

United States Department of the Interior
National Park Service



206

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Woodward Hall

other names/site number Stone House, Earl Woodward House, "Woodhill"

2. Location

street & number 1312 Lake Avenue [] not for publication

city or town Lake Luzerne [] vicinity

state New York code NY county Warren code 113 zip code 12846

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

Richard Purpout DBHPO
Signature of certifying official/Title

3/18/14
Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] see continuation sheet
- [] determined eligible for the National Register
[] see continuation sheet
- [] determined not eligible for the National Register
- [] removed from the National Register
- [] other (explain) _____

Jay
Edson H. Beall
Signature of the Keeper

date of action
5.12.14

Woodward Hall

Name of Property

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Building Survey # _____
- recorded by Historic American Engineering Record # _____

Warren County, New York

County and State

Areas of Significance:

(Enter categories from instructions)

Commerce

Entertainment/Recreation

Period of Significance:

1931-1956

Significant Dates:

1931-1932

Significant Person:

Earl Woodward

Cultural Affiliation:

N/A

Architect/Builder:

Eugene LaViolette (Architect/Engineer)

Harold Ogburn (Stonemason)

Woodward Hall
Name of Property

Warren County, New York
County and State

10. Geographical Data

Acreage of Property 3.02 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 597817 4802443
Zone Easting Northing

3 18
Zone Easting Northing

2 18

4 18

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jennifer Betsworth

organization New York State Historic Preservation Office date 12/2/13

street & number P.O. Box 189 telephone 518-237-8643 ext.
3296

city or town Waterford state NY zip code 12188

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

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

name Daniel J. Slovak

street & number 1312 Lake Avenue (Rt 9N) telephone 518-696-3275

city or town Lake Luzerne state NY zip code 12846

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Woodward Hall
Name of Property
Warren County, New York
County and State

Narrative Description of Property

Woodward Hall is located on Lake Avenue (Route 9N) between Lake Luzerne and Lake George within New York's Adirondack Park. The residence is located within Lake Luzerne and situated between three man-made lakes: Lake Vanare to the north and Lake Forest and Lake Allure to the south. A small, tourism-based community developed around these three lakes. Restaurants and businesses catering to tourists, many of which were built by Woodward or Woodward's investors, run along Route 9N. The area is primarily residential, but the buildings and road names still indicate two of the early dude ranches, Northwoods and Hidden Valley, that were built around the lakes. The Painted Pony rodeo, formerly a dude ranch, is located to the southwest of the lakes. Much of the land surrounding the lakes is privately-owned, wooded land. Woodward Hall is built on a small glacial hill that descends to form a peninsula on Lake Forest; along the road, the land is supported by a concrete retaining wall. A gravel driveway leads from 9N to the house; the driveway has been changed, but the original stone gate and stone wall that ran along it has been retained in its original location. The north side of the lot has two tiers; a stone wall and semicircular steps lead to a lower, flat lawn that originally held a swimming pool (now removed). The house occupies an irregular parcel that is bounded by 9N on the north and Lake Forest on the south. This parcel is the original property associated with the house. The nominated property includes the residence and the landscape features.

Woodward Hall is a two-story, rectangular building, five bays wide and two bays deep. It is divided into a residence, and an attached small, two-bay garage; the garage makes the building asymmetrical. The residence has fieldstone walls and a cross-gable slate roof and sits on a poured concrete foundation. The house's somewhat eclectic design subtly recalls European stone cottages and manors, but also has Colonial Revival details and massing. Though some changes have been made to the building, it retains a fairly high level of integrity.

The focus of the façade (south) is a two-bay, front gable section that projects slightly from the building. The entrance is offset to the west side of the gable; two semicircular steps lead to the door. The wood surround around the door has two pilasters and is crowned by an arch with dentils. Three six-over-six windows are located east of the entrance; two six-over-six windows are in the gable on the second floor. A triangular vent caps the gable. On either side of the front gable, two six-over-six windows light the first floor. Two stone chimneys are visible along the crest of the primary roofline. The roofline over the garage is slightly inset; the garage door, which is metal but designed to look like the original wood, is an appropriate recent replacement. The east and west elevations each have two six-over-six windows on the first floor, and another in the gable. The primary feature of the rear (north) elevation is a hipped-roof porch which extends the full length of the rear cross gable. The porch was originally open, but was dropped several inches and enclosed in 1992. Two, narrow eight-over-eight windows are located in the gable above the porch. Two six-over-six windows are east of the porch; a fixed six-pane window is west of the porch. A kitchen entrance door was originally located to the west of the porch; it was removed by the current owner and filled with compatible stone. A series of fixed windows were originally located at ground level to light the basement room; these openings have also been filled.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Woodward Hall
Name of Property
Warren County, New York
County and State

The house has two floors and a basement. The first floor is divided into a large living room, dining room, kitchen, bedroom suite, and den. The living room occupies the majority of the first floor. A large stone fireplace dominates the west wall, and large exposed chestnut beams run along the ceiling. The walls are covered in wood paneling. The original light fixtures, roughly-crafted metal wall sconces with a partial fleur-de-lis and vine pattern, are placed at intervals around the room. A staircase with turned balusters is located in the northeast corner of the room. The other rooms on the first floor are simply trimmed in dark chestnut. The dining room and kitchen are to the west of the living room. The kitchen originally had a cast metal sink and countertop and simple cabinetry; it was updated under the current ownership. The bedroom suite and den are to the east of the living room. The small bathroom in the suite retains its original fixtures.

The second floor is divided into a master bedroom, a guest room, a bathroom, shower, and a den. Each of the rooms has walls angled to fit within the gable roofline; as on the first floor, the rooms are finished simply with light wood trim. The master bedroom is located centrally on the floor. On the original plans, this space was separated into two rooms, but it is unclear whether these plans were carried out. A small shower room is accessed by the hallway just west of the master bedroom. The primary bathroom, which retains its original fixtures, is across the hall. A false wall with an archway highlights the bathtub. The guest room is located on the west side of the floor. The east side is currently used as a den, but was originally a staff room. A narrow staircase, now removed, led from the garage to this room.

The basement has a large central space, and several small storage and utility rooms. A large stone fireplace, similar to the fireplace on the first floor, is located on the east wall. The original plans for the house indicate that the basement was intended as a game room. As the walls were never finished, it is unclear whether it was ever used for this purpose.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Woodward Hall
Name of Property
Warren County, New York
County and State

Statement of Significance:

Woodward Hall, built in 1931-1932, is significant at the local level under Criterion B as the home of Earl Woodward (1891-1956). During the 1920s, Woodward reinvented Adirondack tourism in the Lake George region through the introduction of dude ranch style resorts. After renting rustic cabins to sportsmen and operating a resort on a more traditional model for a few years, Woodward perceived the opportunity for expansion in the tourist market. Rather than stopping with one successful resort development, Woodward continued to build in addition to speculating in timber. Between 1928 and 1930, he created Northwoods, a vacation home development situated around two man-made lakes. Woodward built the Northwoods Dude Ranch at the heart of the development; the successful resort introduced the idea of western-style vacations in the Adirondacks. The dude ranch model caught on quickly, and became a primary feature of the local tourism landscape within a decade. Woodward acted as the gregarious host at the dude ranch he was operating in the summer and at his stone house where he entertained friends, guests, and real estate customers. By the mid-1940s, he also began purchasing, subdividing, and redeveloping property around Lake George to create affordable cabin resorts for middle-class tourists. Woodward maintained Woodward Hall as his primary residence from 1932 through 1956, his most productive years. Though many participated in the postwar real estate boom, Earl Woodward was one of the few developers to dominate the market, and his unique contribution remains evident in the built landscape. Adirondack dude ranches proliferated in the Lake George region, thrived through the 1970s, and still continue to play a role in the local tourist economy.

Tourism in the Adirondacks / Lake George Region

Though fishermen, sportsmen, and some tourists began visiting the Adirondacks during the early nineteenth century, the region did not attract tourists in large numbers until the 1850s. James Fenimore Cooper's *The Last of the Mohicans* and Thomas Cole's landscape paintings helped raise the profile of the Lake George region. Inspired by the publication of Joel Tyler Headley's (1849) and William H.H. Murray's (1869) guidebooks, tourists flocked to the mountains. Locals built guest houses and hotels, some quite elaborate, to house the visitors. Several large hotels were built around Lake George, which could be easily reached by train after 1882. Though more adventuresome and outdoorsy tourists could ride a stagecoach further into the wilderness, most stayed within walking distance of railroad stations. Only a day's ride from New York City, Lake George quickly turned into a resort for the upper middle-class and the wealthy, who built their own homes along the lake.¹

Luzerne, west of Lake George, began developing into a summer resort community by the 1830s. Originally a stop on the way to Lake George, it became a more fashionable and socially exclusive destination as its tourist amenities improved. At their height, the neighboring hamlets of Luzerne and Hadley had six hotels and at least

¹ Warren County Historical Society, *Warren County (New York): Its People and their History Over Time* (Virginia Beach, VA: Donning Company Publishers, 2009), 241-250.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 8 Page 2

15 boarding houses. The hotels boasted of Luzerne's scenery, which was often compared to the Swiss lake Lucerne, and offered delicious local food, music, horse and boat rentals, and numerous other entertainments.²

After the turn of the twentieth century, tourists began arriving more frequently by automobile. Automobiles provided the freedom to explore further, stay at each location for shorter lengths of time, and search out guest houses and cabins farther away from tourist centers. The earliest Adirondack guest houses had been extra rooms at private homes. The owners offered hot meals and often had connections with local wilderness guides. As tourism increased, they began building small cabins to serve as rentals for vacationers and sportsmen. During the early decades of the twentieth century, towns with train stations and resort hotels declined in visitation as automobile tourists sought adventure along main routes. Flashy signs, exotic names, photo opportunities, and unique experiences were devised by business owners seeking to make money in the new tourist economy.³

Earl Woodward's Early Years

Earl Woodward, born in 1891, was a native of Forest, Ohio. He succeeded in school, and began working as a country schoolteacher soon after graduation. By 1915, he purchased his own farm and married Helen Crawford. After experiencing the deaths of two infant children, the couple was devastated. Seeking a fresh start, Earl stopped teaching, purchased a new farm, and started growing crops and dabbling in real estate. In the summer of 1919, Earl and Helen took a trip to New York State. The couple passed through Stony Creek to see a farmhouse that they had seen advertised. Earl fell in love with the area's mountains, streams, and woods. By the next spring, they left Ohio behind and moved to Stony Creek.⁴

Within a few months, Earl began buying forest land and selling the cut logs. In December, Earl purchased a 222-acre property near Baldhead Mountain in Stony Creek. Though he was initially interested in the land, he soon saw opportunity in the farmhouse located on the property. Believing the house's large kitchen and extra rooms were well-suited for visiting sportsmen, he advertised the property in *Field and Stream* magazine. The operation was successful; the hunters and fishermen enjoyed Helen's cooking, and Earl liked playing host. As their reputation for large, delicious meals grew, locals began traveling to the Woodward house for Sunday dinner. In 1925, the Woodwards began to keep a register of their guests; 137 different groups, some couples and some families, visited between April 1925 and November 1926.⁵

² William Howard Brown, *History of Warren County, New York* (Queensbury, NY: Board of Supervisors of Warren County, 1963), 221; WCHS, *Warren County*, 254-255; Lester St. John Thomas, *Timber, Tannery, and Tourists: Lake Luzerne, Warren County, New York* (Lake Luzerne, NY: Committee on the Publication of Local History, 1979), 103-111.

³ Ellen McHale, Albert Fowler, and Todd DeGarmo, *Amusements, Summer Camps, & Dude Ranches: A Guide to the Historical Records of the Warren County Tourist Industry of the Southern Adirondacks in New York State* (Glens Falls, NY: Crandall Library, 1997), 4-5; Thomas, *Timber, Tannery, and Tourists*, 107; WCHS, *Warren County*, 327.

⁴ Carolyn Hart Towers, "Earl Thomas Woodward, 1891-1956," unpublished manuscript, 1-3; David Cedarstrom and Mark Frost, "The Legendary Earl Woodward: 'Baron of Bolton' and Dude Ranch Pioneer," *North Country Enterprise* 2 (2002), 22.

⁵ Towers, "Earl Thomas Woodward," 3-4; Delbert Van Auken, sale of property to Earl Woodward, December 16, 1920, Warren County Historical Deeds Infodex, Book 146, Pages 596-597, available at: <<http://warrencountyny.gov/clerk/NYWARInfodex/InfodexMain.aspx>>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 8 Page 3

In addition to this business, Earl continued buying, logging, and reselling property around Stony Creek. By 1930, he had bought and sold 35 lots. In 1926, he purchased a lot with a late nineteenth century log cabin. Instead of tearing it down, he advertised the property in a sports magazine as ideally suited for a hunting lodge. After receiving more than 400 replies, he saw the opportunity in vacation real estate. He built log cabins on two nearby lots. Both sold quickly, confirming his suspicions, and Earl plunged headlong into the real estate business. He hired a crew of loggers and builders, led by Bill Brannon, to cut and peel logs in the spring and build cabins in the fall on vacation properties.⁶

In May 1926, Earl purchased land in Hadley on the Hudson River. After building two six-room cabins around the original farmhouse, he began advertising the property as a rustic resort. Earl Woodward's in the Adirondacks, or Riverside, offered modern accommodations with electric lighting, telephone, and mail and a long riverside waterfront ideal for swimming, fishing, and boating. For four dollars a day or twenty-four dollars a week, guests could enjoy their own bedroom, meals, and numerous activities. In addition to operating this resort, he began actively collecting properties for sale. In March 1928, he advertised that he had over a hundred "summer homes, hunting camps, log cabins, and camp sites" for sale. He sold the management of Earl Woodward's later that year. With this property, Woodward established his pattern of establishing a successful business and selling it several years later. He would follow this consistently for the next several decades.⁷

In 1927 and 1928, Earl made two major real estate purchases that would direct the future of his career. He purchased Checkerboard Farm, located on Lake Vanare on the north side of 9N, from a friend at a tax sale. In addition to the farmhouse, it had a gas station, sugar bush, and campsites set up along the lake. Later, Earl would develop a successful sawmill on the property. The following year, he purchased 1400 acres on the south side of 9N across from Checkerboard Farm. Inspired by the development around the man-made Lake Vanare, Earl quickly set about damming up Stewart Brook and Stewart Creek to create lakes on his new property. Lake Allure and Lake Forest, named after his hometown, were completed in 1929 and Earl began finalizing his plans for the land. He hired a crew of loggers and friends to begin building log cabins around the new lakes. After a conversation with a Lee Chumley, a friend and business associate, he finally came up with a name for his new development: Northwoods. In June and July 1930, the Earl Woodward Realty Co. surveyed and mapped the lots for the Northwoods Lodge Development around the lakes.⁸

In addition to private cabins, Northwoods had a central lodge that advertised to weekly and daily tourists. With his new wife Katherine (Kay), Earl ran the business for the first year.⁹ A prospective buyer, Nicholas Kramer, ran it the second year and renamed it the Northwoods Lodge Inn. Inspired by a conversation with one of his real estate clients, Earl began to advertise the Lodge as the "first cousin to a dude ranch." For \$4 a day or \$20-26 a week, guests were provided lodging and family-style meals. Horseback riding was offered in addition to the more traditional Adirondack entertainments like fishing, swimming, canoeing, hunting, and shooting. The Lodge flourished. By 1935, Earl was advertising the lodge as the Northwoods Dude Ranch. He specifically

⁶ Towers, "Earl Thomas Woodward," 4.

⁷ Towers, "Earl Thomas Woodward," 4-5.

⁸ Towers, "Earl Thomas Woodward," 5-6.

⁹ Earl and his first wife, Helen, were divorced in 1929. As Earl's involvement with his businesses increased, the relationship failed.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 8 Page 4

catered to young men and women with limited resources and promised good food, comfortable quarters, plenty of activities, and other young guests. Northwoods' success did not go unnoticed, and soon other entrepreneurs began emulating Earl's unconventional idea to create Adirondack dude ranches.¹⁰

Dude Ranches in the Adirondacks

Dude ranches first developed in the western states of Montana and Wyoming during the 1880s. As cattle prices declined, cattle ranchers needed to find alternate sources of income. Wealthy easterners seeking adventure began staying at the ranches, and soon an industry was born. Guests could expect to enjoy hunting and fishing, but were generally also required to participate in some work around the ranch. Promoted by popular figures, such as Teddy Roosevelt, western dude ranches became associated with a simple, strenuous lifestyle and an antidote to modern urban life. They were also heavily associated with the popular romantic mythology of the independent cowboy, rustic pioneer, and boundless west. Dude ranches exploded in popularity following World War I. From the early 1920s through late 1930s, the number of dude ranches increased from 60 to 360. Marketed to upper class Easterners, dude ranches offered amusement and recreation and an opportunity for guests to "play at working hard." Playing on the ideas of the west in popular culture, dude ranchers hired local cowboys to provide local color and entertain guests. A western dude ranch provided an escape from eastern formality, an opportunity to "wear overalls and a loud shirt and a pair of cowboy boots and rough it (not too roughly of course)" while celebrating and playing at being a cowboy, a working-class icon.¹¹

The Adirondack dude ranch model offered an experience that middle-class city workers could afford. Earl's newspaper advertisements in New York City, Massachusetts, and New Jersey were perfectly aimed at young singles looking for an affordable adventure. Particularly during the 1930s and 1940s, female office workers and teachers made up the majority of the visitors to dude ranches. They enjoyed visiting with other women, and being entertained by the cowboys. Earl insisted that his ranches have a family atmosphere, so no drinking was allowed. Soon, western themed bars sprung up along the road for visitors to enjoy drinking and dancing during their vacations.¹²

¹⁰ Towers, "Earl Thomas Woodward," 7-8; "Northwoods Lodge Inn," Advertisement, *The Troy Times*, June 8, 1933; "Annual Trek of American Dudes to Western Ranches is Growing," *The Niagara Falls Gazette*, June 18, 1936 (mentions creation of New York dude ranches within the past few years); The question of the earliest dude ranch in the east seems to be under debate. Malibu Dude Ranch in Milford, Pennsylvania claims that it opened in 1928, thus edging out Earl Woodward. The dude ranch at Montauk, on Long Island, was located at arguably the country's first cattle ranch. However, the start date for their dude ranch operation is unknown.

¹¹ The Handbook of Texas Online, "Dude Ranching," available at: <<http://www.tshaonline.org/handbook/online/articles/azdlr>>; Jennifer Moskowitz, "The Cultural Myth of the Cowboy, or, How the West was Won," *Americana: The American Journal of Popular Culture* 5 (2006) available at: <http://www.americanpopularculture.com/journal/articles/spring_2006/moskowitz.htm>; Bitterroot Ranch, "The History of Dude Ranches," available at: <<http://www.bitterrootranch.com/history.htm>>; Liza Nicholas, *Becoming Western: Stories of Culture and Identity in the Cowboy State* (Lincoln: University of Nebraska Press, 2006), 66-67, 71.

¹² Towers, "Earl Thomas Woodward," 8; Cindy Cameron and Pam Morin, "Ranches, Rodeos & Wranglers: A Tribute to the Adirondack Cowboy and Cowgirl Along the Dude Ranch Trail in Warren County, New York," booklet (Warren County Bicentennial Commission, 2013), 2-14; Annie S. Yocum, "Rounding up the Memories: Personal Histories of the Dude Ranch Dats in Warren County, New York," *Voices: The Journal of New York Folklore* 38 (2012), available at: <<http://www.nyfolklore.org/pubs/voic38-3-4/dude.html>>; WCHS, *Warren County*, 330-331.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Woodward Hall
Name of Property
Warren County, New York
County and State

By blending the Adirondack rustic and western rustic, Woodward combined two popular mythologies that proved particularly attractive to tourists. The idea of the mountain pioneer and lumberjack fit well with that of the independent, heroic cowboy. In response to the success of Northwoods, Earl opened the Stony Creek dude ranch in Stony Creek in 1936, created the Hidden Valley dude ranch along Lake Vanare in 1939, and turned Checkerboard farm into Rocky Ridge dude ranch in 1940. Earl hired family members and friends, and eventually began recruiting cowboys from the Ohio State University School of Veterinary Medicine. He also hired local men to be cowboys, other local staff for the ranches, and continued building log cabins at a rapid pace. Eventually, some ranches began training their local cowboys out west and hiring western cowboys for the summer season.¹³

Woodward's Stone House

After he subdivided the land for the Northwoods development, Earl gave a lot overlooking Lake Forest to his wife Kay. Though the hill, tree cover, and lake made the lot feel secluded, it was close to Earl's business interests and was surrounded by land he owned. Earl hired Eugene LaViolette, a French immigrant and architect who was one of his real estate clients, to draw plans for a house. The plans for "Woodhill" were finished in July 1931, and construction began within the next several months.¹⁴

Set within a landscape of rustic log houses, the Woodwards' stone house was designed to be impressive. Just visible from the road, the house and its stone gate stood out to passersby and was unmistakable to visitors. The stonework for the house and landscape was done by Harold Ogburn, one of Woodward's masons. When discussing the house with LaViolette, Earl must have made it clear that entertainment was his priority. The large living room and games room offered opportunities for socializing, as well as for playing cards and drinking whiskey – some of Earl's favorite pastimes. The three guest bedrooms upstairs were well-suited for hosting clients and friends. It is not known whether Earl specified the house's style, which, with its large stone fireplaces and exposed beam ceiling, recalls English manors. Whether he chose the style or not, it certainly fit his personality. Due to his large landholdings and gregarious entertainments in this space, Woodward's friends nicknamed him the "Baron of Bolton" and created a humorous coat of arms in his honor during the early 1940s.¹⁵

The house itself was completed by November 1932, when Earl and Kay moved in. LaViolette's grand plans for the landscaping, which featured a stone roundabout with a central fountain, lanterns, cricket lawn, formal English garden, and orchards were never completed. A practical man, Earl may have had little use for these details and likely wanted to focus his energy on his businesses. Within the decade, outside forces led Earl to make his last major addition to the property. Route 9N was being paved and expanded under a federal program,

¹³ Towers, "Earl Thomas Woodward," 8-9; Advertisement for Mason, *The Saratogian*, May 16, 1946; Advertisement for Chambermaid and waitress, *The Saratogian*, August 4, 1944. Both of these short ads promise room and board and promise good wages.

¹⁴ Towers, "Earl Thomas Woodward," 7; Eugene LaViolette, "First Floor Plan, 'Woodhill' Mountain Home for Earl Woodward, Esq., Luzerne, N.Y.," July, 1931, collection of Daniel Slovak, Lake Luzerne, New York.

¹⁵ Towers, "Earl Thomas Woodward," 7, 11; LaViolette, "First Floor Plan."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 8 Page 6

and the road planners wanted to take some of his property for the road. With no structure on the land, he would have little argument against the agency. He quickly built a concrete, in-ground pool in the backyard to save his property; the pool was never filled or used, but it served its purpose! The road builders put up a concrete retaining wall and went on their way.¹⁶

Though it was called “Woodhill” on the plans, the home soon came to be known as the “stone house” or “Woodward Hall.” Earl used the house to his advantage when entertaining potential real estate clients. He loved to entertain and feed guests well and was skilled at making sales. Few left the house without buying what Earl was trying to sell, whether it was land, cabins, or dude ranches. The stone house was central to Woodward’s empire, and “home” for Kay and Earl, but they were often too busy to spend much time there. During the summer, the couple lived and worked as hosts at the dude ranch or resort that they were developing. In the winter, they typically traveled to Florida or California to escape the cold for a few weeks.¹⁷

Dude Ranches and Postwar Tourism in Warren County

By the early 1940s, dude ranches were springing up all over the county. Many held weekly rodeos, and the Painted Pony established one of the largest. In many cases, Earl Woodward sold the land for the ranches and helped teach new business owners to be successful. He initiated the sales for the Lazy J, Whitehorse Ranch, Painted Pony, Hitching Post restaurant and bar, Sunset Valley ranch, K Bar L guest ranch, Sun Canyon, and Thunderbird ranch among many others. In 1954, 26 dude ranches were operating in the Adirondacks. Twenty-one ranches, half of all the dude ranches in New York State, were located in Warren County alone. In less than 20 years, Warren County had become the dude ranch center of the east.¹⁸

By the 1940s, Earl began purchasing real estate along Bolton road or “Millionaire’s Row,” on the east side of Lake George. Slowly, he helped make a vacation on Lake George possible for middle-class families rather than something that only wealth and connections could obtain. In 1942, he built a cabin court called Frontier Village just north of Lake George. It was a huge success, and encouraged him to continue buying real estate in Bolton. He purchased many former estates, subdivided the land, and resold them for a profit. In other cases, he built cabins on the land for rent or sale. When he and Kay purchased a Georgian mansion on the Lake as a second home in 1945, Earl could not resist turning it into an investment. He built cabins on the property, and named his new resort Earl Woodward’s Village.¹⁹

By the early 1950s, Earl and Kay were starting to tire of the real estate business. In 1954, they sold the Village and the large home that was its centerpiece. They moved back to Woodward Hall in Luzerne, and slowly began

¹⁶ Eugene LaViolette, “Property Plan of ‘Woodhill’ Mountain Home for Mr. Earl Woodward, Esq., Luzerne, N.Y.,” July 1931, collection of Daniel Slovak, Lake Luzerne, New York; Historic images, collection of Daniel Slovak, Lake Luzerne, N.Y.; Daniel Slovak, Interviewed by Jennifer Betsworth, Lake Luzerne, New York, November 19, 2013.

¹⁷ Towers, “Earl Thomas Woodward,” 8.

¹⁸ New York State Department of Commerce, “New York State Dude Ranches,” Brochure, 1954; Towers, “Earl Thomas Woodward,” 15.

¹⁹ Towers, “Earl Thomas Woodward,” 10-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 8 Page 7

to sell off the remainder of their property. Earl died of liver cancer on June 20, 1956. The funeral service was held at Woodward Hall.²⁰

Though Warren County's dude ranch and resort pioneer was gone, the tourist economy he helped create continued to thrive and grow. Tourist attractions, resorts, dude ranches, restaurants, and amusements lined Route 9N. All felt threatened when the Adirondack Northway, a new interstate into the Adirondacks that promised to change how travelers experienced the region, was announced during the 1950s. Construction of the controversial roadway began in 1957 and was completed in 1961. Though many tourists opted to use the new road to travel to the Lake George region, they continued to get off the highway in order to visit Warren County's dude ranches and resorts. By the 1960s, the number of dude ranches had decreased following the initial boom but held steady at around 15-16 in the county. At that time, the area around Lakes Vanare, Allure, and Forest had 10 dude ranches and five western themed bars. Cars lined up along the roads at night as people flocked to the restaurants, bars, dances and rodeos. It was a veritable dude ranch mecca, and the Town of Lake Luzerne hired several policemen to strictly cover the area.²¹

Warren County's dude ranch economy had begun to diminish by the end of the 1970s due to a number of factors. Travel was cheaper, and new roads like the Northway made traveling by automobile quicker than before. Middle-class families looking for a western experience could consider driving or flying west for their vacations. Western movies and books declined in popularity during the 1970s, and many Adirondack vacationers looked for an experience that felt more authentic to the region's history. New insurance regulations and higher costs for horses and feed made maintaining ranches more expensive for owners. Repeat and generational business slowed, as younger generations chose to vacation elsewhere. The ranches that survived often did so by adopting new strategies, such as remaining open year-round.²²

²⁰ Towers, "Earl Thomas Woodward," 14; "Earl T. Woodward Succumbs; Pioneered Area Dude Ranches," *The Post-Star* (Glens Falls), June 21, 1956.

²¹ Pam Morin and Cindy Cameron, Interviewed by Jennifer Betsworth, Lake George, New York, November 19, 2013; New York State Department of Commerce, "Dude Ranches in New York State," Brochure, 1960; New York State Department of Commerce, "Dude Ranches in New York State," Brochure, 1967; WCHS, *Warren County*, 328-330.

²² Pam Morin and Cindy Cameron, Interviewed by Jennifer Betsworth, Lake George, New York, November 19, 2013; Anthony F. Hall, "Frontier Town," *Lake George Mirror Magazine*, January 20, 2011, available at: <www.lakegeorgemirror.com/tag/earl-woodward>; Eric Hobsbawm, "The Myth of the Cowboy," *The Guardian*, March 20, 2013, available at: <<http://www.theguardian.com/books/2013/mar/20/myth-of-the-cowboy>>.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 8

Woodward Hall

Name of Property
Warren County, New York

County and State

Though the dude ranch industry is no longer dominant, Earl Woodward's enduring impact on the landscape and economy remains evident. In 2014, four dude ranches still operate: 1000 Acres in Stony Creek, Ridin-Hy Ranch in Warrensburg, Roaring Brook Ranch in Lake George, and the Painted Pony Rodeo in Lake Luzerne.²³ Many of Earl Woodward's log cabins with stone fireplaces still exist from Stony Creek to Bolton, and real estate agents use his name as a selling point. His initial development, Northwoods, remains intact, including the acreage he set aside to be kept as forested land. During the postwar period, the Lake George region was heavily developed to attract middle-class families and tourists. Earl Woodward was one of the few developers who dominated the market during those years, and he stands out for his unique contribution to the region's economy, landscape, and culture.

²³ Cameron and Morin, "Ranches, Rodeos & Wranglers," 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall

Name of Property

Warren County, New York

County and State

Section 9 Page 1

Bibliography:

Advertisement for Chambermaid and waitress. *The Saratogian*, August 4, 1944.

Advertisement for Mason. *The Saratogian*, May 16, 1946.

“Annual Trek of American Dudes to Western Ranches is Growing.” *The Niagara Falls Gazette*, June 18, 1936.

Bitterroot Ranch. “The History of Dude Ranches.” Available at: <<http://www.bitterrootranch.com/history.htm>>.

Brown, William Howard. *History of Warren County, New York*. Queensbury, NY: Board of Supervisors of Warren County, 1963.

Cameron, Cindy and Pam Morin. “Ranches, Rodeos & Wranglers: A Tribute to the Adirondack Cowboy and Cowgirl Along the Dude Ranch Trail in Warren County, New York.” Booklet. Warren County Bicentennial Commission, 2013.

Cedarstrom, David and Mark Frost. “The Legendary Earl Woodward: ‘Baron of Bolton’ and Dude Ranch Pioneer.” *North Country Enterprise* 2 (2002): 20-26.

“Earl T. Woodward Succumbs; Pioneered Area Dude Ranches.” *The Post-Star* (Glens Falls), June 21, 1956.

Hall, Anthony F. “Frontier Town.” *Lake George Mirror Magazine*, January 20, 2011. Available at: <www.lakegeorgemirrmagazine.com/tag/earl-woodward>.

Hobsbawm, Eric. “The Myth of the Cowboy.” *The Guardian*, March 20, 2013. Available at: <<http://www.theguardian.com/books/2013/mar/20/myth-of-the-cowboy>>.

Historic images. Collection of Daniel Slovak, Lake Luzerne, N.Y.

LaViolette, Eugene. “First Floor Plan, ‘Woodhill’ Mountain Home for Earl Woodward, Esq., Luzerne, N.Y.” July, 1931. Collection of Daniel Slovak, Lake Luzerne, New York.

LaViolette, Eugene. “Property Plan of ‘Woodhill’ Mountain Home for Mr. Earl Woodward, Esq., Luzerne, N.Y.” July 1931. Collection of Daniel Slovak, Lake Luzerne, New York.

McHale, Ellen Albert Fowler, and Todd DeGarmo. *Amusements, Summer Camps, & Dude Ranches: A Guide to the Historical Records of the Warren County Tourist Industry of the Southern Adirondacks in New York State*. Glens Falls, NY: Crandall Library, 1997.

Morin, Pam and Cindy Cameron. Interviewed by Jennifer Betsworth. Lake George, New York, November 19, 2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall

Name of Property

Warren County, New York

County and State

Section 9 Page 2

Moskowitz, Jennifer. "The Cultural Myth of the Cowboy, or, How the West was Won." *Americana: The American Journal of Popular Culture* 5 (2006). Available at:
<http://www.americanpopularculture.com/journal/articles/spring_2006/moskowitz.htm>.

New York State Department of Commerce. "New York State Dude Ranches." Brochure, 1954.

New York State Department of Commerce. "Dude Ranches in New York State." Brochure, 1960.

New York State Department of Commerce. "Dude Ranches in New York State." Brochure, 1967.

Nicholas, Liza. *Becoming Western: Stories of Culture and Identity in the Cowboy State*. Lincoln: University of Nebraska Press, 2006.

"Northwoods Lodge Inn." Advertisement. *The Troy Times*, June 8, 1933.

Slovak, Daniel. Interviewed by Jennifer Betsworth. Lake Luzerne, New York, November 19, 2013.

The Handbook of Texas Online. "Dude Ranching." Available at:
<<http://www.tshaonline.org/handbook/online/articles/azdlr>>.

Thomas, Lester St. John. *Timber, Tannery, and Tourists: Lake Luzerne, Warren County, New York*. Lake Luzerne, NY: Committee on the Publication of Local History, 1979.

Towers, Carolyn Hart. "Earl Thomas Woodward, 1891-1956." Unpublished manuscript.

Van Auken, Delbert. Sale of property to Earl Woodward, December 16, 1920. Warren County Historical Deeds Infodex. Book 146, Pages 596-597. Available at:
<<http://warrencountyny.gov/clerk/NYWARInfodex/InfodexMain.aspx>>.

Warren County Historical Society. *Warren County (New York): Its People and their History Over Time*. Virginia Beach, VA: Donning Company Publishers, 2009.

Yocum, Annie S. "Rounding up the Memories: Personal Histories of the Dude Ranch Days in Warren County, New York." *Voices: The Journal of New York Folklore* 38 (2012). Available at:
<<http://www.nyfolklore.org/pubs/voic38-3-4/dude.html> >.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Woodward Hall
Name of Property
Warren County, New York
County and State

Verbal Boundary Description

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification

The boundary was drawn to include the parcel historically associated with Woodward Hall.

United States Department of the Interior
National Park Service

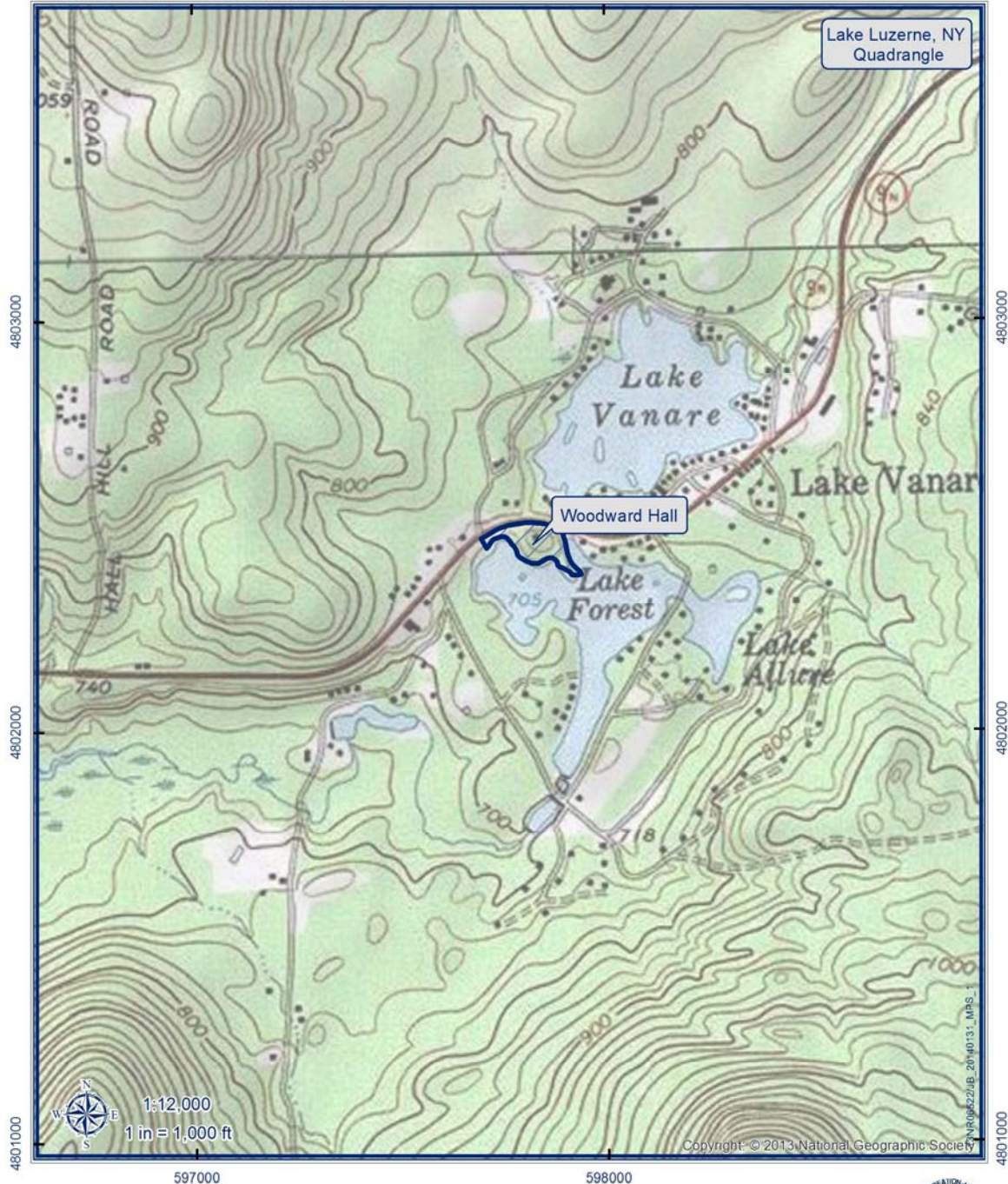
National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 10 Page 2

Woodward Hall
Lake Luzerne, Warren Co., NY

1312 Lake Avenue
Lake Luzerne, NY 12846



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



Tax Parcel Data:
Warren Co. RPS
gis.co.warren.ny.us/



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall

Name of Property

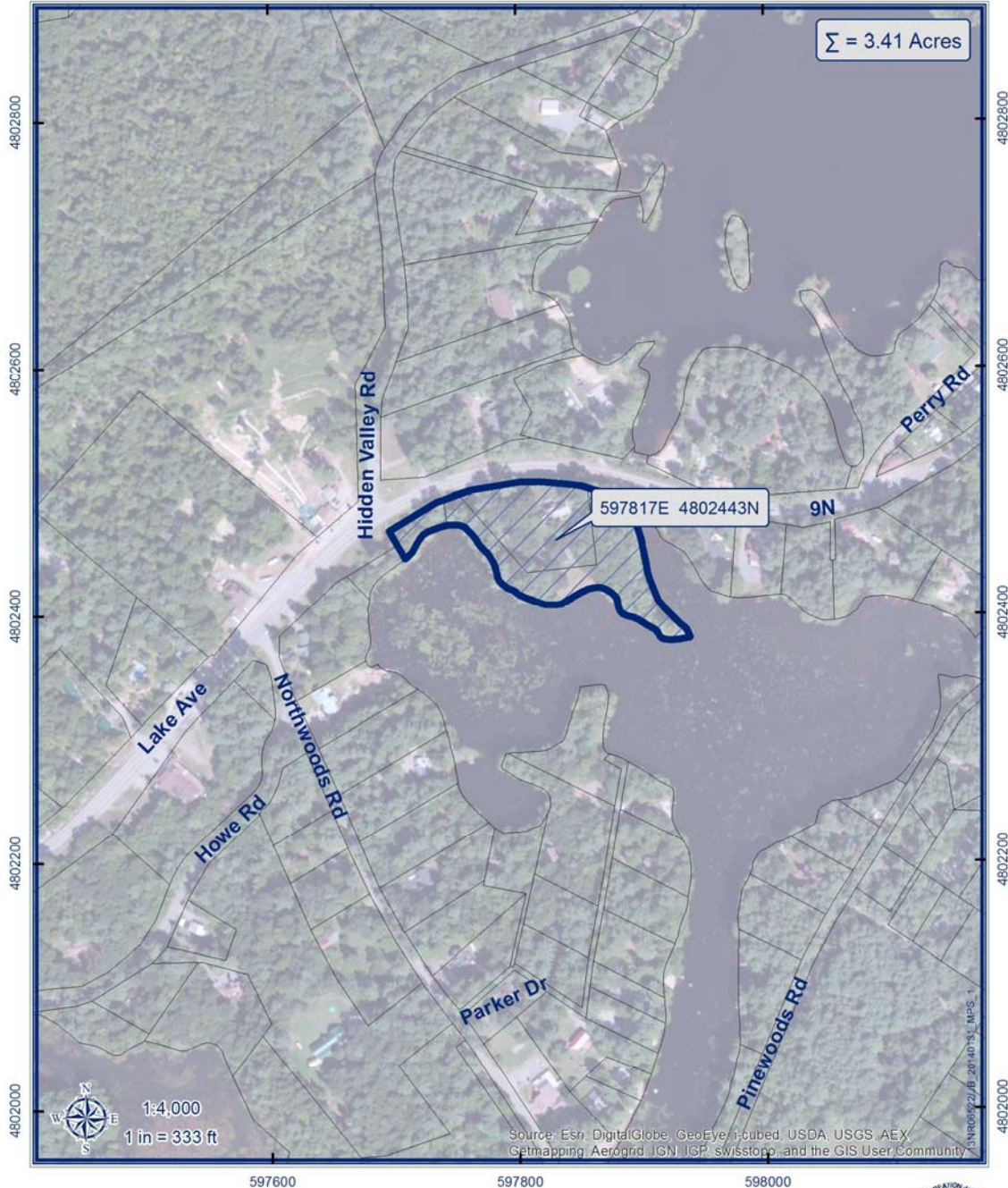
Warren County, New York

County and State

Section 10 Page 3

Woodward Hall
Lake Luzerne, Warren Co., NY

1312 Lake Avenue
Lake Luzerne, NY 12846



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



Tax Parcel Data:
Warren Co. RPS
gis.co.warren.ny.us/



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Woodward Hall
Name of Property
Warren County, New York
County and State

Section 11 Page 1

Additional Information

Name of Property:	Woodward Hall
City:	Lake Luzerne
County:	Warren
State:	NY
Name of Photographer:	Jennifer Betsworth
Date of Photographs:	November 19, 2013
Location of Original Digital Files:	NY SHPO

NY_WarrenCo_WoodwardHall_0001

Façade, camera facing southwest

NY_WarrenCo_WoodwardHall_0002

Rear (west) elevation, camera facing northeast

NY_WarrenCo_WoodwardHall_0003

Rear yard, camera facing southwest

NY_WarrenCo_WoodwardHall_0004

Main hall, camera facing west

NY_WarrenCo_WoodwardHall_0005

Detail of sconce in hall, camera facing east

NY_WarrenCo_WoodwardHall_0006

Dining room, camera facing northeast

NY_WarrenCo_WoodwardHall_0007

Rear porch, camera facing north

NY_WarrenCo_WoodwardHall_0008

Master bedroom, camera facing east

NY_WarrenCo_WoodwardHall_0009

Guest bedroom, camera facing south

NY_WarrenCo_WoodwardHall_0010

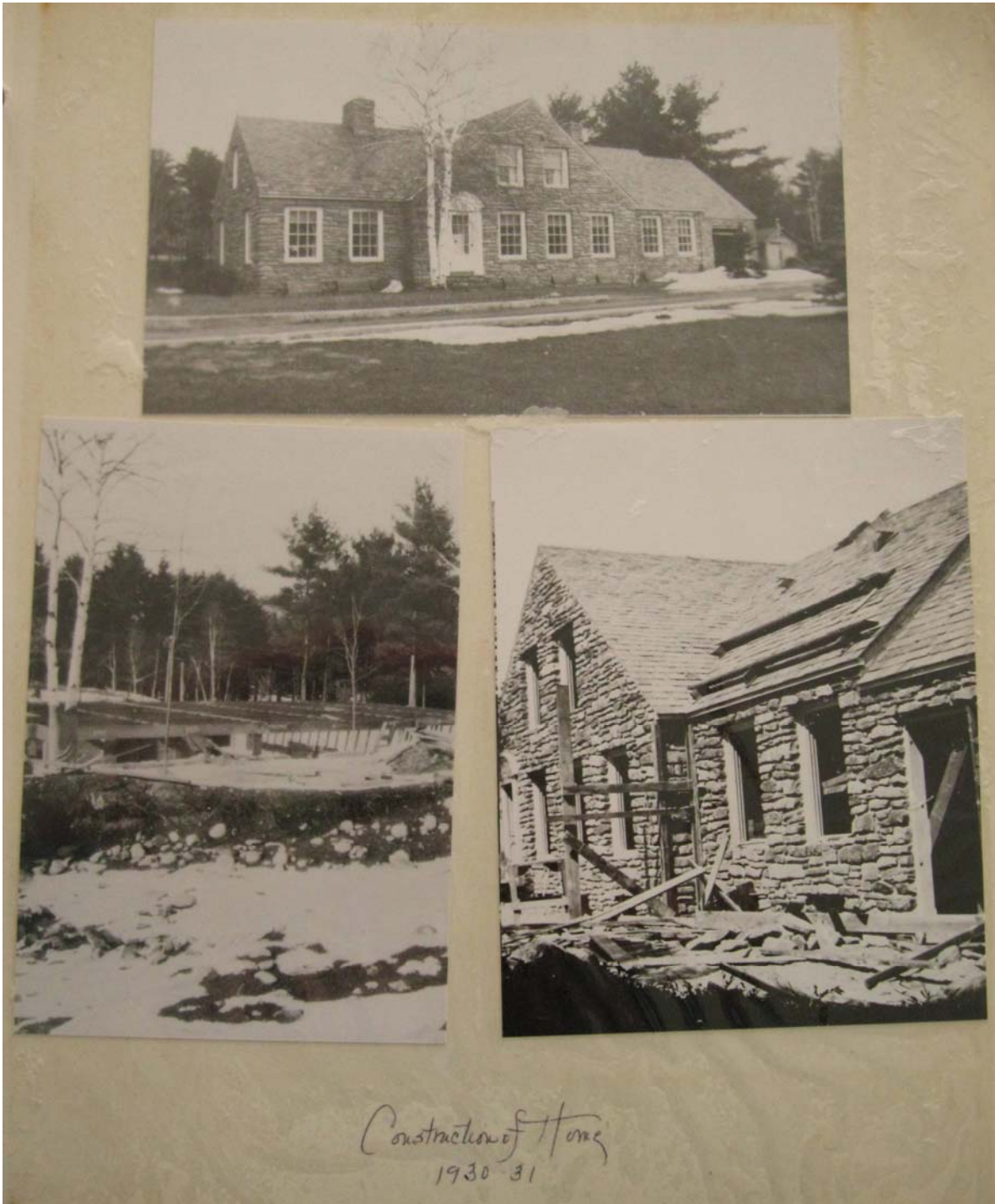
Basement, camera facing northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 2

Woodward Hall
Name of Property
Warren County, New York
County and State



Construction Photographs, 1930-1931, from collection of Daniel Slovak

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

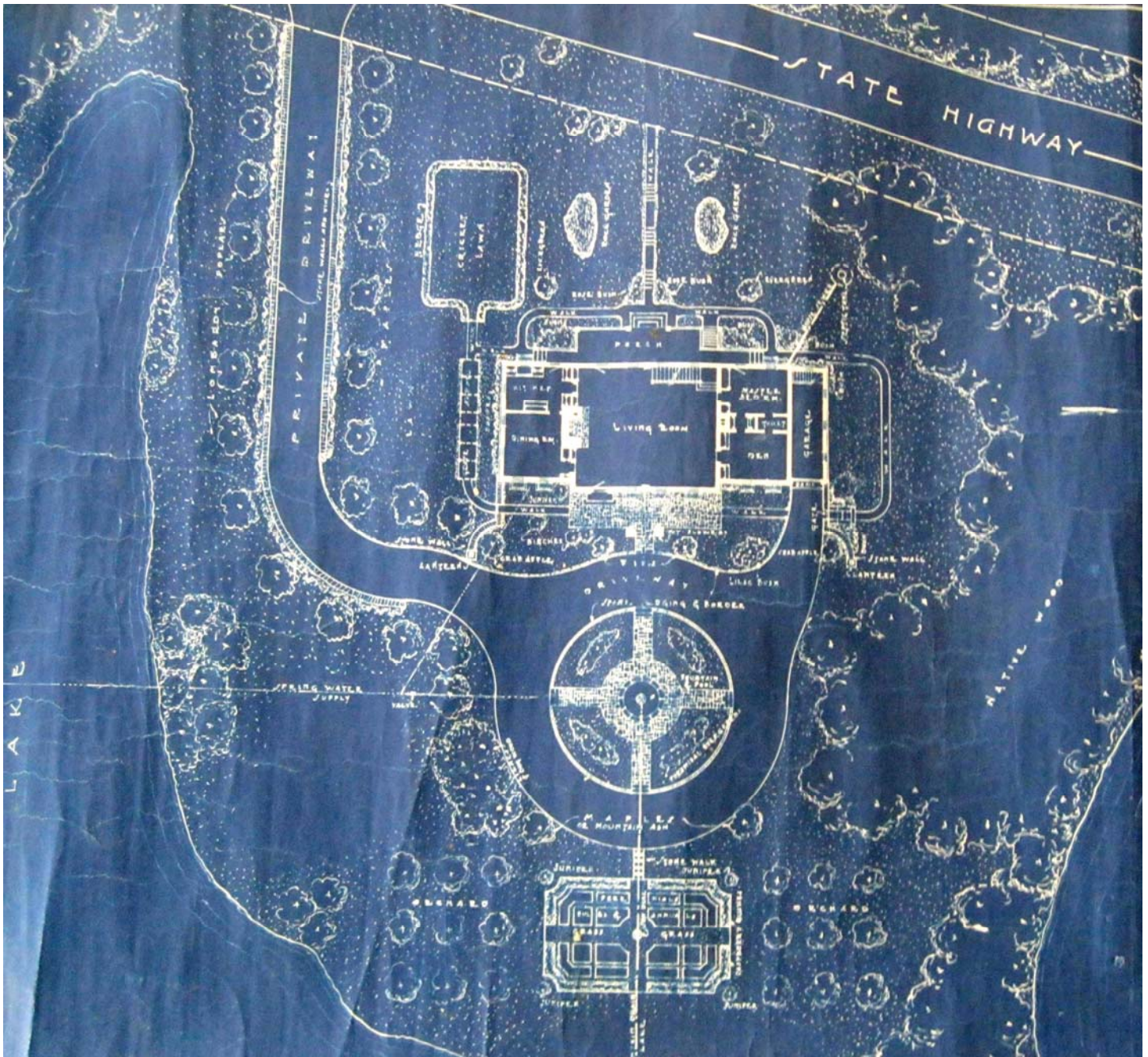
Woodward Hall

Name of Property

Warren County, New York

County and State

Section 11 Page 3



Site Plan, Architect Eugene LaViolette, from collection of Daniel Slovak

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 4

Woodward Hall
Name of Property
Warren County, New York
County and State



View of original driveway and stone wall, ca. 1950, from collection of Daniel Slovak



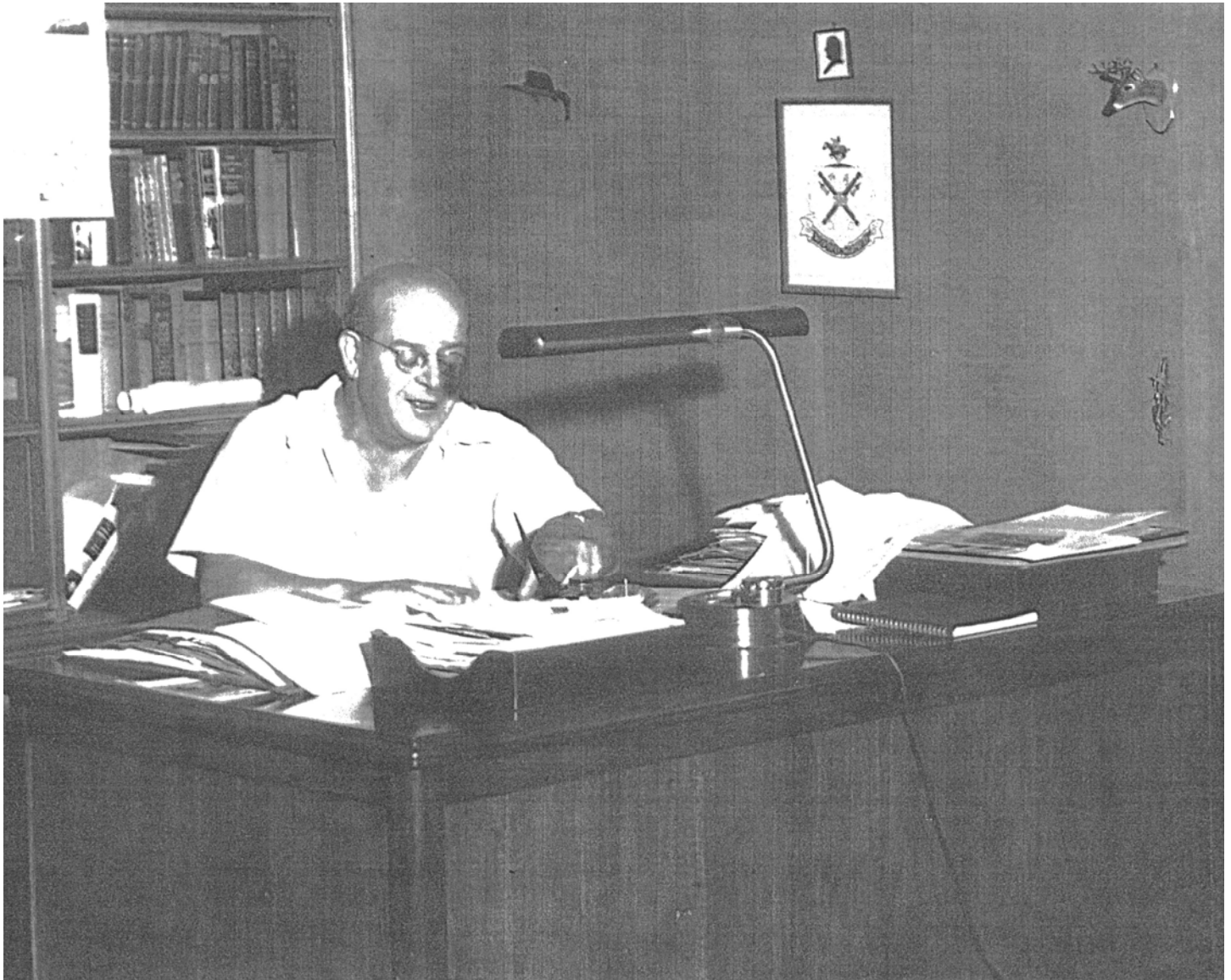
View of unused swimming pool, ca. 1950, in collection of Daniel Slovak

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 5

Woodward Hall
Name of Property
Warren County, New York
County and State



Earl Woodward in his Lake George office, ca. 1940





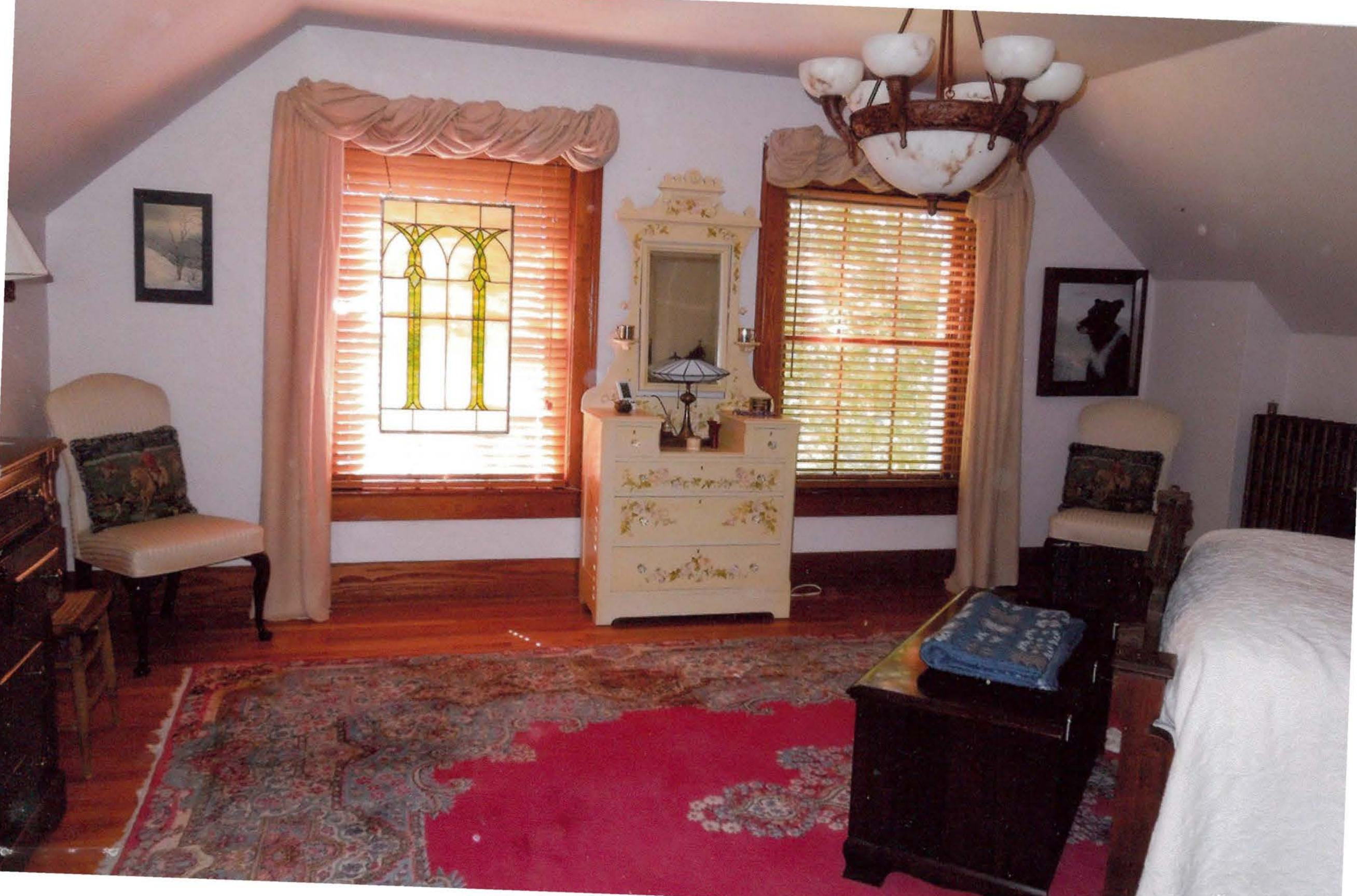
















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Woodward Hall
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Warren

DATE RECEIVED: 3/25/14 DATE OF PENDING LIST: 4/17/14
DATE OF 16TH DAY: 5/02/14 DATE OF 45TH DAY: 5/11/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000206

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5.12.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



New York State Office of Parks, Recreation and Historic Preservation

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

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner



19 March 2014

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

Re: National Register Nominations

Dear Ms. Abernathy:

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

Woodward Hall, Warren County
Burroughs-Foland Farm, Columbia County
Manor Club, Westchester County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office