

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

SANTANONI PRESERVE

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: SANTANONI PRESERVE

Other Name/Site Number: Camp Santanoni

2. LOCATION

Street & Number: North of State Route 29N

Not for publication:\_\_\_

City/Town: Newcomb

Vicinity: Newcomb

State: New York

County: Essex

Code: 36

Zip Code: 12852

3. CLASSIFICATION

Ownership of Property

Private: \_\_\_

Public-Local: \_\_\_

Public-State: X

Public-Federal: \_\_\_

Category of Property

Building(s): \_\_\_

District: X

Site: \_\_\_

Structure: \_\_\_

Object: \_\_\_

Number of Resources within Property

Contributing

13

1

6

\_\_\_

20

Noncontributing

3 buildings

\_\_\_ sites

1 structures

\_\_\_ objects

4 Total

Number of Contributing Resources Previously Listed in the National Register: 23

Name of Related Multiple Property Listing: Adirondack Camps

Designated a NATIONAL HISTORIC LANDMARK on

MAY 16 2000

by the Secretary of the Interior

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**4. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria.

\_\_\_\_\_  
Signature of Certifying Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

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

\_\_\_\_\_  
Signature of Commenting or Other Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal Agency and Bureau

**5. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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**6. FUNCTION OR USE**

Historic: Domestic

Sub: camp

Current: Vacant

Sub:

**7. DESCRIPTION**

ARCHITECTURAL CLASSIFICATION: OTHER: Adirondack Camp

**MATERIALS:**

Foundation: Stone, Concrete

Walls: Wood

Roof: Asphalt, Wood

Other: Stone (chimneys), Brick (chimneys)

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**Describe Present and Historic Physical Appearance.**

The Santanoni Preserve, the historic summer retreat and private forest preserve of Robert Clarence Pruyn and his children, is located in the township of Newcomb in Essex County, New York. The heavily forested property is situated north of the hamlet of Newcomb. The Santanoni Preserve is the original name of the 12,990 acre forest preserve containing the large Newcomb Lake where, in 1892, Pruyn began development of a solitary Adirondack camp for use by his family and guests in the spring through autumn months. Overlooking the lake is the centerpiece of the preserve, the main camp complex, a grouping of 11 buildings including the log main camp or lodge (1892-3), a two-story log kitchen (1892-3), the log walls of a boathouse (c1895), a small log and fieldstone studio (c1905), an open rustic gazebo (c1920), five small rustic support buildings, and a small changing pavilion (c1920) for bathing in the lake. The main camp complex is situated approximately 4.75 miles north of the hamlet of Newcomb, and is reached by a gently winding carriage road through the forest. The entrance to the preserve is located at the southern boundary across the outlet to Harris Lake outside the hamlet. The entrance is marked by a steel truss bridge spanning the outlet and the monumental fieldstone arch of the gatelodge (1905-06) surrounded by a group of six service and recreational buildings and sites. The farm complex straddles the carriage drive approximately one mile north of the gatelodge. It consists of a cluster of agricultural buildings, ruins and sites including a barn, creamery, smokehouse, three dwellings, and indications of 18 other buildings and structures. The lands around the farm were originally cleared for pasture and crops, but are now largely reforested. Beyond the farm complex, the carriage road is conveyed by three arched fieldstone culverts over ravines before reaching the outlet from Newcomb Lake, spanned by a utilitarian bridge, south of the main camp. Located immediately beyond the bridge, on the shore of the lake, is the site of the laundry and service complex, a cluster of six vanished service buildings. The preserve's developed amenities also included a sugar camp and two recreational structures on the remote Moose Pond. These were reached from the main camp by boat across Newcomb Lake and a 1.5 mile hiking trail. Water was originally supplied to the main camp and farm complexes from remote springs which are no longer used. Power was supplied to the main camp by generators.

Located at the southern edge of the Adirondack Park's High Peaks region, Santanoni Preserve retains its original 12,900-acre site, which remains exceptionally intact as a forest preserve and includes Newcomb Lake, the secluded location of the camp's main lodge. This vast, undeveloped landscape makes an extraordinary contribution to Santanoni's historic wilderness setting and is one of the most important character-defining features of this Adirondack camp. The entire preserve is owned by the State of New York and managed by the Department of Environmental Conservation as part of the Adirondack Forest Preserve (designated a National Historic Landmark in 1966). Forest preserve lands are protected from development by the State constitution.

The preserve is roughly rectangular in shape, about two-and-a-half miles wide. It begins at the hamlet of Newcomb on its southern end and extends northwesterly about eight miles into the foothills of the Adirondack high peaks. Dominating the preserve's environs to the immediate north is Santanoni Peak, a 4,607 foot summit from which the property's name originates. Seventy percent of the land within the preserve is sloped. Contained within its

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boundaries are four mountains: Baldwin (2837'), Moose (2980'), Wolf Pond (2484') and the southern knob of Little Santanoni (2580'). The divide between the Hudson River and St. Lawrence River watersheds traverses the property between the preserve's largest bodies of water. Newcomb Lake, a large irregular shaped sheet of water approximately one mile long and a half mile wide, is the focal element of the preserve and the site of the main camp. Situated in the northeasterly quadrant of the property, it provides splendid views toward the Santanoni range. It includes a mile-long appendage at its southeast corner, named the "Duck Hole," the outlet of which is called the Newcomb River. It drains south to the Hudson. The second largest body of water, Moose Pond, is about three-quarters of a mile long and situated west of Newcomb Lake. Its outlet flows northwest to the Raquette River, part of the St. Lawrence watershed. Three other ponds are also contained entirely within the preserve: Ward, Shaw and Black Ponds. The land is strewn with glacial deposits, with a number of small, boulder-laden creeks draining the ponds into the two major watersheds. Much of the building material used in the preserve's buildings was harvested from these erratics and cobbles. The preserve today retains its general character as described in 1910 to consist of an estimated 11,900 acres of timber, 881 acres of water, 106 acres of marsh, 75 acres of cleared land, 18 acres of brush and 10 acres of burn<sup>1</sup> with the exception of the return of most of the cleared land to brush land or forest.

Santanoni Preserve developed in four major phases: the Robert C. Pruyn period (1892-1931) when the property was assembled, scattered pre-existing farmsteads demolished or re-worked, and new buildings and structures introduced; the Pruyn heir period (1931-1953), managed by the executors of Robert C. Pruyn's estate, when buildings were generally neglected and many were abandoned; the Melvin period (1953-1972) when a new owner repaired or renovated some deteriorated buildings and introduced one new building; and the New York State period (1972-present), when many deteriorated support buildings were demolished during the first decade of public ownership. Since 1990, progress has been made in stabilizing the remaining buildings. Twenty-two of the extant buildings and structures originated or were substantially modified during the Robert C. Pruyn period, the property's period of national significance (1892 -1931). The remaining features were introduced as new elements or replacement structures after this period and do not contribute to the property's historical significance.

Camp Santanoni is approached by an entrance road, referred to as the right-of-way, running north from Route 28N to the inlet of Harris Lake. The property starts at a steel bridge crossing the inlet. The existing bridge was constructed in the 1990s replacing a turn-of-the-century Pratt truss steel bridge. The unpaved carriage drive, beginning at the bridge, enters the property at the gate lodge complex. The drive originally was routed through a large masonry archway in the gate lodge, a large shingle dormitory building built in 1905 as the preserve's superintendent's residence and office. The drive now forks at the archway, providing a second, alternate route around the archway. A frame boathouse, garage, former staff cottage, new Department of Environmental Conservation administrative shop, and sites of a vanished barn and lean-to are located nearby. With the exception of the cottage, which is vacant and deteriorated, the buildings of the gate lodge complex are used in the administration

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<sup>1</sup>According to a timber survey prepared by Fisher and Bryant in 1910, quoted in A. B. Racknagel, "History of the Robert C. Pruyn Tract, Essex County, N.Y.," typescript, October 26, 1937.

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of the preserve and are in satisfactory condition.

Beyond the gate lodge complex, the road continues northward along its original course through the forest approximately one mile to the farm complex. This cluster of 23 buildings, ruins and sites of vanished buildings is sited in a formerly open pasture around a large shingle-clad dairy barn. The complex, which was planned by Edward Burnett, a prominent agriculturist, includes a stone creamery, three frame cottages and a stone smoke house. The farm complex is unused apart from materials storage. Its buildings have deteriorated from vandalism and weathering, but stabilization efforts are underway.

The carriage road continues its gentle ascent through forest toward the northeast beyond the farm, crossing three stone culverts used to carry seasonal runoff below. On the near shore of the Newcomb Lake "Duck Hole," outlet is the site of the laundry or service complex. This group of structures included a laundry/staff dormitory building, carriage and horse barn, and a guide's cottage. The site is now cleared of buildings and designated for use as a campground by the Department of Environmental Conservation. The carriage road crosses the outlet over a steel and wooden bridge carried by stone-filled wood cribbing. The carriage road terminates at the main camp complex, situated on the eastern shore of Newcomb Lake. The road loops through the porte cochere of the site's central feature, the main camp.

Of the property's 56 features, 16 buildings, four structures, 12 ruins, and 19 sites of vanished buildings contribute to its national significance. These are grouped in five geographically and/or functionally related clusters:

- A. Main Camp
- B. Gate Lodge Complex
- C. Farm Complex
- D. Carriage Road
- E. Laundry/Service Complex Site
- F. Moose Lake Sites

### **A. Main Camp Complex**

The Main Camp Complex is a group of six contributing buildings and two contributing structures. The buildings in this group were used by the owners' families, guests and some domestic servants for dining, sleeping, sitting, recreating and domestic work. The buildings are centered on the original main camp consisting of five log pavilions connected by a rustic veranda and massed below a single roof. It is sited in a former clearing on a slope toward the lake shore and is oriented toward the northwest to take advantage of views across the lake toward the distant mountains of the Santanoni range. Behind the center pavilion of the main camp, and connected to it by a covered walkway, is the kitchen, a one-and-one-half story log building. The main camp and kitchen were designed by architect Robert H. Robertson. Flanking the main camp are a log boathouse, the second on its site and now in ruinous condition, situated on the shore to the southwest of the main camp, and a stone and log studio building, attributed to the architectural firm of Delano and Aldrich, set in from the shoreline northeast of the main camp. An open rustic gazebo stands east of the main camp, and the

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remains of a shingle clad changing pavilion for bathing in the lake, reached by a path, is situated near the lake shore northeast of the main camp. A small frame pumphouse, originally sided with bark, is sited along the lake shore in front of the main camp. The remaining buildings and ruins are small, single-purpose log or shingle-clad utility buildings arranged in a service cluster southeast of the kitchen. Apart from several of the utility buildings which are in ruinous condition, the buildings of the camp complex are generally in fair condition and retain much architectural integrity.

The buildings are rustic in appearance, with peeled and stained logs and stained cedar shingles being the predominant surface materials. The log buildings are constructed above cedar posts on shallow stone footings. The buildings are varied in roof massings. The veranda/porte cochere, covered walkway between the kitchen and main camp, and gazebo are open rustic structures constructed of log poles. Wood shingles, the original roof material, have replaced substitute materials on most buildings. Stone chimneys are used throughout. Door treatments include stock paneled units faced with rustic embellishments and site-built batten units. Fenestration is generally symmetrical in individual buildings and in its use of small square or nearly square panes throughout, is a unifying element. Casement and stationary sash are predominant.

**Main Camp (aka Lodge, 1892) map key # 1, Contributing building.**

The Main Camp, designed by architect Robert. H. Robertson, is the largest and most carefully finished building on the Santanoni Preserve. The Main Camp faces north-northwest (hereinafter referred to as north). It consists of five individual log pavilions massed below a single, geometrically complex roof. The pavilions are sited along the peak of a low ridge following the lake shore. They are arranged nearly symmetrically, centered on a one-and-one-half story sitting room-dining room building, which projects farthest north. The other four pavilions are one-story in height and set back in plan from the center unit. The units immediately flanking the center pavilion (referred to hereinafter as "east-center" and "west-center") are mirror compositions in plan and elevations. The end units (referred to hereinafter as "east" and "west") are similar in size but are perpendicular to each other in orientation. The pavilions are connected by a deep veranda or piazza facing the lake. The Main Camp is formally approached from the carriage road by a porte cochere on its south elevation between the west and west-center pavilions, and from the lake shore up a short flight of steps centered on the center pavilion. Informal approaches from footpaths are accommodated near grade on the south elevation between the east and east-center pavilions and at the east end of the veranda.

The pavilions, veranda and porte cochere are constructed on horizontal log sleepers at grade along most of the south perimeter and on vertical cedar log posts bearing on shallow stone footings as the grade declines toward the north and west. The foundations are largely screened by a palisade log skirt, much of which remains intact, below the veranda and west pavilion.

The walls of the pavilions are constructed of carefully fitted round, peeled native spruce logs. The logs are relatively uniform in diameter (ranging from 6" to 10"), hand-dressed with an adze on their horizontal surfaces, and assembled with tapered tips and butts alternating course by course. The logs extend beyond the wall plane at the outer corners, where they are joined

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with undersided saddle notches. The projecting ends of most logs are plumb cut and rustically hewn at a regular length with the exception of a few random longer ends.

Window and door openings are symmetrically arranged and trimmed in peeled split-log casings, generally recessed into the log walls to be near flush with the plane of the walls. Half-round profiles with mitred joints are used in doors. Quarter-round profiles with coped joints are used elsewhere. Windows and doors contain original milled units. Most windows at the first story are furnished with 18-pane outswing casements arranged in pairs. These are surmounted by matching transoms facing the lake in the center pavilion. Most casements retain original outrigger hardware and are equipped with original interior mounted vertical sliding screens. A group of four fixed 36-pane sash, arranged as a horizontal band, are centered in the end gable of the center pavilion facing the lake. Millwork doors are faced on the exterior with white cedar half-log rail and stile facings. The single panels below the lock rails are faced with slightly recessed vertical half-sapling stockades of alternating pin-cherry and soft maple. The three doorways of the center pavilion are furnished with Dutch doors, each with a 24-pane glazed panel in the upper leaf. Elsewhere, the upper panels match the treatment of the lower panels except for a diagonal orientation of the saplings. Most original iron hinges and hand-forged escutcheon hardware survives, but many latches have been stolen by vandals.

The roof consists of a complex massing of intersecting gables, hips, valleys and dormers above the pavilions, veranda and porte cochere. Open dormers above the center pavilion and the two pavilions on either side of it facing the lake, and the open gable end above the porte cochere facing the carriage drive contain rustic log trusses. The large dormer above the center pavilion is additionally braced by diagonal logs extending to the log walls. Closed dormers on the east and west elevations of the center pavilion open up second floor bedrooms. The roof is framed with 6" and 8" diameter log rafters placed 2'-6" on center. The rafters extend continuously from the ridge to the exterior log bearing walls and to log eave beams at the perimeter of the veranda. The rafters originally cantilevered continuously to form an overhang, but select areas of the eaves were removed at one or more undocumented dates to permit additional daylight into the veranda. Wood deck sheathing is exposed above the rafters in the veranda and porte cochere. The roof, originally surfaced with cedar shingles, was subsequently replaced with roll asphalt during the Melvin period, and is currently being restored with cedar shingles.

The veranda and porte cochere are constructed of peeled pole posts. A matching pole railing, originally spanned between the veranda posts. Some of this remains, and remaining sections are undergoing restoration. The veranda floor is framed with dimensioned lumber below matched board flooring. The veranda is generally in good condition except for some rotted areas at the outer perimeter below areas where the eaves were removed.

Six stone chimneys penetrate the roof. The chimneys of the center pavilion and its immediate neighboring pavilions are constructed of quarry-faced coursed ashlar granite with convex tooled mortar joints. The remaining one chimney of the east pavilion and two chimneys of the west pavilion are constructed of random fieldstone with flat mortar joints. Chimneys are capped with original stone and cast stone chimney caps.



The interior of the center pavilion retains much of its original character. The one-and-one-half story center pavilion contains the Camp's major interior living space, a sitting room and dining room divided by a massive stone fireplace. The interior walls are finished with original split-sapling faced-wainscot surmounted by paper birch bark coverings. The ceiling, dropped to accommodate a second floor at the south (dining room) end, is finished with exposed hewn timber beams below the second floor subfloor. A staircase, constructed with peeled pole newels and railings, runs along the dining room's south wall to two bedrooms on the second floor. Apart from refinishing the bedroom walls with fibreboard and some vandalism to original finishes, the interior is in good condition.

The interiors of the east-center, west-center and east pavilions retain their original plans and original finishes encapsulated under subsequent Melvin-period finishes. The plans of the west-center and east-center pavilions are mirror images, each containing two bedrooms divided by a shared chimney and bathroom. The east pavilion contains two chambers with an added bathroom. Peeled pole rafters originally exposed above ceilings, burlap wall coverings and beaded board wainscoting remain in place below existing fibreboard.

The west pavilion was converted to an apartment for the caretaker during the Melvin period and is more altered. Interior finishes have been modified, but the pavilion retains its original door millwork and stone fireplace.

### **Kitchen (1892) map key # 2, Contributing building.**

The kitchen, which was probably designed with the main camp by architect Robert. H. Robertson, is a one-and-one half story building above a raised foundation situated directly behind the main camp's center pavilion and connected to it by a covered walkway. The kitchen is sited perpendicular to the main camp, enclosing the loop of the carriage drive through the porte cochere and separating the formal entrance from the private spaces to the east. The building is sited on the downslope of the low ridge occupied by the main camp, resulting in a substantial change in grade between the north and south elevations. The kitchen is arranged symmetrically, roughly "U"-shaped in plan with a projecting bay centered on its north elevation and short wings extending toward the south. The building is massed beneath a main gable with an east-west ridge bisected by a secondary gable above the north bay and two lower hip roofs above the wings. The roof shelters an integral porch with a built-in ice chest along the south elevation between the south wings. The roof contains five dormers: gable dormers on the slopes of the north bay, a large shed roof centered on the south slope of the main roof, and eyelid dormers centered on the south-facing hip slopes.

The kitchen's north bay is built upon an ashlar quarry-faced granite foundation. Elsewhere it is similar in construction to the pavilions of the main camp, constructed of logs on vertical cedar log posts bearing on shallow stone footings. The foundations are largely screened by a palisade log skirt facing the camp, but is open to the south within the court formed by the south wings. The walls are constructed of round, peeled native spruce logs with projecting saddle-notched ends extending beyond the wall planes at the outer corners. The porch and covered walkway are constructed of peeled pole posts with matching pole railings.

Window and door openings are symmetrically arranged and trimmed in peeled split-log casings, generally recessed into the log walls to be near flush with the plane of the walls. Half-round profiles with mitred joints are used in doors. Quarter-round profiles with coped joints are used elsewhere. Windows and doors contain original milled units. Windows in the log walls are furnished with 18-pane casements, most arranged in pairs at the first story. Shorter casements arranged as horizontal bands are placed in the gable and shed dormers. The eyelid dormers hold fixed five-pane horizontal sash. Millwork paneled doors are used on the exterior.

The overhanging eaves have exposed log rafter- and purlin-tails. The roof, originally surfaced with cedar shingles, was subsequently replaced with roll asphalt during the Melvin period, and is currently being restored with cedar shingles. The roof is penetrated by a chimney constructed of quarry-faced coursed ashlar granite with convex tooled mortar joints capped with an original stone chimney cap.

The interior, arranged as the kitchen and pantry on the first story and small sleeping chambers above, retains much of its original character. Original varnished beaded-board is preserved throughout.

#### **Gazebo (c1920) map key # 3, Contributing structure.**

The gazebo is a small, gable-roofed open rustic pavilion. It is constructed of painted, peeled pole posts, beams and braces above log stump footings and was formerly screened. Its roof is surfaced with roll asphalt. The structure is intact, but its wood deck is deteriorated.

#### **Generator House (c1900) map key # 4, Contributing building.**

The generator house is a small utilitarian single-purpose frame building added to house the camp's power source. Square in plan, the one-story, pyramidal hip-roofed, shingle clad building is built on a concrete slab. It has a door opening on its east elevation and a window holding 18-pane sash centered on each of its other elevations.

#### **Pump House (c1900) map key # 5, Contributing building.**

The pump house is a small utilitarian single-purpose frame building situated near the lake shore and housing a pump. Square in plan, the one-story, pyramidal hip-roofed building is clad in asphalt shingles over original cedar bark siding. It has a door opening on its east elevation and windows with missing sash elsewhere.

#### **Ice House Ruin (c1920) map key # 6, Contributing to overall site.**

The remains of a log ice house are situated in the service cluster southeast of the kitchen. It was a small rustic building constructed on log sleepers with saddle-notch joints at its corners. The ice house had a single access door, hipped roof and ventilating cupola.

**Lamp House (c1900) map key # 7, Contributing building.**

The lamp house is a small single-purpose stone building situated in the service cluster southeast of the kitchen. Square in plan, the walls are constructed of random rubble fieldstones and cobblestones on a concrete slab. The one-story building has a pyramidal hip-roof surfaced with roll asphalt and a small gable over its north-facing entrance. The building's one rectilinear opening has a site-built batten door.

**New Boathouse Ruin (c1895) map key # 8, Contributing to overall site.**

The "new boathouse" is the ruin of the log walls of a single-story building sited on the shore of the lake and built into the side of a hill. The walls measure approximately 33' wide by 46' long, and enclose a single, open room with a wood floor. The walls are constructed on hewn timber sleepers, above which are placed undersided saddle notch spruce logs similar to the main camp. The lake elevation, facing northwest, has three large open bays above a ramp. A doorway reached by a path from the main camp, is on the northeast elevation. Window openings contained remnants of multi-paned sash that have been salvaged. The walls remain standing, although they are settled and racked from sill rot in the south corner and now shored. The boathouse had a hip roof, that was carried by 7" diameter peeled conifer pole rafters. It had collapsed, but the rafters in sound condition were numbered, salvaged and stored. The roof was originally surfaced with cedar shingles. The plank flooring has largely been removed.

**Studio (c1905) map key # 9, Contributing building.**

The studio is a small log and stone building of refined rustic design attributed to the architectural firm of Delano and Aldrich. The one-story building is rectangular in plan with a projecting bay overlooking the lake. The rectangular core is built of log walls on a mortared rubble stone foundation and massed below a hip roof. The projecting bay, oriented toward the north-northwest, is constructed of native fieldstone below a secondary gable. Centered on the bay is a giant round arched window opening, surrounded by quarry-faced native ashlar voussoirs. The large, multi-pane sash in this opening is atypical of the camp complex. It is boarded up. Casement windows similar to those used elsewhere in the camp complex are placed in the westerly elevation. The building is entered through a single doorway furnished with a plank door hung with hand-forged hardware on the southerly elevation. A fieldstone chimney stack is centered on the easterly elevation. The roof is surfaced with recently installed cedar shingles replacing the original treatment. The eaves, carried by hewn rafter tails, overhang the walls.

The interior retains its original character. Planned as a single room, the volume is open to the underside of the roof, with exposed hewn rafters. The focal elements are the large arched window overlooking the lake and a large masonry hearth on the easterly wall.

**"Old Boathouse" or Workshop Ruin (c1900) map key # 10, Contributing to overall site.**

The ruin of a small frame building is situated in the service cluster southeast of the kitchen. It was a rectangular, one-story hip roofed building clad with shingles, now completely collapsed.

**Changing Pavilion or Bathhouse (c1920) map key # 11, Contributing structure.**

The bathhouse is a small shingle-clad frame building situated on the shore northeast of the main camp. The rectangular, gable-roofed building is built on loose stone footings. It contains four compartments, each with a separate doorway missing its doors.

**B. Gate Lodge Complex**

The Gate Lodge complex is situated in the southernmost portion of the preserve. It occupies a clearing with a gradual upward slope toward the north from the inlet between Harris and Rich Lakes. The property was acquired by Pruyn through several purchases between 1897 and 1903, during which time he successfully petitioned the Town of Newcomb to sell him the remaining interests in the carriage drive. The property included the bridge across the inlet and at least one pre-existing building, the core of the present "West Cottage." The site then enjoyed vistas toward distant mountain peaks to the east and toward the farm complex to the north across cleared pastures, but is now overgrown at its perimeter.

The focal element of the complex, the gate lodge, was built in 1905 following the plans of the architectural firm of Delano and Aldrich. The carriage drive then turned through a giant archway in the building and began its ascent toward the farm and main camp with a gentle loop along the length of the building. The complex was intended as an additional service complex at this time, with the gate lodge serving as a year-round office and residence for the superintendent and staff. By the teens, however, the family of one of Pruyn's sons began using the building as his base, and additional recreational structures were built for the family near Harris Lake. The site of the complex now consists of five standing buildings, two of which contribute to the property's national significance.

**Gate Lodge (a.k.a. gate house, 1905-06) map key # 12, Contributing building.**

The gate lodge, designed by the architectural firm of Delano and Aldrich, is the major component of the gate lodge complex. The building marks the entrance to the preserve, standing on a rise above the north shore of the inlet immediately beyond the bridge. The gate lodge is a large one-and-one-half story shingle-clad frame building built on a fieldstone foundation. Its major feature is a large stone archway spanning the original entrance drive. The drive was subsequently rerouted to the building's west in the 1950s.

The plan is roughly L-shaped, with its longer north-south axis measuring approximately 86' and shorter east-west axis measuring approximately 62'. The longer axis is bisected by the masonry archway constructed of glacial erratics (rounded fieldstones) and coarsely worked ashlar units of native stone. The archway projects beyond the east and west wall planes. The west elevation is the building's principal facade, presenting itself to the approach road with the archway and a large dormer above the staircase. Each of the remaining facades is secondary to the west, with the south facing the Harris Lake inlet, and the north and east enclosing an open courtyard. At the east end of the shorter axis, the roof extends over a porch, which was originally open, but is now enclosed by jalousie windows installed during the Melvin period.

The archway is roofed below a primary gable. The remaining building is massed below intersecting hipped roofs of equal height. The deep eaves of the gable and hip roofs project five-feet beyond the wall plane throughout. The hipped roofs are supported by exposed rafter tails below beaded board soffits and are penetrated by one large hip roofed dormer, eleven secondary hip roofed dormers and three fieldstone chimneys. Two small pent roofs carried by corbeled braces cover entrances on the north and west elevations beneath the main roof. The main roof dormer and pent eaves woodwork is original and intact. The roofs were originally surfaced with wood shingles with closed valleys, which remain in place beneath the existing asphalt shingles installed by the Melvins.

More ornate woodwork is used in the gable eaves and pent roofs over the exterior entrances. Each of the gable eaves is supported by a manneristic hammer-beam truss constructed of paired assemblies of hammer-beam, hammer-posts and hammer-braces resting on timber corbels anchored into the masonry below the impost. Bearing on each pair of hammer-beams is a collar brace and collar-tie assembly which is articulated as a king-post truss in the peak. The ends of the corbels and hammer-beams were originally carved. The timbers of the gable trusses have chamfered-edges. They have been modified by the additions of fitch plates and metal flashings and removal of some carved elements. The walls are surfaced with original shingles between the eaves and an original wood watertable covering the sill. Windows and doors are trimmed with plain fascia boards dressed with running molded trim along the lintels.

There are thirty-six original windows holding four types of multi-pane sash. Counter-balanced double-hung units are used in the first floor and west dormer windows. The secondary dormers have inswing casements. Basement windows hold plain stationary transom sash. Each of the five exterior doors is constructed with two panels, the details of which differ according to function.

The interior retains its original plan and focal elements, and many original finishes.

The gate lodge exterior retains much of its architectural integrity. The major visual changes from its original condition are the enclosure of the porch (Melvin period), substitution of asphalt roof shingles, open valleys and aluminum snow slides for the original shingle roof, addition of batten storm doors, and removal of carved work from the gable trusses. The building is generally in watertight condition.

**Barn/Workshop Site (probably constructed c1905, burned c1990) map key # 13,  
Contributing to overall site.**

The site of a barn is an open clearing on the west side of the drive across from the garage. The barn was a one-story, gable-roofed, wood framed service building. It had two large overhung doors facing the carriage drive.

**Garage (constructed 1950s) map key # 14, Non contributing building.**

The garage is a one-story frame structure located on the east side of the main drive to the north of the gate lodge. The exterior walls and roof are surfaced with asphalt shingles.

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**"West Cottage" (constructed by 1890s) map key # 15, Non contributing building.**

The "West Cottage," so-called after its occupant in the 1920s, is a small vernacular dwelling situated at the north end of the gate lodge complex on the east side of the drive. It is one of two or three standing buildings on the preserve that originated prior to the Pruyn period.

The one-and-one-half story frame cottage is built on a rubble foundation of roughly-squared ashlar. It faces west-southwest (referred to herein as west), with a cross-gable massing consisting of a principal end gable with side wing. The cottage has three component parts. The one-and-one-half story core, which predates the Pruyn period, is rectangular in plan and measures approximately 16'-5" north-south by 22'-5" east-west. It has a gable roof with its ridge running east-west. To its south is the rectangular planned one-and-one-half story kitchen wing which measures 18' north-south by 13'-5" east-west. Its roof is a transverse gable, with a ridge running north-south from the ridge of the core roof. A now vanished L-shaped, shed-roofed porch wrapped the west and south elevations of the kitchen wing. A one-story woodshed extends from the east wall of the core and kitchen wing. The earliest part of this wing was a shed-roofed porch which measured roughly 6' by 12' in plan. It appears to have been enclosed, and its north end encapsulated within the subsequent construction of a woodshed built against the core's east wall around 1940. The woodshed measures approximately 20'-2" east-west by 13'-5" north-south with its gable ridgeline running east-west.

Unlike the Pruyn period buildings, the cottage is trimmed with plain fascia corner boards and closed eaves. A shelf chimney, built of fieldstone above the roof, and plain, two-over-two sash, are also uncommon in the preserve's buildings. The building's walls and roofs are surfaced with cedar shingles with open valleys. Windows and doors are trimmed with plain fascia architraves with stock drip caps.

There are 18 windows holding five types of sash. Fourteen of the windows hold or held original 2-over-2 double-hung sash operated without counterbalances. The remaining four sash are unmatched units installed during a 1940s renovation. The front entrances hold Queen Anne style door units dating from the late-nineteenth or early-twentieth century.

The interior retains some original features, but is altered from its original condition and is in poor condition. The core, built over a basement, contains an L-shaped living room with a bathroom and staircase in the southeast corner on the first floor, and a private front bedroom, pass-through back bedroom or dressing room and stairhall on the second floor. The kitchen wing is built above a shallow crawl space and contains the kitchen on the first floor and a bedroom on the second floor. The core and kitchen wing appear to date from the same episode. The woodshed is in ruinous condition.

The "West Cottage" has been changed from its original pre-Pruyn exterior appearance by at least one major documented renovation around 1940 and, more recently, by the removal of its porch. The building exterior is in fair to poor condition. Nonetheless, the building is important among the buildings at Santanoni. Like the Herdsman's Cottage at the farm, it is a document whose origin predates the preserve and whose appearance was modified to blend it into the prevailing architectural context.

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**Boathouse (c1915) map key # 16, Contributing building.**

The frame, shingle-clad boat house is a small building situated at the west end of Harris Lake to the east of the gate lodge. The building is raised above grade on concrete blocks and faces east. It measures 13'-9" north-south and 20'-3" east-west. The gable roof is surfaced with Melvin-period asphalt shingles. The building has an original large batten door on the east elevation and a fixed window on the west elevation.

The building is generally in fair and useable condition and retains most of its original features. There has been limited replacement of roof decking, and the shingle siding is very weathered from its original condition. The existing block footings, aluminum sill flashing, and asphalt shingles are the major changes from its original appearance.

**DEC Shop (c1990) map key # 17, Non contributing building.**

The Department of Environmental Conservation shop is a contemporary log structure located at the end of a side drive leading to the parking area east of the garage. It has two primitive privies nearby.

**Camping Shelter Site (by 1934) map key # 18, Contributing to overall site.**

The site of a vanished camping shelter is situated near the west end of Harris Lake to the north of the boat house.

**C. Farm Complex**

The farm complex is located approximately one mile north of the gate lodge. It consists of five buildings and two structures which contribute to the property's national significance. The farm was established by Robert C. Pruyn in 1895 on the site of a previous farmstead and remained in agricultural use until 1931. The standing and vanished buildings span both sides of the carriage drive, which bends from its northerly course to pass through the farm in an easterly direction. At this point, the carriage drive crosses near mid-point of the prevailing topographic slope which runs downward from north to south. The buildings north of the drive are sited on a very gentle rise at the base of a steeper hill rising behind them to the north. During the farm period, this hill was cleared and referred to as the "upper pasture." The land drops off suddenly to along the south edge of the drive and continues to descend to a pond and beyond along natural sloping terraces. This was also once cleared and referred to as the lower pasture. The farm buildings responded to the site characteristics. They are centered around a massive barn, which was sited along the road into the bank to provide access on grade to its two main levels and a favorable southern exposure for the stables and barnyard behind. Staff housing is located north of the drive, segregated from livestock shelters below the barn. Hayfields, a garden, and orchards, set off by wire fences and stone walls, were located immediately northeast and east of the buildings.

During its operation, the farm provided the Pruyn family and their staff with a safe and diversified array of meat, dairy products and vegetables for the table in camp. The farm also

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grew to generate food and wool for the family's consumption in Albany during its first decade, and, by the teens, sold surplus produce to merchants and keepers of guest houses in Newcomb. As fully developed, the farm came to include some 20 buildings surrounded by between 75 and 200 acres of cleared land. The "model farm buildings" housed year-round staff, livestock and agricultural activities associated with raising and processing dairy products, vegetables, maple syrup, and lamb, pork, beef, veal, venison, squab, chickens, turkeys, ducks, ham and bacon, the latter smoked at the farm.

The farm developed in three phases. During the first phase (c1895 to 1901), the farm was used to produce dairy products exclusively for the family's consumption in camp. The site Pruyn selected for the farm appears to have been previously settled, for it contained an existing heavy timber-framed farmhouse, now called the "herdsman's cottage." The first wing of the barn was built at this time, and the extent of cleared pasture appears to have opened or enlarged.

During the second phase (1902 to 1908) Pruyn transformed the small agricultural operation into a more ambitious "model farm" following the plans of American agriculturalist Edward Burnett. The farm was enlarged to accommodate rearing thoroughbred cattle, swine and sheep, including Brown Swiss cattle and Black Face Highland sheep, relatively uncommon breeds in the United States thought to be particularly well-suited to mountainous climates, as well as Guernsey cattle Southdown and Shropshire sheep, and Black Berkshire pigs. The renovated site plan, new structures and equipment improved hygiene, yields and efficiency. Santanoni's new farm buildings included a state-of-the-art creamery (1904) where dairy products were safely handled and processed, a vertical stave silo (1902) that was among the first generation in the northeast, and experimental hot beds (by 1908) used to shelter seedlings to extend the short growing season. Pruyn approached farming as a form of recreation, and intended the farm to be a pleasant and attractive place, carefully detailed in its architecture with certain livestock selected for aesthetic qualities, such as the penciled Wyandotte chickens, iridescent French Carneau pigeons, and "quackless Brazillian" (Muscovie) ducks. The farm was a frequent destination for picnics with the Pruyn family and guests. Most of the farm complex's standing buildings and visible ruins date from the Burnett period. Other improvements from this period were the construction of a sheepfold (c1904; demolished) sited west of the barn to enclose a large barnyard, numerous structures south and east of the barn including a poultry house (c1904; demolished) stone piggery (c1904; ruins), a seed house/potting shed (by 1907; ruins), concrete hot beds (by 1907; ruins), a slaughterhouse (by 1907; ruins), a poultry coop and numerous brood houses (by 1907; demolished). Marking the bounds of the complex along the road were a blacksmith shop (by 1907; demolished) at the west end and a small stone smokehouse (c1904; standing), used for curing bacon and ham, at the east end. An ice house (c1904; demolished) was added behind the creamery. The complex also included a new staff dwelling for the farm manager (1904; standing, later called the gardener's cottage). Surrounding the buildings was cleared land, kept open by the sheep and divided into a garden, orchard, hayfields and pasture by woven wire and peeled pole fences and stone walls. The cleared land was estimated to be 75 acres in size by 1915 and was located primarily south of the road, extending from the farm group to the gate lodge complex, which contained a separate remote sheep fold.



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Apart from minor improvements made in the interim, substantial investment in the farm's infrastructure was postponed until after World War I when prefabricated components were added to streamline the farm's operation. A small kit bungalow acquired from Sears was constructed on land previously cleared for pasture south of the creamery in 1919 (standing). Between 1915 and 1931, the amount of cleared land was increased to 190 acres, with an additional 10 acres tillable.

From 1931 to the recent past, the farm was unused and neglected. Many outbuildings and barn additions were allowed to deteriorate or intentionally demolished. The pastures are reverting back to forest. The remaining buildings of the farm complex are presently in fair to poor condition. Since 1995, long needed-repairs are being addressed by the Town of Newcomb and Adirondack Architectural Heritage to stabilize and restore the standing buildings.

**Barn (c1895, enlarged 1902 and 1904, renovated c1919) map key # 19, Contributing building.**

The massive, shingle-clad barn is the focal element of the farm complex, sited into a bank along the south edge of the carriage drive. The existing building was expanded from a three-bent, end gable New England type bank barn (c1895), the dominant regional form by the 1890s. This section is now the building's east block and called the horse barn. The barn was more than doubled in size in 1902 with the addition of a second similarly massed four-bent barn, called the cow barn, sited adjacent to but slightly offset from the original barn. The enlarged barn attained the form of a twin barn, which is a type indigenous to southern Quebec and the Ohio, but relatively uncommon in New York. The addition included a conical roofed, shingle-clad vertical stave silo. The existing building today includes a gable-roofed cow shed addition (1904) to the west of the cow barn, remains of a shed-roofed manure shed addition (c1902) to the south of the cow barn, and the foundation of a gable-roofed carriage shed addition (1904) to the east of the horse barn. The roofs and walls are clad throughout in shingles.

The footings below the horse barn and adjacent retaining wall against the bank are drylaid random fieldstone rubble. Those below the cow barn are dressed, quarry-faced native rubble set in mortar. Footings below the cow shed are random fieldstone rubble set in mortar, which is raised as a retaining wall at the west end. The foundation of the manure shed is built of quarry-faced native pink granite ashlar set in mortar above a random fieldstone footing. The silo stands on a concrete slab.

The roofs of the horse and cow barns, and cow shed, retain their original gable forms and deep projecting eaves carried by exposed rafter tails of dimensional lumber. The heavy-timber-framed horse and cow barns have major-purlin and common-rafter roof systems that are common in eastern New York carried by queen rod trusses. A shingle-clad, octagonal venting cupola centered on the ridge of the cow barn is a reconstruction of the original feature. The original silo roof had a steeper pitch and terminated in flatter kick eaves than the existing roof, which was replaced at an undocumented date. The shed roof of the manure shed is collapsed.

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Doors and windows are unmatched and arranged asymmetrically according to function. All are trimmed with plain fascia architraves. The doors are site-built batten units operated on overhung tracks or hinges. Of the thirty-five windows in the building, those of the upper levels of the horse and cow barns hold multi-pane sash similar to those used in the main camp. In the stable areas of the lower level, windows have 6-pane inswing hopper sash typical of early twentieth century barns.

The barn retains its Pruyn period plan and many original interior finishes. The horse barn contains three levels: a stable furnished with wood stalls at the lower level, a main floor at the level of the road furnished with built-in grain bins and tack closets, and an open mow with a galvanized water tank above. The cow barn has stables furnished with pipe rail cow stanchions and bull pens at the ground level and a large open mow above. The stable and silo floors are finished with concrete paving. Elsewhere, floors are plank. Walls and ceilings in the stables and upper level of the horse barn are finished with matched beaded-board wainscoting. Mow areas are not finished.

**Creamery (a.k. Dairy, Milk House, 1904) map key # 20, Contributing building.**

The creamery is a small but visually prominent stone building situated north of the carriage drive across from the barn. Its plan, consisting of a temperature controlled room with sanitary finishes for storing and processing dairy products, a separate equipment washing room equipped with hot water and a furnace room, is attributed to agriculturalist Edward Burnett. Its architectural treatment, employing naturalistic masonry walls featuring round arches, is attributed to the firm of Delano and Aldrich. The building is generally in good condition.

The creamery is a one-story, rectangular, gable-roofed building with an integral veranda massed below the roof along its principal, south elevation. It is built on a concrete slab faced with native rubble. The building walls and piers are built of rounded, native fieldstones, cobblestones and rubble with rounded face edges set in cement mortar. The gabled end walls are mirror elevations, each containing three arched masonry openings: a round-arched portal at the south end leading to the veranda, and two segmental arched window openings with prominent voussoirs. Window and door openings on the south and north elevations are rectilinear, with cast-in-place concrete lintels. All windows have cast-in-place concrete sills. Windows and doors are recessed from the wall plane with paneled wood jambs. All sash is multi-paned in 6-, 12-, and 18-pane configurations. The windows of the milk room are insulated with an original set of interior secondary glazing units matching the multi-pane configurations of the prime sash. Site-built doors are batten units divided into six-panels. The roof, originally surfaced with wood shingles, is now surfaced with asphalt shingles. The eaves overhanging the walls are faced with matched board soffits. A stone chimney stack matching the character of the walls extends through the north slope. The roof originally had a venting cupola on the ridge which was removed at an undocumented date.

The interior retains its original plan, most finishes, and some equipment. The floor is paved with smooth concrete. Walls and ceilings are finished with Keene's plaster on metal lath. A prefabricated cream separator cabinet, soapstone sink and iron drying racks, hot water tanks and steam boiler survive in place.

**Herdsmen's Cottage (a.k.a. "old farm house," "hired man's house," farm house # 2, c1850; remodeled c1895) map key # 21, Contributing building.**

The herdsman's cottage is a Shingle Style bungalow remodeled around 1895 from a mid-nineteenth century heavy timber-framed farmhouse. The building is in poor condition, but retains most of its appearance as remodeled.

The gable-roofed, rectangular cottage is sited in from and north of the carriage road. The building is built on a mortared fieldstone and rubble basement and faces south. A rustic veranda with peeled log piers is massed below the south slope of the roof. Shed-roofed dormers are centered on both roof slopes. A side porch, roofed with a pent roof carried by heavy timber braces, projects from the west elevation. Attached to it is the ruin of an added woodshed. The cottage is clad in wood shingles and wrapped by a wood watertable with a crown mold. The roof is surfaced with asphalt shingles and asphalt underlayment over original wood shingles and is not presently watertight. Eaves have exposed dimensioned lumber rafter tails. Fenestration is generally symmetrically arranged. Door and window architraves terminate in lintels with quarter-round crowns. Doors are furnished with glazed, paneled milled units. Most windows hold counterbalanced 6-over-6 double-hung sash with larger panes than typical on the preserve. The dormers have 3-pane inswing awning sash. The interior is water damaged but retains most of its character and finishes as renovated for Pruyn. Its program appears to have originally been intended for use as a bachelor's hall. The plan is symmetrically arranged, centered on a staircase and landing. The first floor contains two chambers east of the stairs, and a dining room, serving pantry and kitchen to its west. The second floor contains four nearly identical sleeping chambers accessed from a double-loaded hall and a bathroom at the head of the stairs. Milled four-panel doors, matched spruce strip floors, and matched beaded-board walls and ceilings survive throughout, but are water damaged below roof leaks.

**Gardener's Cottage (a.k.a. "farm manager's cottage," farm house # 1, 1904) map key # 22, Contributing building.**

The gardener's cottage is a shingle-clad frame dwelling with rustic embellishments sited north of the carriage road and east of the creamery. The south-facing building consists of a rectangular two-story, end gabled, center block flanked symmetrically by rectangular, one-story, hip roofed wings. A rectangular, one-story, hip-roofed rear wing addition is built against the center block east of its center. Largely massed beneath the center block's end gable and a shallow pent roof is a rustic porch with peeled log piers. A small side porch is massed below a hip roof at the rear of the eastern side wing.

The building is constructed on a mortared random rubble and dressed quarry-faced ashlar foundation. The cottage is clad in wood shingles. The roof is surfaced with asphalt shingles over original wood shingles. Deeply projecting eaves have barked-cedar brackets. Fenestration is generally symmetrical. Doors and windows are trimmed with plain fascia architraves. Original exterior doors at the front and side entrances are furnished with glazed, paneled milled units. Most windows hold multi-pane upper sash similar to those at the main camp in 20/4 or 16/4 double-hung and 16-pane casement sash. The interior finishes were

largely replaced during the Melvin period, but the interior retains its original plan. It was planned for use as a staff residence. The first floor plan includes a sitting room with a fieldstone chimney and staircase in the center block, a sleeping chamber and kitchen/pantry in the side wings, and a dining room, laundry and woodshed in the rear addition. One large bedroom, one small bedroom, and a bathroom are located on the second floor. Milled panel doors and matched spruce strip floors survive, but original plaster walls and ceilings have been replaced with plasterboard.

**[New] Farm Manager's Cottage (a.k.a. Caretaker's Dwelling, farm house # 3, 1919) map key # 23, Contributing building.**

The cottage is a standard Sears, Roebuck & Co. bungalow with site-built additions constructed as a staff dwelling for the farm manager. The one-story, shingle-clad frame building is sited north of the carriage drive on a knoll west of the creamery. The original building is rectangular in plan and sited to face south. It has a front porch carried by paired cased colonettes on fieldstone piers integrally massed below a hip roof. A small hip roofed dormer is centered on the south slope, and a fieldstone chimney penetrates the east slope. To the rear of the core, east of center, is a one-story, hip-roofed laundry-room addition. A small rustic porch constructed of peeled logs shelters an entrance to the laundry. Engaged to the northwest corner of the laundry is a small, one-story hip roofed woodshed and pantry addition.

The building is constructed on a mortared random rubble and fieldstone foundation. The cottage is clad in wood shingles. The roof is surfaced with asphalt shingles over original wood shingles. Projecting eaves have exposed rafter tails of dimensioned lumber. Fenestration is symmetrical on the south (front) elevation and elsewhere asymmetrical. Doors and windows are trimmed with plain fascia architraves. Original exterior doors at the front and side entrances are furnished with glazed, paneled milled units. Windows hold 6/1 or 4/1 double-hung sash. The interior retains its original plan and many original finishes. The standard plan of the Sears block includes two one-bay bedrooms along the west edge, a two-bay wide sitting room with a fieldstone chimney in the front, and a kitchen and bathroom at the rear. Milled panel doors and matched strip floors, and remnants of original plaster walls and ceilings remain in distressed condition.

**Smokehouse (c1904) map key # 24, Contributing structure.**

The smokehouse is a small, one-story stone building used to cure hams and bacon. The west-facing smokehouse is situated north of the carriage drive at the east end of the farm complex. Rectangular in plan, the walls are constructed of random rubble fieldstones and cobblestones on a concrete slab. The building has a pyramidal hip-roof surfaced with asphalt shingles in place of original wood shingles. Dimensioned lumber rafter tails with curved profiles are exposed in the eaves. There is one rectilinear door opening on the west elevation furnished with a site-built paneled door.

**Piggery Ruin (c1904) map key # 25, Contributing to overall site.**

The ruin of the piggery consists of two standing masonry walls located south of the carriage drive and southeast of the barn. The one-story rubble masonry building was built into a bank against a concrete retaining wall. It was rectangular in plan, measuring approximately 13' deep by 84' long, and had a shed-roof pitched toward the south. The interior was divided into approximately eight stalls with low, rectilinear doors in the south opening on a series of fenced pens.

**Seed House Ruin (aka Gardener's Shed/Potting House, c1904) map key # 26, Contributing to overall site.**

The ruin of the seed house are perimeter foundation walls and a chimney situated south of the carriage drive and east of the piggery ruin beyond the hot bed ruins. It was a one-story, gable-roofed, shingle-clad frame building measuring approximately 16' by 20' and had a large expanse of glazing on its south-elevation.

**Hot Beds Ruins (c1909) map key # 27, Contributing structure.**

The concrete walls and internal partitions of two hot beds (or cold frames) used to nurture seedlings are recessed into a terraced slope south of the carriage drive and immediately east of the piggery ruin. Each bed measures approximately 7' wide by 60' long by 3' deep and is constructed of poured-in-place formed concrete. They were covered by glazed sash set within a framework of wood mullions spanning the width of the beds.

**Ice House Ruin (by 1908) map key # 28, Contributing to overall site.**

The site of an ice house used in handling dairy products is marked by a raised concrete slab located north of the carriage drive and immediately north of the creamery. It was a rectangular, shingle-clad, frame building, measuring 20' by 24' with a hip roof terminating in a large hip roofed venting cupola.

**Slaughter House Ruin (c1904) map key # 29, Contributing to overall site.**

The remains of the slaughter house are situated on a sloping site south of the piggery in the south half of the farm complex. The ruin consists of a concrete floor slab, perimeter random rubble foundation walls, a collapsed random rubble chimney, remnants of a wood sill, and lath and Keene plaster fragments. The rectangular one-story shingle-clad frame building measured approximately 18' by 20'.

**Duck House Ruin (1910) map key # 30, Contributing to overall site.**

The remains of a small, shingle-clad frame duck house are located on the shore of a pond at the south edge of the farm complex and southwest of the slaughter house. The ruin consists of two standing but deflected shingle clad walls on stone footings. The duck house was a south-facing, rectangular building measuring 12' by 20'-6" with a shed roof pitched to the north. Its roof

and other walls are collapsed.

**Unknown Building Ruin (c1910) map key # 31, Contributing to overall site.**

The remains of a small building of unknown use are situated on a sloping site immediately south of the piggery ruin in the south half of the farm complex. The ruin consists of a 2' to 4' high random rubble foundation wall approximately 12' square in plan containing a debris pile of a collapsed shingle-clad frame building. The building faced south and had a gable roof with a small gabled venting cupola.

**Blacksmith Shop Site (a.k.a. garage shop, by 1910) map key # 32, Contributing to overall site.**

The site of the blacksmith shop is marked by two glacial erratics on the south side of the carriage drive at the west end of the farm complex. It was a one-story, rectilinear, hip-roofed, shingle-clad frame building constructed on pier footings. It measured approximately 19' deep by 50' long. There are no above surface remains.

**Sheep Fold Site (c1904) map key # 33, Contributing to overall site.**

The site of the sheepfold is on the south side of the carriage drive immediately west of and perpendicular to the west end of the barn. It was a one-story, gable-roofed, shingle-clad frame building with a venting cupola. It measured approximately 24' deep by 30' long. There are no above surface remains.

**Poultry House Ruins (c1904) map key # 34, Contributing to overall site.**

The site of the poultry house is marked by remains of its raised rubble foundation south of the barn. The sprawling, one-story shingle-clad frame building, roughly T-shaped in plan, enclosed what was once the south perimeter of the barnyard. It measured approximately 18' deep by 90' long and had a shed-roof with venting cupolas. Additional remains of the building are present in a debris pile deposited below the bank to the foundation's southwest.

**Poultry Coop, Hen Houses/Colony Houses Site (c1904) map key # 35, Contributing to overall site.**

Several small gable-roofed colony houses and hen houses adjacent to a rambling structure enclosed with chicken wire was located south of the carriage road at the east end of the farm buildings across from the smokehouse. There are no visible remains.

**Open Shed Site (by 1929) map key # 36, Contributing to overall site.**

A one-story, 15' square building with a shingled roof was sited north of the carriage drive and northeast of the herdsman's cottage. There are no visible remains.

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**Small Pig Pen Site (by 1929) map key # 37, Contributing to overall site.**

A one-story, shingle-clad frame building with a shingled roof was sited north of the carriage drive and northeast of the gardener's cottage. There are no visible remains.

**Shed Site (by 1929) map key # 38, Contributing to overall site.**

A one-story, 12' square shingle-clad frame building with a shingled roof was sited north of the carriage drive and north of the gardener's cottage. There are no visible remains.

**Summer Piggery Site (a.k.a. "barracks in pasture," c1904) map key # 39, Contributing to overall site.**

Footings remains of an open shelter are located in the upper pasture.

**Tool Shed Remains (c1904) map key # 40, Contributing to overall site.**

The footings and some shingles of a small one-story building are located in the upper pasture.

**D. Carriage Road**

The carriage road group consists of the original carriage road which includes three original masonry culverts which contribute to the property's national significance. There are also one contributing period bridge and one non-contributing replacement bridge. The culverts convey streambeds or seasonal runoff at various points along the carriage road. Each is constructed of formed rubble masonry and mortar, with a barrel vault between massive spandrel walls extending above the roadway as parapets on each side.

**Harris Lake Inlet Bridge (c1995) map key # 43, Non contributing structure.**

The bridge spans the inlet to Harris Lake at the entrance to the preserve. It replaced an earlier iron Pratt truss bridge constructed in 1893.

**South Culvert (1903) map key # 44, Contributing to overall road structure.**

The south culvert, located near the farm complex, is 10' wide and of medium height. It runs diagonally below the carriage road.

**Center Culvert (c1920) map key # 45, Contributing to overall road structure.**

The narrow and tall center culvert is 5' wide and runs perpendicular below the carriage road. Its west spandrel wall is reinforced with three massive stone buttresses added at an undocumented date.

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**North Culvert (c1920) map key # 46, Contributing to overall road structure.**

The narrow and tall north culvert is 5' wide and runs perpendicular below the carriage road.

**Newcomb Lake Outlet Bridge (c1920) map key # 47, Contributing structure.**

The bridge at the Newcomb Lake outlet below the main camp complex is a three-span steel and wooden bridge. It consists of a center span of approximately 40' and end spans of approximately 21'. The bridge is constructed with steel beams running the length of the span carried by timber cross beams resting on stone-filled wood-cribbing piers. Planking spans across and cantilevers beyond the steel beams provide support for a steel pipe and wood handrail. Longitudinal planking runs the length of the bridge as a wearing surface for wheeled vehicles in the tire travel lane.

**E. Laundry/Service Complex Site**

The laundry/service complex was located on the west shore of Newcomb Lake immediately across the bridge from the main camp. As fully developed, the complex consisted of six buildings ranged in a single line. The surviving buildings were razed in the 1970s following the acquisition by the State. The site of the complex is marked today by two clearings on the north side of the carriage drive. This group consists of six resources contributing to the overall site.

**Chauffer's House Site (a.k.a. Handyman's House, Pruyne period) map key # 48, Contributing to the overall site.**

The site of the chauffer's house is located in the west clearing. It was a two-story, shingle-clad and roofed frame building, built on a stone foundation and measured approximately 24' by 33'. It had four rooms on the first floor and four bedrooms with a bathroom on the second floor. There are no visible remains.

**Garage Site (Pruyne period) map key # 49, Contributing to the overall site.**

The site of the horse and storage barn is located in the west clearing. It was a one story shingle-clad and roofed frame building. It measured approximately 29' by 40'. There was a concrete pad which was associated with the building.

**Carriage House and Barn Site (c1905) map key # 50, Contributing to the overall site.**

The site of the carriage house and barn is located in the east clearing. It was a one-and-one-half story, shingle-clad and roofed frame building. It measured approximately 46' by 62'. There are no visible remains.



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**Laundry Building Site (Pruyn period) map key # 51, Contributing to the overall site.**

The site of the laundry building is located in the east clearing . It was a one-story, shingle-clad and roofed frame building, and measured approximately 18' by 24'. There are no visible remains.

**Caretaker's House Site (Pruyn period) map key # 52, Contributing to the overall site.**

The site of the caretaker's house is located in the east clearing along the shore of the lake outlet and adjacent to the bridge. It was a two-story, shingle-clad and roofed frame building. It had a core measuring approximately 32' by 42' and a 12' by 18' addition. There are no visible remains.

**Ice House Site (Pruyn period) map key # 53, Contributing to the overall site.**

The site of a small ice house is located across the carriage drive from the caretaker's house and adjacent to the bridge. It was a one-story, shingle-clad and roofed frame building, and measured approximately 15' by 15'. There are no visible remains.

**F. Moose Pond Sites**

A small group of primitive outlying buildings were situated on the shore or road to Moose Pond, a favored excursion destination. They were a lean-to, a boat house, and a sugar camp for producing maple syrup. From the main camp, it could be reached by crossing Newcomb Lake by boat and hiking for about 1.5 miles along a trail through the forest. It was also accessible by a road connected to the carriage drive.

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**8. STATEMENT OF SIGNIFICANCE**

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

Nationally: X Statewide:    Locally:   Applicable National  
Register Criteria:A    B    C    D   Criteria Considerations  
(Exceptions):A    B    C X D    E    F    G   

NHL Criteria:

4

NHL Theme(s):

III. Expressing Cultural Values  
5. architecture, landscape architecture, and urban design

Areas of Significance:

Architecture  
Entertainment/Recreation

Period(s) of Significance:

1890-1931

Significant Dates:

1892, 1893, 1895, c.1900, 1902, 1904, 1905, c.1908, 1909, 1910, c.1915,  
1919, c.1920

Significant Person(s):

Cultural Affiliation:

Architect/Builder:

Robertson, Robert H.  
Delano, William A.  
Burnett, Edward

Historic Contexts:

XVI. Architecture  
Y. Rustic

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**State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.**

The Santanoni Preserve is an extraordinarily significant example of resort architecture in America. Located in the High Peaks region of the Adirondack Park, it retains an exceptionally high level of integrity of setting, plan, design, style, materials, and method of construction and remains one of the most intact and imaginative examples of a compound plan Adirondack camp. This property type was influential in the development of numerous camps, lodges, organization camps, and state and national parks across the county during the late 19th and early 20th centuries. Begun in 1892, Santanoni's main lodge is especially distinguished for its integration with nature. Situated along a low ridge above (the originally private) Newcomb Lake, the large yet unobtrusive main lodge was designed to follow the contours of the existing topography and be inconspicuous in its waterfront setting. The long, rambling camp is artfully divided and distributed among a series of several small, interconnected buildings that are covered under one sprawling roof. These individual buildings contain separate uses, including dining and entertaining areas, sleeping quarters for family and guests, and a large kitchen with quarters for support staff. At its peak of development, Santanoni consisted of more than 50 buildings and structures set within a more than 12,000 acre private forest preserve. In addition to retaining its original historic setting, Santanoni is further distinguished by the survival of its large and highly organized farm complex, which was planned by agriculturist Edward Burnett. Santanoni Preserve is also significant as one of several large tracts of land that were conserved by private owners as forest preserves in the late 19th century following the creation of the Adirondack Park by the State of New York -- the first public forest preserve in the nation. The historic camp remains remarkably intact, including its exceptionally large wilderness setting; a highly organized, multiple building compound plan; and built features that were constructed using stylized adaptations of regional forms and native materials. Among historic Adirondack camps, Santanoni is one of the best preserved and fully developed examples of the property type.

The Adirondack "camp," a new type of resort property that evolved in the last quarter of the nineteenth century, was comparable in social standing to contemporary "cottages" developed along the New England coast and in the Berkshire hills of western Massachusetts. The Adirondack camp combined elements from indigenous Adirondack building traditions with the form of the Swiss chalet while providing a level of comfort expected by people of means for whom they were built. Developed by Robert C. Pruyn (1847-1934), an Albany banker, from previously logged forest tracts, Santanoni is one of the most architecturally distinguished examples of an Adirondack camp. Santanoni fully embodies the three distinguishing characteristics of the property type. Its buildings are arranged in a compound plan of great originality, are unusually well-integrated with their site, and possess a singular rustic character derived from indigenous regional building traditions combined with idioms of Swiss and influences from Japanese architecture. The Santanoni Preserve was one of several large tracts conserved by private entities as forest preserves in the late nineteenth century Adirondacks following the establishment of the nation's first public forest preserve by the State of New York.

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## Historical Background

The present town of Newcomb was part of the Totten and Crossfield Purchase (1774) and subsequently platted into large tracts of approximately 36 square miles in area called "townships." The future preserve included parcels within Townships 27, 28, and 47. The Newcomb area, near the geographic center of the region, was first settled around 1810, but the population grew slowly. By 1830, there were only eight families present, with settlement clustered around Lake Harries (now Lake Harris) and Lake Delia (now Newcomb Lake). Newcomb was then accessed by a road begun in 1807 from Chester in Warren County to Lake Harris, a road to Rich Lake from Cedar Point (now Port Henry) on Lake Champlain, chartered in 1828, and the Carthage Road, initiated in 1841, which superceded the Cedar Point Road, running some ten miles to the south to Crown Point on Lake Champlain. Development of the Cedar Point and Carthage Roads was stimulated by the Adirondack Iron and Steel Company's operation at Tahawus beginning in 1828. After the mining ceased around 1852, the principal activity in Newcomb was logging. It gained a reputation for adventuresome sports hunters and anglers, but apart from a few small hotels on Lake Harris, never developed as a resort. Land in the area was subject to speculative purchase and subdivision by logging interests outside the Adirondacks for most of the nineteenth century, conforming to the practice of sale, reversion to the state for unpaid taxes, and resale.

The Santanoni Preserve was developed by Robert Clarence Pruyn (1847-1934) for his personal use. Born in Albany, Pruyn's father, Robert Hewson Pruyn had been appointed American Minister Plenipotentiary to Japan by President Lincoln, and the younger Pruyn had accompanied his father there as an attache from 1862-1863. After graduating from Rutgers, Pruyn assumed a directorship in his father's bank, the National Commercial Bank in Albany, and in 1885, became president of the bank. During the next 46 years, he led the bank through several mergers and acquisitions. Pruyn was also a developer of public utilities and railroad equipment companies, and active in society and philanthropy.

It is not known how Pruyn was introduced to the Adirondacks or the concept of the Adirondack camp. A friend from college, architect Robert H. Robertson, who later designed the main camp, was an heir to the McIntyre family who developed the iron works in Tahawus, which by the 1870s was being used as a private game preserve. This land abutted the lands of the future preserve. Pruyn assembled The Santanoni Preserve from 1890-1908 through numerous individual purchases of previously logged tracts in the central Adirondacks. Pruyn assembled the property by purchasing parcels through intermediaries from the Finch Pruyn Lumber Company and eleven other lumber interests, the McIntyre Iron Company, William West Durant, and the State through tax sales. After initially purchasing some land through surrogates prior to 1890, he directly acquired property at Newcomb Lake where he constructed the main camp in 1892-1893. In 1895, he rebuilt the primitive public road traversing land that he had not yet come to own between Harris and Newcomb Lakes, at a reported cost of \$100,000. No sooner were these improvements made than published guidebooks to the region began to feature the main camp and its pleasant approach as one of the area's principal attractions. In order to protect his privacy, Pruyn gained control of the road and established a gate lodge near its south end, outside the hamlet of Newcomb. He also continued acquiring smaller parcels through the nineties, some of which necessitated relocating

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existing settlers.

Pruyn was active in developing and operating the preserve until illness forced him to turn over its management to a trust in 1929. After his death in 1934, his family continued to use the preserve, but no significant new development commenced. In 1953, the Robert Clarence Pruyn Trust sold the property to the Myron, Merle and Crandall Melvin families of Syracuse. During their tenure, the Melvins used the preserve for hunting and recreation, and addressed many deferred maintenance tasks. In 1971, the Melvins sold the property to the Nature Conservancy as a pass-through to the State of New York. It has been managed by NYS Department of Environmental Conservation since that time.

### **The Architecture of Santanoni**

Pruyn saw the Santanoni Preserve as a comfortable, remote, yet accessible, private retreat, insulated from the world beyond by a "wall of mountains," in an environment that he considered healthful, scenic and opportune with sporting activities. Between 1892 and 1920, Pruyn added some 50 buildings and structures, clustered in five functional groups, to the preserve's landscape.

The centerpiece of the preserve was an isolated main camp complex, designed by architect Robert H. Robertson, sited on its own private lake. Near the main camp was a service complex. Surrounding the lake and main camp was forest used for private sports hunting and fishing, managed as a preserve according to the new principles of "scientific forestry." The program of the buildings of the Santanoni Preserve, like other solitary Adirondack camps, was similar to that of the Anglo-American country estate organized in the manner of Biltmore Lodge in North Carolina. The entrance to the preserve was marked by a gatelodge, designed by the architectural firm of Delano and Aldrich. Contained within the preserve, and affording a certain degree of self-sufficiency, was a model farm, planned by American agriculturalist Edward Burnett, who had been responsible for developing the farm at George Washington Vanderbilt's prototypical estate, Biltmore. Also located within the Santanoni preserve was a group of recreational buildings and a maple sugar camp on Moose Pond.

The main camp was a clear expression of an Adirondack camp, an important regional property type. Its functions were placed in separate buildings connected by a veranda and a covered walkway. The buildings were sited back from the lake close to the surrounding forest cover and built on shallow pier footings with little change required of the site's existing topography. Several individual buildings were massed as Swiss chalets, a form closely associated with the property type.

Pruyn infused Santanoni with its most unusual aspect. The main camp was a creative expression of Japanese architectural planning principles and use of architectural details. These originated from Pruyn's first-hand experience in Japan, which was shared by few Americans at the time, and his keen lifelong interest in Japanese art and culture, including lifetime membership in the Japan Society and his collecting of Japanese artifacts, was unusual. At Santanoni, the arrangement of six individual pavilions and expansive verandas unified below a dominant roof was distinctly Japanese in concept. The Japanese influence on this aspect of

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Santanoni's design was first recognized in an article published in 1929:

The galleries take the place of the hallways...all the rooms opening on to them. It is interesting to recall that the Japanese always employ this method of getting to and from the various rooms in the rambling structures which are typical of their architecture; and as Mr. Pruyn spent many years of his youth in Japan, it is possible that his experiences there influenced him in the design of Camp Santanoni. In the method of arriving at the final grouping of the different units this influence is also felt. The Japanese first locate the important rooms of their houses and then connect them up and roof them in; at Camp Santanoni all the units were placed to command pleasant outlooks or to be thrust back out of the way as their use suggested, and brought under one roof and connected with galleries.<sup>2</sup>

More recently, an analytical appreciation of Santanoni by architectural historian Paul Malo has suggested other Japanese characteristics of the building and its siting. The stepped arrangement of the pavilions, according to Malo, was rooted in Buddhist iconography

The inspiration for the design of Santanoni was nine hundred years old. It was no single historic building, but a type of building that evolved according to the same basic architectural plan. Buddhism provided the symbolic figure of the mandala, its shape and subsequently the shape of the building plan representing a bird -- the mythical phoenix--in flight. The Japanese did not build these structures to be isolated objects. They required that they be essentially integrated with a pond-garden, toward which the buildings were oriented. The artfully designed landscape arranged before a phoenix pavilion represented the heavenly goal, Paradise. At Santanoni, the great bird is aligned so that the main gable frames a wilderness vista across a lake dotted with islands, beyond which rises the mountain named Santanoni....The *Shoso-in*, a massive log treasure house of eighteenth century Japan located in the village of Nara, served as the model for the tail of the bird at Santanoni. The camp's kitchen wing, isolated from the large gathering spaces and private sleeping areas, represents the forked tail of the phoenix.<sup>3</sup>

Malo also observed that the sloping roof extending across the bottom of the truss of the center forward pavilion "transforms the Alpine gable into a Japanese *irumoya* roof," and that the informal approach from the porte cochere to the entrance of the center pavilion was characteristically Japanese as well. Even among Adirondack camps, Santanoni's buildings are sited with unusual deference to the existing site features, a landscape principle described by Malo as *shibui*, meaning tasteful in a rustic manner. The placement of buildings around existing site contours and glacial erratics, the setback of the buildings from the private lake, the use of rustic materials which, apart from the dominant roof mass, are simple in form and execution, demonstrate *shibui* at Santanoni.

After graduating from Rutgers, Robert H. Robertson (d1919) studied architecture in Scotland before returning to Philadelphia and later New York. In 1875 he entered into partnership with William A. Potter, launching a prolific practice noted for its suburban and urban work. His work at Santanoni, which included the main camp and probably work on the original barn at the farm complex, was unusual in his work.

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<sup>2</sup>Lee, p. 72.

<sup>3</sup>Malo, "Nippon...", p. 53.

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Santanoni's gate lodge (1905), and most likely the studio (1905) in the main camp and creamery (1904) in the farm complex, were designed by William Adams Delano (1874-1960) of the young architectural firm of Delano & Aldrich of New York. Delano received his early architectural training at Columbia, earned a *diplôme* at the Ecole des Beaux Arts in Paris, and apprenticed in the New York architectural firm of Carrère and Hastings prior to forming the partnership in 1903. The firm met early success in winning important commissions, including the Egerton L. Winthrop, Jr. house in Syosset, Long Island (1903 -1904) and Walters Art Gallery in Baltimore (1904). By 1935, the firm's portfolio listed 243 individual commissions of which 111 were for country houses, including new construction and remodelings of main houses, gardens, stables, farm buildings, gate lodges and other related structures, most in fashionable metropolitan suburbs. Architectural historian Richard Guy Wilson, in a recent overview of the firm's work on Long Island, observed that "from about 1910, Delano & Aldrich was *the* quality country-house architectural firm in the United States."<sup>4</sup>

Delano & Aldrich's work at Santanoni predates the firm's ascendancy. Nonetheless, these small projects, especially the gate lodge, embody characteristic design principles that were later voiced by the partners and noted by critics and historians. Delano and Aldrich's planning, in particular the relationships of the building to its approach and immediate site, according to Wilson, was the firm's "most outstanding accomplishment."

Delano, who appears to have been the partner in charge of the Santanoni projects based on his two known visits, described his thoughts on the primary general importance of the site, consistent with the Beaux Arts tradition, in an interview in 1927.

My explanation as to how I go to work must of necessity be indefinite, for each case demands different handling. But in general this is what I try to do. I avoid thinking of the new job until I have seen the site and examined it carefully. Contour maps, no matter how crammed with data, are misleading. You must see a place in all its aspects before you can have an adequate idea of its possibilities. A glimpse of a vista here or a tree there or even the roll of the ground may give you the inspiration you are always hoping for. I try in general to avoid hilltops.... and I try to have my house face as nearly as possible to the south, for in this part of the world, the winds blow from the southwest nine days out of ten in the summer. A southerly exposure affords not only sunlight but coolness... If I can I put the entrance door on the north side, and by the same token the staircase, for these elements do not require sunlight as the living room and bedrooms do... I generally work on a small pad, which I carry in my pocket until I find the solution which pleases me. Then it is drawn out at one-sixteenth scale and I talk this over with the client, trying to explain as clearly as possible why each room has been placed where it is.<sup>5</sup>

Delano's plan for the gate lodge skillfully exploited the site's "possibilities." The plan was arranged as a backwards "L," with a "lodge wing" containing living quarters running east-west and parallel to the Lake Harris outlet stemming from a north-south aligned "gate wing" featuring a giant fieldstone arched gateway positioned off-center in the elevation. The archway was sited to enframe a splendid vista, now overgrown, of the summits of the North

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<sup>4</sup> Richard Guy Wilson, "Delano & Aldrich," in Robert B. MacKay et al., eds, *Long Island Country Houses and Their Architects, 1860-1940* (New York: W.W. Norton), 1996, p. 127.

<sup>5</sup> Quoted in Wilson, *op. cit.*

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River Range and Rist Mountain. The placement of the archway and gate wing parallel to the general north-south orientation of the road between the village and camp required bending the drive toward the east. In the "lodge wing," the living room, dining room, bedrooms and kitchen, ranged along a single-loaded corridor, were afforded the desired southern exposure as well as the refreshing sound of the inlet's whitewater through open windows. The massing of the gate lodge was consistent with a restful, compactness of form that was noted in the 1920s as a distinguishing compositional element of Delano & Aldrich's work. The composition emphasized unbroken lines along the roof and subordinated detail and ornament to the building mass. At the gate lodge, all components of the stone archway, the building's most picturesque feature, are contained below the moderately sloped hipped roof. The dormers, necessary to make the second story habitable, are placed well below the main ridge. The use of the rustic materials, especially peeled pole logs, heavy arches of fieldstone, and shingles stained dark to imitate natural weathering, were not typical of their vocabulary. The firm preferred classical stylistic modes with materials in their worked state. At Santanoni, Delano "ornamented" each project with a rustic Roman arch built of fieldstone, an idiom previously used in the structures of Santanoni's stone bridges and apparently pleasing to Pruyn. The spare use of rustic idioms in the Santanoni projects was in keeping with the partners' approach to ornamentation.<sup>6</sup>

Pruyn wrote that the gate lodge had been "built for a Superintendent,"<sup>7</sup> and it appears that Pruyn used the new lodge for two purposes, as an amenity to attract specialized, professional year-round staff and probably for off-season lodging for sporting parties. The new building was more attractively sited, comfortable and refined in plan than any other staff housing on the preserve. The original program included a living room, dining room and kitchen pantry suite, office and woodshed on the first floor. Upstairs were six modest bedrooms, two with fireplace hearths, and a shared bath. The lodge was more than ample for a large family, and arranged for unrelated bachelors in a dormitory setting.

The gate lodge soon became a new center of activity at the southern end of the preserve. By the 1920s, the family of Frederick Pruyn began using the gate lodge while in camp. After 1930, all but the office was unoccupied during the off-season. After the Melvins acquired the preserve, Crandall Melvin renovated the interior, adding electricity and installing plasterboard over many earlier plaster finishes, but leaving the original plan intact. The Melvins also installed the existing roof. The building was reported to be in good condition when the Department of Environmental Conservation took over the preserve. The building was used by staff in the summer, but after the State stopped heating the lodge in the winter, the basement floor began to break up from heaving and serious movement has occurred in the foundation

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<sup>6</sup> Delano & Aldrich also broke with the practice of using archaeologically-derived classical details that was common among the previous generation of architects. "In contrast," according to architectural historian Wilson, both Delano and Aldrich tended to view historical styles and ornament far more abstractly, tending to maintain a single-track and sober eclecticism. They never mixed styles or details, but they never were completely true to the originals: they would willingly pare down, simplify, or reduce the original models. Wilson, p. 132.

<sup>7</sup> [RCP], "Memoranda as to Santanoni Preserve," typescript, July 28, 1924, p. 1. Pruyn had earlier described it as "the Superintendent's house" in 1915. [RCP], "Santanoni Preserve: Adirondack Mountains," typescript prospectus, May, 1915. [Pruyn papers, NYSDEC]



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walls.

The farm complex located approximately one mile in from the gate lodge distinguished Santanoni, in Pruyn's opinion, from other preserves. "There is independence, delight and peace in the isolation," he wrote in 1925, "but everybody needs good food for health and it cannot be imported by tins.... The principal difficulty of living in the Adirondacks is in the food supply. Santanoni is the only preserve that is completely supplied with everything but beef and fruit." Santanoni's farm, established in 1895 and operated until 1931 in a climate well-known to be inhospitable to agriculture, was an unusually complete agricultural complex. Surrounded by 75 to 200 acres of pastures, hayfields, an orchard and a garden, the twenty-odd "model farm buildings" housed year-round staff, livestock ("excellent, and some of it exceptional") and agricultural activities associated with raising and processing "lamb, pork, veal, venison, squab, chickens, turkeys, ducks, tame and mallards, and hams and bacon smoked on the place. Dairy products under the most perfect conditions. Vegetables of all kinds.... Berries, but very little other fruit."<sup>8</sup> Nowhere else was Pruyn's description of his development of the preserve as "a patient contest with nature" more evident than the farm.

Pruyn located his farm on the site of an existing nineteenth century farmstead, which would have included established cleared land of unknown extent for pasture.<sup>9</sup> Pruyn's farm developed in three phases. During the first phase (ca. 1895 to 1901) Pruyn added a new barn to house a small herd of cows to produce dairy products for the family's consumption in camp and used an existing heavy timber-framed farmhouse, now called the "herdsman's cottage," to house the farmhands.

The second phase (1902 to 1908) was the most intensive period of architectural development, when Pruyn transformed the small agricultural operation into a more ambitious "model farm." A model farm was a type of self-contained agricultural complex developed on private estates in the late nineteenth and early twentieth centuries to demonstrate new practices and improve livestock, among other purposes. Pruyn's stock included Brown Swiss cattle and Black Face Highland sheep, uncommon breeds in the United States thought to be particularly well-suited to mountainous climates. The farm's site plan, structures, and equipment demonstrated new practices and technologies intended to improve hygiene and increase yields and efficiency. Santanoni's farm buildings included a state-of-the-art creamery (1904) where dairy products were safely handled and processed, a vertical stave silo (1902) that was among the first generation in the northeast, and experimental hot beds (by 1908) used to shelter seedlings to extend the short growing season. Model farming, which rarely turned a profit, also served as a form of recreation for most who engaged in the activity. Pruyn carefully intended the farm to be a pleasant and attractive place, carefully detailed in its architecture with certain livestock selected for aesthetic qualities, such as the penciled Wyandotte chickens, iridescent French

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<sup>8</sup>[R.C. Pruyn], "Santanoni Preserve: Adirondack Mountains," version 1, May, 1915.

<sup>9</sup> Land use on the preserve is poorly documented prior to 1892, but scattered farmsteads, linked by a primitive road that preceded the present carriage drive, are marked by cellar holes today. The earliest agricultural settlement in the Newcomb area, beginning around 1816, was clustered around Lake Delia (Newcomb Lake) and Lake Harries (Harris). Pruyn is reported to have moved several farmhouses off their original sites at the time he improved the road in 1895.

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Carneau pigeons, and "quackless Brazillian" (Muscovie) ducks. The farm was a frequent destination for picnics with the Pruyn family and guests. Pruyn also approached the pasttime of smoking hams with a competitive spirit, aiming to produce a product to rival the famed hams of Virginia.

The expansion of Santanoni's model farm was planned by Edward Burnett (1849-1925), a leading American agriculturalist. Burnett had played a significant role in improving the Guernsey herd in America through importation in the 1880s and in pioneering the model farms in which they were housed. After graduating from Harvard in 1871, Burnett had spent the first years of his career running Deerfoot Farm in Southborough, Massachusetts, founded by his father around 1850, with his brother before serving one term in the U.S. House of Representatives(1887-1889). Burnett saw the farmer as "the backbone of this country" and "the gentleman farmers" as "the men that give the object lessons" by investing in and improving livestock breeds.<sup>10</sup> Between 1889 and 1892, Burnett developed and managed a prototypical and widely emulated model farm at Biltmore outside Ashville, North Carolina, for George Washington Vanderbilt. Burnett subsequently established the farm operation at Florham Farms in Madison, New Jersey, for Vanderbilt's brother-in-law, H. McKay Twombly, during which time (1892-1895) he appears to have set up a small model farm for the family's Adirondack camp in Franklin County. Burnett established a practice as an agricultural architect based in New York around 1900, and planned model farms for existing and new estates in Connecticut, Massachusetts, New Hampshire and New York's Hudson Valley. Santanoni's farm complex is the only documented Burnett farm owned by and open to the public.<sup>11</sup>

Most of Santanoni's standing buildings and visible ruins date from the Burnett period. The original 1895 barn (standing) was more than doubled in size by the addition of a large cow barn. The silo, constructed with the then relatively new vertical stave technology, was attached to its west. Both the cow barn and silo were constructed in 1902 and remain standing. The additions also included a manure shed (constructed c1902; ruinous), an open shed for cows (constructed c1904; ruinous), and a wagon shed (constructed 1904; demolished). The greatly enlarged barn complex embodied many of Burnett's ideas concerning the physical separation of functions within a barn and planning, ventilating, daylighting and finishing stable areas. Enclosing a large barnyard immediately south of the barn were a sheepfold at the west end (c1904; demolished), a poultry house (c1904;

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<sup>10</sup> Edward Burnett's discussion with Gifford Pinchot, in "Forestry for Farmers," transcript of an address, *The New York Farmers [Club, Proceedings]*, February 17, 1903, pp. 28, 29, 38. The method was similar to that employed by Gifford Pinchot with the forest preserve in the field of forestry, which set out at Biltmore in 1892, according to Pinchot, "to prove what America did not yet understand, that trees could be cut and the forest preserved at one and the same time" by demonstrating the principles of selective harvesting and teaching loggers how to fell and remove timber without damaging adjacent trees. The development of the model farm movement paralleled that of the forest preserve movement in the late nineteenth century. Both were intended to demonstrate alternative approaches to problematic practices within their respective industries. The careers of Burnett, who became a consulting agriculturalist, and Pinchot, who founded the Division of Forestry of the U. S. Department of Agriculture, continued to intersect after each left Biltmore.

<sup>11</sup> Burnett possibly had a hand in the development of Shelburne Farms in Vermont for William Seward Webb, now including a private museum open to the public, but documentation is inconclusive at present.

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demolished) and stone piggery (c1904; ruins) to the south. The stone creamery (1904; standing), physically removed from the barn to a site across the road for reasons of sanitation, contained a climate-controlled milk room, wash room and furnace room. Other farm buildings near the barnyard included a seed house/potting shed (by 1907; ruins), concrete hot beds (by 1907; ruins); a slaughterhouse (by 1907; ruins), a poultry coop and numerous brood houses (by 1907; demolished). Marking the bounds of the complex along the road were a blacksmith shop (by 1907; demolished) at the west end and a small stone smokehouse (c1904; standing), used for curing bacon and ham, at the east end. An ice house (c1904; demolished) stood behind the creamery. The complex also included two dwellings for farmhands. A new shingle-clad chalet-form cottage with a rustic cedar pole veranda and trim was built for the farm manager (1904; standing, later called the gardener's cottage) to the east of the creamery. The earlier farmhouse, now called the herdsman's cottage, was probably renovated as a more fashionable shingle-style bungalow at this time. Surrounding the buildings was cleared land, kept open by the sheep and divided into a garden, orchard, hayfields and pasture by woven wire and peeled pole fences and stone walls. The cleared land was estimated to be 75 acres in size by 1915 and was located primarily south of the road, extending from the farm group to the gate lodge complex, which contained a separate sheep fold.

Apart from minor improvements made in the interim, Pruyn did not substantially invest in the farm's infrastructure again until after World War I. Pruyn, then in his seventies, turned to prefabricated components to streamline the farm's operation. The staff had grown to include a farm manager, herdsman and head gardener, and needed additional housing. Pruyn acquired a small kit bungalow from Sears for the farm manager and had it constructed on land previously cleared for pasture north of the creamery in 1919 (standing).

Pruyn's "patient contest with nature" ended abruptly in 1931 when an advancing illness forced him to withdraw from his responsibilities, including overseeing Santanoni. The farm staff was dismissed and the livestock was sold. The reason was financial. Records surviving from the period 1907 to 1914 indicate that Camp Santanoni as a whole was expensive to run, averaging \$22,000 a year. The farm operations regularly accounted for nearly half of the preserve's total annual cost, and revenues from the sale of farm products to the staff and local retailers consistently fell short of the cost of raising produce. The farm complex demanded annual repairs to the buildings, fences and roads, replenishment of livestock, and the purchase of grain to supplement hay through the winter.

From 1931 to the present, the farm has generally been considered to be a burden and neglected. Since then, many of the outbuildings and barn additions have been allowed to seriously deteriorate or have been intentionally demolished. Attitudes toward the farm complex, however, have recently begun to change. The remaining buildings are now considered to be assets that are of central importance in understanding Santanoni as a place. Led by the Town of Newcomb and Adirondack Architectural Heritage, long-needed repairs to the buildings are being addressed, beginning with replacement of the shingle roofs of the cow and horse barns in 1995.

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**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

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Previous documentation on file (NPS):

- Preliminary Determination of Individual Listing (36 CFR 67) has been requested.  
 Previously Listed in the National Register.  
 Previously Determined Eligible by the National Register.  
 Designated a National Historic Landmark.  
 Recorded by Historic American Buildings Survey: #  
 Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

- State Historic Preservation Office  
 Other State Agency  
 Federal Agency  
 Local Government  
 University  
 Other (Specify Repository): New York State Department of Environmental Conservation  
 Robert C. Pruyn Estate Papers, Key Trust Company, Albany, NY

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**10. GEOGRAPHICAL DATA**

Acreage of Property: 12,990 acres

UTM References:	Zone	Easting	Northing
A	18	561772	4877370
B	18	562096	4880458
C	18	562654	4880877
D	18	565084	4879920
E	18	570104	4874718
F	18	573114	4870807
G	18	572700	4870026
H	18	571413	4869036
I	18	566710	4868730
J	18	565769	4869795
K	18	562786	4874854

**Verbal Boundary Description:**

The preserve occupies lands first platted as portions of townships nos. 27, 28, 46 and 47 of the Totten and Crossfield Purchase of 1772.

**Boundary Justification:**

The boundaries are those of the original Santanoni Preserve as established by Robert C. Pruyn through land purchases completed in 1903 and as subsequently conveyed to the State of New York in 1972.

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**11. FORM PREPARED BY**

Name/Title: Wesley Haynes, Historic Preservation Consultant

Address: 349 Gilchrist Road  
Argyle, New York 12809

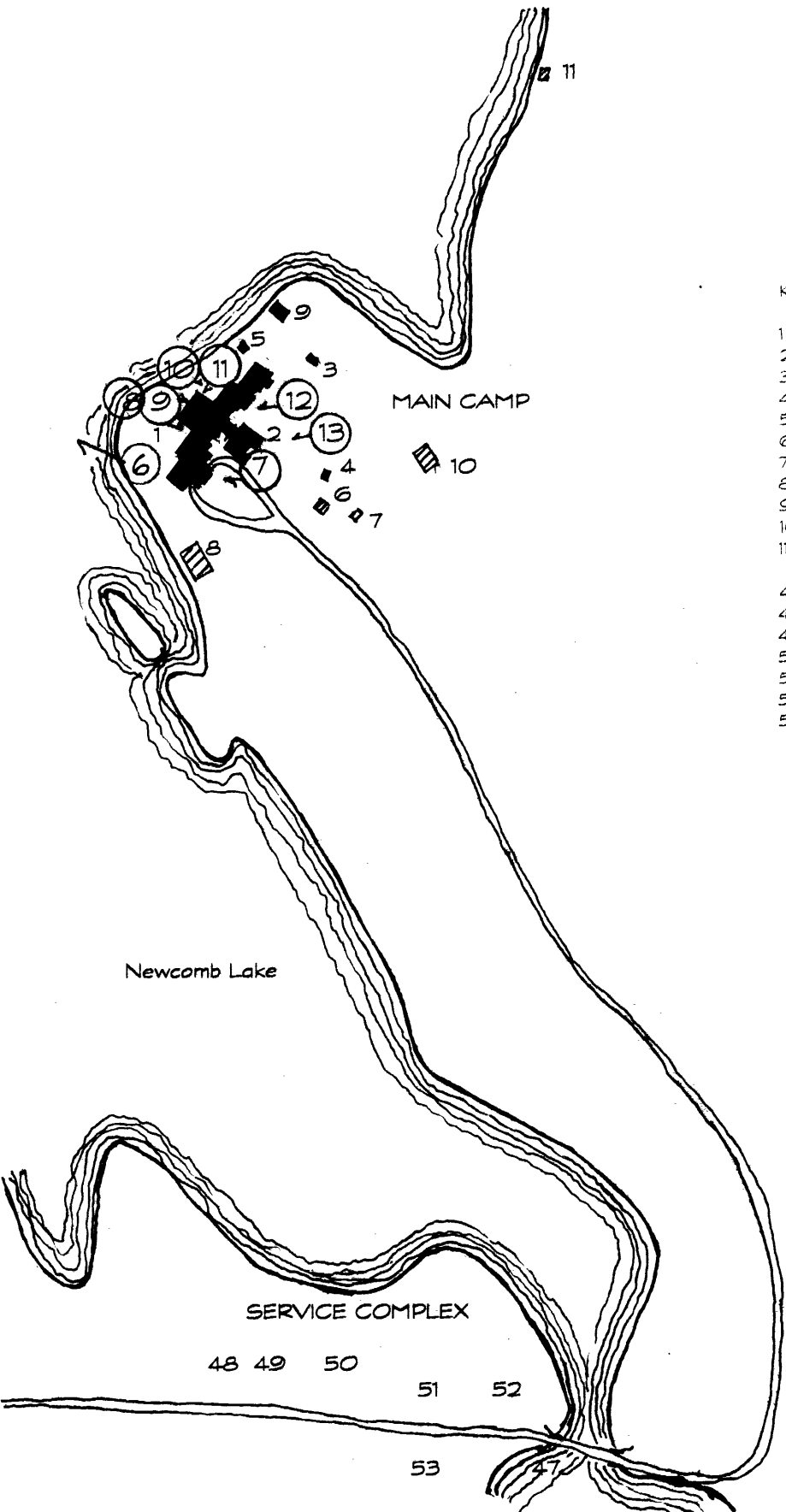
Telephone: 518-854-9572

Date: July 30, 1999

Edited by: Carolyn Pitts and Patty Henry  
National Historic Landmarks Survey  
National Park Service  
1849 C Street, NW (NC-400)  
Washington, DC 20240

Telephone: (215) 597-8875 and (202) 343-8163

DESIGNATED A NATIONAL HISTORIC LANDMARK ON  
May 16, 2000



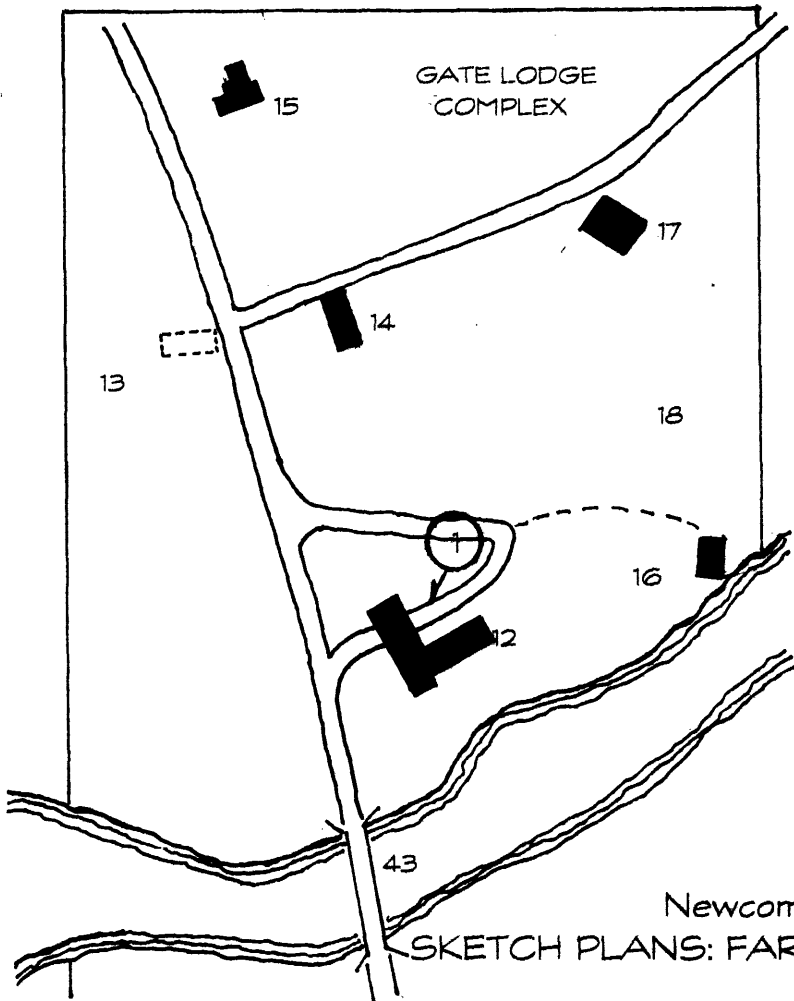
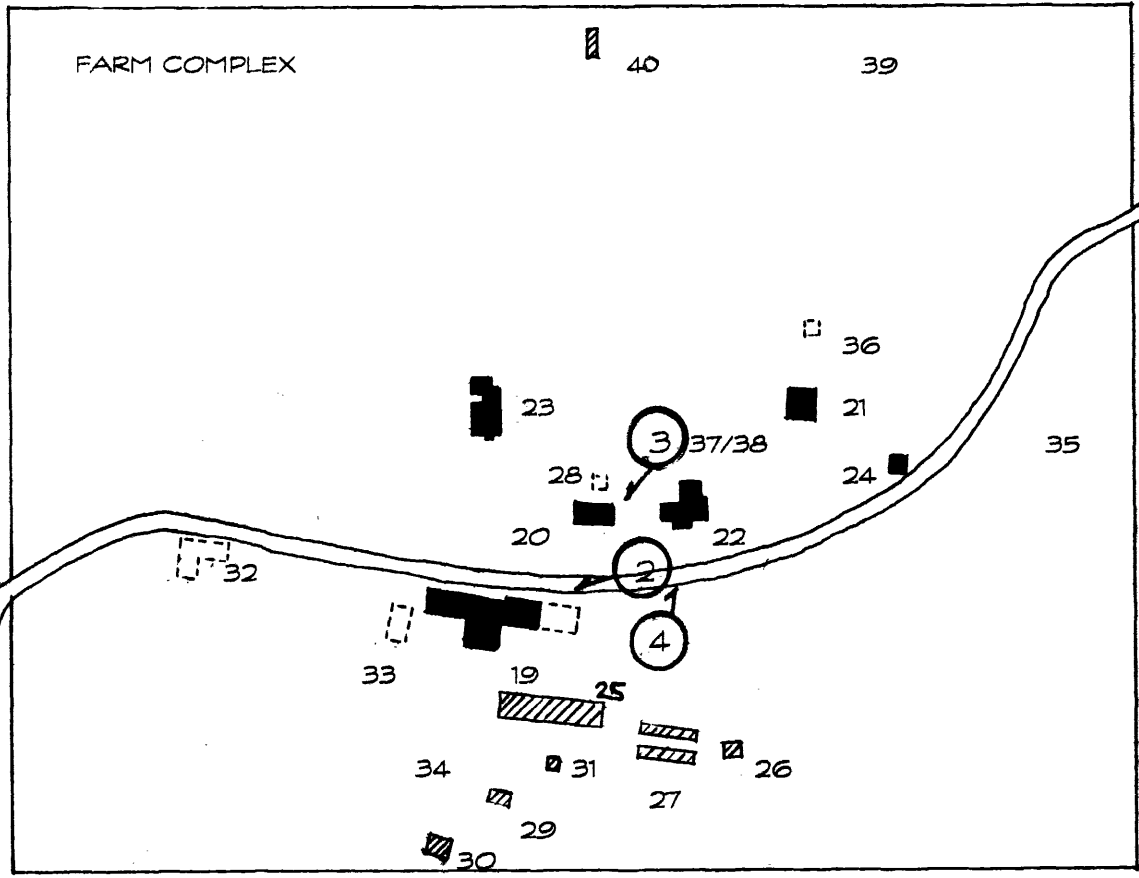
KEY TO RESOURCES

- 1 Main Camp
- 2 Kitchen
- 3 Gazebo
- 4 Generator House
- 5 Pump House
- 6 Ice House ruin
- 7 Lamp House
- 8 New Boathouse ruin
- 9 Studio
- 10 "Old Boathouse" Workshop ruin
- 11 Changing Pavilion or Bathhouse ruin
  
- 47 Newcomb Lake Outlet Bridge
- 48 Chauffer's House site
- 49 Garage site
- 50 Carriage House/Barn site
- 51 Laundry Building site
- 52 Caretaker's House site
- 53 Ice House site



PHOTO KEY 

SANTANONI PRESERVE  
 Newcomb Vicinity, Essex County, New York  
 SKETCH PLANS: MAIN CAMP & SERVICE COMPLEX  
 W. Haynes, del. 1/2000



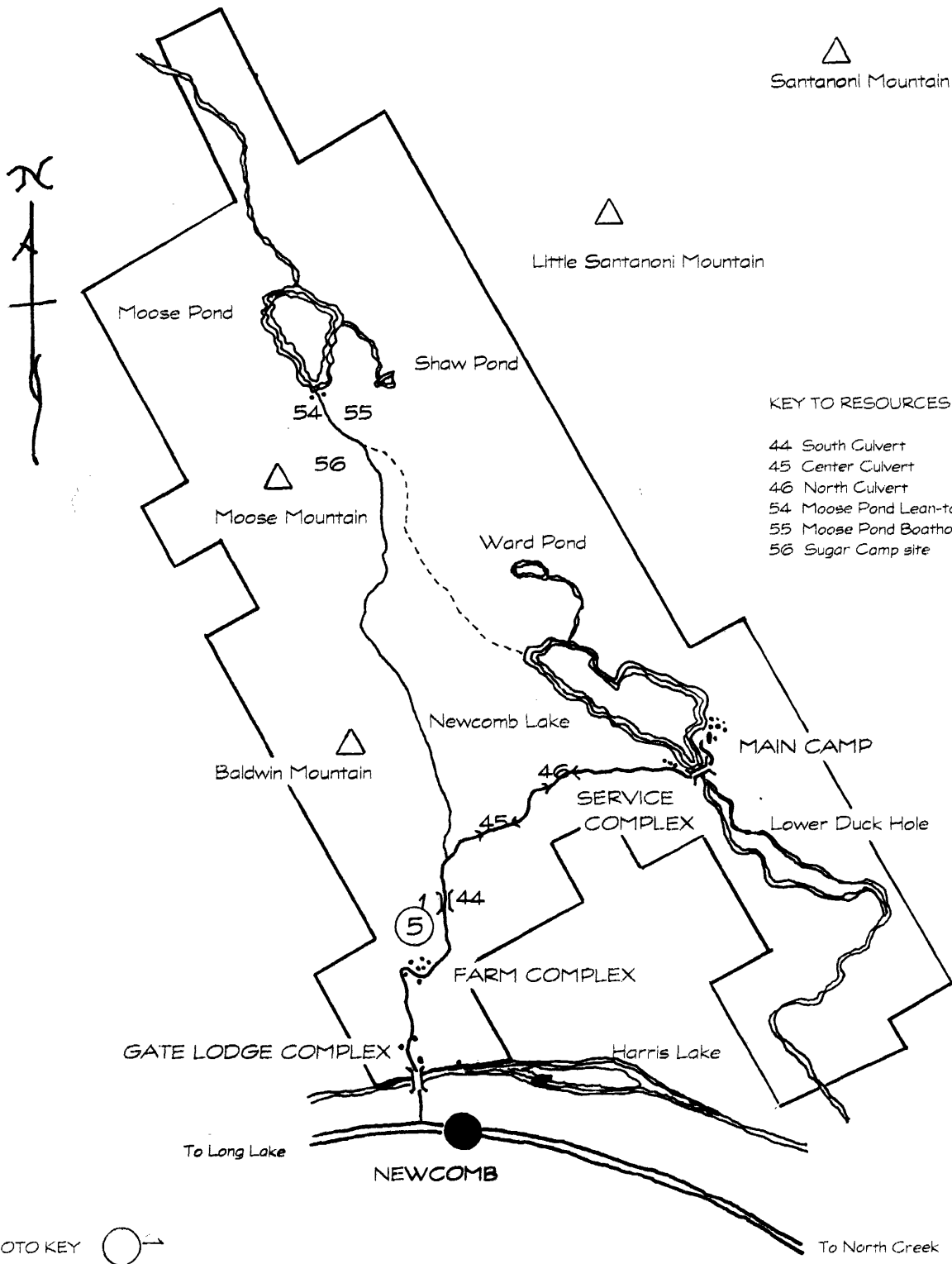
KEY TO RESOURCES

- |                               |                         |
|-------------------------------|-------------------------|
| 12 Gate Lodge                 | 27 Hot Beds ruin        |
| 13 Barn/Workshop site         | 28 Ice House ruin       |
| 14 Garage                     | 29 Slaughter House ruin |
| 15 "West Cottage"             | 30 Duck House ruin      |
| 16 Boathouse                  | 31 Unknown ruin         |
| 17 Shop                       | 32 Blacksmith Shop site |
| 18 Camping Shelter site       | 33 Sheep Fold site      |
| 19 Barn                       | 34 Poultry House ruin   |
| 20 Creamery                   | 35 Poultry site         |
| 21 Herdsman's Cottage         | 36 Open Shed site       |
| 22 Gardener's Cottage         | 37 Small Pig Pen site   |
| 23 New Farm Manager's Cottage | 38 Shed site            |
| 24 Smokehouse                 | 39 Summer Piggery site  |
| 25 Piggery ruin               | 41 Tool Shed ruin       |
| 26 Seed House ruin            | 43 Harris Lake Bridge   |



SANTANONI PRESERVE  
 Newcomb Vicinity, Essex County, New York  
 SKETCH PLANS: FARM & GATE LODGE COMPLEXES

W. Haynes, del. 1/2000



△  
Santanoni Mountain

△  
Little Santanoni Mountain

KEY TO RESOURCES

- 44 South Culvert
- 45 Center Culvert
- 46 North Culvert
- 54 Moose Pond Lean-to site
- 55 Moose Pond Boathouse site
- 56 Sugar Camp site

Moose Pond

Shaw Pond

54 55

56

△  
Moose Mountain

Ward Pond

Newcomb Lake

△  
Baldwin Mountain

MAIN CAMP

46  
45  
SERVICE COMPLEX

Lower Duck Hole

1 (44)  
5

FARM COMPLEX

GATE LODGE COMPLEX

Harris Lake

To Long Lake

NEWCOMB

To North Creek

PHOTO KEY ○ →

SANTANONI PRESERVE  
Newcomb Vicinity, Essex County, New York  
SKETCH PLAN WITH OUTLYING RESOURCES

W. Haynes, del. 1/2000