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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name HOTEL SARANAC
other names/site number N/A
name of related multiple property listing N/A

Location

street & number 100 MAIN STREET not for publication
city or town SARANAC LAKE vicinity
state NEW YORK code NY county FRANKLIN code 033 zip code 12983

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

R. Daulton 12-6-2016
Signature of certifying official/Title Date
DSUPD
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain): _____

Alexandra Kennedy 4/5/2019
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC: hotel

COMMERCE//TRADE: restaurant, store

Current Functions
 (Enter categories from instructions.)

DOMESTIC: hotel

COMMERCE//TRADE: restaurant, store

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19TH and 20TH CENTURY REVIVALS:

Classical Revival

Materials
 (Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE, BRICK, STONE

roof: SYNTHETIC

other: METAL, GLASS, WOOD

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Narrative Description

Summary Paragraph

The Hotel Saranac, constructed between 1926 and 1927, is located in the Village of Saranac Lake, Franklin County, New York, and is among the village's most recognizable and iconic historic buildings. Erected as a state-of-the-art fireproof hotel edifice—the first of its type in this region of the Adirondacks—the building was designed by architect William H. Scopes, a principal in the architectural office of Scopes & Feustmann and a major backer of, and investor in, the project. The nominated hotel is of steel-frame and reinforced concrete construction, with an exterior veneer of red brick and cut-limestone dressings. Stylistically the building exhibits a restrained exterior executed in the Classical Revival style, in concert with more ornate interior spaces including one—the second floor lobby, the Saranac Hotel's principal and most impressive public room—the design of which was drawn from a specific Italian Renaissance antecedent. The nominated building's 1920s design included 100 guest rooms, large public assembly spaces, and ground-floor retail and commercial spaces. Today the Hotel Saranac remains largely as built in the mid-1920s, with many of its principal spatial and finish features intact. It has recently undergone a certified tax credit rehabilitation and has been placed back into active service.

Narrative Description

Location, Setting & Overview

The Hotel Saranac is located on Main Street, between Academy and Church streets, within the incorporated Village of Saranac Lake in Franklin County, New York. It is addressed as 100 Main Street. The nominated property sits directly adjacent to the NRHP-listed Berkeley Square Historic District, which consists of 27 attached and/or closely spaced buildings situated on Main Street and Broadway which display an urban quality unusual in the Adirondack region; it is a generally intact streetscape with a mix of commercial, office and residential uses. To the east of the hotel property is the NRHP-listed Church Street Historic District, which encompasses roughly two blocks of residential, religious, office and institutional buildings and which was considered the center of the village's medical and religious activity during the later nineteenth and early twentieth century period.

Main Street follows the approximate course of the Saranac River, and while this section of Main Street consists primarily of detached structures, the older buildings at the south end of Main Street are mostly attached or closely set structures. The site of the hotel is irregularly shaped, reflecting the expansion of the property over time as adjacent buildings were lost to fire or demolition and then acquired to create dedicated parking for hotel patrons. However, Academy Street retains its irregular jog around the property and thus serves as a reminder of

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the location of a high school which was previously located on the hotel's site. This unique street pattern creates a situation in which the rectangular hotel building has three facades—the north, west and south elevations—that front directly on public thoroughfares. This site and street arrangement likely influenced the hotel's design and the desire that it include retail shops, professional offices, restaurants and a central arcade on the ground-floor level. The central arcade aligns with Academy Street at the rear as it straightens out and intersects with St. Bernard Street. As designed, the ground floor allowed for upwards of 13 commercial/retail spaces that greatly added to the local business environment of the village. As was becoming prevalent in many grand hotels of the 1920s, the hotel lobby was located one floor above the street, with guest room floors rising four additional stories above and accessible by means of elevators. At the time of its opening in 1927, the hotel offered 100 guest rooms, each of which was outfitted with its own bathroom. When completed it was not only the tallest building in the village but it was claimed to be the only modern fireproof hotel in Saranac Lake, given its steel frame and reinforced concrete construction. The Lake Placid-Marcy Hotel in nearby Lake Placid opened the same month and also advertised as a fireproof hotel with city conveniences.

Building & Site Arrangement

When constructed in the mid-1920s, the Hotel Saranac's footprint occupied the full parcel of the school that had been previously located there. The parking lots that are currently part of the lot to the south and east of the building were later developed when a former church building and two houses were demolished. The rectangular footprint of the hotel building is organized with nine column/fenestration bays along the elevation fronting on Main Street, and five bays along the portion fronting on Academy Street. The Main Street elevation has a total of 17 windows within its overarching nine-bay composition at third, fourth, fifth and sixth-story level, arranged within the larger bay divisions as single, double and triple groupings. These windows, corresponding with guest rooms, are hung with six-over-six sash; those corresponding with the upper story are headed by blind brick arches. The symmetrically arranged elevations reflect the standard practice with Classical-styled high-rise structures by ordering the stories into a tripartite composition of "base," "shaft," and "capital" elements. The limestone-veneered storefront level rises a single story along Main Street and is topped by an open balcony, or terrace, with decorative masonry balustrade and central entry portal. The six-story hotel block is set back one bay from Main Street and is clad in brick veneer laid in common bond and which includes stone or cast stone trim elements such as window sills and a belt-course with a molded wave motif. The top-most floor is accentuated with decorative brickwork above the windows. When constructed the design included a terminal parapet with decorative panels which echoed the second-story terrace balustrade; that parapet no longer remains.

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On the rear elevation, the limestone-veneered storefronts rise one story and are surmounted by a second story with brick veneer before stepping back again another bay to the six-story tower. Elevator head houses are visible at the roof line at the east end. Adjacent to the southeast corner of the building and adjacent to a metal-clad mechanical/utility shed is a round brick chimney stack which likely served the original steam heating plant. Atop the roof, and visible from miles away, is a large sign which reads "HOTEL SARANAC." This iconic sign is secured to a steel framework that was installed in the 1940s.

Building Description

Given the desire to make the nominated hotel as fireproof as possible, the building was constructed with a steel frame, brick and stone veneer, reinforced concrete floors, and metal lath and plaster ceilings. The window and door frames throughout are metal, while the interior finishes also included fire-rated materials such as tiled bathrooms and terrazzo flooring in the principal public spaces.

The storefronts that line the majority of the hotel's ground floor consist of bronze framing around large plate-glass show windows with a slightly projecting pressed metal cornice and a transom of leaded prism glass above. Historic images of the building indicate that many of the storefront windows once included retractable canvas awnings located just below the transom and cornice. Presently there are fixed awnings hung on aluminum frames; these obscure the glazed transoms and are larger than the corresponding storefront opening. Pilasters of dressed limestone project out slightly from the wall and separate one storefront bay from the next, and they also align with the piers of the balustrade above, at the second floor terrace. There are seven storefront entry doors, which are recessed, and an additional six entries are set flush with the street façade. The main hotel entrance is distinguished from the storefront entries by a prominent arched entry portal centered on the principal Main Street façade, which was rendered as a modified Palladian motif. This portal, the central arch of which is headed by a keystone, is faced with dressed limestone ashlar and it provides formal access to the hotel through wood and glass doors which are recessed within it. The flooring within the entry portal consists of contrasting terrazzo panels. Decorative ironwork embellishes the entryway, which is fitted with pendant lighting. This entry leads into the hotel's central arcade, which is finished with plaster walls and has a low barrel-arched ceiling. The bronze storefront framing used on the exterior is continued within the 19-foot wide arcade, where a number of the storefront entries can be accessed. Originally this arcade continued right through to the rear façade, where a set of matching wood and glass doors were located. The rear arcade entrance on the exterior is similarly distinguished as a primary hotel entrance from the adjacent storefront entries, by means of a slightly projecting stone-faced opening with a decorative parapet and section of balustrade. This opening has been partially infilled

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in association with later-twentieth century alterations; however, the original physical fabric that defined it remains in place.

In addition to the ground floor retail spaces and public entry arcade, the hotel lobby entrance was accessed off the arcade, near the center point and to the east. A small vestibule, finished with marble floors, leads to a passenger elevator and a set of marble stairs to the second-floor grand hall lobby. The ground floor hotel vestibule and arcade space has plaster-finished walls with stepped cornice work and a frieze band embellished with a molded wave motif similar to that seen on the exterior belt-course.

The second floor of the hotel consists of the large lobby, which spans nearly the full length of the building, with French doors leading out to an open terrace to the north. This lobby was modeled after the Grand Salon of the fourteenth-century Davanzati Palace in Florence, Italy, which was restored in the early twentieth century. The palace was the subject of a book that included numerous measured drawings, photographs and a narrative description; it was published in 1922 by Louis Conrad Rosenberg. The lobby has textured plaster walls and includes a large fireplace on the north wall, ornamental beams with decorative paintings on console brackets, hammered iron chandeliers, and diamond-patterned terrazzo floors. Also on the second floor, and accessed through additional pairs of French doors, is a formal dining room/ballroom which measures roughly 40 feet by 60 feet. That room contains large arched-top windows, quarter-sawn oak wall paneling, and plaster ceiling medallions and crystal chandeliers. For smaller functions there is a private meeting/dining room, referred to as the Oak Room; it also has oak wainscoting and a decorative plaster ceiling. The southeast corner of the second floor was dedicated to kitchen functions, and a freight elevator on the east end of the building provides access to all floor levels, in addition to the basement.

The second floor terrace is reached through the glazed French doors of the lobby. This terrace, which looks out over Main Street, spans the full 180-foot front and is 22 feet deep. On three sides the terrace is enclosed with a stone balustrade that rises approximately 33 inches high. A projecting section of wall, centered behind the fireplace, is curved and contains a bronze sculptural fountain.

The guest room floors on stories three through six are organized around a double-loaded corridor, with rooms on either side of a central hallway. As originally designed each floor included 24 rooms, each with a private bathroom, and with 20 of those rooms including private closets. Also on each floor was a janitor's closet, an exit stair in the southeast corner, a laundry chute, a linen closet, and an exit stair near the center of the corridor. In the late 1980s a third exit stair was installed near the northwest corner, replacing one guest room on each of the

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four floors. The original finishes in the guest rooms and corridor which remain intact include smooth plaster walls and ceilings, pressed metal door and window frames, and veneered wood doors with brass hardware. The floor and wall coverings and lighting date to later remodeling campaigns typical of commercial hotels.

Architectural Overview

Scopes & Feustmann designed the Hotel Saranac, which was executed in the Classical Revival style, and which was advertised as a “modern, fireproof, 100 rooms, 100 baths, no invalids, European plan” hotel with an arcade through the first floor. The hotel’s exterior envelope consists of red brick trimmed with Indiana limestone; it has a flat roof and a symmetrically composed façade. The interior design includes an imported marble staircase, ornamental wrought iron railings, and marble terrazzo floors. The architecture of the hotel reflects the early twentieth century tendency towards the revival of past architectural modes. It was during this period that accuracy of style gained new importance, following the free-expression that characterized the post-Civil War era and the architecture of the Late Victorian period. In contrast, most revival styles looked to the past for direct inspiration, and interpretations of European styles were encouraged. This focus was coupled with the introduction of new technology in building construction methods and materials, such as reinforced and cast concrete. The austere Classical Revival styling employed for the exterior of the Hotel Saranac was popular for domestic and civic buildings alike. Typical of this architectural style was the return of the symmetrical façade arrangement, arched windows, prominent Neoclassical entries, balustrades at the roofline, and engaged pilasters.

The Italian Renaissance Revival style was also popular during this first quarter of the twentieth century, and for the Hotel Saranac was referenced in the design of the interior public spaces where more ornament or embellishment was warranted. As noted, the main second-floor lobby reflects the decorative elements of the Grand Salon of the Davanzati Palace in Florence, Italy, though it varies in proportion, being three times the size and half the height of the original. The use of marble surfaces, decorative brackets and exposed beams, rusticated stonework, arched doorways, scroll patterns, statuary, pilasters and balustrades are all typical features of the Renaissance Revival. However, given the prominence of round-arched windows and classical ornament in both the Neoclassical and the Italian Renaissance Revival styles, the interior and exterior design of the hotel are not at odds with each other and transition smoothly from the more austere exterior to the more decorative interior spaces.

Dates & Description of Known Alterations

Since its completion, the Hotel Saranac has changed ownership a number of times and with each transfer came an effort to reinvent the building and improve its amenities and services to hotel patrons. Within these periods,

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alterations were often made. The first set of major interior renovations occurred in the late 1940s when the dining room was redecorated, and the kitchen and service operations improved. It is believed that at this time the large rooftop signage was also installed. In early 1956 a Ground Observations Corps (G.O.C.) observation post was constructed on the top of the hotel to assist the Civil Defense Committee in spotting unidentified foreign aircraft. The observation post was constructed by Branch & Callanan, the builder-contractors responsible for the original hotel construction campaign. In February 1961, Paul Smith's College began to lease the Hotel Saranac in conjunction with their hotel-management and culinary program; by August 1962 they had purchased the property fully furnished. In the summer of 1974 the lobby ceiling was repainted to restore its resemblance with the Italian Davanzati Palace. The most extensive renovations occurred in the year 1977 under the ownership of Paul Smith's College, at which time plans were formalized to provide a new ground floor kitchen for student training and commercial use to serve as the nucleus of other hotel improvements. The first floor footprint over the basement level boiler rooms was enclosed to accommodate a new 24-foot by 64-foot refrigeration storage unit at the rear of the existing hotel. The kitchen was expanded about 15 feet and two retail shops that once faced onto the rear arcade were replaced with a bar/lounge. The stairwell in the center of the building, which originally ran between the second and sixth floors, was extended to the ground floor, thereby providing egress from the ballroom to the arcade. Fire detection devices were reported to have been installed with improved exit lighting and a sprinkler system. This first phase of a larger hotel modernization project eliminated the arcade that originally extended from Main Street to Academy Street at the rear. The arcade was bisected to add restaurant space. Ironically, the evening before the new bar/lounge was scheduled to be opened to the public, in June 1977, an electrical fire gutted the space. Fortunately, the fire did not go beyond the bar area because the original hotel building was designed specifically to withstand fire. Additional remodeling plans were envisioned by Paul Smith's College trustees in the mid-1980s. Preliminary plans estimated at \$2.5 million called for the construction of small meeting rooms on what is now the terrace of the hotel, on the second floor off the lobby. A glass-enclosed lounge was also planned to be installed on the roof of the building, to create a seventh floor. This rooftop lounge would take the place of the ground floor lounge which had been recently expanded by about 20 seats and remodeled. Part of this plan called for a second higher-speed passenger elevator, renovations to the roof sign, restoring the entranceway and improvements to the kitchens, dining rooms and guest rooms. College politics led to a change in presidency which likely had an impact on the execution of these grand plans. While the rooms were renovated and utilities upgraded, the terrace and roof top projects were never realized. At some point between 1977 and 1989, a new exit stairwell was added at the northwest corner of the building, replacing a guest room at each floor and exiting out onto the second floor open terrace. The current exterior awnings were installed in 1989; air conditioning units were installed throughout the hotel, the ballroom carpeted and the ground floor lobby and entranceway refurbished. The

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desire to offer larger guest rooms and suites resulted in the renovation of and combining of a number of rooms in 2002. This reduced the number of guest rooms to 88 rooms. However, by the end of 2006, Paul Smith's College had decided to sell the hotel and move their culinary and hotel management program to a Lake Placid resort after 45 years in the Village of Saranac Lake. In 2008 the original boilers were shut down and replaced with individual air conditioning and heating units in each room. Also of note relative to known changes was the removal of a terminal parapet, an original feature of the exterior design, at an unknown date.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1926-1961

Significant Dates

1926-27; 1961

Criteria Considerations

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

Property is:

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

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Scopes, William H.; architect

Callanan, William J. (Branch & Callanan),

contractor-builder

Period of Significance (justification)

The cited period of significance for this NRHP nomination, 1926 to 1961, is initiated with the building's construction and terminates with its first use by Paul Smith's College for educational/training purposes.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph

The Hotel Saranac is an architecturally and historically significant resource located in the Village of Saranac Lake, Franklin County, New York. The hotel was prominent among a number of early twentieth century buildings which were designed by the regionally prominent architectural firm of Scopes & Feustmann of Saranac Lake, the office of William H. Scopes and Maurice M. Feustmann. Plans for the Hotel Saranac were initiated in 1925; construction largely occurred in 1926, and the new hotel was opened to the public in July 1927. At the time of its completion it was touted as a “modern, fireproof, 100 rooms, 100 baths, no invalids, European plan” hotel with a retail arcade through the first floor. It was envisioned by Scopes as a “true city hotel” equipped with modern innovations such as private baths for every one of its 100 guest rooms and as the first fireproof edifice in this region of the Adirondacks. The local contracting firm of Branch & Callanan oversaw the construction of the building, which was predicated on steel frame and reinforced concrete construction with an exterior veneer of red brick and limestone dressings. The building’s interior design belied to some extent its more sedate exterior treatments, with imported marble staircases, ornamental wrought iron railings and marble terrazzo floors. The appearance of the large second-floor lobby was inspired by the decorative elements of the Grand Salon of the fourteenth-century Davanzati Palace in Florence, Italy, which had been restored in the early twentieth century and was the subject a book published in 1922 by Louis Conrad Rosenberg.¹ The lobby is said to have been placed where it is in the building, at second-floor level, to discourage entry by the casual passerby, who may have carried tuberculosis, given that Saranac Lake was a preeminent treatment location for that disease at the time. Having continuously functioned as a hotel, the Hotel Saranac remains an excellent example of an early twentieth century American hotel, despite its relatively remote location in the Adirondack region; as such, it is being nominated in association with NRHP Criterion C, in the area of Architecture. It is additionally being nominated in association with NRHP Criterion A, in the area of Community Planning & Development, as the project was backed by many prominent Saranac Lake citizens who vigorously encouraged and financed what would become the region’s first state-of-the-art hotel. Following the Saranac Lake Hotel Corporation 1925 incorporation, bonds for the project were sold; the first day of the new hotel drive raised nearly a quarter of the campaign’s financial objective, and ultimately hundreds of thousands of dollars-worth of these bonds were purchased by business people and individuals in the community.

¹ Louis Conrad Rosenberg, *The Davanzati Palace; Florence, Italy: A Restored Palace of the Fourteenth Century* (New York: The Architectural Book Publishing Company, 1922).

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Developmental history/additional historic context information

Historical Context

The Hotel Saranac is foremost among those buildings which illustrate the growth and development of Saranac Lake from a small Adirondack Mountain outpost in the nineteenth century to one of the nation's premier health centers in the early twentieth century. First settled in 1819, Saranac Lake remained in large measure a remote locale into the third quarter of the nineteenth century, its population consisting of considerable numbers of guides and lumberman, until the arrival of Dr. Edward Livingston Trudeau in 1876. Trudeau's arrival ushered in a new era in the community's history, as it marked the village's beginnings as a sanitarium village organized almost entirely around the care and treatment of those suffering from tuberculosis. The village's commercial center prospered and developed in the last quarter of the nineteenth and first quarter of the twentieth century as a direct result of the emergence of Saranac Lake as a leading destination in the health care industry, under the committed leadership of Dr. Trudeau. Saranac Lake in the 1920s had come a long way from its origins as a North Country trading post; it was the apex of Saranac Lake's fame and prosperity. As more new arrivals, having heard of the cure center and the famous doctors that served it, came to Saranac Lake, there was an increasing need for more lodging accommodations. William H. Scopes, who had first come to Saranac Lake as a tuberculosis patient, sensed the opportunity and proposed to open a new hotel, to be located immediately behind Dr. Trudeau's house on Main Street. Scopes personally bought the land, which at that time was the site of the Saranac Lake High School, from the school board for \$50,000.² The site became ready for development when the three story wood-frame high school building on Main Street was abandoned and ultimately demolished in favor of a new school built on Petrova Avenue in 1927.³

In partnership with Morton B. Marshall, a former Ticonderoga resident, and also with J. B. Freer, William H. Scopes formed the Saranac Lake Hotel Corporation, which capitalized \$100,000 and filed papers with the secretary of the state's office on November 17, 1925. The corporation sold bonds for the project with a campaign objective of raising \$125,000. The first day of the new hotel drive raised nearly a quarter of the campaign's financial objective. Ultimately hundreds of thousands of dollars-worth of these bonds were purchased, by business people and individuals in the community alike. Scopes and Marshall each owned fifty percent of the common stock with \$113,000 of preferred stock subscribed to by members of the community. No expense was to be spared on the new state-of-the-art hotel. Scopes himself spent \$750,000 on the hotel.

Unfortunately, during the years of the Great Depression, there was little market for the hotel's 100 rooms. After the Stock Market crashed, Scopes found himself financially overextended and nearly went broke. Marshall financed nearly

² "Norman Meyer Purchases Hotel Saranac," *Adirondack Daily Enterprise*, 8 September 1956.

³ "Time Dims Arcade Agreement," *Lake Placid News*, 5 May 1977.

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\$500,000 of the hotel expenses with first and second mortgages. In 1931 the hotel was sold at public auction after going into the hands of a receiver and after years of litigation. By heavily mortgaging personally owned property, Scopes obtained the funds necessary to buy back the hotel. Morton Marshall retained a \$200,000 first mortgage and a \$75,000 second mortgage, while Scopes served as president of the newly formed Saranac Hotel Corporation. During his presidency, Scopes put in more than \$200,000 of his personal funds in an effort to retain ownership. In 1937 after Marshall's widow, Rita Marshall Snider, demanded the immediate payment of back interest on the mortgage by the 30 stockholders, notice was given to retail tenants and foreclosure proceedings were instituted with the property sold again at public auction for \$150,000, a fifth of its original construction cost.⁴ The Hotel Saranac Corporation, the successor of the Saranac Lake Hotel Corporation, was finally dissolved on January 10, 1938. Rita (Marshall) Snider retained ownership of the hotel until it was sold to a local business man, Norman Meyer, in September 1956. In 1961, after a lease and operation agreement by Paul Smith's College, the hotel was officially purchased by the college to complement and improve its Hotel and Resort Management program by providing "on the job" experience. Paul Smith's College owned the hotel from 1962 until 2006.

Dr. Trudeau, William Scopes & Paul Smith's College

Dr. Edward L. Trudeau was the primary force behind the tuberculosis curing movement within the village and the founder of the Adirondack Cottage Sanitarium, later renamed the Trudeau Sanatorium. He revolutionized the American form of treatment for tuberculosis and gained worldwide recognition for his efforts. As Trudeau's success with treating tuberculosis spread, more health seekers arrived in the village and were housed just as those who came for sporting recreation—in hotels, in guides cottages, and in boarding houses. As more patients took up residence, commercial activity increased on Main Street.

In 1883 Dr. Trudeau built a sanitarium at Saranac Lake for patients of moderate means. Saranac Lake became the leading health resort that it was due to Trudeau's unique situation. He was a doctor with training sufficient to follow new scientific developments; but he was also a man infected with tuberculosis, motivated by his wish of health for himself and all others. A charitable impulse motivated his idea of a sanitarium. He imported the idea of fresh air treatment from Germany and was the first to apply hard science to what had previously been folk medicine. His contribution was not one of discovery but rather of integration through combining the ideas of others with his testing and application. By 1890, the growth of the Adirondack Cottage Sanitarium had spurred on a period of rapid growth

⁴ "Hotel Saranac is sold for \$150,000," *Lake Placid News*, 30 September 1937; "Take Final Steps to Dissolve Hotel Saranac Corp.," *Lake Placid News*, 14 January 1938.

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in the village which continued for another twenty-five years providing a boom town economy and spirit to the Saranac Lake community.

In Saranac Lake during this period, many developers and architects were also tuberculosis patients and therefore the buildings constructed included specialized facilities or architectural elements that were an important part of the rapidly growing and urbanizing downtown district. Many residences and downtown buildings incorporated a variety of porches, verandas, and a connection to the fresh outdoor air. At the turn of the twentieth century the character of Main Street was radically changed as earlier dwellings were replaced by commercial buildings showcasing expensive consumer goods, designed to attract and satisfy the wealthy patients in town to try Trudeau's cure. The buildings built in the first two decades of the twentieth century increasingly showed elaborate detail reflecting the Colonial and Classical Revival modes then popular nationally and also indicated a new willingness of their builders to make substantial investment in quality design, construction and ornamentation. The downtown district to the west of the hotel clearly reflects the distinction of Saranac Lake as the premier health resort of the late nineteenth and early twentieth century.

William Henry Scopes came to the Village of Saranac Lake from Albany in the summer of 1889 as a patient looking for treatment. While boarding at the sanatorium he became interested in architecture and took a correspondence course in the subject. He later finished his study at Columbia University in New York City and began practicing in 1903.⁵ He designed a number of buildings in the community during his period of study and prior to opening an office in Saranac Lake. Maurice M. Feustmann also came to Saranac Lake seeking a cure. Feustmann graduated from the University of Pennsylvania and also studied in Europe, in Germany and in Paris at the *Ecole des Beaux-Arts*. Scopes approached Feustmann in 1903 about creating a formal partnership and their first project was the design of the Reception Hospital, also known as the Prescott House, which was intended as a clearing house for patients too ill for admittance to the Adirondack Cottage Sanitarium. The commission for the Reception Hospital was based on their winning entry in a design competition. The partnership of Scopes & Feustmann was a productive and long-lived architectural practice responsible for countless private cottages, many institutional buildings at the sanitarium, and civic buildings in the Village. Given their unique experience as tuberculosis patients, they became internationally known authorities on the design of sanitarium for the cure of tuberculosis.

In spite of having been completed just a few years prior to the onset of the Great Depression, Hotel Saranac came to assume an important place in the life of the Saranac Lake community, and its completion was a source of civic pride.

⁵ "W.H. Scopes Architect, Dies at 87," *Adirondack Daily Enterprise*, 24 December 1964.

HOTEL SARANAC

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Not long after its opening, the hotel emerged as the preferred venue for a number of community meetings, conferences and events. It hosted such meetings and headquarters as the Adirondack Civic League, the Franklin County League of Women Voters, the Adirondack Council of the Boy Scouts of America, and the northern New York headquarters of Women's Organization for National Prohibition Reform. The Hotel Saranac was booked solid for five months in advance of the 1932 Winter Olympic Games at Lake Placid. During and after the Second World War, the building's substantial height made it the ideal location for an observation or look-out post; the hotel was used in this capacity under a joint arrangement between the Civil Defense Committee and the Ground Observations Corps. The lookout was perched on the Academy Street side, at the northeast corner, and an exterior ladder stairway led to ramparts well above the roof level.⁶ Starting in 1961, as the headquarters for the training and instruction of Paul Smith's College students in hotel, resort and culinary management, the hotel was at the center of every social, community and regional event and as such contributed to the local commercial economy and the vitality of Main Street. The original shop spaces on the ground floor provided storefront retail that added to the number of services available to residents and visitors including a pharmacy, gift shop, shoe store, coffee shop, men's clothing shop, women's lingerie, a smoke shop and news stand, barber and beauty salons, bookstore, florist, travel agency and Greyhound bus terminal.

The Hotel Saranac was constructed at a time when Saranac Lake attracted people from all over the Northeast for the treatment of tuberculosis; however, it was not intended to serve those undergoing treatment for the disease, but was instead conceived to accommodate other visitors. This accounts for the absence of architectural features such as cure porches or verandas, elements which had become seemingly ubiquitous on buildings throughout Saranac Lake during its heyday as a treatment center. In fact, the introduction of these elements into the designs of many local houses, sanatorium structures and stylish commercial buildings located in the village downtown reflects the total investment of the community in the tuberculosis treatment industry. Ironically, William Scopes and Maurice Feustmann were credited with the creative incorporation of such "cure" features into the architectural styles of the period; however, those features were not to be employed in the hotel's design.

The period of significance for the Hotel Saranac spans from 1926, when construction was begun, to 1961, at which time it assumed a new educational use in association with Paul Smith's College. Up until 1977 most all of the alterations made to the building were cosmetic rather than structural in nature and for the most part retained the original fabric, spatial configuration and general character of the building as originally conceived. Alterations begun in 1977 and which continued in the 1980s, 1990, and the first decade of the twenty first century were more structural in

⁶ *Adirondack Daily Enterprise*, 12 November 1975.

HOTEL SARANAC

Name of Property

FRANKLIN CO., N.Y.

County and State

nature and involved the construction of new wall partitions, the infill of window or door openings, the combining of smaller spaces, and changes in floor levels and building systems. While these changes impacted the general appearance, function and layout of the spaces within the six story edifice, most were reversible and had minimal impact on the overall character and architectural integrity of the building. In October 1998, Hotel Saranac, at that time still under ownership of Paul Smith's College, was named to the "*Historic Hotels of America*" listing of the National Trust for Historic Preservation. That program recognizes hotels and resorts around the county that have preserved and maintained their historic integrity, architecture and ambiance.⁷

⁷ "Hotel Saranac added to list," *Lake Placid News*, 16 October 1998.

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Name of Property

FRANKLIN CO., N.Y.
County and State

9. Major Bibliographical References

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

Rosenberg, Louis C. *The Davanzati Palace; Florence, Italy: A Restored Palace of the Fourteenth Century*. New York: The Architectural Book Publishing Company, 1922.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .45 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 569330 4908545
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

The boundary for this NRHP nomination is depicted on the enclosed mapping, which was drawn at a scale of 1: 24,000, 1: 12,000, 1: 3,000 and 1: 2,000. All maps are entitled "Hotel Saranac, Franklin Co., NY."

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to reflect historic conditions and the cited period of significance, 1926-1961. As such it was drawn to exclude the parking areas located immediately east and south of the building, which were constructed following the demolition of adjacent buildings. Thus the boundary in large measure corresponds with the footprint of the building and the dimensions of the parcel upon which it was originally erected; no additional or "buffer" land is included within the boundary.

HOTEL SARANAC
Name of Property

FRANKLIN CO., N.Y.
County and State

11. Form Prepared By

name/title Kimberly Konrad Alvarez, Preservation Consultant; edited by William E. Krattinger, NYS DHP
organization Landmark Consulting, LLC date December 2013
street & number 83 Grove Avenue telephone (518) 458-8942
city or town Albany state NY zip code 12208
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Photographs by Kimberly Conrad-Alvarez and Roedel Companies, February 2018.
TIFF file format; original digital files at NYS Division for Historic Preservation, Waterford, NY 12188.

- 001 EXTERIOR, view showing principal north elevation and west side elevation
- 002 EXTERIOR, view showing north and east elevations
- 003 EXTERIOR, view showing south and west elevations
- 004 EXTERIOR, view showing north and west elevations and signature rooftop sign
- 005 INTERIOR, first-floor arcade
- 006 INTERIOR, second-floor lobby, view east
- 007 INTERIOR, second-floor lobby, view east
- 008 INTERIOR, second-floor lobby, fireplace
- 009 INTERIOR, ballroom/dining room
- 010 INTERIOR, ballroom/dining room
- 011 INTERIOR, oak room
- 012 INTERIOR, characteristic guest room

Property Owner:

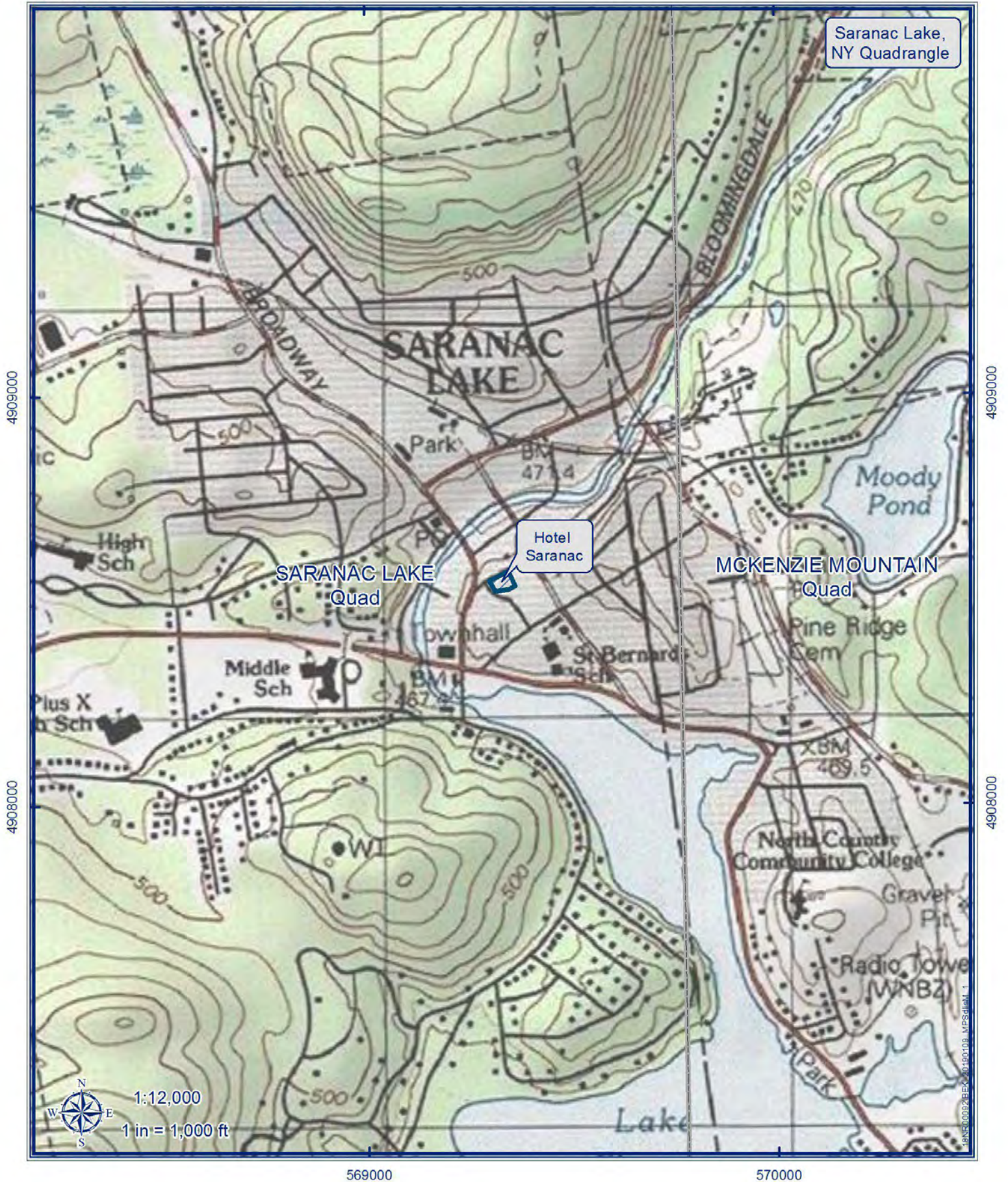
(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

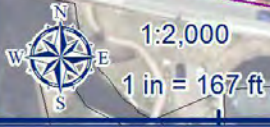
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







$\Sigma = .45$ Acres



569200 569400

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









HOTEL

HOTEL SARANAC





Camp Fire
HOTEL NAC

H
EL
NAC

PLEASE
WATCH
YOUR
STEP

CAUTION
CAUTIONS
ATTENTION

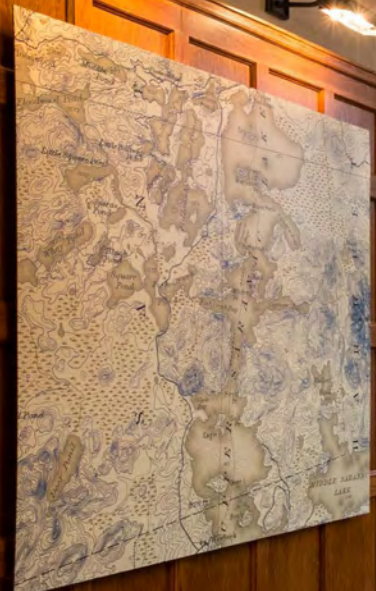














UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/8/2019 Date of Pending List: 3/21/2019 Date of 16th Day: 4/5/2019 Date of 45th Day: 4/22/2019 Date of Weekly List: 4/5/2019

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 4/5/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

30 January 2019

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

First of all, welcome back! I am pleased to submit the following seven nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Robinwood Historic District, Westchester County (22 owners, 0 objections)
Rensselaer Society of Engineers House, Rensselaer County
Dresden District School No 2, Washington County
Hazard Willcox Jr. Farm, Chenango County (1 owner, no objection)
Hotel Saranac, Franklin County
St. Johnsville Historic District, Montgomery County (776 owners, 0 objections)
Peter Vrooman House, Schoharie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office