forty feet on large lots.

The seventeen buildings within the district are all private single-family residences built between 1896 and 1930, the majority being constructed in the first ten years of the Twentieth century, with another small construction boom in the 1920s. Many of the houses are architect-designed and display a high degree of stylistic integrity. The majority of the buildings are two and one-half stories of wood frame construction, with gabled or gambrel roofs, dormers, and wooden siding or shingles, with the notable exceptions of the stuccoed facades at 135 and 146 Park Avenue, and the half-timbering on 127, 142,

[X] see continuation sheet

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168, and 170 Park Avenue. Almost all of the residences within this district are known to have housed tuberculous individuals at various times and they all incorporate architectural features typical of the cure cottage, including second-story sleeping porches enclosed with sliding glass panels, extra-wide doorways, and call bell systems.

A more detailed building list is as follows:

16 Old Military Road ca.1896 Katherine McClellan Studio

A two story, three by two bay, wood frame residence with a two story, four bay rear extension and single story north wing. The residence is clad in wood shingles on the second story over narrow log siding with interlaced corners on the first story. The building rests atop a fieldstone foundation and is covered by a gable roof clad with asphalt shingles. Windows are of varying size and shape. The house has a second story cure porch, supported on posts over the open, ground-level entrance veranda on the eastern facade.

21 Old Military Road 1924 Christy Mathewson Cottage

A two and one-half story, five by two bay wood frame, Colonial Revival style residence clad in wood shingles and covered by a hipped roof sheathed with asphalt shingles. A gabled dormer/balcony is centered over the entrance portico. Fenestration is symmetrical and regular in sizes ranging from eight-over-one sash to four-over-one, one-over-one, and large picture windows with leaded glass transoms and eight-pane sidelights. Inside, the central staircase with solid cherry handrail has risers an inch and one-half shorter than usual to accommodate a person with difficulty breathing.

127 Park Avenue ca.1900 Dr. & Mrs. Joseph Nichols Cottage,
"Highland Manor"

A two and one-half story, asymmetrically massed, wood frame Tudor Revival style residence sheathed in stucco with half-timbering atop a cobblestone foundation and covered by a multiple gabled asphalt shingle roof. The residence was designed by local architect William L. Coulter. The entry porch is centered under the gable and features a flattened Tudor arch and clustered chamfered corner posts. The entrance is surmounted by a glass enclosed second floor porch. The structure is sited in 2.8 acres of lawn, woodland, and steep hillside which were once known for their elaborate gardens. A rear second-floor inset porch and balcony has been enclosed and a bedroom was converted into bathrooms in 1906. Additional changes to the kitchen wing interior were carried out sometime after 1964. A contributing, one and one-half-story carriage house (1907) is also located on the property.

134 Park Avenue ca.1930 Hocter Cottage

A two story, wood frame residence sheathed with wide clapboard and covered by an asphalt shingled crossed gable roof. Fenestration is regular and symmetrical with grouped sets

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146 Park Avenue 1904 Elwood Wilson/Carl Palmer Cottage

A two story, two by three bay, wood frame, Arts and Crafts style residence built ca. 1904. The dwelling is clad in stucco with an asphalt shingled gable roof and central cross gable. The building features projecting eaves with smaller gable roofs below to shelter porches and doors, eyebrow dormers, grouped multiple-paned casement windows, a shallow bay window in a two-story central projection, and cure porches on both first and second floors. A noncontributing garage is on the property.

147 Park Avenue 1902 Thomas Bailey Aldrich Cottage (The Porcupine)

A two and one-half story, six by three bay, wood frame, Shingle style residence designed by William L. Coulter, and constructed in 1902. The residence is clad in wood shingles and covered by asphalt-shingled intersecting gambrel roofs. The residence features numerous dormers. Fenestration is regular with bay windows, grouped multiple-paned windows in a variety of sizes, with a two-over-two sash predominating, and glazed cure porches on both first and second floors. A two-car garage and carport were added to the house in 1962-65.

153 Park Avenue ca1905 Talbot Aldrich/Page Watson Cottage

A two and one-half story, two bay square, wood frame, Colonial Revival style residence built between 1902 and 1908, with hipped asphalt shingled roof, deep eaves and full cornice, central dormers, and a wide veranda on west and south with a second story cure porch on the southern facade. Fenestration is regular and symmetrical with one-over-one sash.

154 Park Avenue ca.1907 Henderson Cottage

A two and one-half story, three by two bay, wood frame, Colonial Revival style residence built ca.1907, clad in narrow clapboards with asphalt-shingled hipped roof. A central entrance portico features columns supporting a pediment, a doorway with semi-circular fanlight, narrow sidelights, and open tracery in the upper portion of the door itself. The central block of the dwelling is flanked by two-story side wings with double cure porches. A noncontributing garage is located on the predominately wooded lot.

157 Park Avenue 1906-7 Roosevelt D. Todd - Carl Palmer Cottage

A two and one-half story, four by three bay, wood frame, Arts and Crafts style residence is clad in cedar shingles over the original stucco, and covered by an asphalt shingled gable roof. The dwelling features gabled dormers, exposed decorative rafter ends, six-over-one sash, first and second floor bay windows, an open porch on the first floor and an inset cure porch with sliding glass panels on the southeastern corner of the second floor (the earliest surviving example of this porch type in Saranac Lake). The residence was designed by William L. Coulter, and built in 1906-7. Additions on the north and east sides, an attached garage, and interior alterations date from the Palmer period of residence, 1924-46.

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160 Park Avenue ca.1917 Roberts/Worthen Cottage

A two-story, three bay, wood frame, Dutch Colonial Revival style residence built before 1917. The building is clad in aluminum siding and covered by an asphalt-shingled gambrel roof punctuated by shed-roof dormers. The dwelling features an overhanging full-facade first story porch with paired Doric columns, rectangular balustrade, exposed rafter ends, paired sash windows in both one-over-one and two-over-two configurations, and bay windows on the first story porch.

166 Park Avenue ca.1902 McClellan/Wicker Cottage

A two and one-half story, five by three bay, wood frame, Colonial Revival style residence with Craftsman style details is clad in narrow wood siding and covered by an asphalt shingled hipped roof. Built between 1898 and 1904, the building features a central chimney; dormers; central entrance portico with pedimented gable roof, flat entablature, square Doric columns; Dutch doors at front of house as well as side porch; grouped multiple-paned sash windows, predominately two-over-two; and a two-story cure porch on southwestern end of the house, glazed with sliding glass panels on the second floor and screened on the first story. A second-story sleeping porch on the north side was added circa 1918. A veranda on the south side has been enclosed and long open front steps removed.

168 Park Avenue ca.1925 Fletcher Cottage

Asymmetrically massed, two-story, wood frame, Tudor Revival style residence is clad with wood shingles and half-timbered stucco walls and covered by an asphalt-shingled, cross gable roof. The building, designed by William G. Distin and erected in ca.1925, features an arched entrance portico, prominent native stone chimney, asymmetrically grouped multiple-paned casement windows, a full porch on first story and sleeping porch with two entrances on second floor. Interior details include hand-operated two-person elevator, complete call bell system, wrought iron fire escape to south lawn, original wall-mounted light fixtures in the living and dining rooms, and almost all original plumbing and bath fixtures.

170 Park Avenue ca.1923 Frost house

A two-story, wood frame, Tudor Revival style residence, with half-timbered stucco walls, steeply pitched asphalt-shingled gable roof, asymmetrically placed cross gable, a first story cure porch, rear sunporch, and grouped casement windows, most often six-over-one. A contributing garage is also located on the property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations A B C D E F G

Areas of significance	Period of Significance	Significant Dates
<u>Health/Medicine</u>	<u>1896-ca.1940</u>	<u>1896-ca.1940</u>
_____	_____	_____
_____	_____	_____

_____	Cultural Affiliation
_____	<u>n/a</u>
_____	_____
_____	_____

Significant Person	Architect/Builder
<u>n/a</u>	<u>William L. Coulter, William Scopes,</u>
_____	<u>William G. Distin, Sr., Branch & Callanan</u>
_____	_____

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Highland Park Historic District is architecturally significant as an intact early twentieth century residential neighborhood designed and constructed as an upper-income enclave of single family homes, with cure related features. It was the largest and best-known of the three upper-class neighborhoods that were eventually built in the village. Among its residents were well-known local doctors, village trustees, and a number of millionaires who came to the area in search of a cure for tuberculosis, either for themselves or for a family member.

The land was originally the center of Ensign Miller's hop farm which extended for more than eighty acres across the tableland on the side of Mount Pisgah. Old Military Road, which crosses the property, is part of the route of the old Northwest Bay Road from Westport to Hopkinton. Miller had purchased the land in 1858 from the abolitionist Gerrit Smith, and he farmed it until his death in 1877. Orlando Blood obtained ownership of the parcel two years later, selling it to Dr. Edward L. Trudeau for use for his sanitarium in 1891. Not needing the additional space, Trudeau sold the property in 1894 to Dr. Ezra S. McClellan, who had moved to the area for the health of his daughter Daisietta.

The open, undeveloped land with its spectacular views and good location soon became a valuable commodity as Saranac Lake boomed in the decades around the turn of the century. McClellan began to develop the area by 1898, with the following deed restrictions:

[X] see continuation sheet

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-No building shall be erected nearer than forty feet of the street line.

-No building shall be erected that shall cost less than \$2500.

-That the property sold shall be used only for residential purposes.

[Minutes of the Meeting of the Board of Trustees, Village of Saranac Lake, December 22, 1906]

Lot sizes within the development were generally large, and the minimum construction cost was high for the time. The most unusual feature of the neighborhood was its specific exclusion of commercial enterprises, designed by McClellan to keep out private commercial cure cottages such as those already beginning to fill Helen Hill.

Frederick Seaver, a historian describing the village in 1918, made special mention of the rapid growth and exclusive nature of Highland Park:

Park Avenue in particular is as a whole the handsomest street that I know of anywhere in a place of this size. It has been built up in the main by those who have located here either in pursuit of health for themselves or for some member of the family. Land along it which sold a few years ago at a hundred dollars an acre now commands from three thousand dollars to ten thousand dollars per building lot, some of which have only a hundred feet frontage; and realty valuations generally of two generations ago were less than the charge now often made and willingly paid for a single quarter's rental of a large and well furnished cottage. One such property was recently taken from a reluctant lessor at four hundred dollars per month, and rentals for property smaller in size or less desirably located at one hundred and fifty to two hundred and fifty dollars are not uncommon.

[Historical Sketches of Franklin County, 1918, p.384]

Dr. McClellan sold the first lot out of his original parcel, 143 Park Avenue, in 1898 to George V. W. Duryee, a broker from New York City who came to Saranac Lake for

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his health in 1892. Duryee established an extremely successful real estate business in Saranac Lake. Duryee also served the local community as Village Trustee, a member of the School Board, and the first president of the Saranac Lake Free Library. Another early resident was Dr. Lawrason Brown, medical director at the Trudeau Sanatorium, who built his house at 142 Park Avenue in 1902. It was under Brown's supervision that the outdoor sleeping porch was developed and refined, and his own personal cure porch embodies such developments. Thomas B. Aldrich, prolific author and talented editor of the Atlantic Monthly, moved to Saranac Lake in 1901 with his tubercular son Charles, building 147 Park Avenue the following year to house the whole family. By 1910, more than half of the buildings within the district had been constructed. After Dr. McClellan died in December 1911, his daughters continued to sell the last few parcels of land within the district through the 1920s.

The Highland Park Historic District derives significance in the area of architecture as an intact collection of late nineteenth and early twentieth century, private, single family, cure cottage architecture. Cure cottages are structures that were commercial, residential or institutional in scale and expression. Many were built specifically to function as private commercial sanatoria, multiple unit dwellings, boarding houses, or private homes. Equally large numbers of cure cottages were adapted for that use from vernacular single family dwellings. All cure cottages display certain architectural features that were necessary for specific functions in the process of curing tuberculosis outdoors. Whether added at a later date or incorporated into the original building design, these features can include multiple-storied cure porches, sliding glass panels, call bells and wider-than-usual doorways without sills.

Many of the residences within the district were designed by local architects who incorporated characteristic curing features with representative examples of domestic architectural expressions popular in the late nineteenth and early twentieth centuries.

The district contains several fine examples of Shingle style residential architecture. The Duryee Cottage, 143 Park Avenue (1898), the Thomas B. Aldrich house, 147 Park Avenue (1902), and the Jordan Cottage, 138 Park Avenue (1905), all display

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typical characteristics of that style such as gambrel roofs, wood shingle siding, simple detailing, and horizontal bands of grouped windows.

The district contains numerous examples of popular revival styles, including four Tudor Revival style residences. The Nichols Cottage, 127 Park Avenue (1900) and its carriage house (1907), the Brown/Packard house, 142 Park Avenue (1902), and the later houses at 168 Park Avenue (ca.1923) and 170 Park Avenue (c. 1924) all include asymmetrical massing, multiple roof gables, grouped fenestration with multiple paned sash (including diamond-shaped panes in the two earlier structures), prominent chimneys, stone foundations, and decorative half-timbering.

Several outstanding examples of the Colonial Revival style architecture are located within the district. These dwellings feature symmetrical facades, regular fenestration, hipped roofs, and classically detailed entrance portico, dormers, and porches. Examples include the McClellan/Wicker house, 166 Park Avenue (ca.1900), the Henderson house at 154 Park Avenue (1907), and the Christy Mathewson house, 21 Old Military Road (1924). The Talbot Aldrich/Watson cottage at 153 Park Avenue (ca.1903) displays similar features in a more compact "American Foursquare" version. The gambrel-roofed Roberts/Worthen house, 160 Park Avenue (1917), is an unusually fine example of the Dutch Colonial Revival style.

Craftsman stylistic influences can be seen in the wide eaves and exposed rafter tails of the Todd/Carl Palmer Cottage, 157 Park Avenue (1906), but the original stucco facade was covered with cedar shingles in a series of alterations and additions during the 1920s-30s. More Teutonic design influences can be seen in the clipped jerkin-head gable of 134 Park Avenue (1930), and on the Wilson Cottage, 146 Park Avenue (1904), which is said to be modeled after a tuberculosis sanitarium chalet in Davos, Switzerland, where the wife of the first owner attempted a cure before moving to Saranac Lake.

A rare local example of Mediterranean Revival style architecture stands at 135 Park Avenue, known variously as the Charles Palmer house or the Pink Palace. The result of

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extensive additions and remodeling in 1927, the building has smooth stucco walls, tinted pink, a classical rooftop balustrade and an arched entrance porch with broad, overhanging eaves.

No new buildings were constructed in the Highland Park Historic District after 1930, and none of the early buildings have been removed. Most of the buildings retain their original curing features and architectural detail. The district also retains a strikingly high degree of integrity of setting, location, materials, and design.

9. Major Bibliographical References

Ames, Forrest B. Health Survey, 1917

Gallos, Philip L. Cure Cottages of Saranac Lake: Architecture and History of a Pioneer Health Resort, Saranac Lake, NY: Historic Saranac lake, 1985

TB Society blue card

[] See continuation sheet

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 # _____

Primary location of additional data:

- [X] State historic preservation office
- [] Other State agency
- [] Federal agency
- [] Local government
- [] University
- [] Other

Specify repository: _____

10. Geographical Data

Acreage of property _____

UTM References

A
 Zone Easting Northing

C
 Zone Easting Northing

B
 Zone Easting Northing

D
 Zone Easting Northing

[X] See continuation sheet

Verbal Boundary Description

The boundary of the Highland Park Historic District is shown as the heavy black outline on the accompanying map entitled "Highland Park Historic District, Saranac Lake, Essex County, NY."

[] See continuation sheet

Boundary Justification

The Highland Park Historic District extends approximately three blocks, in a northeast direction, along Park Avenue from its intersection with Old Military Road. It is located in the extreme northeast corner of the village of Saranac Lake, Essex County. The district is bounded on the north by the property line of 170 Park Avenue, approximately 600 feet south of the Trudeau Sanatorium property; on the east by NYS Route 3 (Bloomingdale Avenue) and Grove street; and on the south and west by Old Military Road and the property lines of 16 Old Military Road.

[] See continuation sheet

11. Form Prepared By

name/title Rachel Bliven, Preservation Consultant, Troy, New York

John A. Bonafide, Program Assistant

organization N.Y.S. Office of Parks, Rec. & Historic Preservation date September 1991

street & number E.S.P. Agency Building 1 telephone 518-474-0479

city or town Albany state New York zip code 12238

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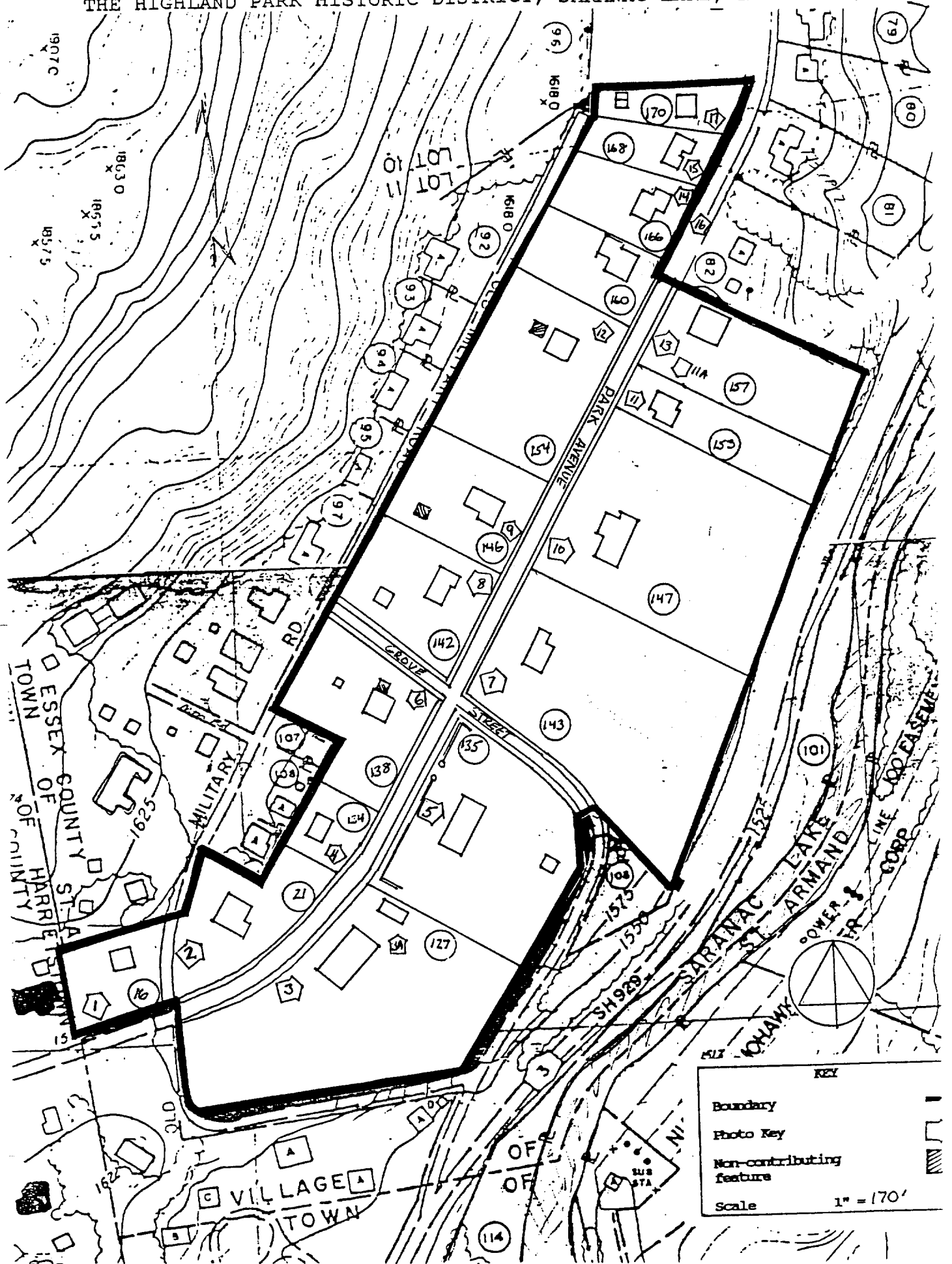
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UIM References

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	Zone	Easting	Northing		Zone	Easting	Northing
E	<u>1 1 8 </u>	<u>1 5 6 9 5 9 0 </u>	<u>1 4 9 0 9 9 8 0 </u>	F	<u>1 1 8 </u>	<u>1 5 6 9 5 7 0 </u>	<u>1 4 9 0 9 0 2 0 </u>
	Zone	Easting	Northing		Zone	Easting	Northing
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I	<u>1 1 8 </u>	<u>1 5 6 9 5 6 0 </u>	<u>1 4 9 0 9 0 8 0 </u>	J	<u>1 1 8 </u>	<u>1 5 6 9 5 6 0 </u>	<u>1 4 9 0 9 1 1 0 </u>
	Zone	Easting	Northing		Zone	Easting	Northing
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	Zone	Easting	Northing		Zone	Easting	Northing
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	Zone	Easting	Northing		Zone	Easting	Northing
O	<u>1 1 8 </u>	<u>1 5 6 9 8 6 0 </u>	<u>1 4 9 0 9 4 8 0 </u>	P	<u>1 1 8 </u>	<u>1 5 6 9 8 2 0 </u>	<u>1 4 9 0 9 3 9 0 </u>
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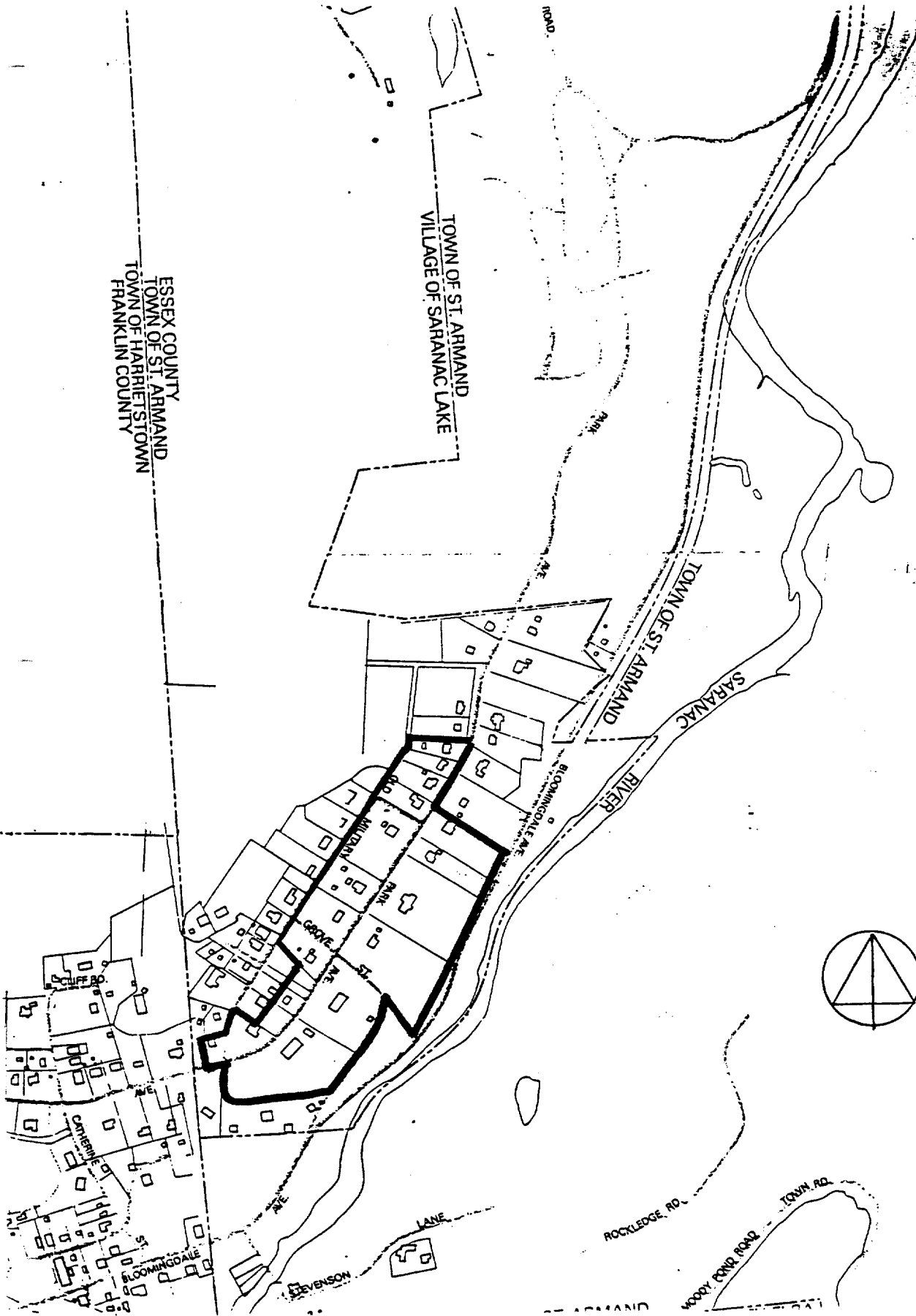
THE HIGHLAND PARK HISTORIC DISTRICT, SARANAC LAKE, ESSEX CO., NY



KEY

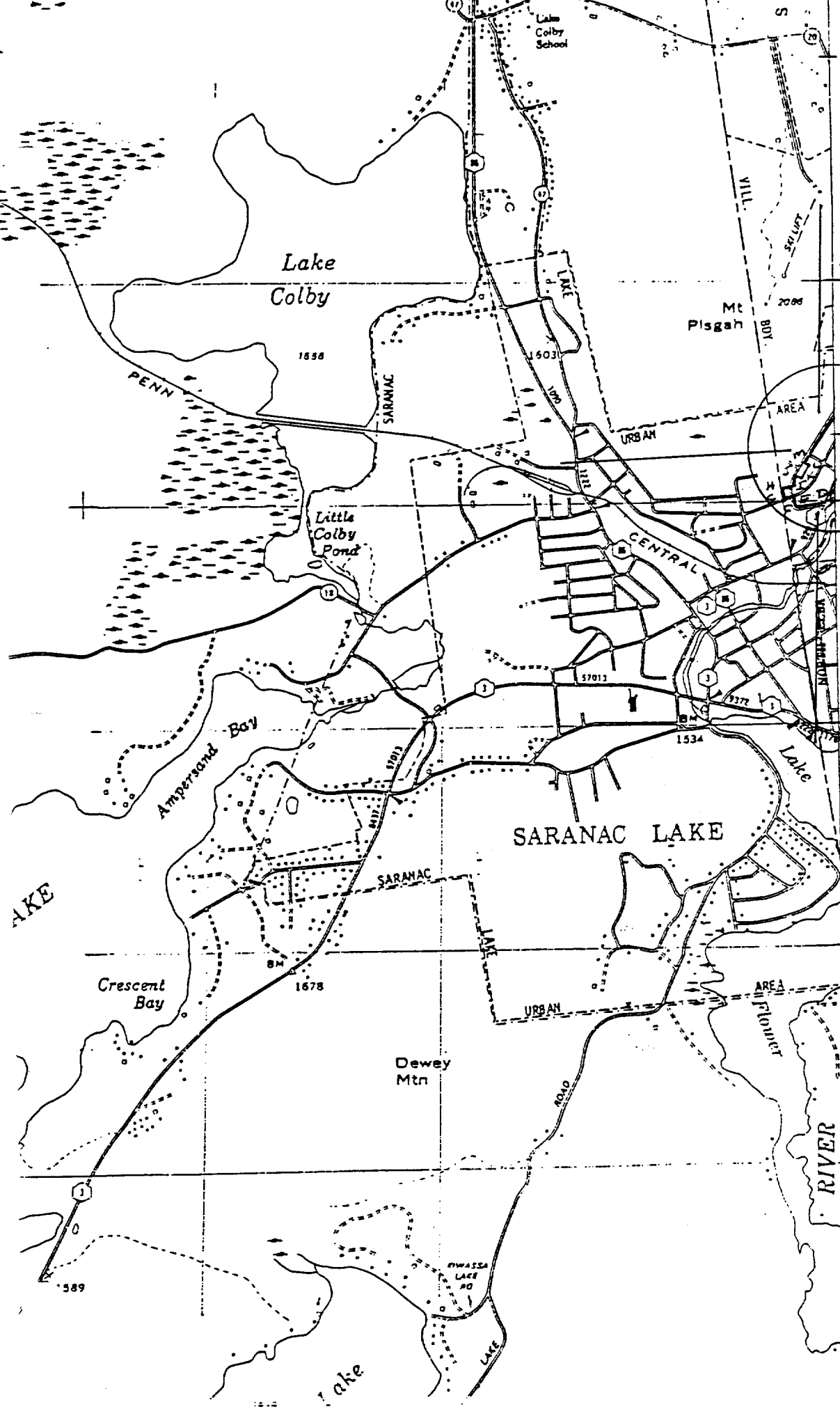
- Boundary
- Photo Key
- Non-contributing feature
- Scale 1" = 170'

THE HIGHLAND PARK HISTORIC DISTRICT, SARANAC LAKE, ESSEX CO., NY



The Village of
Saranac Lake
M.P.D.F.

Saranac Lake, NY
Zone 18
Scale: 1:24,000



4910000m. N.	
EASTING	NORTHING
D. 567720	4909000
E. 569590	4908980
F. 569570	4909020
G. 569520	4909010
H. 569520	4909050
I. 569560	4909080
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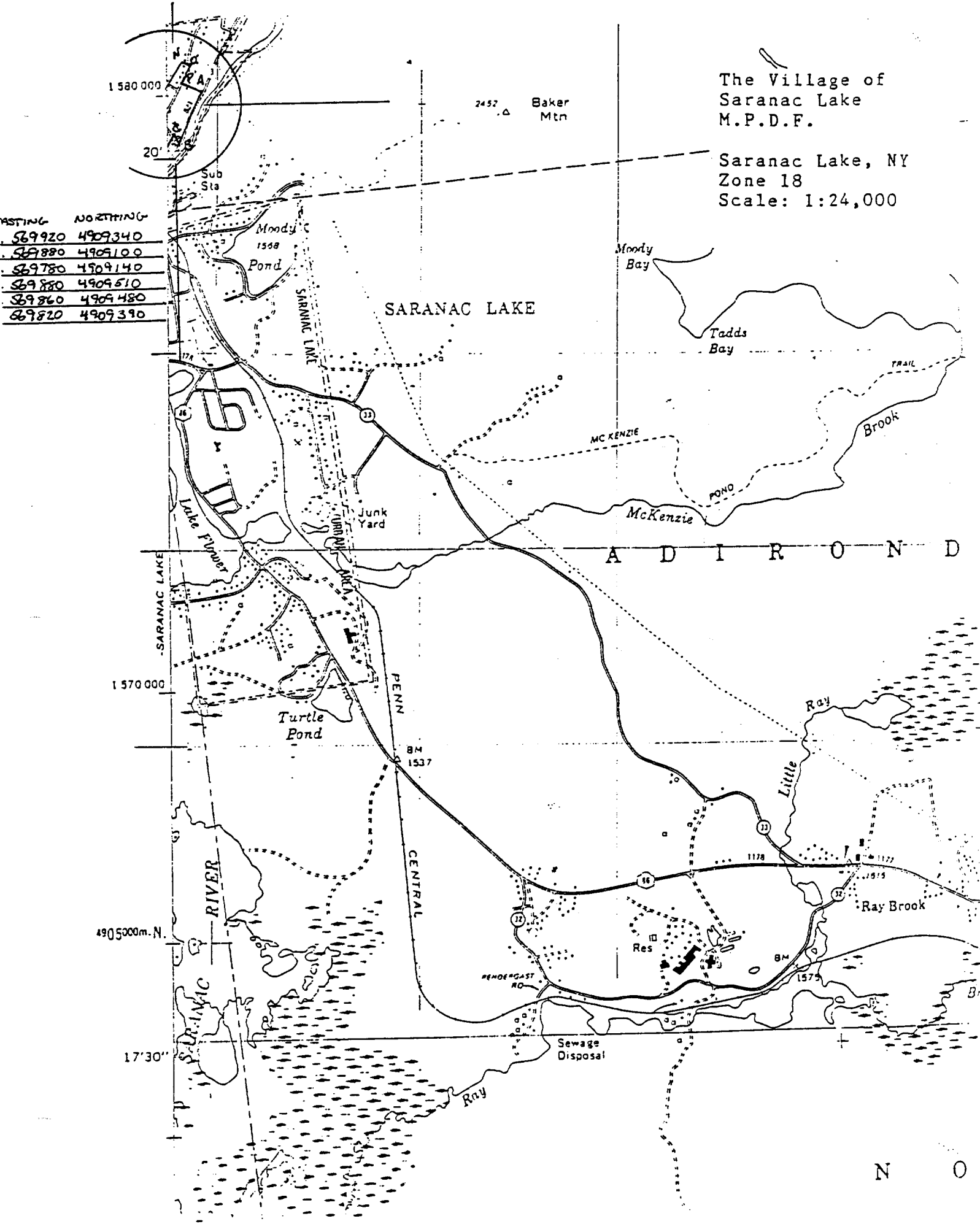
1570000

4905000m. N.

The Village of
Saranac Lake
M.P.D.F.

Saranac Lake, NY
Zone 18
Scale: 1:24,000

EASTING	NORTHING
569920	4909340
569880	4909100
569780	4909140
569880	4909510
569860	4909480
569820	4909390



N O