

United States Department of the Interior
National Park Service



127

National Register of Historic Places Registration Form

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

1. Name of Property

historic name NORTHBROOK LODGE
other names/site number _____

2. Location

street & number 58 NORTHBROOK ROAD not for publication
city or town Paul Smiths vicinity
state NEW YORK code NY county FRANKLIN code 033 zip code 12970

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
Roger A. Pappert DSHPO 2/11/14
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): _____
Jon Edson H. Beall 4.7.14
Signature of the Keeper Date of Action

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
11	1	buildings
0	0	sites
14	1	structures
0	0	objects
25	2	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: camp

Current Functions

(Enter categories from instructions.)

DOMESTIC: camp

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY AMERICAN

MOVEMENT: Craftsman

Materials

(Enter categories from instructions.)

foundation: STONE, CONCRETE

walls: WOOD

roof: ASPHALT

other: GLASS, METAL

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

Narrative Description

Summary Paragraph

Northbrook Lodge is located on 8.16 acres of land situated on the shore of Osgood Pond in the Town of Brighton, Franklin County, New York; this location is within the bounds of the publically protected Adirondack Park. The nominated compound features over a dozen buildings which were constructed mostly of locally sourced materials. Peeled logs, wood shake siding and rough-cut timber provide a rustic sentiment that relates the camp's architecture to its setting, while the distinctive gable details and superior craftsmanship distinguish Northbrook Lodge from other area camps. The camp was designed and built for Canadian Senator Wilfred L. McDougald by the renowned Adirondack builder Benjamin Muncil. Northbrook Lodge is an excellent and highly intact example of an early 20th century Adirondack region "camp" and retains a substantial level of architectural integrity. Nearly all of the original buildings are extant and are well maintained.

Narrative Description

The Northbrook Lodge property was developed on a peninsula of land on Osgood Pond. The surrounding landscape is heavily wooded and moderately mountainous. Osgood Pond is within the Town of Brighton, which is centrally located in Franklin County. Specifically it is in the hamlet of Paul Smiths, so named for the early hotelier who began the trend of welcoming city dwellers to the remote region in the mid-nineteenth century. The original camp buildings, principal among which are the main building, library, dining room and boathouse, and the cabins known by the names Marcy and Whiteface, were built by the local craftsman Ben Muncil. Known for his carpentry skills, Muncil was responsible for the design and construction of several other buildings in the region, including the Brighton Town Hall, Camp Topridge and White Pine Camp.

Construction of the camp came on the heels of the Great Camp era, representing a transitional period in Adirondack retreat design. Elements it retains from this earlier period of camp design include the multiple building, or decentralized, plan, whereby each building housed a different purpose such as dining, living room, or sleeping quarters. It also is sited on water and its construction utilized local materials and labor. The overall architectural program is also transitional in nature and incorporates aspects of the rustic Adirondack style with contemporary Craftsman-inspired design motives.

Below are the descriptions of the buildings and structures included in this nomination. Photos are keyed to a map of the site. Descriptions begin at the gate and follow the property clockwise around the shoreline.

General Characteristics

There are a number of features that are consistent throughout the majority of the buildings that compose the camp; these are noted in the individual building descriptions that follow as "common features." Structurally, the buildings are of light wood-frame construction and built above uncoursed stone foundations. Frames are clad with wood shingles on the exterior, painted brown, with green-trimmed windows and doors; roofs are surfaced with green asphalt shingles. The windows and doors are wood with metal-framed screens on the windows and combination wood and metal storm doors. Openings are trimmed with unmoulded one and two-inch wood casings, with a cap that angles downward and a raised, straight piece along the sill. Another shared detail in many of the buildings is the manner in which the gable ends are finished; each gable has a decorative vergeboard that is flared at the bottom end and curved at the roof peak. In addition, blocks of wood have been applied to these boards to give the impression that the brackets extend through this fascia. The side eaves and hipped roofs consistently feature exposed rafter tails.

Gate (non-contributing structure)

This gateway, while stylistically consistent with the camp, was constructed with the last 20 years. It is a wood framed, gable-roof structure through which vehicles pass as they enter the camp.

Stone House (contributing building)

Located just inside the property gate on the east side of the road is a small cobblestone building that housed the electric service for the camp. The building measures 10' by 10,' is one story and has a hipped roof that shows extensive rot. There is one boarded up window centered on the northeastern wall and the lone door is located on the northeast façade.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

Residence (non-contributing building)

This is a single-story 1970s-era house with T1-11 siding and single-light horizontal sliding windows.

Canoe Storage (contributing structure)

Common features: cedar shingle siding flared at the eaves, green asphalt shingle roof, Northbrook Lodge ("NBL") gable detail, exposed rafter tails, green painted doors and windows, flat door and window trim.

This building is located on the southeast portion of the property on the north side of the entry drive. It displays complex massing and was built on a concrete foundation. The main part is a one-and one-half story, eaves-front building erected on a rectangular plan measuring 30' by 25.' It was oriented to the southwest. The façade has a single 15-light door with raised panel below, centered, and is flanked by two banks of windows to either side. Each bank contains three 12- light windows that are hinged so as to be moved as a whole. A shallow shed-roofed dormer is centered on the roof and contains two side-by-side seven light transoms.

Directly behind and connected to this section is another 30' by 25,' one-and-one-half-story section, topped by a gable roof that ties into the roof of the front section, creating a 30' by 50' building with an irregular roofline. The front was living space that is now used as storage; the rear is occupied by a three-bay garage. Another cross-gable section protrudes from the southeast; it is an open storage/firewood area.

To the southeast there is a single story L-shaped wing. The long part of the L contains a hallway fronted by an open porch and connects to a one-bay garage that faces southeast. A cross-gabled section forms the short part of the L, which has a single room with 12-light casement windows on each elevation. On the northwest side there is a 15'-long shed-roofed section.

Along the road in front of the building is a pair of lamp posts, similar to those near the bridge, but these are integrated into low, curving stone walls. These will be addressed under a subsequent heading.

Pumphouse (contributing structure)

Common features: NBL gable detail, green asphalt shingle roof, brown stained cedar shingle siding flared at the base.

The pumphouse is located near the northwest corner of the Canoe Storage building; it is a single-story rectangular structure that houses a fuel tank. It measures 15' square with a gable roof and is partially banked into the hillside. Centered under the gable on the southeast façade are two pairs of windows fitted with 6-light casements.

Main Road, Bridge and Lamp posts (contributing structures)

One of the contributing features of the camp is the entry road (contributing structure) which meanders along the lake and then over a stone bridge (contributing structure) to the tennis court. A majority of the road retains the pattern of smaller stones in the center and larger stones along the edges. The bridge is 150' long on the north wall and 180' long on the south wall and includes an arched culvert that is open on both sides. The walls are made of uncoursed rubble stone and rise two feet beyond the road bed. At grade the walls are 10" wide and feature no cap or finish element. There are also two lamp posts, one at the southwest corner and another at the northeast (contributing structures). The posts are square and made of stone to match the bridge. They are three inches tall and taper from three feet across at the bottom to two feet at the top, and are topped by a metal lantern.

Little Boat House (contributing building)

Common features: NBL gable detail, exposed rafter tails, green asphalt shingle roof, cedar shingle siding.

The little boat house is on the southern shore of the property, in an area marked as wetlands. The building is one story with a wood frame and measures 12' by 25' with the short end jutting into the water. There are two doors; on the east side, near the rear, there is a single vertical plank door with a single cross piece aligned diagonally. The doorway is

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

located under a gable, which is set perpendicular to the main roof. On the water end there is a large pair of similar doors. The interior is a single volume finished with open stud walls.

Tennis House and Court (contributing building and structure)

Common features: NBL gable detail, green asphalt shingle roof, cedar shingle siding flared at the base, green painted doors and windows, flat door and window trim.

Located at the southwest corner of the property is the tennis court and an accompanying tennis house. The court, which runs north-south, has been seriously neglected for many years, but is currently being rehabilitated. The court is 120' by 56' and is bordered on the east, south, and west side by a wire fence, which sits atop stone faced concrete retaining walls, similar in appearance to the foundations on most of the structures.

The tennis house is a single-story wood frame building that sits on an irregular footprint running lengthwise on the west side of the court. The overall footprint measures 36' by 24' and is generally rectangular with bays projecting on the south and west sides. It is topped by a hipped roof over the main section; another hipped roof covers the southern bay and a radiating hipped roof covers the western bay.

Beginning on the east façade and moving clockwise the elevations are as follows. Two duplicate banks of windows are centered on the wall. Each bank is divided into three units; each unit has two 16-light hinged casements that open inward and which are topped by an eight-light transom. The windows are recessed under the eave to allow room for a built in stone bench that runs the length and ties into the foundation. On the southern end there are paired 12-light casements on each side of the projection. Centered on the south wall is a bank of three more windows as previously described. The lower part of the walls of the bay angle inward to meet the foundation and these are also shingled. Moving to the west elevation a large stone chimney is centered on this bay, and the lower half of the walls, from the windows to the foundation, are of contrasting stone. On the angled wall on each side of the chimney there are paired four-light casements topped by a four light transom. Another of the same description is located to the left of the chimney on the north facing wall that turns to meet the main wall, and on a short wall to the right that jogs to meet an open stone porch and stair that leads to a door. The wood door is glazed with 12 lights and no screen. Lastly, the north façade is punctuated only by a pair of glazed doors with 12 lights, but also with a pair of screen doors. They exit onto an open stone porch and steps.

The interior has peeled and varnished log rafters, hardwood floors, and the walls are finished in varnished v-joint paneling.

Water Pump (contributing structure)

The water pump is located near a small stand of trees near the southwest corner of the dining room; it is cast iron and hand cranked. The pump has a large balloon-shaped section that stands upright just before the spout.

Dining Room (contributing building)

Common features: NBL gable detail, exposed rafter tails, green asphalt shingle roof, cedar shingle siding, green painted doors and windows, flat door and window trim, random laid stone foundation.

The dining room is a single-story building on a complex footprint which can be roughly divided into three internal sections: a dining room, a lounge, and a kitchen. The dining room measures 30' by 15' running east-to-west and occupies the section closest to the library. A concrete and stone porch wraps around the west elevation of the building with steps leading down to the lawn. The west facade has two sets of paired four-light casement windows flanked by single glazed doors with 15-lights. A cross gable runs north and shelters a bay with paired glazed doors with 15-lights, which are flanked by pair 12-light casement windows. The interior is finished in dark wood paneling and has a vaulted ceiling finished in stucco. A brick fireplace flanked by built-in corner cabinets occupies the east end.

Adjacent to the south elevation is a hipped roof which covers a small lounge/smoking room. On the west side double glazed doors with 15-lights each provide access to the porch. On the south side is a projecting bay which consists of two

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

pairs of eight-light casements, flanked by 12-light fixed windows. The interior is finished in stucco panels framed by wood, and a stucco ceiling.

The remainder of the building is dedicated to the kitchen and associated service activities. A short hall, entered at the center of the building from the north, includes a storage area. To the east is the kitchen, surrounded by a series of smaller pantries and work spaces. Paired four-light casements, set high above counters and sinks, are centered on each wall. The interior is finished in painted beadboard.

Pavilion and Patio (contributing structure)

The library is connected via a raised stone and brick patio to an open shelter or storage space, and beyond that to the dining room. The patio is bordered by low stone walls, capped with slabs of sandstone. Stone staircases provide access from the patio to the lawn on the lake side, on either side of the library, in front of the open shelter, and in front of the dining room. The open shelter consists of a low sloping gable roof running east/west, with a cantilevered hip roof on the front and rear, and flanked by low pitched gables that connect to the neighboring structures.

Library (contributing building)

Common features: NBL gable detail, exposed rafter tails, green asphalt shingle roof, cedar shingle siding flared at the base, green painted doors and windows, flat door and window trim, random laid stone foundation.

The library is a single-story building on a rectangular footprint. A low sloping gable roof runs north/south with a five sided bay centered under each peak. A shed roof extends to the west over an enclosed porch with clipped corners.

The interior woodwork is all finished and stained dark; the floors are narrow board and the walls are paneled. The ceiling is vaulted in the center and entirely off-white stucco divided into panels by exposed beams. The eastern wall has a cut stone fireplace with wood mantle. Built-in bookcases with divided light doors are on each side of the fireplace and continue around the corners. Casement windows are located above the bookcases and on the western wall on either side of a French door that opens to the enclosed porch. Two more sets of windows are located on the north and south walls, west of the bays. The northern bay has a built-in window seat with six sets of eight-light casement windows above. The southern bay has French doors leading outside in the center, with two pairs of eight-light casements on each side.

Shuffleboard court (contributing structure)

On the lawn in front of Marcy cabin and the library is a shuffleboard court that measures 50' by five feet and is constructed of concrete. It appears in good condition with no significant cracks or buckling.

Marcy cabin (contributing building)

Common features: NBL gable detail, green asphalt shingle roof, brown stained cedar shingle siding flared at the base, green painted doors and windows, flat door and window trim, random laid stone foundation.

Marcy is a single-story, irregularly shaped cabin. Two parallel gable roofs running in a northwest/southeast line cover the majority of the cabin; a cross-gable runs perpendicular and along the lake side of the building. All windows are eight-by-eight casements. A large gable, a shed, and three hipped roofs project from the building, covering five porches. The location of the porches and façade descriptions are as follows, beginning with the rear (southeast side and moving clockwise. The ends of the two parallel gables make up this side of the building, divided by a small alcove that has been mostly obscured by a shed roof covering doors to the basement. Between the wings are two four-by-four casement windows, the only odd ones on the building. The wing to the left projects a few feet farther than the other and both have matching screened porches with wood shingles on the lower halves. Moving around to the left, there is a pair of windows under the eave, neighbored by an entrance covered by a shed roof over an open porch with low stone walls. To the left is a single window under the cross gable.

The front façade is dominated by an open porch with a gable roof and low stone walls, accessed by three steps. Under the porch roof there is a French door flanked by two windows. The stone walls are capped with sandstone slabs and the floor of the porch is brick. The outer corners of the porch are supported by a cluster of three square timbers, which, along with

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

the other "framing" timbers, are scored with deep grooves. Another pair of windows is located to each side of the porch. The north east end of the cross gable is occupied by a screened porch with a hipped roof and stone foundation and walls.

Covered Boat Slips (contributing building)

In the cove just west of the boathouse/lounge is a pavilion that shelters three boat slips. The shelter is constructed of eight unadorned, square posts capped by a shallow hipped roof with wide overhanging eaves, and sheathed in green asphalt shingles.

Boathouse aka Boathouse/Lounge (contributing building)

Common features: Green asphalt shingle roof, cedar shingle siding, flared at the base, exposed rafter tails, NBL gable detail on lake side only, random laid stone foundation.

The boathouse is a one-and-one-half-story structure on an irregular footprint on the southern shore of Osgood Pond. The majority of the building is capped by a shallow gable roof running north/south. A large shed roof extends along about half of the eastern side, and another is on the northern end, protecting the screened porch. Hipped roof projections are located towards the water on the east and west sides, and another covers the main entrance, located on the western side. Two additional entrances are located on the southern and eastern sides. The lower level of the building contains a single boat slip and open storage space. This façade is dominated by the projecting screen porch which is supported by decorative, elongated, curved brackets extending from stone piers.

A living space occupies the majority of the building. It is divided approximately halfway along its length by a peeled log railing and three steps to a lower floor level. The southern wall is dominated by a massive, random laid stone fireplace, flanked by two sets of swinging doors, which are not protected under the preservation easement. At the far end is the back of another stone fireplace, flanked by two doors leading to the porch. The stone fireplace opens onto the porch and has a double oven built into the stone work on the right-hand side. The northwest and northeast corners of the room have projecting five sided bays, separated by the main room by three steps, making the floor level with the southern portion of the main room. A bar stretches along the eastern wall, located in the area under the large shed roof. The windows throughout the main room are either six by six, nine by nine, or 12 x 12, wooden casement windows, covered by metal framed screens. On the rear kitchen section there are also original three-pane windows, set high on the southern wall. The interior of the walls are finished with vertical half log detailing below a chair rail, and horizontal half log above. The ceiling is finished with thick slab, Adirondack style siding to the gable, exposing rough hewn timber trusses.

Gabriels cabin (contributing building)

Common features: Green asphalt shingle roof, NBL gable detail, exposed rafter tails, cedar shingle siding, flared at the base, random laid stone foundation.

Gabriels is the smallest guest cabin on the property and is a T-shaped building measuring 35' x 35.' The main section runs northwest/southeast with an open porch projecting across the southeast façade. The porch is capped by a hipped roof and has low stone walls. Openings are a 36 by one window and a single door, solid on the bottom with 15 lights above. A broad cross gable protrudes to the northeast over an open porch with low stone walls and rough hewn timbers supporting the roof. Under the porch are two single door entrances matching the one on the southeast end. The doors are flanked by 36 by one windows. Two of the same windows occupy the northwest façade. A short cross gable connecting to a wing parallel to the main section, forms the base of the T, projecting to the southwest. The wing has a four-light window on each end. The interior of Gabriels is divided into two guest rooms.

Main cabin (contributing building)

Common features: Green asphalt shingle roof, NBL gable detail, exposed rafter tails, cedar shingle siding flared at the base, random laid stone foundation.

Main cabin is a large single-story, U-shaped building with several projections, situated on the eastern end of the property. Three parallel gables make up this building with the center one being shorter to create the U-shape. The front, which faces northeast, features three bays, one under each gable. Each bay has a combination of divided light casement windows and

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

large, single pane picture windows. A shallow hipped roof covers a stone and rough hewn timber porch that occupies the center third of this side. On the eastern side there are two projecting, screened porches under gable roofs. The northerly one has stone walls, while on the other, wood shakes continues around the lower half. Between are two casement windows with six-light units. On the western side there is another screened porch with stone walls that mirrors the one on the eastern side. Also along the western side there are two casement windows, each unit having six lights, one casement each unit of which has 12 lights, and an entrance protected by a gable overhang.

From the south, a small courtyard is formed by the two arms of the U. The interior of the courtyard has a stone porch in the center and a nonsymmetrical collection of windows and doorways along the sides. At the inner ends of the wings are two projecting gables that face each other. The one to the west covers a glassed in porch where some of the panes are broken. On the southern wall of this wing there is an entrance with a shed roof over it supported by curved brackets. Under the gable to the east there is a fixed, three-light window and a casement window with six-light units. Along this southern wall there is a casement window with six-light units and a bank of three casements with 12-light units.

Whiteface cabin (contributing building)

Common features: NBL gable detail, exposed rafter tails, cedar shingle siding flared at the base, green asphalt shingle roof, random laid stone foundation.

Whiteface cabin is a guest cottage on the northeast side of the property facing the lake and set about 40' from the water. The cottage is one-story on an irregular footprint consisting of a front section, a porch and two rear wings connected by a shed roof. The front portion is eaves front and measures 30' x 15.' A set of stone steps approach the center then split at 90 degree angles to two sets of wooden steps that rise to an open porch running the width of the cottage. Unpeeled cedar logs are used to form a vertical post and a diamond pattern in the railings. The center few feet of the roof extend in a shallow shed. Though there is no opening directly under the roof extension, to each side there is a single door and a picture window. Moving clockwise around the building to the southeast façade a large screened porch projects under a gable roof at the front corner. A single door, with 12 lights above and horizontal panels below, provides access. On the rear wing there is a casement window with three-light units. In the rear there are two gable-roofed wings that extend perpendicular to the front section and which are connected by a shed-roofed section in the middle. Under each gable there is a single door on center, flanked by two casement windows with three-light units. The doors have five vertical lights at the top and raised horizontal panels below. On the shed section there are two casement windows with three-light units. The northwest façade mirrors the southeast, except that the porch is skirted with equally spaced vertical posts because of the slope of the ground, and has a hipped roof.

Utility Shed (contributing building)

Common features: NBL gable detail, green asphalt shingle roof.

This is a squat, one story, concrete-block building located near the gravel drive, behind the southeast corner of Main cabin. It measures 10' x 12' with a gable roof. It has a single wood door, which has a nine-light window above and two horizontal raised panels below, on the northwest end, centered under the gable. Also, on each end, just under the gable there is a small access panel.

Note: the building was recently enclosed with lattice walls, approximately two feet from the concrete block wall.

Shed (non-contributing building)

Common features: NBL gable detail, green asphalt shingle roof.

The shed is located on the east side of the parking area, across from the office, and measures 15' x 12.' The frame consists of six, eight-inch by eight-inch posts, open lattice walls, and a two-inch by four-inch exposed rafter roof. It has a dirt floor and two large openings on one side. This building has been moved from its original location about 100' away.

Office (contributing building)

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

Common features: cedar shingle siding flared at the base, green asphalt shingle roof, NBL gable detail, exposed rafter tails.

The office is a three part, single-story building on an irregular footprint. The section farthest east is a rectangle measuring 15' x 25' with a gable front roof, on a foundation of stone and concrete piers. This section is divided into two parts, the front third consisting of a finished room, the office, with a hipped roof extension across the front. A bank of three, fixed, single-light windows are centered on the front, while a casement with four-light units is located on the east side. To the right of that window is the only door, wood with four lights above and two panels below, accessed by steps and a small porch constructed of plain lumber. The railings are detailed with an X pattern on the sides. The rear two-thirds of this section is sided in open lattice, except under the gable, where there are cedar shingles. A pair of large lattice doors are centered under the gable, providing access to the woodshed.

The ice house is a smaller rectangle measuring 15' x 16' that stands nearly parallel to the first part and is connected by a 10' wide cross gabled section. The ice house is on a poured concrete foundation, and is sided in cedar shingle, except in the gable ends which are lattice. A single door made of lattice is on the rear wall. The connector is all lattice sides with a dirt floor.

Fairfield/Staff House (contributing building)

Though a support building, Fairfield retains many of the exterior details common to the more prominent buildings, such as cedar shingle siding, exposed rafter tails, and the NBL eave detail. Unlike the other buildings though, the foundation is concrete block, the windows are plain one-over-one sash and the porches are stripped down with plain lumber railings done in a criss-cross pattern and lattice underneath. Doors are all paired with screen doors.

The center section of the staff house is two stories and arranged in a gable front configuration; it faces southeast and measures 20' x 25.' A door is centered on the front, flanked by two double-hung windows. Two more matching windows are present on the second story, aligned with the ones below. On both side walls there is a double-hung window on the first floor and a smaller one centered above it. These are located within a couple feet of the corner. A hipped roof porch runs the entire width of the section, with steps on center. A single story, cross-gable wing projects 20' on each side. In the rear there is a small gabled wing that abuts and runs parallel to the main section, also on each side.

In the front, an open porch connects to the covered porch and runs the length of both wings. The wings are symmetrical, each with a double-hung window closest to the main section and two single doors. A single double-hung window sits off center under the gable on both ends of the wings. The rear façade is nearly symmetrical as well. There are two small casement windows at each intersection where the rear wings meet the front section, perpendicular and abutting. Between the wings, there is an open staircase leading to a second story porch. A single door provides access to each level. The railings are similar to the front. Also, there is a bilco style cellar door behind the northeast corner.

The interior features hardwood floors and paneled gypsum walls throughout. The center section contains a large living room; two bedrooms with a shared bath occupy each wing.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ENTERTAINMENT/RECREATION

Period of Significance

ca. 1919- 1963

Significant Dates

ca. 1919; ca. 1922

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Muncil, Ben; architect and builder

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.

Period of Significance (justification)

The period of significance, ca. 1919 to 1963, begins with the construction of the camp as presently constituted and ends at the standard 50-year cutoff date, given the continued use of Northbrook Lodge as a seasonal camp up to the present time.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

Northbrook Lodge is an architecturally and historically significant resource located in New York's Adirondack mountain region. Situated on Osgood Pond in Franklin County, the nominated property is significant in association with Criterion C, in the area of architecture, for its representation of trends in Adirondack seasonal camp design and as an example of the work of the noted Adirondack camp builder and designer Benjamin A. Muncil (1867-1930). Built in the years following the Great Camp period, during which time many of the region's preeminent seasonal camps were developed for wealthy patrons by the likes of William West Durant and William Coulter, Northbrook Lodge nevertheless incorporates many aspects of Great Camp design. Specifically, these are the site and location chosen for the camp, on the shore of Osgood Pond; the quality of construction of the various buildings; the layout of the camp, on a decentralized model; and the creativeness of Muncil's design, which employs both rustic and Craftsman features. In addition, the camp represents the wealth and prestige of its original owners, the McDougald family of Montreal, Canada, who like many others of their stature developed seasonal properties in the Adirondack region in the late nineteenth and early twentieth centuries. Development of the camp began ca. 1919, shortly after its acquisition by Wilfred L. McDougald. Given its strong association with the Adirondack camp movement and regional tourism in the early twentieth century, the camp is additionally being nominated under Criterion A, in the area of Entertainment/Recreation. It remains an excellent example of the Adirondack seasonal camp type and an important representative work of Ben Muncil.

Narrative Statement of Significance

Property History

On April 14, 1919, Wilfred L. McDougald of Montreal, Canada, bought two parcels totaling 10 acres of land from Leila Sinclair Gordon Barnett of Washington, DC, for \$21,000. This included "the buildings and improvements" and certain personal property which had been conveyed by Paul Smiths Hotel Company to Henry B. Wilson and Basil B. Gordon in three deeds, in 1889, 1899, and 1900. Since the property was "not situated upon any highway," McDougald had already purchased a right-of-way for pedestrians, horses, teams, automobiles and all other vehicles and conveyances across the lands at the base of the peninsula for \$500. The Osgood Lake section of Paul Smith's Park showing this right-of-way was mapped by the well-known surveyor E.M. "Lem" Merrill of Saranac Lake.¹

Dr. McDougald had Northbrook Lodge built as his summer camp; many years later the total cost of the camp was said to have been \$500,000. The designer and builder was contractor Benjamin Muncil of Keeses Mills. It was not known whether the "buildings and improvements" of the Wilson-Gordon property were demolished or incorporated into the present camp design. Unlike earlier camps in the area, the site of Northbrook Lodge was accessible by road from the time it was developed.

The main features of McDougald's camp were two buildings, one of which housed the living room in one side and the dining room and kitchen in the other, the other the original owner's bedroom cottage. Connecting these two cottages is an open veranda, reached by two sets of low stairs on the front, and exiting between them through roofed pavilion to the lawn at the rear. Support buildings included a caretaker's house, a staff dormitory, a nine-car garage, a small boathouse, a large woodshed, and a centrally located pavilion which once sheltered fire protection equipment.

Along the shore, a pavilion in a little cove provided shelter for three canoe slips. Next to it, MacDougald's main boat house is cantilevered out over the water, with an upstairs recreation room fitted out as the lounge, and a small screened porch over the water. Since the main approach to this camp was always by land, and not by water, the boathouse served primarily for recreational use rather than as a grand gateway to the camp, as was common with some of the more isolated camps.

Tucked in behind the boathouse is the two-bedroom Gabriels cabin, the smallest of the guest cabins, remembered as McDougald's "Granny's house." What is called the Main building today is said to have been built as a second and larger

¹ The material in this section was excerpted from "Notes on the History of Northbrook Lodge" by historian Mary B. Hotaling.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

family cabin, one which provided separate bedrooms for Mr. and Mrs. McDougald, as well as private living and dining rooms and kitchen. Whiteface was once a guest cottage, with chauffeur's quarters in the rear, said to have been moved from the site of Marcy cabin when that cabin was built. Between the principal buildings and across the lawn are walks made of triangles of Redford stone, built later by an employee of subsequent owner Bill Schwartzau.

All of the principal camp buildings share a common stylistic motive, the one-story shingled bungalow which was characteristic of Ben Muncil's work. Distinctive details include low-pitched roofs supported by square hewn porch posts, with vergeboards the inner curves of which give the illusion that the deep eaves are dropping toward the ground.

On June 22, 1922, McDougald expanded his American holdings by purchasing the present Asplin Tree Farms property on the Harrietstown Road from John M. Hooey and his wife, Susie M. Hooey. Muncil is also credited with building the farm buildings, including the dairy barn said to be for Guernsey milk cows. McDougald reportedly sent the cream produced on the farm to his home and friends in the Province of Quebec. William P. Schwartzau, who bought the camp property in 1952, believed that McDougald was a rum-runner who sent liquor back from Canada in the milk and cream containers, and who may have had ties with the Chicago Mafia. Notorious gangsters, among them Dutch Schultz, are said to have visited the camp, though other well-informed sources feel these stories are far-fetched. A Canadian political history notes that "by virtue of holding power during the period of Prohibition in the United States the Liberals had an especial advantage which enabled them to exploit the distilleries and breweries more than could the Conservatives."

In the summer of 1926, President and Mrs. Calvin Coolidge arrived at nearby White Pine Camp; they came on July 7 and stayed until September 18. In a newspaper dated July 12 that year, it was reported that "Mr. Coolidge may be visited by Arthur Meighen, Premier of Canada. It is customary for the Canadian prime minister to be entertained each summer at the camp of Wilfred McDougald of Montreal which adjoins the Summer White House property. Mr. McDougald is expected soon and Mr. Meighen's visit it is expected may follow shortly." This bit of wishful thinking on the part of the writer was based on the fact that McDougald was a close friend of Prime Minister MacKenzie King, and may very well have customarily entertained him at camp. Not realizing that the visits were motivated by personal friendship rather than politics, the reporter apparently assumed they would continue.

The following summer, on June 25, 1927, a local newspaper wrote that "honorable W.L. McDougald of Montreal, Canadian Senator, is returning with his family to occupy his Osgood Lake Camp...Senator and Mrs. McDougald are expected about July 1."² American newspapers of the time called him Senator McDougald of the Canadian Parliament," Honorable W.L. McDougald of Montreal, Canadian Senator," and "one of the leading surgeons of Canada."³ It is said that he was instrumental in building the Jacques Cartier Bridge.⁴

Alvin Doty, son of Orman Doty, one of President Coolidge's guides, has written that "Dr. McDougal later became involved in a timber deal similar to our own (Teapot) Dome deal and was jailed for a long term and naturally lost his job as an MP."⁵

Bronson Trevor, who purchased the Asplin Tree Farms property after McDougald's death, supplied his understanding of events in a 1996 interview. He explained that Wilfred Laurier McDougald was a senator, and named for a prime minister of Canada. As a director of the Beauharnois Power Company, he went with all of the directors on a \$25,000 cruise to Bermuda.⁶ When the company received a government contract, even though – in Mr. Trevor's judgment – it was very

² Unidentified local newspaper, dated June 1927, quoted in a letter by Adirondack historian Howard Kirschenbaum, 22 September 1994.

³ *Kansas City Star*, 18 July 1927; unidentified local newspaper, 25 June 1927; *Public Ledger and North American*, 28 July 1926. All three citations are quoted in the 1994 Kirschenbaum letter.

⁴ Mary Lou Schwartzau to author, 1996.

⁵ Alvin Doty, letter to Pat Willis, Rainbow Lake, quoted in Willis's letter to author, 27 May 1996.

⁶ F.A. Kunz, *The Modern Senate of Canada, 1925-1963: A Re-appraisal*, Canadian Government Series, Vol 15 (Toronto: University of Toronto Press, 1965), 142.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

good business, the cruise was considered bribery. McDougald was expelled from the Senate and subsequently declared bankruptcy. Trevor thought the McDougalds lost the farm (and probably the camp, too) because during World War II, exchange controls prevented funds from being sent across the border, and the family could not pay the taxes.⁷

For all McDougald's touted prominence, no documentation of any of these statements can be found in standard Canadian biographical references.⁸ However, Canadian political histories confirm that Wilfrid (in the French spelling) Laurier McDougald was a medical doctor, a Roman Catholic, and a member of the Liberal Party of Canada.⁹ Further, there is documentary evidence to support stories of political misdeeds. The following quotations are taken from an article by S.J. Donovan and R.B. Winmill entitled "The Beauharnois Power Scandal," published in *Political Corruption in Canada: Cases, Causes and Cures*:

In 1928 a syndicate headed by Mr. R.O. Swezey of the Beauharnois Light, Heat and Power Corporation had been formed. Swezey, a Montreal businessman with an engineering background, had, like many before him, realized the great power potential of the short fifteen-mile stretch of the St. Lawrence River between Lake St. Francis and Lake St. Louis. However, in order to build the power plant to tap this natural resource it was necessary for a canal to be built. The construction of this canal could only be realized if an appropriate Order-in-Council was passed by the [William Lyon Mackenzie] King government. Swezey set about to appropriate all of the political influence he could summon, and finally in 1929 the necessary Order-in-Council was passed allowing the canal to be built, and permitting the Corporation the right to withdraw 40,000 cubic feet of water per second from the canal...

The Issue of the Beauharnois Light, Heat and Power Corporation was first raised in the House on May 22, 1930...[enquiring] how a company with capital assets of \$1,280,000 in 1927 had been capitalized at over \$30,000,000 by 1930. The Liberal Government, still in power at this time, declined to launch an inquiry.¹⁰

When an investigation was finally made, the situation proved to be a classic case in political graft. The committee's findings revealed that the federal granting of the water rights to Beauharnois allowed the owners not only an immediate return on their investment, but a cash profit of \$2,189,000, and in addition left the owners with 1,000,000 Class A shares – which were at one time worth \$17,000,000 on the market. As the pages of the report unfolded, the reputation of a number of prominent Liberals rapidly evaporated.

The most suggestively subversive act of a Liberal Party member was that of Senator Wilfrid Laurier McDougald. Senator McDougald, a doctor turned politician, held four positions from which he could influence the decision to allow the Beauharnois Corporation the canal rights. He was, prior to the passing of the appropriate Order-in-Council, Chairman of the Montreal Harbour Commission, a member of the National Advisory Council on the St. Lawrence Waterway and a member of the Senate's special committee on the St. Lawrence. In these three positions there existed no conflict of interest, but combined with his elaborately concealed fourth position, as a major shareholder of the Beauharnois Corporation, they represented a blatant conflict of interest.¹¹

The serious and well-documented charges of the Beauharnois Affair certainly cast the character of W.L. McDougald in an unfavorable light. Whether or not rumors of bootlegging involving his Franklin County, New York, properties can be confirmed, his lack of scruples was amply proven, leaving open the possibility of other kinds of misbehavior.

⁷ Interview with Bronson and Eleanor Trevor at Trevallyn, 9/14/96.

⁸ *Dictionary of Canadian Biography, Canadian Men & Women of the Time, Canadian Who's Who* and the *MacMillan Dictionary of Canadian Biography* were checked by an experienced Montreal researcher.

⁹ Kunz, 50.

¹⁰ S.J. Donovan and R.B. Winmill, "The Beauharnois Power Scandal," Chapter 5 in *Political Corruption in Canada: Cases, Causes and Cures*, Kenneth M. Gibbons and Donald C. Rowat, eds. (Ottawa: Carleton University/McClelland & Stewart Ltd., 1976), 57-58.

¹¹ Donovan and Winmill, 58-59

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

With his departure from the Senate, McDougald's finances and his health both fell apart. Tending to confirm allegations of bankruptcy is a sheaf of correspondence regarding unpaid utility bills for McDougald's properties, preserved in the records of the Paul Smith's Electric Light & Power & Railroad Company in the museum at Paul Smith's College. The letters are dated between September 27, 1934, and July 10, 1937, when both McDougald and the power company were clearly having a great deal of financial difficulty. In the earlier letters, McDougald's accounts were handled by Joseph N. Frank, Secretary, from an office in Victoria Square, Montreal. In his letter of November 1, 1934, to Dick Longtin, Esq., Frank writes: "Dr. McDougald sustained serious illness in New York a few weeks ago which necessitated an operation. I am happy to report he is now out of danger but we have got him confined to his bed where he will be for a month or so."

By November 17, 1936, Frank was out of the picture. A letter to R. Longtin at Paul Smith's Hotel was sent on letterhead of the Federal Fuel Company, 417 St. Peter Street, Montreal, apparently signed by McDougald himself. He wrote: "Our man at the Camp wrote saying his lights were out and I wonder if you can explain this to me, as he of course will need lights at the caretaker's cottage." McDougald wrote these ingenuous lines at a time when he owed the company \$1,002.44 for electric services at the camp alone!

McDougald's was undoubtedly one of "the many personal tragedies" of the Depression, though equally of his own making. He died June 19, 1942, in the City of Westmount, Province of Quebec, leaving a widow, Mary C.H. McDougald, of 342 Redfern Avenue there.¹² Reportedly, the two McDougald sons were not pleased when their mother lost the camp for taxes.¹³

On November 17, 1944, Cornelius (Con) F. Meagher, Ben Muncil's son-in-law and secretary-treasurer of his corporation, acting as administrator of the McDougald's estate, sold the Northbrook Lodge property to O. Rundle Gilbert of Putnam County, New York.¹⁴ However, Gilbert, an auctioneer, had already re-sold the camp and its rich furnishings previously, in July 1944. A controversy erupted over the auction, as evidenced by clippings from a local newspaper.

On November 21, 1944, O. Rundle Gilbert finally completed the sale of the camp property to Anton Rost, who transferred it the next year to Rudolph S. Reese.¹⁵ In *The Brighton Story*, Geraldine Collins seems to imply that Reese also used the property as a private camp.¹⁶ A number of complex mortgage transactions took place in 1945, 1946, 1947 and 1948, involving Rost, Rudolph Reese and Eva Reese. In 1949 Reese sold the camp (or perhaps lost it) to Edward Sherman and George Sherman, who had held a \$32,000 mortgage under the name of Edsher Holding Corporation, Jamaica, New York. According to Collins, "Edward Sherman started to make it into a deluxe summer lodge for guests...Nothing really ever came of this venture and it was sold again in 1952."¹⁷ The Shermans offered "Northbrook Camp" for sale for \$75,000 in 1952, though the real estate brochure claimed that it represented "a total investment of something like a quarter of a million dollars."¹⁸

On March 31, 1952, the Shermans sold the property to William P. Schwartau of South Ozone Park, Queens, subject to a mortgage of \$32,000. Mr. Schwartau "did some remodeling and modernizing" and operated the camp as Northbrook Lodge resort for over 40 years. Geraldine Collins described Northbrook during these years: "Mr. Schwartau has room for

¹²The death date and place was given in a note from an unidentified source, supplied to the author by Mary Lou Schwartau, June 8, 1997. The widow's name and address were found by Howard Kirschenbaum in Book 244, p. 193, Franklin County Clerk's Office, Malone, New York.

¹³Mary Lou Schwartau to author, 1996. A cousin of the McDougalds owned nearby Camp Brigadoon.

¹⁴Geraldine Collins, *The Brighton Story*, 2nd edition (Saranac Lake, NY: Chauncy Press, 1986), 166; Book 244, page 12, Franklin County Clerk's Office, Malone, New York (Kirschenbaum research); Bronson Trevor thought that Meagher was a state-appointed administrator, as McDougald's widow could not be the executor because she would then be liable for her husband's debt.

¹⁵Book 244, page 139, Franklin County Clerk's Office, Malone, New York (Kirschenbaum research)

¹⁶Collins, 99.

¹⁷Ibid.

¹⁸Listing No. 43453, Previews Incorporated, The National Real Estate Clearing House, New York, June 1951.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

30 guests and the fine dining room is well known. Weddings, receptions and private parties find the place delightful.” After Bill Schwartau’s death in 1992, his daughter, Laura-Jean Schwartau, inherited Northbrook Lodge, and continued to operate it as summer resort until 2009. In 2012 it was purchased by a Canadian couple who use the property as a private camp for their family and friends.

Design & Construction; Benjamin A. Muncil

The concept of the Adirondack seasonal camp was developed during the last quarter of the nineteenth century. This distinctive property type and the accompanying rustic aesthetic developed in association with it—often described as the “Adirondack style”—found its pioneer in the figure of William West Durant (1850-1934), the principal innovator in the field of Adirondack camp design and one of the first promoters of the region as a tourist destination for the affluent. Durant’s Camp Pine Knot on Raquette Lake, begun in 1877, formed the prototype for the decentralized Adirondack camp and proved a landmark architectural essay in the Adirondack style’s development. Expanded over the course of ensuing years, Pine Knot successfully exhibited the principles of the decentralized plan and other distinctive trademarks associated with the Adirondack “Great Camp” type, among them sensitivity to setting and location and the use of indigenous materials and forms drawn in part from the region’s rustic vernacular. In 1903 architect Harvey Ellis (1852-1904) formalized his concept of Adirondack camp architecture with published designs for what he termed a “decorous shelter,” a deviation from the more grandiose Great Camp model. Ellis believed the Adirondack camp should display features expressive of its environment, but without overt ornamentation, while satisfying the basic social and domestic needs of its occupants. The ideal camp, to Ellis’s mind, would not be built at great expense; it would be erected in large measure with local materials, “honest and sincere, frankly direct in its purpose and methods.”¹⁹ Northbrook Lodge shares much with Ellis’s conception of a seasonal camp; at the same time, it employs many features which are expressive of its outgrowth from the earlier Great Camp tradition.

Though related to the larger development of seasonal camps in the Adirondacks and using patent features associated with the type as employed by Durant, William Coulter, and others, Muncil’s design for Northbrook Lodge deviates from the more rustic camp types in its eclectic design vocabulary. While rustic elements such as local fieldstone and timber were used extensively, the architectural aesthetic also employs treatments characteristic of the Craftsman style, as exemplified in the massing of the buildings and their shingle-clad exteriors. The overall effect is nevertheless one that provides for a sense of harmony between the architectural features and their setting. The arrangement of the buildings, using a decentralized plan, also harkens back to the overarching tradition of the Great Camps, as does its remote location on a peninsula, which provided for seclusion and capitalized on the abundant natural scenery offered by Osgood Pond and its environs. The camp’s built features are spread out so as to form a campus and as such blend in with their surroundings more effectively than would be possible if they were concentrated. These man-made components are interspersed with trees and expanses of lawn, which makes it difficult to take in the entire camp from a single vantage point. This concept is furthered by the buildings’ scale and design: all are a single story, save for one, painted or otherwise stained brown, and with green roofs typically pitched at a low angle. In addition to furthering their relationship to the landscape, this also provided for a strong sense of architectural uniformity. As for principal interior spaces within the camp, both the Great Room, which occupies the upper story of the boathouse, and the dining room are richly appointed, though in a manner not consistent with earlier, rustic models.

Also in keeping with the Great Camp tradition is the use of local labor and materials. Benjamin Muncil, who lived in nearby Keese Mills, was responsible for the design and construction of Northbrook Lodge. Though records don’t exist to chronicle the construction campaign, it is assumed that local craftsmen and laborers worked with Muncil on the project. The spruce, cedar, and stone used in the camp’s construction are prevalent Adirondack materials and were sourced nearby. However, doors, windows, and hardware appear to have been ordered and were not crafted specifically for the project. Muncil’s style combined the rustic motives of Adirondack camp design with elements of the Craftsman style, which he

¹⁹Craig Gilborn, *Adirondack Camps: Homes Away From Home, 1850-1950* (The Adirondack Museum and Syracuse University Press, 2000), 162-63. Ellis’s account appeared in *The Craftsman* (July 1903), vol. IV no. 4.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

seamlessly integrated for the architectural vocabulary of Northbrook Lodge. Elements associated with Japanese architecture, aspects of which informed some Adirondack camp designs, have also been alluded to by some observers.²⁰

Benjamin Muncil was born in Vermontville, Franklin County, and in his earlier life worked as a lumberman and as a guide and a camp caretaker on Upper St. Regis Lake. Muncil was well-known as a contractor-builder and worked with the architects William Massarene and Addison Mizner on the design of nearby White Pine Camp, 1907-13, which served as President Calvin Coolidge's "Summer White House" in 1926. Muncil is also credited with one of the last major designs in the rustic Adirondack mode, the boathouse at Camp Topridge, built in the late 1920s for Marjorie Merriweather Post, and the Brighton Town Hall, ca. 1914, which offers a favorable comparison with the architecture of Northbrook Lodge in its massing and overall Craftsman treatments. Other camp projects with which Muncil was affiliated were Camp Longwood and the Huntington Camp on Spitfire Lake and the Little Camp on Upper St. Regis Lake. In the instance of the Camp Topridge boathouse, Brighton Town Hall and Northbrook Lodge, Muncil served as both designer and builder.

Muncil rose from his modest beginnings—as one source noted, "He entered the contracting business in a small way"—to emerge as one of the North Country's principal contractors in the first decades of the twentieth century. He was additionally president of B.A. Muncil & Son Lumber Company, located in Gabriels, New York, and established the Tupper Lake Furniture Company in 1916, which began as Muncil & Solomon. According to his obituary, published in the *Malone Farmer*, Muncil "virtually owned Gabriels," where he was responsible for employing five-sixths of the year round residents. Muncil died in December 1930 in Gabriels, when the automobile he was travelling in was struck by a train at a railroad crossing.²¹

Developmental history/additional historic context information

N/A

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Collins, Geraldine. *The Brighton Story*, 2nd ed. Saranac Lake, NY: Chauncy Press, 1986.

Hotaling, Mary B. "Notes on the History of Northbrook Lodge" (unpublished).

Kunz, F.A. *The Modern Senate of Canada, 1925-1963: A Re-appraisal*, Canadian Government Series, vol. 15. Toronto: University of Toronto Press, 1965.

Gilborn, Craig. *Adirondack Camps: Homes Away From Home, 1850-1950*. The Adirondack Museum and Syracuse University Press, 2000.

²⁰Lee Manchester, "Two Camps of Osgood Pond," *Lake Placid News* 28 July 2006.

²¹"Benj. A. Muncil Killed in Crash at Gabriels," *Malone Farmer* 17 December 1930.

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

Gibbons, Kenneth M. and Donald C. Rowat, eds. *Political Corruption in Canada: Cases, Causes and Cures*. Ottawa: Carleton University/McClelland & Stewart Ltd., 1976.

Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 8.55 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 560653 4921963
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

The boundary for the nominated property is shown on the enclosed maps, which are drawn at a scale of 1:24,000 and 1:12,000 and 1:4,000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary has been drawn to include 8.55 acres of land, all of which is historically associated with the development of Northbrook Lodge and the cited period of significance, ca. 1919 to 1963.

11. Form Prepared By

name/title Susan Arena, Program Director

organization Adirondack Architectural Heritage

date March 2013

street & number 1745 Main Street

telephone (518) 834-8379

city or town Keeseville

state NY

zip code 12944

e-mail susan@aarch.org

Additional Documentation

NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

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.)

Photographs:

PHOTOGRAPHS: TIFF format, June and December 2012

PHOTOGRAPHER (S): Steven Englehart and Susan Arena, AARCH

LOCATION OF ORIGINAL DIGITAL FILES: AARCH, 1745 Main Street, Keeseville NY 12944

- 0001: EXTERIOR, dining pavilion and patio; view to southeast
- 0002: EXTERIOR, library, view to northeast
- 0003: EXTERIOR, open pavilion and patio between library and dining pavilion, view to northwest
- 0004: EXTERIOR, dining pavilion and library, view to north
- 0005: EXTERIOR, boathouse, view to southeast
- 0006: EXTERIOR, Gabriels cabin, view to south
- 0007: EXTERIOR, Gabriels cabin, view to east
- 0008: EXTERIOR, main cabin, view to south
- 0009: EXTERIOR, main cabin, view to north
- 0010: EXTERIOR, Whiteface cabin, view to east
- 0011: EXTERIOR, tennis court and tennis house, view to southwest
- 0012: EXTERIOR, tennis house, view to northwest
- 0013: INTERIOR, boathouse, view of upper level interior looking north
- 0014: INTERIOR, dining room, view to northwest
- 0015: INTERIOR, library, view to southeast

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Geoffrey Robillard

street & number 46 Surry Gardens

telephone _____

city or town Westmont, Quebec H3Y1N7 Canada

state _____

zip code _____

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.).

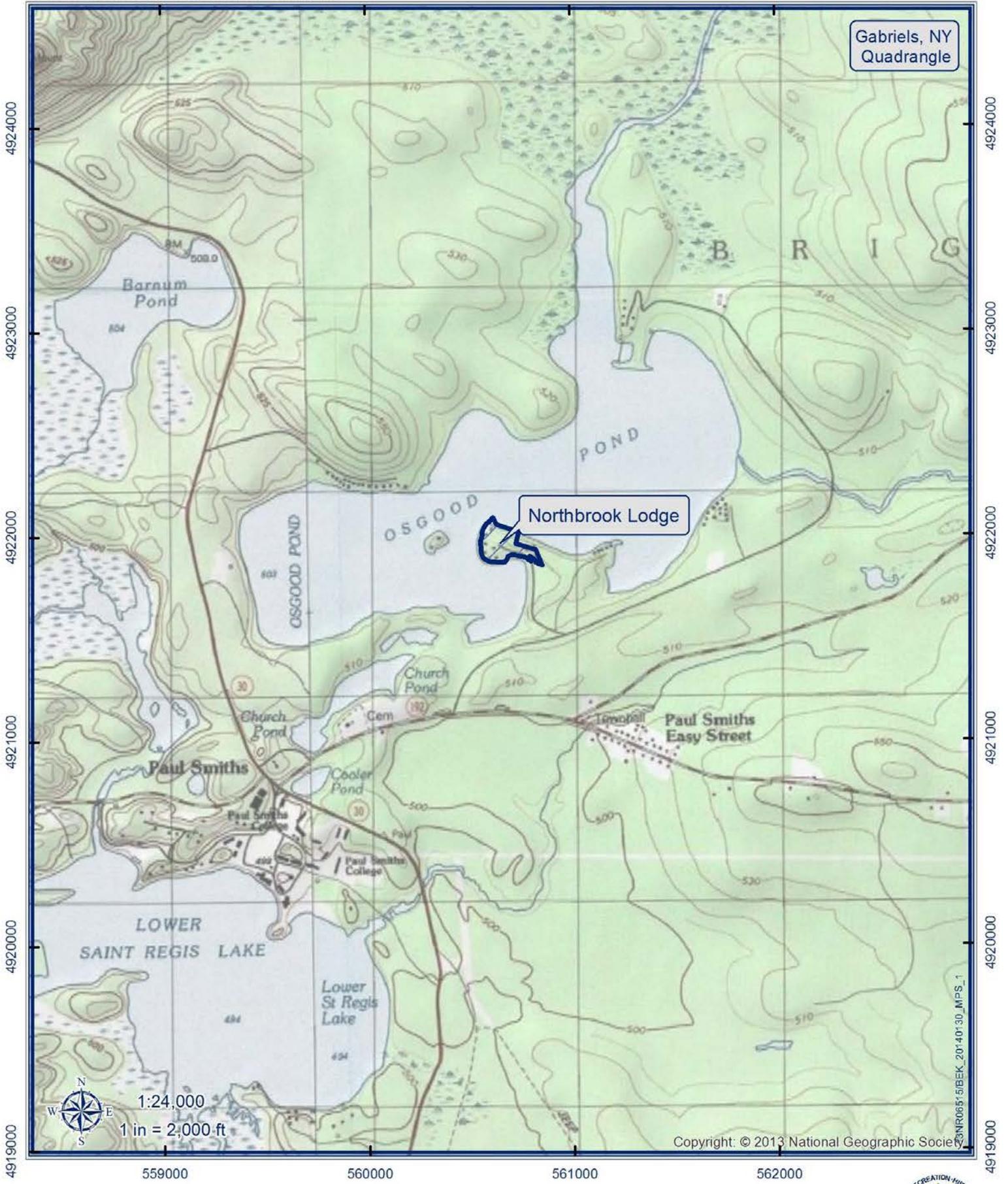
NORTHBROOK LODGE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State

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.



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

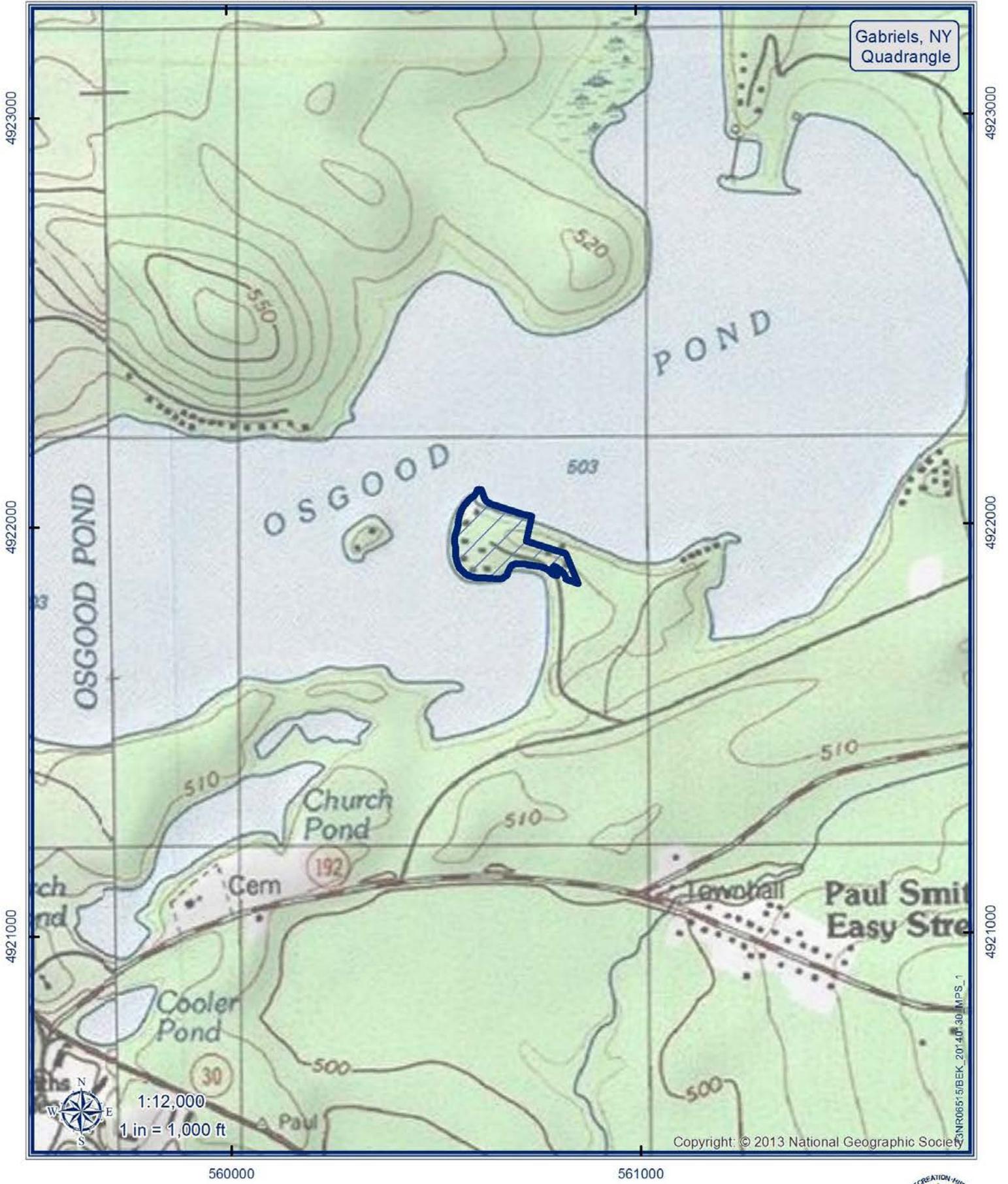


 Northbrook Lodge

Tax Parcel Data:
Franklin Co. RPS
franklin.sdgnys.com



Gabriels, NY
Quadrangle



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



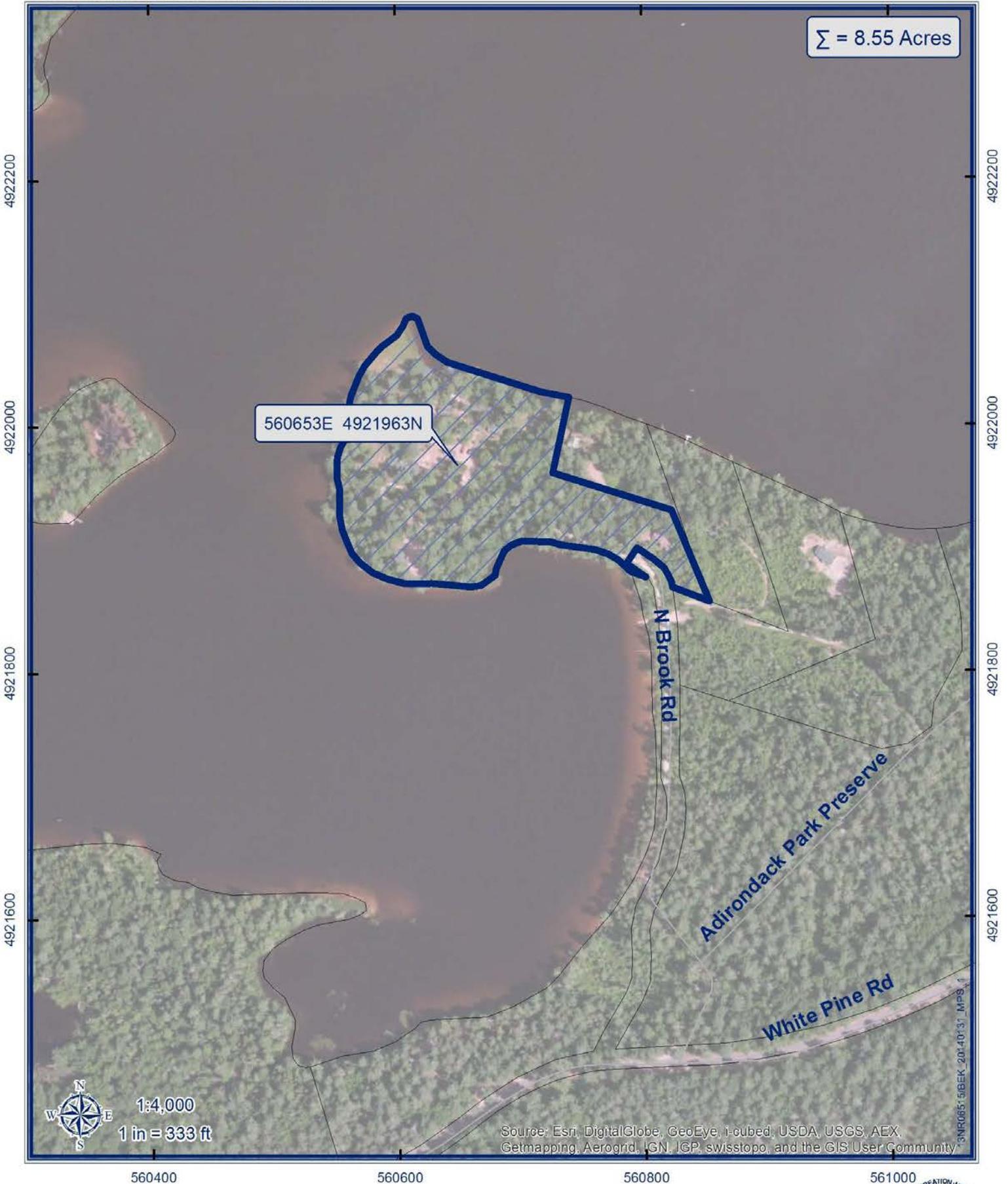
 Northbrook Lodge

Tax Parcel Data:
Franklin Co. RPS
franklin.sdgnys.com



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$\Sigma = 8.55$ Acres



1:4,000
1 in = 333 ft

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Northbrook Lodge

Tax Parcel Data:
Franklin Co. RPS
franklin.sdgny.com

































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Northbrook Lodge
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Franklin

DATE RECEIVED: 2/19/14 DATE OF PENDING LIST: 3/18/14
DATE OF 16TH DAY: 4/02/14 DATE OF 45TH DAY: 4/07/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000127

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.7.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner



13 February 2014

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following six National Register nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Odd Fellows Lodge and Temple, Onondaga County
Shadowcliff, Rockland County
Howard-Odmin-Sherman Farmstead (Pittstown Farms MPDF), Rensselaer County
Jonesville Cemetery, Saratoga County
New York, Ontario and Western Railway Company Middletown Station, Orange County
Northbrook Lodge, Franklin County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office