

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

and or common Berkeley Square Historic District

2. Location

street & number 30-84 Main Street; 2-29 Broadway not for publication

city, town Saranac Lake vicinity of

state New York code 036 county Franklin code 033

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Franklin County Courthouse

street & number Main Street

city, town Malone state New York

6. Representation in Existing Surveys

title New York Statewide Inventory of Historic Resources has this property been determined eligible? yes no

date November 1982 federal state county local

depository for survey records Division for Historic Preservation

city, town Albany state New York

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	n/a
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Berkeley Square Historic District is located in the center of the incorporated village of Saranac Lake in the town of Harrietstown, Franklin County, in the Adirondack Park region of northern New York. The village is the largest settlement in the six-million acre park and, until recently, served as a regional shopping center. The district includes the core of the original settlement on Main Street and at the "Y" intersection with Broadway, between the LaPan Highway (Route 3) on the south and the Saranac River on the north. The district is made up of the 1926-28 Harrietstown Town Hall and twenty-six commercial buildings constructed between 1867 and 1932. The district includes twenty-two contributing buildings and four non-contributing buildings. Beyond the highway on the south lies the Paul Smith's Electric Light and Power and Railroad Company complex, recently listed on the National Register of Historic Places, and parallel to Main Street to the east is the proposed Church Street Historic District.

The Berkeley Square Historic District was identified and developed as the result of a comprehensive and community-wide survey and inventory undertaken in 1982 by the local sponsor, Historic Saranac Lake, Inc. Based upon this data, the sponsor and the New York State Historic Preservation Office have drawn the boundaries of the district 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. Beyond the boundaries lie the Saranac River, parking and vacant lots, and heavily altered historic buildings. On the west side, behind the entire Main Street and Broadway wall, lie parking lots stretching down to the river. In this area, the boundary has been drawn at the rear walls of the buildings, because of the large amount of vacant, non-contributing land that would have been included if rear property lines had been used. The rear boundary line continues to an alley north of 20-22 Broadway on the west side of the street, where the boundary crosses Broadway and turns north to the Saranac River. The district boundaries return south following the rear property lines of the Broadway buildings numbered 15 through 29. On the east side of Main Street, the district boundaries follow the property lines.

The urban quality of the district, unusual in the Adirondack region, is determined by the intact streetscape of attached and/or closely spaced buildings which contain a mix of commercial, office and residential uses. The district is clearly differentiated from its surroundings by other urban characteristics of the streetscape, such as paved streets, .

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granite curbs, concrete sidewalks, and largely brick, metal and glass facades. The commercial streetscape contrasts sharply with the natural surroundings nearby and with the residential areas of the village, which contain almost entirely wooden houses surrounded by trees and lawns. While the streetscape on the west side of Main Street and Broadway is intact, it is not static; the business district evolved over time. While most of the buildings are three-story with cornices, there are six two-story and four one-story buildings included in the district which contribute to a pleasing variety of height and style. Similarly, during the late nineteenth and early twentieth centuries, businesses needing additional space added to their store fronts, bringing some closer to the street than others, again breaking up what could have been an over-bearing, monolithic appearance. Four alleys intervene between buildings, providing access to parking at the rear. The topography forms a dynamic base for this development, from the rising crescent of Main Street to the swift fall and reverse turn of the north part of the district, on Broadway. Because of the change in grade from Main Street to the river, buildings are typically one-story higher in the rear than on the street side. Styles range from the group of three French Second Empire style buildings that established the business use of the street in the late 1860s and 70s, through large, late nineteenth century blocks and early twentieth century buildings reflecting the various revival styles of the period, to the climax of architectural development which occurred with the erection of the Harrietstown Town Hall in a style highly unusual in the Adirondacks--Beaux-Arts Classicism.

The town hall is the visual terminus of the village's historic center and forms its southern boundary; it is flat roofed, with a parapet, a symmetrical facade and a domed, cylindrical tower which doubles the height of the building, dominating its roofline and the street as well. Construction is steel frame, clad in red face brick laid up in Flemish Bond. The ornamentation is of Indiana limestone. In plan the front, east, section is two-story, with four election rooms, now used mainly as offices and for meetings. The rear, west, section is a large, single story auditorium with a stage and balcony. The east facade exhibits a shallow, pedimented central pavilion made of limestone, with a pair of two-story columns on each side with smooth shafts and acanthus leaf capitals of no formal order. Within the pediment is a carved limestone escutcheon with swags. First floor windows in the office section and all those in the auditorium are very large scale arched sash with multiple panes. The central entry opening is also arched, with a fanlight with leaded tracery over the paired doors. Entries set back on each

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side have modest pediments. Windows on the second floor are rectangular, with flat brick arches, keyed--as all the windows in the front section are--with limestone. The cornice on the office section is detailed with dentils; toward the rear of the office section, it is simplified and disappears altogether on the auditorium. Above the cornice, a solid brick parapet is relieved with sections of balustrade. Atop the four corners of a raised center section of roof behind the pediment are freestanding limestone urns. The base of the tower is square in plan and detailed with quoins and a round window on each side. The tower has a decorative border of limestone swags at the base, a bell tower detailed with pilasters and tall, arched, keyed openings topped by a simple cornice, a drum with a four-faced clock and a dome surmounted by an iron weathervane with two deer and a central spruce tree. Wrought iron is also used on the facade in stair railings, balconets on the first floor windows, four lanterns, a railing within the clock tower and bracketing clock faces. The interior is notable for a commodious foyer from which the main double staircase (under a now-covered skylight) leads to the main auditorium floor. This staircase is constructed of imported marble, including Yellow Verona treads and Black Belgian risers, with ornamental wrought-iron railings. Ramps lead to the balcony promenade and to arched openings supported on black and gold marble columns which form a screen between the staircase well and the balcony promenade. The floors in the entrance vestibule, foyer and promenades are all marble terrazzo. The town hall has many fine details, both interior and exterior and appears little changed from the time it was built. The interior public spaces, as well as the exterior, are architecturally significant. A narrow alley separates the town hall from the commercial buildings of Main Street, setting this civic building apart from the commercial streetscape.

Proceeding north on Main Street and Broadway along the west side of the street, the first section after the town hall--from 30 Main Street to 52 Main Street--is the most intensively developed and redeveloped section of the district. The vernacular style Walton and Tousley Hardware Store (34 Main Street) is a heavily altered historic commercial building which, due to lost architectural integrity, is classified as non-contributing. The terra-cotta faced Tousley Storage Building (38-40 Main Street) built in 1924, represents the final period of development of the district. It is the first of only two buildings in the village that used terra cotta as a facing material. The Milo Miller Store is the oldest extant building in the district (1867). Though its facade has been altered by successive owners, the building's French Second Empire style

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mansard roof and obscured north and south elevations retain sufficient integrity to identify its style. The one-story Book Store (46 Main Street) is a deceptively small and modest single storefront in an Art Deco style little changed from 1925 when it was built. Designed by architect William G. Distin, Sr., the only facade in the district to represent his work, it is a very deep masonry building with metal casement windows overlooking the river to the rear. The building at 48-50 Main Street was the third building built by Milo Miller during the early development of the district. The largest and most ornately decorated of Miller's buildings, it features an elaborate bracketed cornice which supports the building's mansard roof. A contributing, shallow brick facade was added to the building in the early twentieth century, unifying this early building with the newer structures which surround it. The Post Office Pharmacy (non-contributing) at 52 Main Street is Miller's second building in the district. It marks the end of the original little downtown district. The facade of this building was extended and altered in 1921 and further altered in the mid-twentieth century, so that it no longer contributes to the district's significance.

From 56 Main Street through 78 Main Street (the Donaldson Block to the Roberts Block), a sequence of six buildings epitomizes the boom of the early years of this century in Saranac Lake, including four of those buildings built with galleries and balconies for tuberculosis patients on their street fronts. The Donaldson Block, built in 1901, exhibits recognizable Colonial Revival elements in its broken pediment style cornice. Built by Alfred L. Donaldson, author of A History of the Adirondacks, a patient and banker as well, the building housed the family of William L. Distin, early area photographer, including his son William G. Distin, who became an area architect. The Haase Block at 60 Main Street is an exuberant Italian Renaissance Revival inspired commercial building designed by the firm of Scopes and Feustmann, who manipulated the style to the fresh air requirements of tuberculosis patients. The Haase Block exhibits a symmetrical facade with different window treatments on each story, in this case enlarging the typical recessed porch over the entrance and adding another on the third floor which utilized a round arch. Scopes and Feustmann's architectural offices relocated to the Haase Block as soon as it was completed and remained there as long as the firm was in business. The Telephone Exchange (68 Main Street) is a monumental single storefront commercial building attributed to Max Westhoff, who is known to have owned it. The intricate, original cornice work was removed in the mid-twentieth century and has been replaced with one of a smaller scale. The Adirondack National Bank at 70 Main

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Street (non-contributing) was built in 1906. The building was constructed with an ornate, commercial, Neo-Classical facade which was covered by a blank brick facade wall in 1962 as a part of a renovation program. The Fowler Block (76 Main Street) was designed by William Scopes in his early years. It is a Classical Revival inspired building with recessed galleries across the second and third floor front. In 1926, William Distin designed a non-descriptive rear extension for this building which was utilized as a newspaper print room.

The Roberts block (78-80 Main Street) features a stone facade of rock cut limestone and a pair of recessed balconies located in the center bay of the building's facade in the second and third stories. These balconies are characteristic of the adaptation of local architecture to incorporate elements of the tuberculosis cure industry, which had sparked the village's commercial prosperity. Although there is no record of an architect for this building, it is believed to have been the work of William Scopes. Its design and plan resemble many of the buildings in Saranac Lake that have been attributed to Scopes. The integrity of this building (78 Main Street) extends to the storefront and the interior of the shop.

The last eight buildings on the west side of the street, 82 Main Street to 20-22 Broadway (the Kendall Building through Scheefer's Jewelers), are again a mix of eras from the late nineteenth century, the exuberantly confident turn of the century, and the period of infill from 1920-32. Originally a vernacular block of the 1890s, the Kendall Building at 82 Main Street has a modest and simple facade redone with a mineral composition sheathing in 1960. The Mulflur Shoe building at 84 Main was squeezed into a tiny and restricted site by the architect Paul Jacquet in 1921. The Jack Block at 2 Broadway exhibits a monumentality similar to the Telephone Exchange, especially for its small size. Across an alley once known as Fowler's Lane (it led to Fowler's Livery), the McIntyre and Ayer Blocks stand, both vernacular buildings of the 1890 period. The McIntyre Block has an added cure porch on the second story front, of the type seen on so many houses in Saranac Lake which rented rooms to patients, but rarely on a downtown building. Altman's at 16 Broadway is the last of the buildings built in the district. Once an Art Deco bandbox with four diminutive storefronts, each with an entry door, it has been so altered as to have lost its integrity and is judged as non-contributing. The Egler Block is again one of those small but monumental storefronts (this one at 18 Broadway) that adorned the street around the turn of the century. Scheefer's Jewelers (20-22

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Broadway) is a vernacular block of the 1890s. As such it echoes the section across the street on Broadway. The eastern side of the district, which is located on the eastern side of Main Street and Broadway, is composed of six commercial buildings. One of the largest buildings in the district is the Dukett Building or Loomis Block (15-17-19 Broadway). This building features four street level storefronts surmounted by a balcony that extends the length of the facade and the entire northern elevation. Originally constructed with three stories, the third story was removed after an extensive fire damaged this floor in the early twentieth century. The street level and second story have remained completely intact.

The Coulter block (71-79 Main Street), named for its architect, William L. Coulter, is the only building in this portion of the district to be designed by an architect. The building is composed of two separate three-story brick buildings joined at the second story level. The northern portion of this building features dual brick piers which extend from the second story to the cornice. These piers frame a set of recessed windows on each of the upper stories. The southern portion of this block is less decorative with a Palladian style window occupying the center bay of the third story.

North of the Coulter block are two large three-story brick buildings with multiple storefronts, the Leonard Block (83 Main Street) and the Harding Block (89 Main Street). Both buildings were constructed at the close of the nineteenth century. Both buildings, as were most of the buildings in the district, were built to house retail operations and rental apartments. These two blocks are very simple in design and exhibit few decorative elements. The Ledger Block (25 Broadway) and the Stark Building (29 Broadway) are also three-story masonry buildings which exhibit little design or decorative elements. As in many buildings, the street level of these two buildings housed retail space, while the upper stories were rented by tuberculosis patients during their stay at Saranac Lake.

The enclave of late nineteenth and early twentieth century commercial buildings which characterizes the Berkeley Square Historic District has retained a remarkable degree of integrity of design and materials. Although these buildings have changed owners numerous times, the original uses of these structures and their design elements have remained remarkably consistent. Changes which have occurred have been limited and carefully executed in the majority of the district components. Berkeley Square Historic District, with its outstanding civic

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architectural anchor and corridor of well preserved commercial buildings, remains as a distinctive urban streetscape isolated in the Adirondack wilderness park.

Berkeley Square Historic District, Saranac Lake, Franklin County, New York

Item No.	Address	Photo Nos.	Date of Construction	Description
<u>MAIN ST, WEST SIDE</u>				
1.	30 Harrietstown Town Hall	<u>1,2,3,4</u>	1928	Two-story, flat roofed, steel frame, brick and limestone Beaux-Arts style public building with prominent bell and clock tower designed by Scopes and Feustmar. Contains offices, meeting rooms and large auditorium. Completed in 1928 on the site of previous Town Hall which burned in 1926. Substantial rehabilitation of roof, masonry, dome & clock in 1980.
(ALLEY)				
2.	34 Walton and Tousley Hardware	<u>1,2,3,5</u>	c. 1900; addition c. 1915; alteration c. 1960	Originally a three-story, flat roofed, brick commercial hardware store with three-story brick addition in rear. Third story of front section removed and facade altered after 1960 fire. <u>Non-contributing.</u>
3.	38-40 Tousley Storage Building	<u>1,2,4,</u> <u>5,6</u>	1924	Two story, flat roofed, steel frame and brick Commercial style parking garage with terra cotta facade. 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.
4.	42-44 Milo Miller Store	<u>4,6</u>	1867	Three story, wood frame, French Second Empire style commercial building built by Milo Miller. With a concrete block addition at rear. Oldest extant building in the district. The first and second floor facades have been altered.
5.	46 The Book Store	<u>4,6</u>	1925	One-story, flat roofed, steel frame and brick Art Deco single store front, design by William G. Distin, Sr.
6.	48-50 Little Joe's	<u>1,4,6,7</u>	between 1879 & 1900; brick facade c. 1922-23	Three story, wood frame, French Second Empire style commercial building. Built by Milo Miller.

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MAIN ST, WEST SIDE

- | | | | | |
|-----|-------------------------------|---------|--|---|
| 7. | 52
Post Office
Pharmacy | 4, 6, 7 | before
1879;
facade
c. 1921 | One-story, wood frame, French Second Empire mansard style commercial building, built by Milo Miller. Facade added around 1921. Carrara glass sign. <u>Non-contributing.</u> |
| 8. | 56
Donaldson Block | 1, 6, 7 | 1901;
balconies
enclosed
in 1930s | Three-story, flat roofed, brick Colonial Revival commercial block with prominent broken pediment and finial as a parapet. Main shop and small barbershop on first floor, apartments above. Built by Alfred L. Donaldson. Two and a half story wood frame addition in rear. |
| 9. | 60
Haase Block | 1, 7 | 1907;
rehabilitation
1985-86 | Three-story, flat-roofed, steel frame & brick Italian Renaissance Revival commercial building, designed by Scoopes and Feustmann, for tuberculosis 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 floors front and wooden porches on the rear, since enclosed. Substantial rehabilitation in 1985-86 |
| 10. | 68
Telephone Exchange | 7, 8 | 1909;
alterations
c. 1964;
rehabilita-
tion 1982 | Three story, with a flat roof suspended from beams above, steel frame and brick, monumental single stor front commercial building, attributed to Max Westh. Built as telephone company headquarters. Original cornice removed c. 1964; substantial rehabilitation in 1982 with modestly scaled replacement cornice. |

(ALLEY, with c. 1985 wooden stairway down to rear parking lot)

MAIN ST, WEST SIDE

11. 70 Adirondack National Bank
7, 8 1906-07; heavily altered 1962
One story, flat roofed, brick commercial bank building. Completely covered or replaced by blank brick wall in 1962. Non-contributing.
12. 76 Fowler Block; Old Enterprise Building
7, 8, 9 1900; addition 1926
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 store fronts 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.
13. 78 Roberts Block; Finnigan Building
7, 9, 10 1900
Three story, flat roofed, stone faced brick Romanesque commercial block with two recessed balconies in the second and third floor facade. The intact single ground floor store front retains 1923 cherry wood fixtures and furnishings.
14. 82 Kendall Building
10 1891; facade 1960
Two-story, flat-roofed, wood frame commercial building, originally Kendall's Pharmacy. The blond brick facade was replaced in 1960 with panels of mineral "composition material" imported from Belgium.
15. 84 Mulflur Shoes
10, 13 1921
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.
16. 2 Jack Block
10 1910
Two story, flat roofed, L shaped, brick commercial building with a residence on the second floor.

BROADWAY, WEST SIDE

(ALLEY, historically, Fowler's Lane)

BROADWAY

17. 4-6
McIntyre Block 11 1890
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.
18. 10
Ayer Block 11 before 1891
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 facade has been added.
19. 16
Altman's 11, 12 1932
One story, flat roofed, commercial building, once Art Shop, it originally had four narrow store front and a billiard room in the basement. The exterior has ~~twice~~ been remodeled and now has only two doors. Non-contributing.
20. 18
Egler Block
or Fair Store 11, 12, 14 c. 1912
Two-story, flat-roofed, wood frame commercial building with brick facade and two stories of display window, particularly fine on the second floor. The Fair Store sign is carrara glass.
21. 20-22
Scheefer Jewelers 11, 12, 14 between 1897 & 1901
Three story, flat roofed, wood frame commercial building. Original cornice, new clapboard siding on facade, asphalt on sides and rear. Once had a double-decker veranda across the second and third story front. Carrara glass on store front.

(ALLEY)

MAIN ST, EAST SIDE

22. 71-79 Coulter Block
 15 1899-1901
 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 blond brick; while the south building is detailed with fenestration and wood panelling, In February 1907, the offices of Coulter and Westhoff were located in the Coulter Building. Porches can be seen on the rear of the building.

23. 85 Leonard's Department Store
 15,16 1897-99 & 1905
 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.

24. 89 Harding Block
 16 1895; 1906
 Three-story, flat-roofed, brick commercial building with detailed brickwork, oriel window, and fine 6 ft. wide porches spanning entire rear second and third stories addition; In 1906, a six-foot-wide addition to the west 1918 store front accommodated a staircase. In 1918, Scopes and Feustmann designed the intact oak storefront remodeling.

BROADWAY, EAST SIDE

25. 15-17-19 Loomis or Downing Block
 12,13,14 1896-99; 1908
 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 the 1920s. The second story veranda runs 135 feet along the facades on Broadway and Woodruff Street.

(WOODRUFF STREET)

BROADWAY, EAST SIDE

26. 25 13,14 between Two three story, flat-roofed, wood frame commercial
 Ledger Block 1895 & 1899; buildings joined at a central common wall, with two
 1903 storefronts on Broadway and eight apartments above.
 Asphalt siding.

27. 29 13,14 1898; Three-story, flat roofed brick commercial building;
 Starks's Hardware alterations one of two largest in the district on the south
 1975 bank of the Saranac River, storefront altered, 1975.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1932	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Health/Medicine
		<input type="checkbox"/> invention		

Specific dates 1867 - 1932 **Builder/Architect** various

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEETS

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The Berkeley Square Historic District is an outstanding, largely intact example of a late nineteenth century commercial streetscape in the north country region that clearly illustrates the development of Saranac Lake into a premier health resort of the late nineteenth and early twentieth centuries. The group of mixed-used commercial properties and the one public building that make up the Berkeley Square Historic District constitute the heart of the original residential and business section of Saranac Lake, the largest village in the six-million acre Adirondack Park. First settled in 1819, Saranac Lake remained a remote camp of guides and lumbermen until the arrival of Dr. Edward Livingston Trudeau in 1876 sparked its development as a sanitarium village organized almost entirely for the care of tuberculosis sufferers. The commercial center prospered and developed in the last quarter of the nineteenth century as a direct result of the emergence of Saranac Lake as a leader in the health care industry under the leadership of Trudeau. The period of significance of the Berkeley Square Historic District extends from 1867, when the first commercial building was erected in the district, to 1932 when the last of these buildings was constructed. The architecture of the district is characterized by three-story commercial buildings featuring retail space on the street level and rental apartments occupying the upper stories. The predominantly brick and stone buildings, which are closely spaced, embody vernacular adaptations of nationally popular architectural styles ranging from a Second Empire style store (c. 1867) to nine refined commercial buildings (built from 1900 to 1912) which reflect elements of the Classical and Colonial Revival styles. Several of these early twentieth century buildings were designed by the regionally prominent architectural firms of Scopes and Feustmann, William L. Coulter and William Distin, Sr. The construction of the Harrietstown Town Hall in 1928, with its Beaux-Arts inspired design, marked the peak of sophisticated architectural development in the Berkeley Square Historic District. The commercial district continued to prosper throughout the early twentieth century, with the last architecturally distinctive commercial buildings constructed in 1932. 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. Cure porches became ubiquitous throughout Saranac Lake during its heyday as a treatment center, primarily in the residential areas. The introduction of these elements into the design of many of the stylish commercial buildings located in the

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Berkeley Square Historic District reflects the total involvement of the community in the single industry of tuberculosis treatment.

The first settlers in the area were the family of Jacob Smith Moody, who arrived in 1819. Captain Pliny 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. The third of the trio usually cited as founding families, that of Colonel Milote Baker, had established another hotel, a store and the first post office at the present intersection of Main and Pine Streets by 1854, where Baker served as the postmaster. By 1856, fifteen scattered families lived in the area that would become Saranac Lake, among them thirty-one students in two schools.

In 1865 Captain Miller's grandson, Milo Bushnell Miller, age 21, returned from action in the Civil War and established a trading post on Main Street. When the building burned in 1867, Miller built a fashionable French Second Empire building, still standing at 44 Main Street in the historic district, thus permanently establishing this section of Main Street as the retail business district for the village. Miller interpreted the style in locally available materials: wood shingles in place of slate, clapboard with corner boards in place of brick with quoins. Although the facade of this building has been somewhat altered by successive owners, the building retains substantial integrity of design and materials beneath this alteration.

The arrival of Dr. Edward Livingston Trudeau in 1876 with a case of tuberculosis marked the turning point in Saranac Lake's development. He had first lodged at Paul Smith's hotel, about ten miles north, a place he had loved when he came for hunting. Tuberculosis at that time was killing one person out of every seven, and a diagnosis of tuberculosis was virtually a death sentence. Trudeau's health improved in the mountain air, but he found himself unable to return to the city without a relapse. In 1876 he determined to find a place where he and his family could spend the winters:

We tried Bloomingdale, but no suitable house was to be had there, so we drove on to Saranac Lake...At that time Saranac Lake village consisted of a saw-mill, a small hotel for guides and lumbermen, a school-house, and perhaps a dozen guides' houses scattered about

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over an area of an eighth of a mile. There was one little store kept by Milo B. Miller where flour, sugar, a few groceries, tobacco and patent medicines were sold and where the clerk was the telegraph operator. The two best houses were owned by "Lute" Evans, an old guide, where Mr. Edgar, Dr. Loomis's patient, boarded, and opposite was a fairly comfortable little clapboard house owned by Reuben Reynolds, also a guide. This was about the only house in the place at that time large enough to take in my little family, and I managed to hire it for twenty-five dollars a month, unfurnished, for the winter.

What Dr. Trudeau described in his Autobiography as "Saranac Lake village" was most probably only the cluster of buildings that lay in Harrietstown, on Main Street in the Berkeley Square district. The houses referred to were replaced by commercial buildings in the early years of this century.

By 1876 Milo Miller had built a hotel called the Berkeley House, also in the Second Empire style. From then until the fire which destroyed it in 1981, the Berkeley was the center of Saranac Lake, and the "Y" intersection of Main Street and Broadway which it dominated has been known as Berkeley Square.

Gradually, as Trudeau felt better, he began to practice medicine. Dr. Alfred Loomis, whom Trudeau had met at Paul Smith's, began to send him a few selected patients. The relatively few health seekers who arrived in these years were housed just as those who came for the sporting recreation were---in hotels, guides' cottages and boarding houses. As more patients took up residence, commercial activity increased on Main Street. In addition to the store at 44 Main and the Berkeley House, Miller built at least two other Second Empire style buildings, the first a single-story market at 52 Main Street built sometime prior to 1879, now the Post Office Pharmacy. In 1881 the building was used to house the Franklin County Library. In the late nineteenth century, the library was displaced by the community's first pharmacy and post office. Although this building retains its historic association with the district, its architectural integrity has been compromised by the complete alteration of its facade and interior space. Sometime in the period between 1879 and 1890, the third and largest of Miller's Second Empire style buildings still standing in the historic district went up--a three-story, wood-frame clapboard building at 48-50 Main Street.

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At a later date, a shallow brick front with two storefronts was added, no doubt to conform with the later and more imposing masonry buildings on the street. Although much of the original structure retains substantial integrity of materials and design, the building derives its primary significance from the early twentieth century facade which completely changed its appearance.

In 1883 Dr. Trudeau built a sanitarium at Saranac Lake for patients of moderate means. Trudeau's unique situation is what made Saranac Lake the leading health resort that it became. He was a doctor, with sufficient training to follow new scientific developments; he was a sick man, motivated by his wish for health for himself and all others. His idea of a sanitarium was motivated by a charitable impulse, to help the less fortunate. His model was Dr. Hermann Brehmer's fresh air sanitarium in Goerbersdorf, Germany, the first successful institution of its kind in the world. In transplanting this idea to the United States, Trudeau first applied hard science to what had been essentially the folk medicine of climatic treatment by advocating a rest cure in the fresh air--the "Outdoor Life." His contribution was not one of discovery, but of synthesis--putting the ideas of others to the test of application. Remarkably, he did this twice: first in applying Brehmer's sanitarium idea to the United States; second, in founding the Saranac Laboratory for the Study of Tuberculosis, based on the work of Robert Koch in Germany. Little Red, the first building at Trudeau's Adirondack Cottage Sanitarium, located several miles outside the developing business district of Saranac Lake, was built in 1884.

By 1890 activity building in the village had begun a period of rapid growth spurred on by the growth of the Adirondack Cottage Sanitarium that would last for the next twenty years, imbuing the community with a boom town economy and spirit. To deal with this growth, the village of Saranac Lake incorporated in 1892, the first in the Adirondacks to do so, electing Dr. Trudeau as mayor and Miller as one of the first two trustees. During the next ten years, ten business blocks were built, of a large size and sophisticated style for what was still a remote area. Beginning with 4-6 Broadway, then still called Depot Street, the business section, still interspersed with houses, stretched down the hill to another crossing of the Saranac River and beyond. Nine of these commercial blocks (the Kendall Building at 82 Main Street, the McIntyre Block at 4-6 Broadway, the Ayer Block at 10 Broadway, Scheefer's Jewelers at 20-22 Broadway, Leonard's Department Store at 85 Main Street, the Harding Block at 89 Main Street, the Loomis or Downing Block at 15-17-19 Broadway, the Ledger Block at 25 Broadway, and Stark's Hardware at 29 Broadway)

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Ledger Block at 25 Broadway, and Stark's Hardware at 29 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 an unprecedented prosperity. Three of these, Leonard's Department Store, the Harding Block and the Ledger Block (as well as the Coulter Block at 71-79 Main Street and the Hogan Block, just out of the district) were built in two parts, expanding onto an adjacent site as business warranted, or funds allowed. The cautiousness of this approach reflects the unanticipated growth of Saranac Lake as a health resort.

The Coulter Block at 71-79 Main Street, as the first of the buildings in the district known to have been architect-designed, marks a transition. William Lincoln Coulter came to Saranac Lake for his health, opening his office in 1895, probably the first architect to establish a practice in the area. He had apparently studied architecture at Columbia University, but did not graduate. He spent twelve years in practice at Saranac Lake, during which time he became regionally recognized for his work on many of the large, sophisticated "Great Camps" built for the wealthy in the region.

The first building known to be his work is the imposing cobblestone and shingle Main Building at the Adirondack Cottage Sanitarium, built in 1896. In 1899 and 1900 Coulter, perhaps for office space for his practice, purchased two lots on Main Street and oversaw the progressive construction of two buildings, internally linked above the first story, known together as the Coulter Block and bought and sold as a unit ever since. Acting as a developer, Coulter gambled on the mercantile future of Saranac Lake, yet the building's two-part construction drew upon the conservative attitude of those who preceded him. It is during this period in his career that Coulter established himself as one of the premier architects of the Adirondack "Great Camp" era. At the turn of the century Coulter took on a partner, another patient, named Max Westhoff. By 1902 the firm had designed many residences which incorporated camp style architecture with open verandas and the sleeping, or cure, porches that had become associated with Trudeau's fresh-air cure. In 1905, William Distin, Sr., son of an early local photographer, joined the firm. Coulter died in 1907.

The first years of the new century saw nine more new buildings added in the Berkeley Square district. In these years, the

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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 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 (68 Main St.) and built an elegant bank for its own use on the north half, at 70 Main Street. Also constructed during this period were: the Walton and Tousley Hardware Store at 34 Main Street, the Donaldson Block at 56 Main, the Haase Block at 60 Main, the Fowler Block, or old Enterprise building, at 76 Main, the Roberts Block, or Finnigan's, at 78 Main, the Jack Block at 2 Broadway, the Egler Block, or the Fair Store, at 18 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. Three of these buildings also represent outstanding surviving examples of a type of facility popular among tuberculosis patients, apartments with galleries and balconies overlooking the street on the second and third floors of business buildings. Like many such facilities constructed in Saranac Lake for use by patients, those in the Berkeley Square district were privately developed in a community acutely sensitive both to the needs of its market and to the latest medical wisdom as expressed in the building trends at Trudeau's sanitarium. In Saranac Lake both developers and architects were also often tuberculosis patients; it seems likely that they would be especially interested in developing specialized facilities in a rapidly growing and urbanizing downtown district.

In an article titled "Evolution of Sanatorium Construction" published in the Journal of the Outdoor Life in May 1935, the architects William H. Scopes, A.I.A and Maurice M. Feustmann, A.I.A. described the changing uses of porches:

The porches of the early cottages (at the sanitarium) were small and had no protection from the wind other than the protection provided by the cottage walls....The most important change...came with the advent of outdoor sleeping. In one of the cottages that

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was being built at Trudeau at this time (1902-Richardson Cottage), work had gone too far to make the needed changes so that each patient could be wheeled directly from a room to the porch....After this no cottage was built at Trudeau or any patient housing provided without arrangements for direct access to a porch from the patients' rooms.

The planning at Trudeau Sanatorium had its influence also on residential construction in Saranac Lake. From time to time many cottages had been rented by patients in Saranac Lake Village, hardly any of which were provided with sleeping porches, prior to 1900. Commencing at that time, however, it was almost impossible for a house owner to rent his cottage unless it had one or more sleeping porches.

Note: The term "porch" is used in the modern sense of a covered veranda or open room exposed to the atmosphere. Loggia might be a more accurate description for multi-storied buildings.

In Berkeley Square, the attempt to accommodate tenants who might also be patients is reflected in a variety of sitting-out porches which were built into the downtown business blocks as a part of the original intent of their designs and in the wood-frame sleeping porches which were probably added to some of the buildings that had been built earlier without such facilities. Included in a list of downtown buildings that still exhibit some cure-related features are five buildings with intact verandas, balconies or galleries: 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, with its Gibbs surround, now enclosed, and the McIntyre Block, 4-6 Broadway, with a sleeping porch on the second story front in the domestic style of attached porches, the only such example on the front of any building in the district. The formal, masonry business buildings have essentially been provided with second and third story verandas, for sitting out. Those facilities added later, probably the case with 4-6 Broadway, were likely designed as

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sleeping porches, enclosed with glass and, ideally, opening directly from bedrooms.

The Colonel Revival Fowler Block at 76 Main Street was the first building in Saranac Lake designed by architect William Henry Scopes, who came to the village from Utica in 1889 to cure. While occupying Little Red at the 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 was designed during Scopes's period of study, prior to the opening of his office in Saranac Lake. He is also known to have designed many of the cottages at Trudeau's sanitarium during this same period.

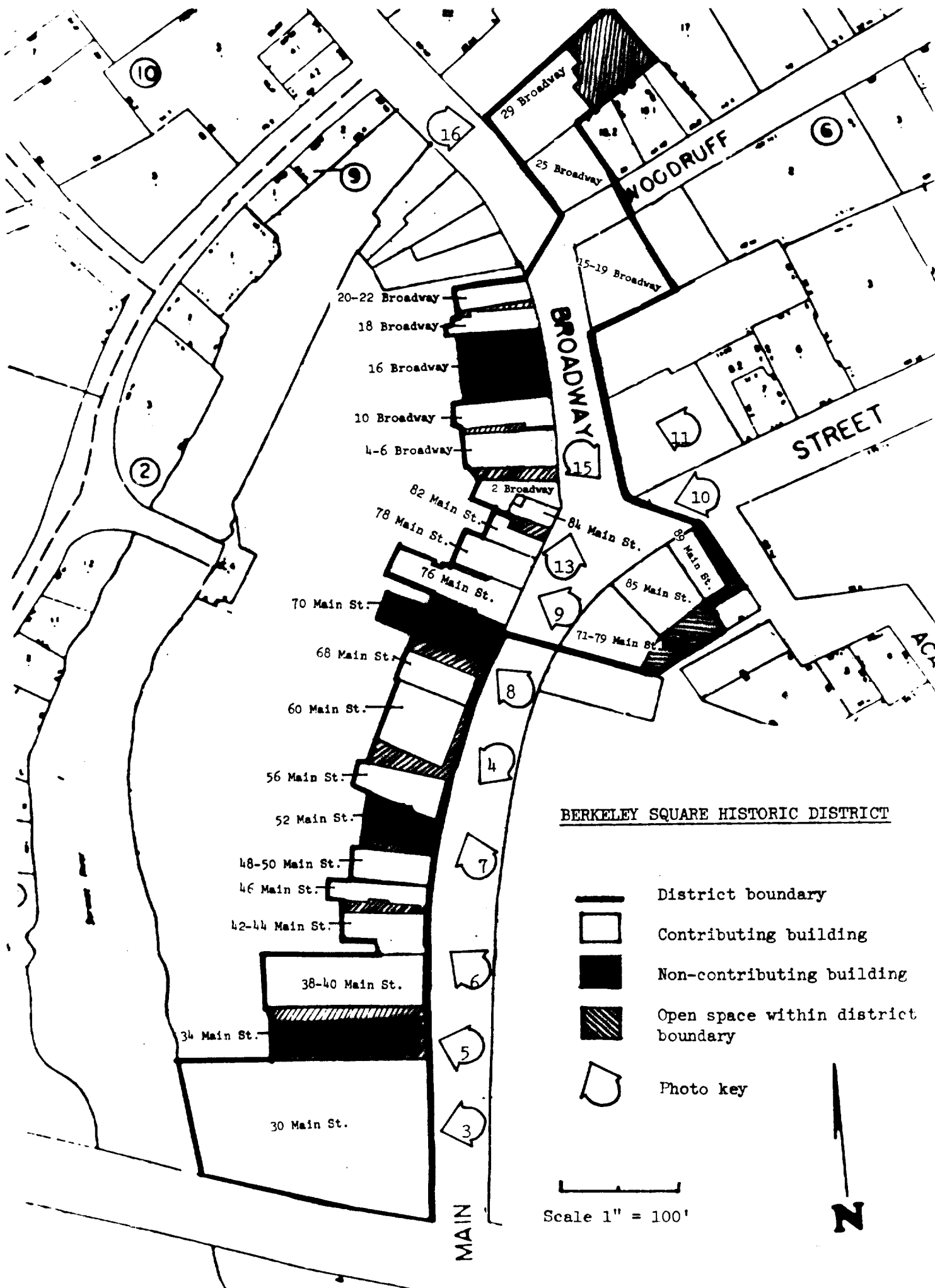
Maurice M. Feustmann became Scopes's partner in a productive and long-lived firm responsible for most of the civic monuments in the village. Feustmann was a graduate of the University of Pennsylvania and studied in Munich for two years. He also studied at the Ecole des Beaux-Arts in Paris and in other parts of Europe. He came to Saranac Lake at the close of the last century when his health became undermined, remaining for two years before going to the southwest to continue the cure. In 1903 Scopes invited him to return to Saranac Lake and form the firm of Scopes and Feustmann. The offer was accepted and the firm won its first competition in the bidding for the contract to design the Reception Hospital. The names "Scopes and Feustmann" became inseparable, and it is difficult to distinguish the contributions of the individual partners. Their names appear on drawings for private cottages, many institutional buildings at the sanitarium, public buildings in Saranac Lake, and other sanatoria in Vermont, Georgia and Liberty, N.Y. Scopes and Feustmann became internationally known authorities on the design of sanitarium for the cure of tuberculosis. Both were members of the American Institute of Architects, and Scopes was honored in 1956 for "long and distinguished service" to his community by the Central New York Chapter of the A.I.A. Feustmann died in 1943 of a heart illness, but the long list of buildings to his firm's credit shows no work locally after 1930, when new construction had nearly ceased entirely. Scopes died at 87 in 1964, his cure successful; he is buried in Pine Ridge Cemetery. Locally, they designed the Hotel Saranac, Will Rogers Hospital (National Register listed), and, in Berkeley Square, the 1907 Haase Block and the 1926 Harrietstown Town Hall, as well as the 1918 oak storefront remodeling at 89 Main Street.

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Finally, the 1920s saw the last two available sites in the Berkeley Square Historic District built upon. The Tousley Storage Building at 38-40 Main Street, built as a parking garage and Dodge sales agency, is in a commercial style marked by Tudor arches and a glazed terra-cotta facing. The Book Store, designed by William G. Distin, Sr., is a modest Art Deco style storefront with bronze trim and black granite base. The building at 84 Main Street was designed by architect Paul Jacquet on the site of a building torn down to make room for it. Two other new buildings replaced two which had burned, Altman's on the site of the Central Hotel and the new Harrietstown Town Hall on the site of the old one.

The Harrietstown Town Hall, the only public building in the historic district, is an expression of Saranac Lake's prosperity in 1926, the year that the old town hall burned and taxpayers voted to build the fine new one. The architects were Scopes and Feustmann. Like Milo Miller sixty years earlier, the architects interpreted a sophisticated popular style in more modest materials---red brick and Indiana limestone. The town hall remains one of the finest examples of Beaux-Arts influenced civic architecture in the region.

The Berkeley Square Historic District clearly reflects the development of Saranac Lake into the premier health resort of the late nineteenth and early twentieth century. This highly intact grouping of commercial buildings, which represent the nationally popular architectural styles of the day, is further enhanced by the adaptation of these styles by the builders to incorporate design elements brought to the area by Dr. Trudeau as part of this tuberculosis cure program. The Berkeley Square Historic district represents an unusual urban commercial streetscape which still remains isolated in the midst of the Adirondack wilderness.



10

9

16

29 Broadway

25 Broadway

WOODRUFF

6

15-19 Broadway

20-22 Broadway

18 Broadway

16 Broadway

10 Broadway

4-6 Broadway

15

11

STREET

2

2 Broadway

10

82 Main St.

13

84 Main St.

86 Main St.

78 Main St.

76 Main St.

71-79 Main St.

9

70 Main St.

68 Main St.

8

60 Main St.

4

56 Main St.

52 Main St.

7

48-50 Main St.

46 Main St.

42-44 Main St.

6

38-40 Main St.

5

34 Main St.

30 Main St.

3

MAIN

ACA

9. Major Bibliographical References

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10. Geographical Data

Acreeage of nominated property approx. 6 acres

Quadrangle name Saranac Lake

Quadrangle scale 1:24,000

UTM References

A

1	8	5	6	9	2	5	0	5	9	0	8	2	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

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G

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H

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Verbal boundary description and justification

See attached property map

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title John A. Bonafide

organization Division for Historic Preservation

date December, 1987

street & number Agency Bldg. 1, Empire State Plaza

telephone 518-474-0479

city or town Albany

state NY

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation

date 12/30/87

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

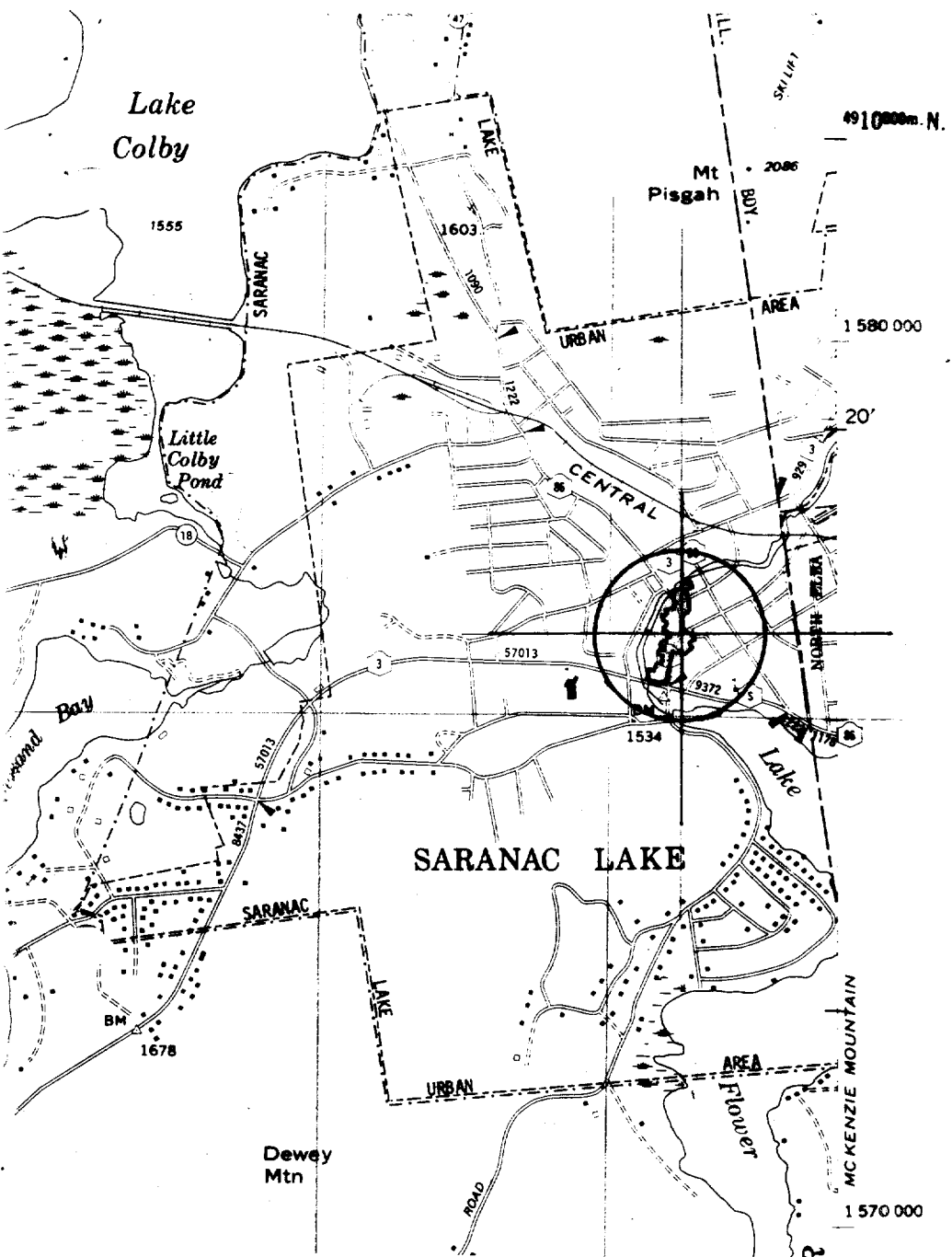
Chief of Registration

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Saranac Lake, Franklin County
New York

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Berkeley Square Historic District
 Saranac Lake, Franklin County, New York
 UTM Reference Point, 1:24000
 Saranac Lake Quadrangle, zone 18
 E: 569250 N: 5908290

