

LAKE PLACID CLUB, FOREST WING
East side of Mirror Lake Drive,
.35 miles north of State Route 86
and Main Street
North Elba
Essex County
New York

HABS No. NY-6306

HABS
NY,
16-NOEL,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HABS
NY
16-NOEL
1.

HISTORIC AMERICAN BUILDINGS SURVEY

LAKE PLACID CLUB, FOREST WING
HABS NO. NY-6306

Location: East Side of Mirror Lake Drive, .35 miles north of intersection of New York State Route 86 and Main Street, Town of North Elba, County of Essex, State of New York.

USGS Quadrangle Lake Placid, Universal Transverse Mercator Coordinates:
18.581560.4903888

Present Owner: Lake Placid Resort Partnership
Mirror Lake Drive
Lake Placid, New York, 12946

Present Use: Vacant - To be partially demolished.
The last owner was the Federal Savings and Loan Insurance Corporation. Its last use was as a Hotel.

Significance: The Lake Placid Club, Forest Wing, is a chain of individual buildings that were, over time, connected by glass enclosed corridors under one roof, with additional appendages added for expansions over the years. This process of connection, consolidation and expansion occurred from 1906 to 1955 to form the "Forest Wing" or "Forest Winter Clubhouse" at the Lake Placid Club Resort. The construction and use of these consolidated buildings during the winter months initiated the development of winter sports activities in the Northeastern United States. The founders of the resort were Dr. Melvil Dewey (1851-1931) and his wife, Annie Godfrey Dewey (1850-1922). Dr. Melvil Dewey and his son, Godfrey Dewey (1887-1977) were largely responsible for the Lake Placid community hosting the III Olympic Winter Games in the United States in 1932. Dr. Dewey was the creator of the Dewey Decimal Classification System used by most libraries around the world. The name "Lake Placid Club" was originated by Dr. Dewey after he had formed a cooperative membership organization for users of the resort retreat in 1895, initially called "Placid Club", when it was incorporated as a membership corporation under New York State Law in 1896.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: On November 5, 1895 Dr. Dewey entered into a contract with a Myron T. Brewster to purchase some land with an existing camp like structure called "Forest". From 1895 until 1899 this cottage was renovated to establish hotel type rooms for members of the association. In 1904, the Forest cottage was winterized for winter habitation in 1904-1905. In 1905, a free standing winterized building called "Forest Towers" was constructed near the Forest cottage. In 1906, a third free standing building called "Forest Hall" was constructed to the east of Forest Towers. In 1906, Forest Hall was connected to Forest Towers by glass enclosed corridors.

From 1906 to 1914 additions were made off the south wall of Forest Hall, these appendages being known as the kitchen/maidery area additions, and provided additional space for the required service functions of the growing resort.

From 1910 to 1914 expansions were made to Forest Hall and the Forest cottage and extensive interior modifications were completed to both buildings. The Forest cottage was connected to the Forest Tower structure by an enclosed walkway at the first floor level by 1914.

By 1918, the Forest cottage, Forest Towers and Forest Hall were put under one roof, all connected by warmed glass enclosed corridors and were then commonly known as the "Forest Winter Clubhouse". By 1918, the original Forest cottage, then expanded and connected by a roofed glass enclosed piazza and walkway to the expanded Forest Tower structure, was commonly referred to as simply "Lake Forest" because of the view of Mirror Lake its location presented. Additionally, by reason of its structural connection to the expanded Forest Tower structure by the enclosed walkway, it was no longer a free standing separate cottage.

The 1901 floor plans of the Forest cottage, submitted at pages 22-24, when compared with the 1914 floor plans (pages 25-27) and the 1971 floor plans (pages 28-31) evidence the continual renovation and addition processes that were typical of the room expansion policies and growing need of the resort for more hotel room accommodations. For example, in 1901 the room assigned number "1", a parlor area with a size of 15 x

19 (page 22) was changed by 1914 to a hotel residential room and renumbered "4", and was then of a 12.3 x 16.8 size (page 25). By 1971, at a time not known, it had been renovated to an 18.5 x 14 size and renumbered as hotel room "162". (page 28).

In 1923, extensive renovations and expansions were completed to the area known as the "Forest Lobby/Offices", making the connections between the expanded Lake Forest (a portion of which included the original Forest cottage) and Forest Tower more expansive, permanent and integrated. The porte cochere on the westerly side of the structure was added in 1923.

In 1923, the brick Agora Auditorium, Annie Dewey Memorial Chapel and the easterly portion of the Agora Hotel Suites structures started construction at the area north of the Forest Hall structure. In 1924, the westerly portion of the Agora Hotel Suites structure, with its own public lounges and other guests public spaces were constructed. By the use of connecting corridors between the existing Forest Hall and the newly constructed auditorium, coupled with interior renovation that opened up the area at the point of connection, creating an additional guest lounge area, the new Agora addition was integrated into the existing Forest Winter Clubhouse. This interior passageway enabled the guests to access the Agora additions and avoid exposure to inclement weather conditions. The sprawling size of the overall structure caused the names "Agora Wing" and "Forest Wing" to become the popular terms of public identification. By 1930, the name "Forest Winter Clubhouse" was no longer used and the commonly utilized names to distinguish the areas of the overall building were the "Agora Wing" and the "Forest Wing" of the Lake Placid Club.

In 1930, a further addition was added to the east wall of the Forest Wing by the addition of a five story brick fireproof building called the "Forest East Suites". There was also extensive expansion to the existing dining room, and further expansion to the numerous service and maintenance shops at the kitchen/maidery additions area.

In 1963, there was an addition added at the northeast corner of the original Forest Hall building adding a restaurant facility known as the "Adirondack Room".

In 1981, the porte cochere on the east side of the

Forest East Suites structure of the Forest Wing was added.

The sources for the above dates of erection covering the years 1895 to 1963 are in-house publications of the Lake Placid Club, copies of which are a part of the archival records of the present owner. These publications are entitled Lake Placid Club Handbook - 1901; Lake Placid Club Notes - 1905, 1906 and 1907; Club Notes - 1908, 1909, 1910, 1911, 1912 and 1913; Lake Placid Club Handbook - 1914; Lake Placid Club Year Book - 1928; Lake Placid Club Notes - Winter 1929-1930; Lake Placid Club Year Book - 1962-1963 and the official corporate records of the Lake Placid Company from January, 1933 to September, 1951. The sources for the dates of erection from 1963 to 1981 are the official records of the office of the Lake Placid Building Inspector, on file at his office at 301 Main Street, Lake Placid, New York.

2. Architect: Historical Lake Placid Club publications state that the original Forest cottage structure was designed and constructed by its original owner, Myron T. Brewster of North Elba, Essex County, New York, but this is difficult to validate by reason of the absence of official building permit records or other reliable documentation. In the writings and notes of Dr. Melvil Dewey that are part of the records of the Lake Placid Club, he wrote that his wife, Annie Godfrey Dewey, was chiefly responsible for planning all new buildings following their acquiring control of the property in 1895, which he reported she drew to exact scale. He further reported that after she drew the plans, an architect was consulted to compute the strains, determine the size of timbers and coordinate with Mrs. Dewey in determining roof lines. It has been traditionally claimed that the consulting architect was William Coulter, who was then in partnership with another architect, Max Westhoff. From about 1907, a William Distin, a graduate of the architectural program at Columbia University in 1907, worked for Coulter and Westhoff and he served as the consulting architect to Mrs. Dewey until her death in 1922. William Distin was the architect for all of the Agora Wing structures erected north of the Forest Wing in the years 1923-1924, and he was the architect for the Forest East Suites building built in 1930. Architect Distin was from Saranac Lake, New York, and designed the Olympic Arena used for the 1932 Winter Olympics in Lake Placid, New York. The architectural work on the Adirondack Room addition in 1963 was done by Ronald Allwork, an architect from New York City, New York.

The sources for the attributions provided above are the in-house publications of the Lake Placid Club, previously identified above, and a pamphlet reprint from The Journal of Home Economics - Vol. XV, No. 7, July, 1923 entitled Annie Godfrey Dewey, on file in the archives of the present owner. An additional source for information regarding attribution have been interviews with Mr. Guy Stevenson of Wilmington, New York, the Chief of Maintenance at the resort for the past 30 years.

3. Original and subsequent owners: Dr. Melvil Dewey acquired control of the property upon which the Lake Placid Club, Forest Wing, was constructed pursuant to a series of written contracts with Myron T. Brewster dated November 5, 1895, July 1, 1898 and January 1, 1906. These original contracts are on file in the archival record files of the present owner. A search of the records at the Essex County Clerk's office, Elizabethtown, New York, evidences a Chain of Title to the land upon which the structures stand as follows:

1909 Deed, February 20, 1909, recorded in Volume 139, p. 511.
Myron T. Brewster and Bertha Brewster to Melvil Dewey.

1911 Deed, February 23, 1911, recorded in Volume 144, p. 7.
Melvil Dewey and Annie Dewey to Lake Placid Company.

1985 Deed, February 18, 1985, recorded in Volume 827, p. 223.
Lake Placid Company to Federal Savings and Loan Insurance Corporation.

1988 Deed, July 29, 1988, recorded in Volume 919, p. 229.
Federal Savings and Loan Insurance Corporation to Lake Placid Resort Partnership.

The legal description of the property used in the February 23, 1911 deed from Melvil Dewey and Annie Dewey to Lake Placid Company states the following:

"All that tract or parcel of land, situate in the town of North Elba, County of Essex and State of New York, being parts of lots 278, 279, 299, Township 11,

Richard's Survey, Old Military Tract, bounded as follows: - Beginning at a white birch tree marked with blazes and standing on the easterly shore of Mirror Lake, and in the line between lots 278 and 279; running thence south 37° 15' west in the highway 118.14 feet to the north side of a culvert or bridge; thence south 51° east 557.7 feet to a stake and stones; thence north 39° east 514.8 feet to the north line of lot 279; thence along said north line south 86° 35' east 530 feet to the southeast corner of the Kelley lot; thence along the east line of said lot north 2° west 495 feet to a cedar post, being the southeast corner of a piece of land heretofore sold by Emery Brewster to Maria Whitney; thence west 186.76 feet to a cedar post in an angle corner of Maria Whitney's land; thence south 4° 30' west 138 feet; thence south 82° 43' west 881 feet to the shore of Mirror Lake; thence southwesterly along the shore of Mirror Lake 240 feet more or less, to the place of beginning. Containing 11½ acres, more or less.

Excepting the piece of land on which stands a cottage known as Outlook with a right of way over the Kelley and Iroquois road to the public highway, bounded as follows: - Northerly by the walk along the line of the old so-called Kelley Road 200 feet, easterly by the Lake Placid Club road to the golf links 236 feet, and southerly and westerly by a diagonal road from the concrete walk along line of the Kelley Road to Brookwood Spring 280 feet, containing about a half acre.

The above land is known as the Winter Club property of the Lake Placid Co., and has on it, Feb. 23, 1911, the winter clubhouse, Forest Hall and Forest Maidery, Forest Towers, Forest, Wayside, Forest Cabin, Central Fire House, Menery, Forest Boat and Lake House, 22 tennis and other courts and skating rinks and 4 artesian wells."

4. Builders, Contractors, suppliers:

Additions to the original building and all new buildings were constructed by the employees working for the resort under the supervision of Dr. Melvil Dewey. Based upon records and journals of expenses maintained by Dr. Dewey, suppliers included Branch and Callahan of Saranac Lake, New York and Adirondack Hardware Co. of Lake Placid, New York, local building supply companies. The journals and written records

of Dr. Melvil Dewey demonstrate that many of the local residents of the Village of Lake Placid were employed as carpenters, woodcutters, masons and laborers engaged in the construction of buildings on the resort property from 1900 to 1930, when the Forest Wing buildings were built. The journals and records are in the archival files of the present owner.

5. Original Plans and construction:

From the in-house publication entitled Lake Placid Club Handbook - 1901, on pages 67-68, the original Forest cottage is described as being finished in August of 1899, that its exterior paint was green, it had hardwood floors, it consisted of a cellar and three floors, four baths, hot and cold water on all floors, fireplaces in ten of its rooms and that it had a number of open verandas. It was located on a knoll some 30 feet above the level of Mirror Lake, whose shoreline was 106 feet from its westerly side. As previously reported, this cottage was ultimately incorporated into the expanded structure, later known as Lake Forest. Its original cost is not known. This in-house publication provides a photograph of the original Forest cottage.

The location of original plans for the Forest cottage, Forest Towers, Forest Hall and Lake Forest is unknown. The publication entitled Lake Placid Club Handbook -1914, has copies of floor plans that may be copies of the original plans, as revised to reflect some of the extensive and continual interior modifications and renovations that were added to the Winter Clubhouse through 1914. There are also photographic views of the buildings in the 1914 handbook. Copies of the photographs and floor plans in the 1901 and 1914 publications are submitted herewith. The original cost of the construction of these structures and their renovations is unknown.

The Forest cottage and its extensions, Forest Towers, Forest Hall, the kitchen/maidery additions and the Forest lobby/offices additions were originally constructed of wood frame with brown shingles. The Forest East Suites building is brick with reinforced concrete and some steel frames. The Adirondack Room addition and both porte cocheres were constructed of wood frame with board siding.

6. Alterations and additions:

Extensive alterations and additions occurred to all of the buildings of the Forest Wing. It is impossible to document same as it was an ongoing process performed by the resort staff. The following information has been secured from interviews with Mr. Guy Stevenson, the present Chief of Maintenance at the site, who served in the maintenance department at the resort for the past 30 years. All dates are estimated based upon Mr. Stevenson's recollections.

The Forest Lobby/Offices area and Forest Towers building were first renovated in the year 1915-1917 with the addition of a fire wall, stairway and elevator tower. At the same time, a two story addition was added to both buildings. In about 1923, the main lobby was modernized and offices were added. The porte cochere adjacent to Mirror Lake Drive was added in 1923. In 1929, 1955, 1978 and 1981 the lobby area was further renovated, expanded and modernized. In 1981-1982 extensive interior renovations occurred along the entire length of the Forest Towers building first floor hallway through the first floor levels of the Forest Hall and the Forest Suites buildings, resulting in the construction of a number of new small shops, realignment of travel corridors, and public lounges which were created or expanded on the first floor level.

The Forest Hall building was expanded in 1915-1917 by the addition of more hotel residence rooms and the expansion of the then existing dining room in a northerly direction from the original construction. In 1927 and 1928 there was a further expansion of the dining rooms and the addition of public rooms for sports equipment storage and rental. In 1945, many of the hotel rooms on its upper floors were completely renovated and their configurations altered for modernization purposes.

The Lake Forest building was expanded in 1913 and 1918 by southerly extensions from its original size. In 1918 a fourth floor addition was constructed. In 1922, 1929, 1955 and 1979 the building was renovated and modernized to include office spaces and service shops. In 1981-1982 most of the Lake Forest building was gutted in preparation for major modification and renovation. Financial problems halted that project and the Lake Forest portion of the Forest Wing is now in a gutted condition with extensive deterioration.

The kitchen/maidery building area, including the main

kitchen, maidery and staff quarters, underwent major alterations in 1916-1917. In 1927 there was further alteration and a southerly expansion. In 1978-1979 this area was altered by renovations creating a multitude of small service type rooms for resort service functions.

The Forest East Suites building was renovated and its room configurations altered in 1955-1957. In 1979, the rooms were further renovated and the dining room areas within that building were modernized. The porte cochere extending easterly from this building was added in 1981.

Since 1983 there has been minimal maintenance to the entire Forest Wing. It was closed in the Spring of 1984 and its water and heat systems drained and dismantled in 1985. It has remained unoccupied and unheated since 1985. All floors of the Forest Wing have suffered serious and permanent deterioration due to the elements, and lack of regular maintenance since 1983.

B. Historical Context:

The "Winter Clubhouse" concept of Dr. and Mrs. Dewey was born out of a desire to maximize utilization of their rapidly expanding resort retreat in the then rustic and wilderness area of Northern New York. The original concept of their retreat was to provide a place in the mountains of Northern New York where teachers, writers and preachers, who became paying members of their cooperative association, would be able to have their minds and bodies rejuvenated from the rigors of their work, while also being intellectually stimulated by interaction with congenial people of similar attributes. The concept was immediately successful during the warm summer months. However, the facilities were not open to the general public, and travel arrangements to get to the distant resort retreat were very difficult.

No one was allowed to be a member or guest if there were any objections by any existing member to any prospective guest or member for any "reasonable physical, moral, social or race objection". This standard for admission effectively excluded all but healthy, caucasian Protestants. With that limited membership pool, coupled with the difficulties in travel encountered in the early 1900's to this wilderness area of the Adirondack Mountains, Dr. Dewey recognized that a summer only occupancy would not provide the facility with the necessary income to survive and expand to the extent he

envisioned. Creating another season of use for the members and qualifying guests was a economic reality and necessity.

This economic influence fortuitously coincided with Dr. Dewey's genuine interest in promoting healthful physical activity for the betterment of the physical and mental well-being of the members. In the early 1900's, winter outdoor life, winter vacations and participation in snow related sports activities were not common American endeavors. As most of the members were primarily involved in academic endeavors, they resisted Dr. Dewey's continual advocacy of the benefits of a winter experience with as equal a resistance as was Dr. Dewey's advocacy. The winterization of the buildings that ultimately formed the Winter Clubhouse was a continual and excessively publicized process so as to overcome the fears and concerns of the members that they would freeze in the harsh winter climate of Northern New York. Once convinced that they would not risk death by freezing, Dr. Dewey wisely planned extensive winter sports activities so as to keep those daring members warm and entertained. Numerous winter sports endeavors, such as skiing, tobogganing, hockey, ice skating, curling and snow shoe hiking were introduced into the resort as daily activities, and participation by all members was required.

The exposure to these new snow oriented sports to the members and their children did much to increase and promote winter sports in the northeast portion of the United States and did spread the popularity of such to other areas throughout the entire country.

The Lake Placid Club's interaction with the surrounding community was one of isolation and desired remoteness. The local community supplied the laborers and service personnel, but membership or use of the resort's extensive sports or hotel facilities by area citizens was prohibited, except in rare instances. The predominant exceptions involved local youth, usually those who were outstanding athletes, who were allowed to join the Lake Placid Club's "Sno-Birds" sports club organization. The resort sponsored many of these talented athletes and conducted numerous competitions in the community and at the resort.

By the 1920's, the resort had grown to almost 10,000 acres and it was the principal employer and real property taxpayer in the community. The Winter Clubhouse structure was only one of over a hundred buildings located throughout

the property and making up the resort. The main headquarters of the resort was located in the structure called "Lakeside Clubhouse", situated to the north of the Winter Clubhouse and on the immediate shore of Mirror Lake; it was demolished in 1947.

Dr. Dewey and his only son, Godfrey Dewey, were primarily instrumental in securing the 1932 Winter Olympic Games that were held in Lake Placid, New York. The resort's extensive winter sports facilities and programs, sponsored and conducted on property owned by the Lake Placid Club, provided the Deweys with the credentials necessary to convince the International Olympic Committee to award the Games to Lake Placid. The demands of that international event served to involve many of the local citizens in the organizational tasks required to conduct such events, and created a local citizens cadre of experienced winter sports organizers that continues to date. The current Lake Placid community economic base is premised upon tourism and sports events, primarily winter sports, all of which had their start with the efforts of Dr. Dewey back in 1904.

The architecture of the Forest Wing is diverse, ranging from the "primitive" style of the turn of the century, an Alpine influence associated with an identification of the Alps with the nearby Adirondack Mountains and the large influx of settlers from Alpine countries in the surrounding communities, to the Shingle style, characterized by asymmetrical composition, gable roofs and the extensive use of bay windows and porches. By reason of its years of existence, the westerly facade is perceived as the accepted viewscape by the local community. The continual expansions and additions adding more hotel room accommodations and public use space areas evidenced the growing interest in winter sports recreation demand by the public.

Since 1983 the Forest Wing has been closed. Other portions of the resort, such as the Agora Wing with the Agora auditorium, Annie Dewey Memorial Chapel and hotel suites rooms have been periodically operated as recently as 1988.

Prepared by: James M. Brooks
Title: Attorney
Affiliation: Local attorney for Lake Placid Resort
Partnership
Date: September 6, 1989

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Built on the east side of Mirror Lake, across from the Village of Lake Placid, is this brown shingled and brick complex consisting of inter-connecting sections that were constructed at various times between 1895 and 1981. This complex features a combination of gabled, hipped, shed, and flat roofs over the many appenditures, turrets and towers that predominate the facade.

2. Condition of the Fabric: The exterior brown shingled facade is in poor to fair condition; the roofs in some areas are in bad condition and in others in fair condition. The interiors have been neglected with a substantial amount of water damage.

B. Description of Exterior:

1. Overall Dimensions: The Forest Wing is a multiple floor - multiple section structure that ranges from two stories to five stories and has a series of tunnels and crawl spaces below the ground floor for plumbing and mechanical systems. The footprint of the Forest Wing encompasses approximately 60,000 sq. ft. and has a total of approximately 170,000 sq. ft.

2. Foundations: All buildings have stone foundations except concrete foundations below the Forest East Suites building.

3. Walls: A majority of the Forest Wing walls are wood framed with wood shakes, shingles, or board siding. However, the Forest East Suites walls are red brick running bond construction and parts of Forest Hall are yellow brick common bond construction.

4. Structural Systems, Framing: Forest Hall, Forest Towers, Lake Forest and Forest Lobby/Offices are wood framed construction with a combination of bearing walls, beams and columns. Forest East Suites construction is a mixture of masonry fire-proofed steel and wood construction.

5. Porches, Balconies, Towers: Many of the rooms in Lake Forest, Forest Towers and Forest Hall have enclosed porches with slide by windows and wood shakes or shingle

siding. On top of Lake Forest and Forest Towers are two enclosed observation towers with slide by windows on all four sides and sided with wood shakes or shingles. Off of the Forest Lobby/Offices is an open balcony overlooking Mirror Lake Drive and Mirror Lake.

6. Chimneys: There are approximately twelve stone chimneys located throughout the Forest Wing and two brick chimneys located in the kitchen/service area.

7. Openings:

a. Doorways and Doors: The main lobby doors are modern glass and aluminum. Several of the side entrances have wood doors with two glass panels and a bottom wood panel within a basic wood frame.

b. Windows: The windows vary throughout the complex from one over one light double hung sash to multi-light slide-by sashes and single fixed lights with operable transoms above.

8. Roof:

a. Shape, Covering: The roofs are a mixture of gables, hips, sheds, and flat roofs. Roof coverings range from asphalt shingles, roll roofing, tin roofing, and build-up roofing.

b. Cornice, Eaves: A majority of the eaves are simple builtup wood eaves. Along northeast and northwest facades of Forest Towers is a wood bracketed cornice above the second floor.

C. Description of Interior:

1. Floor Plans: See attached plans.

2. Stairways: Locations as indicated on attached plans. There are six main stairways and several intercommunicating stairs between several floors or landings. Most of the stairs have square balusters and wood railings. There are only two stairs which have any real significance, the Forest Lobby/Offices stair and a stair between the first and second floors within the Forest Hall connecting several public spaces. The lobby stairs have square wood balusters and heavy wood railings. The Forest Hall stair has wider-

spaced square wood balusters with narrower balusters in between and heavy wood railings and square wood newel posts.

3. Flooring: The Forest Lobby floor is made up of stone tile. The remainder of the floors are made of hardwood, some of which are covered with carpet or vinyl tile.

4. Wall and Ceiling Finishes: The public spaces typically have painted plastered walls with stained wood wainscoting. The ceilings are covered with stained wood and either paint, plaster or wood panels. The rooms typically have either paint or wallcovering over plaster walls and the ceilings are either painted plaster or wood panels.

5. Openings:

a. Doorways and Doors: Public spaces typically have wood doors with full length glass lights and transoms above in simple wood frames. The doors to the individual rooms or suites typically are wood with four or five panels.

b. Windows: Modern glass store fronts.

6. Decorative Features and Trim: There are twelve massive stone fireplaces which are located in the public spaces on the first and second floors. See attached plans.

7. Hardware: Nothing original or unique.

8. Mechanical Equipment:

a. Heating, air conditioning, ventilation: oil fired steam radiator heating system; no air conditioning.

b. Lighting: nothing original or unique exists.

c. Plumbing: original wood and lead plumbing pipes were replaced over the years with cast iron sanitary and storm sewer lines and some addition of copper water piping supplied by municipal authorities; original plumbing fixtures were replaced with commercial grade replacements; nothing original or unique exists.

d. Elevators: Two "Otis" brand elevators located in Forest Tower and Forest East Suites portions of the Forest Wing.

9. Original Furnishings: nothing original to this structure or of any historical interest remains.

D. Site:

1. General setting and orientation: The site is situated above the grade of Mirror Lake Drive, with the front of the structure facing westerly towards Mirror Lake. It is bordered on the north by Iroquois Road and on the west by Mirror Lake Drive. The site of the Forest Wing and Agora Wing contains a land area of approximately 8 acres. The Forest Wing and grounds occupy approximately 2/3 of the site. The main lobby entrance is off Mirror Lake by way of an elevated driveway to the main entrance porte cochere. The site has a commanding view of Mirror Lake and the Village of Lake Placid. Municipal utilities servicing the site include sewer, water, electricity, telephone and T.V. cable, all of which are underground.

2. Historic Landscape design: The Forest Wing structure was erected in a natural wooded area; there are no landscape treatments, only natural wooded growth, primarily pine, maple and birch trees.

Prepared by: The Kearns Group, P.C.
Gary Kearns, A.I.A.
Craig D. Vandevere, Project Architect
Title: Architects
Affiliation: Local architects for Lake Placid Resort
Partnership
Date: September 6, 1989

PART III. SOURCES OF INFORMATION

A. Architectural drawings:

1. Forest cottage 1st Floor plan as depicted in the 1901 in-house publication of Lake Placid Club entitled Floor Plans and Prices at page 67. It is believed that additions and renovations were made to this structure from the original single family residence cottage that existed prior to Dr. Dewey's purchase in 1895. From the records of the Lake

Placid Club, additions and renovations were completed to this structure by August, 1899, the additions being those portions south of the south walls of the first and second floors, identified as "reserved rooms" on the floor plan, which reserved rooms were reportedly added for resident office and resort staff. This floor plan, and the floor plans at 2 and 3 below, probably reflect the completed interior alterations made by the resort staff so as to create more rental rooms for the members of the association, utilizing the space previously utilized for the single family residence cottage pre-existing Dr. Dewey's acquisition. A copy of this 1901 publication is in the archival files of the present owner.

2. Forest cottage 2d Floor plan as depicted in the 1901 in-house publication of Lake Placid Club entitled Floor Plans and Prices at page 68. A copy of this publication is in the archival files of the present owner.

3. Forest cottage 3d Floor plan as depicted in the 1901 in-house publication of Lake Placid Club entitled Floor Plans and Prices at page 68. A copy of this publication is in the archival files of the present owner.

4. Forest cottage 1st Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 310. A copy of this publication is in the archival files of the present owner.

5. Forest cottage 2d Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 311. A copy of this publication is in the archival files of the present owner.

6. Forest cottage 3d Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 312. A copy of this publication is in the archival files of the present owner.

7. Lake Forest (as expanded by 1918 additions, including the Forest cottage structure that was incorporated into the expanded structure and renamed Lake Forest in 1918) 1st Floor plan as depicted in a November, 1971 advertising brochure of the Lake Placid Club entitled Lake Forest Floor Plans, a copy of which is in the archival files of the

present owner.

8. Lake Forest (as expanded by 1918 additions, including the Forest cottage structure that was incorporated into the expanded structure and renamed Lake Forest in 1918) Second Floor plan as depicted in a November, 1971 advertising brochure of the Lake Placid Club entitled Lake Forest Floor Plans, a copy of which is in the archival files of the present owner.

9. Lake Forest (as expanded by 1918 additions, including the Forest cottage structure that was incorporated into the expanded structure and renamed Lake Forest in 1918) Third Floor plan as depicted in a November, 1971 advertising brochure of the Lake Placid Club entitled Lake Forest Floor Plans, a copy of which is in the archival files of the present owner.

10. Lake Forest (as expanded by 1918 additions, including the Forest cottage structure that was incorporated into the expanded structure and renamed Lake Forest in 1918) Fourth Floor plan as depicted in a November, 1971 advertising brochure of the Lake Placid Club entitled Lake Forest Floor Plans, a copy of which is in the archival files of the present owner.

11. Forest Hall structure 1st Floor plan as depicted in the Dewey publication Lake Placid Club Handbook -1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at pages 291-294. A copy of this publication is in the archival files of the present owner.

12. Forest Hall structure 2d Floor plan as depicted in the Dewey publication Lake Placid Club Handbook -1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at pages 295-298. A copy of this publication is in the archival files of the present owner.

13. Forest Hall structure 3d Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at pages 299-300. A copy of this publication is in the archival files of the present owner.

14. Forest Hall structure 4th Floor and 5th Floor plans as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club,

Essex County, New York in 1914, at pages 299-300. A copy of this publication is in the archival files of the present owner.

15. Forest East Suites structure First Floor bedroom floor plan as depicted on a May, 1963 guest floor map. A copy of this map is in the archival files of the present owner.

16. Forest East Suites structure Second Floor plan as depicted on a May, 1963 guest floor map. A copy of this map is in the archival files of the present owner.

17. Forest East Suites structure Third Floor plan as depicted on a May, 1963 guest floor map. A copy of this map is in the archival files of the present owner.

18. Forest Towers structure 1st Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914 at pages 305-306. A copy of this publication is in the archival files of the present owner.

19. Forest Towers structure 2d Floor plan as depicted in the Dewey publication of Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 311. A copy of this publication is in the archival files of the present owner.

20. Forest Towers structure 3d Floor plan as depicted in the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914 at page 312. A copy of this publication is in the archival files of the present owner.

21. Lake Placid Club Main Floor section depicting the 1st floor of Forest Towers and the relationship and connections to Forest East Suites and the Forest Lobby/Offices structures as portrayed in a 1963 guest floor map of Lake Placid Co.. A copy of said map is in the archival files of the present owner.

22. Lake Placid Club Second Floor section depicting the second floor of Forest Towers and the relationship and connections to Forest East Suites and the Forest Lobby/Offices structure as portrayed in a 1963 guest floor map of Lake Placid Co., a copy of said map is in the archival

files of the present owner.

23. Forest Towers structure Floor 2 floor plan as depicted on a November, 1971 guest floor map showing the part of Forest Towers utilized for hotel guest rooms. A copy of said map is in the archival files of the present owner.

24. Forest Towers structure Floor 3 floor plan as depicted on a November, 1971 guest floor map showing the part of Forest Towers utilized for hotel guest rooms. A copy of said map is in the archival files of the present owner.

25. Lake Placid Club - Key plan as of 1989 showing the Forest Wing and Agora Wing, sketch prepared by the Kearns Group, P.C., local architects for Lake Placid Resort Partnership.

B. Historic views:

1. Photocopy of Forest cottage structure as of 1901. The view shown is from the west shore of Mirror Lake with the camera facing east. The photocopy is from the 1901 in-house publication of Lake Placid Club entitled Floor Plans and Prices, at page 67. A copy of this publication is in the archival files of the present owner.

2. Photocopy of Forest clubhouse structure as of 1914. The view shown is from the west with the camera facing east. The photocopy is from the Dewey publication Lake Placid Club Handbook -1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 46. A copy of this publication is in the archival files of the present owner.

3. Photocopy of Forest Hall and Forest Towers, collectively identified as the "Winter Clubhouse" as of 1914. The view shown is from the north with the camera facing south. The photocopy is from the Dewey publication Lake Placid Club Handbook - 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 92. A copy of the publication is in the archival files of the present owner.

4. Photocopy of Forest Hall, Wayside, Forest Towers and Forest, collectively identified as the Winter clubhouse as of 1914. The view shown is from the east side of Mirror Lake with the camera facing south. The photocopy is from the Dewey publication Lake Placid Club Handbook - 1914, printed

by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 98. A copy of the publication is in the archival files of the present owner.

5. Photocopy of Forest Hall, Maidery and Towers structures as of 1914. The view shown is from the east with the camera facing west. The photocopy is from the Dewey publication Lake Placid Club Handbook- 1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914, at page 290. A copy of the publication is in the archival files of the present owner.

6. Photocopy of Forest cottage structure as of 1914. The view shown is from the west shore of Mirror Lake with the camera facing east. The photocopy is from the Dewey publication Lake Placid Club Handbook -1914, printed by Forest Press, Lake Placid Club, Essex County, New York in 1914 at page 309. A copy of this publication is in the archival files of the present owner.

7. Photocopy of Club Centers as of April, 1928. The view shown is from the west side of Mirror Lake with the camera facing east. The photocopy is from the in-house publication Club Notes of April, 1928 at page 1821. A copy of this publication is in the archival files of the present owner.

8. Photocopy of Forest East Suites structure as of February 17, 1930. The view shown is from the east with the camera facing west. The photocopy is from the in-house publication Club Notes of March, 1930 at page 2140. A copy of this publication is in the archival files of the present owner.

9. Photocopy of Forest East Suites structure as of March 5, 1930. The view shown is from the north with the camera facing south. The photocopy is of a photograph taken by Stedman. The photocopy is from the in-house publication Club Notes of April, 1930 at page 2160. A copy of this publication is in the archival files of the present owner.

10. Photocopy of view of Forest Clubhouse as of 1930. The view shown is from the west with the camera facing east. The photocopy is of a photograph taken by Stedman. The photocopy is from the in-house publication Club Notes of April, 1930 at page 2190. A copy of this publication is in the archival files of the present owner.

11. Photocopy of 1930 building additions to the Forest Wing as of 1930. The view shown is from the west with the camera facing east. The photocopy is of a photograph taken by Stedman. The photocopy is from the in-house publication Club Notes of November, 1930 at page 2282. A copy of this publication is in the archival files of the present owner.

C. Interviews: Mr. Guy Stevenson of Wilmington, New York was interviewed on a number of occasions during the month of July, 1989 at the Lake Placid Resort. Mr. Stevenson has been employed at the Resort for the past 30 years and is presently Chief of Maintenance.

D. Bibliography:

1. Unpublished Sources:

Carroll, George, Lake Placid Club In the Adirondacks and Related Organizations; 1985 unpublished manuscript of a long term employee; photocopy on file in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Contract, Brewster to Dewey; November 5, 1895; original in archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Contract, Brewster to Dewey; July 1, 1898; original in archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Contract, Brewster to Dewey; January 1, 1906; original in archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Deed, Brewster to Dewey; February 20, 1909, Book 139 at page 511; Essex County Clerk's Office, Elizabethtown, New York.

Deed, Dewey to Lake Placid Company; February 23, 1911, Book 144 at page 7; Essex County Clerk's Office, Elizabethtown, New York.

Deed, Lake Placid Company to Federal Savings and Loan Insurance Corporation; February 18, 1985, Book 827 at page 223; Essex County Clerk's Office, Elizabethtown, New York.

Deed, Federal Savings and Loan Insurance Corporation to

Lake Placid Resort Partnership; July 29, 1988, Book 919 at page 229; Essex County Clerk's Office, Elizabethtown, New York.

Dewey, Godfrey, Fifty Years of Club Winter Sports; December 30, 1954 - notes of speech given at Lake Placid Club; copy on file in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Dewey, Godfrey, Sixty Years of Lake Placid Club 1895-1955; August 4, 1955 - reprint of speech given at Lake Placid Club; copy on file in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Dewey, Melvil, Journals; various reports and records covering years 1896-1922; originals in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Hicks, Harry W., History of Lake Placid Club; 1953 unpublished manuscript of a long term employee; copy on file in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Holmes, Henry W., Lake Placid Education Foundation; 1947 report on file in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

Lake Placid Co., Directors Minutes; official corporate records from 1933-1951 in the archival collection of Lake Placid Resort Partnership, Lake Placid, New York.

2. Published Sources:

Carroll, George, Lake Placid Club Life; (Lake Placid: 1960-1969).

Dewey, Melvil, Lake Placid Club Handbook, (Lake Placid: 1901).

Dewey, Melvil, Floor Plans and Prices, (Lake Placid: 1901).

Dewey, Melvil, Lake Placid Club Notes; (Lake Placid: 1905-1907).

Dewey, Melvil, Club Notes, (Lake Placid: 1908-1913).

Dewey, Melvil, Lake Placid Club Handbook, (Lake Placid: Forest Press, 1914).

Dewey, Melvil, Lake Placid Club Yearbook, (Lake Placid: Forest Press, 1928).

Dewey, Melvil, Lake Placid Club Notes, (Lake Placid: Forest Press, 1930).

Lake Placid Co., Annie Godfrey Dewey, (Lake Placid: 1923).

Lake Placid Co., Placid Peeks, (Lake Placid: 1945).

Lake Placid Co., Lake Placid Club Year Book, (Lake Placid: Forest Press, 1963).

Roseberry, Cecil, R., A History of the New York State Library, (Albany; New York State Education Department, 1970).

E. Likely sources not yet investigated: Melvil Dewey Papers, Columbia University Library, New York, New York; North Elba Historical Society, Station Street, Lake Placid, New York; North Elba/Lake Placid Historic District Commission, Lake Placid, New York; Private collection of Lake Placid Club records of Mr. George Carroll, Lake Placid, New York; Private collection of Lake Placid Co. records of Mr. Deo Colburn, Lake Placid, New York.

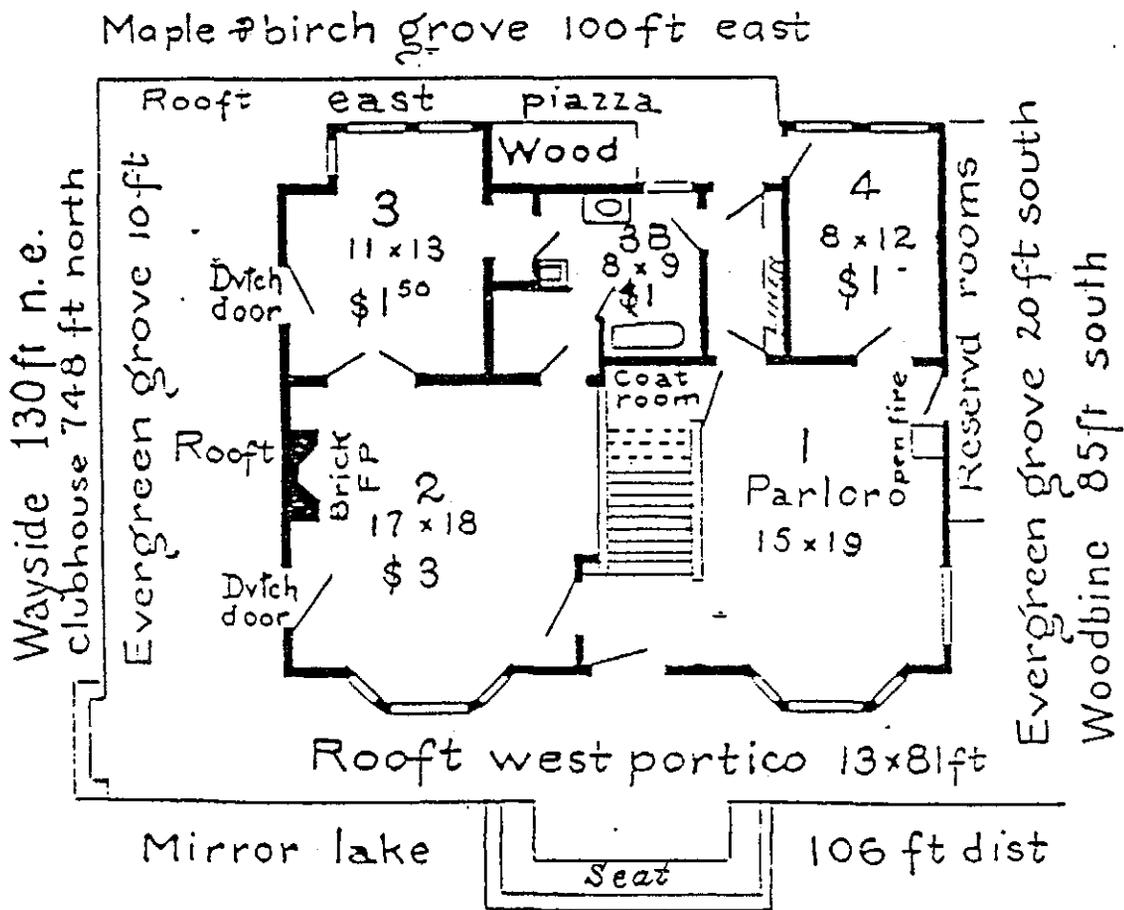
F. Supplemental Material: Attached to this outline are photocopies of the floor plans and historic views described in Part III - Sources of Information.

PART IV. PROJECT INFORMATION

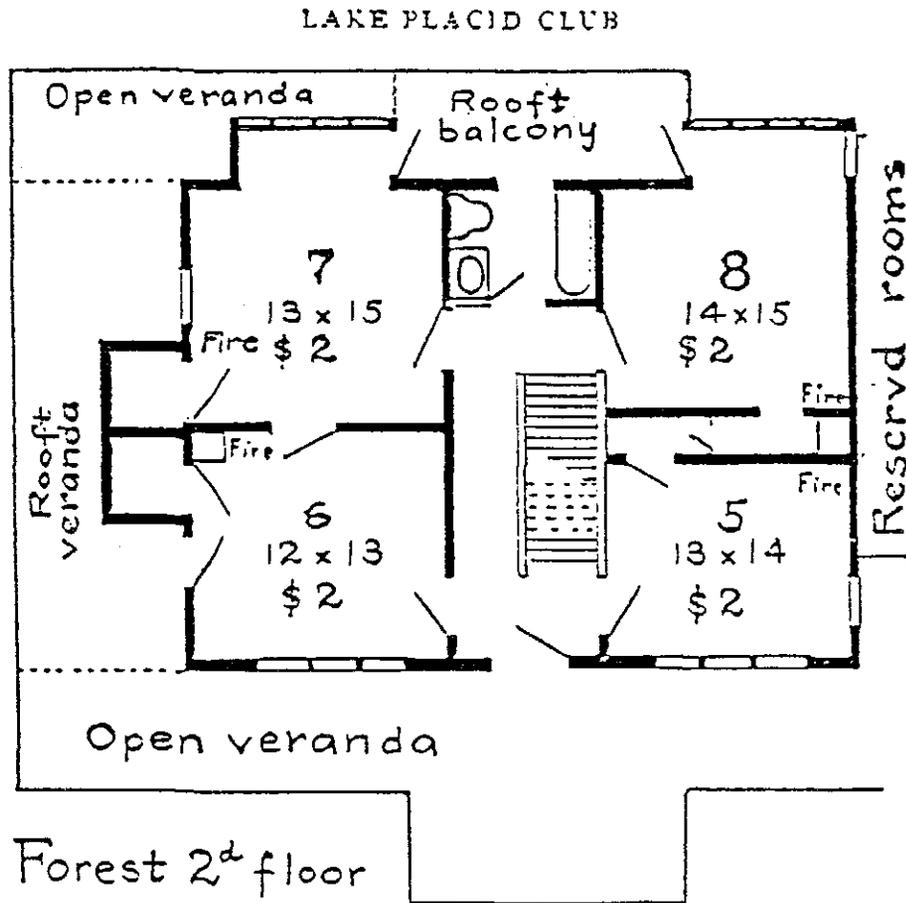
In the Spring of 1988, the resort property was then owned by the Federal Savings and Loan Insurance Corporation, a Federal agency of the United States Government. That Federal agency owner entered into a Memorandum of Agreement with the Advisory Council on Historic Preservation and the New York State Historic Preservation Officer as required by 16 U.S.C. §470(f). The Memorandum of Agreement provided for anticipated demolition of the Forest Wing. It required that prior to any demolition the structure be recorded to the standards of the Historic American Buildings Survey (HABS), so that there would be a permanent record of its existence. On May 26, 1989, the National Parks Service determined the

level of documentation required. This "outline format" report with photographic documentation is submitted to the National Park Service by the present owner, Lake Placid Resort Partnership, who became the owner and subject to the Memorandum of Agreement on July 29, 1988. The photographic documentation was performed in July, 1989. The outline format written report was prepared in August, 1989.

Prepared by: James M. Brooks
Title: Attorney
Affiliation: Local attorney for Lake Placid Resort
Partnership
Date: September 6, 1989

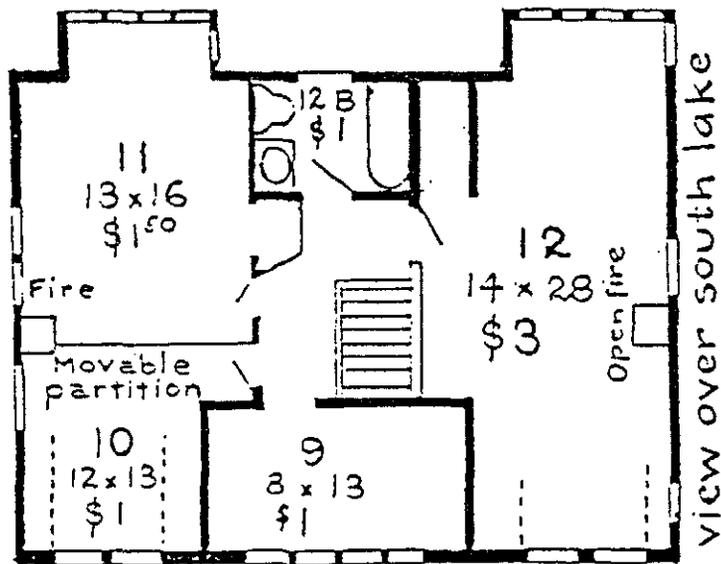


Forest 1st floor

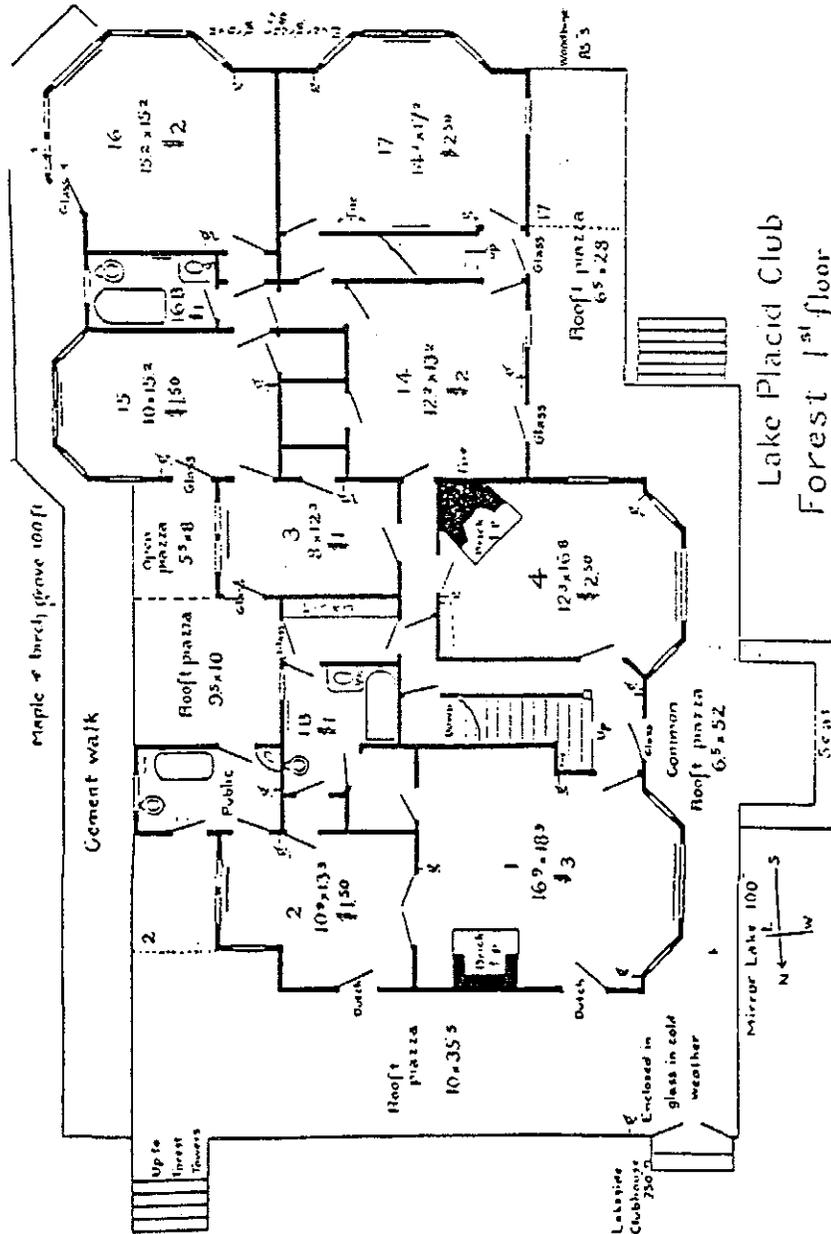


Floor Plan No. 3

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 27).

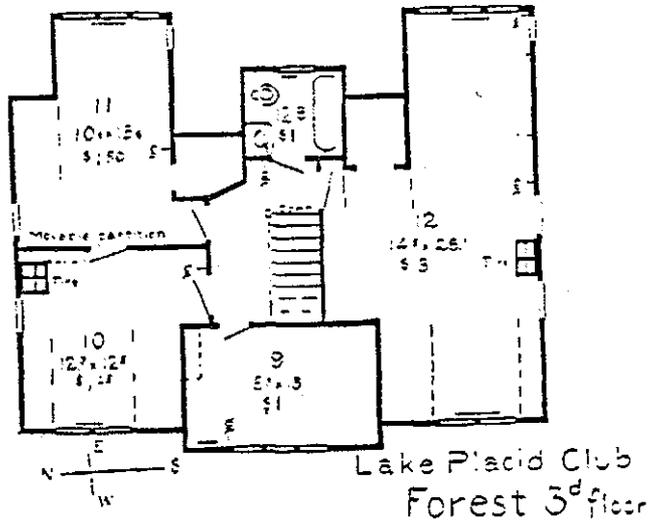


Forest 3^d floor

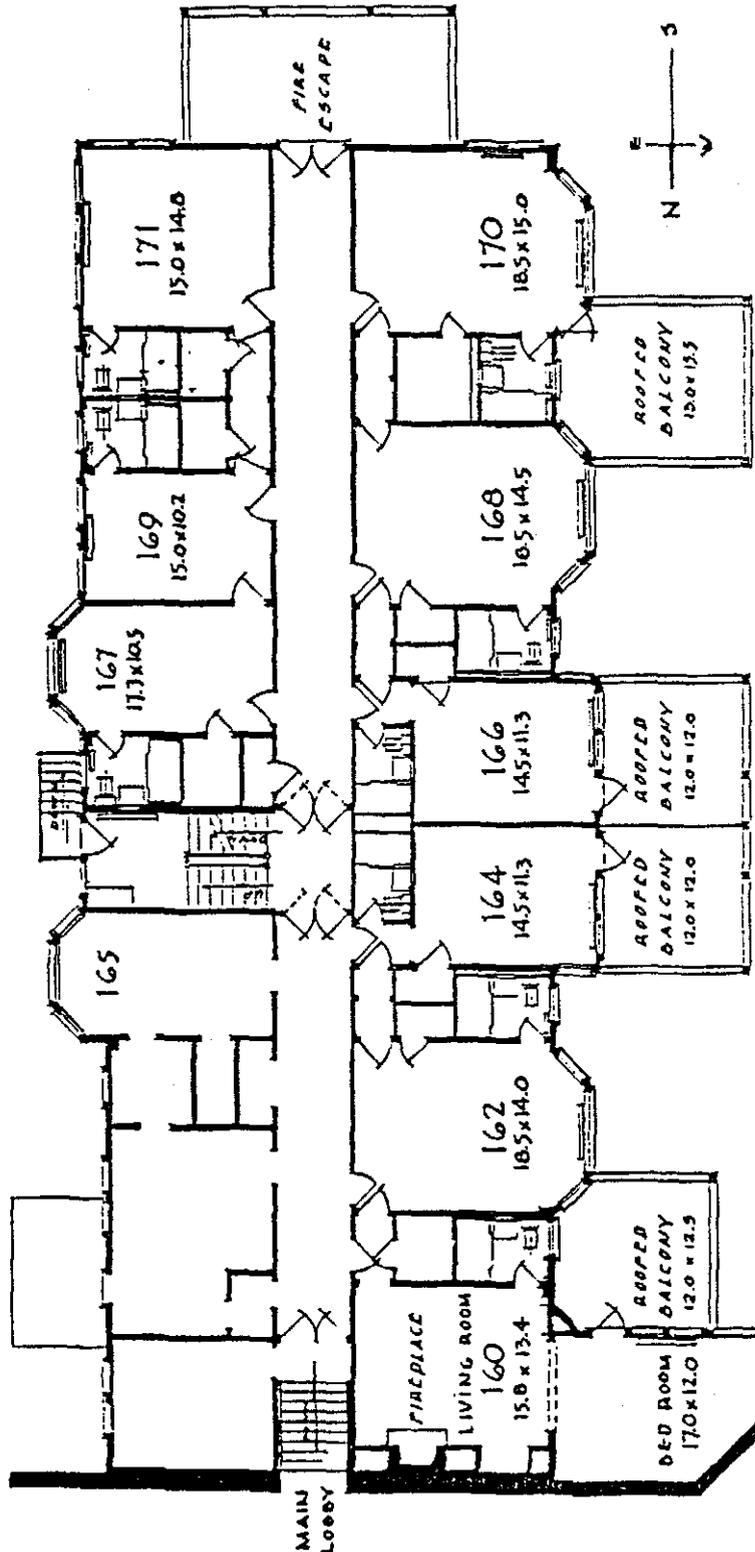


Floor Plan No. 6

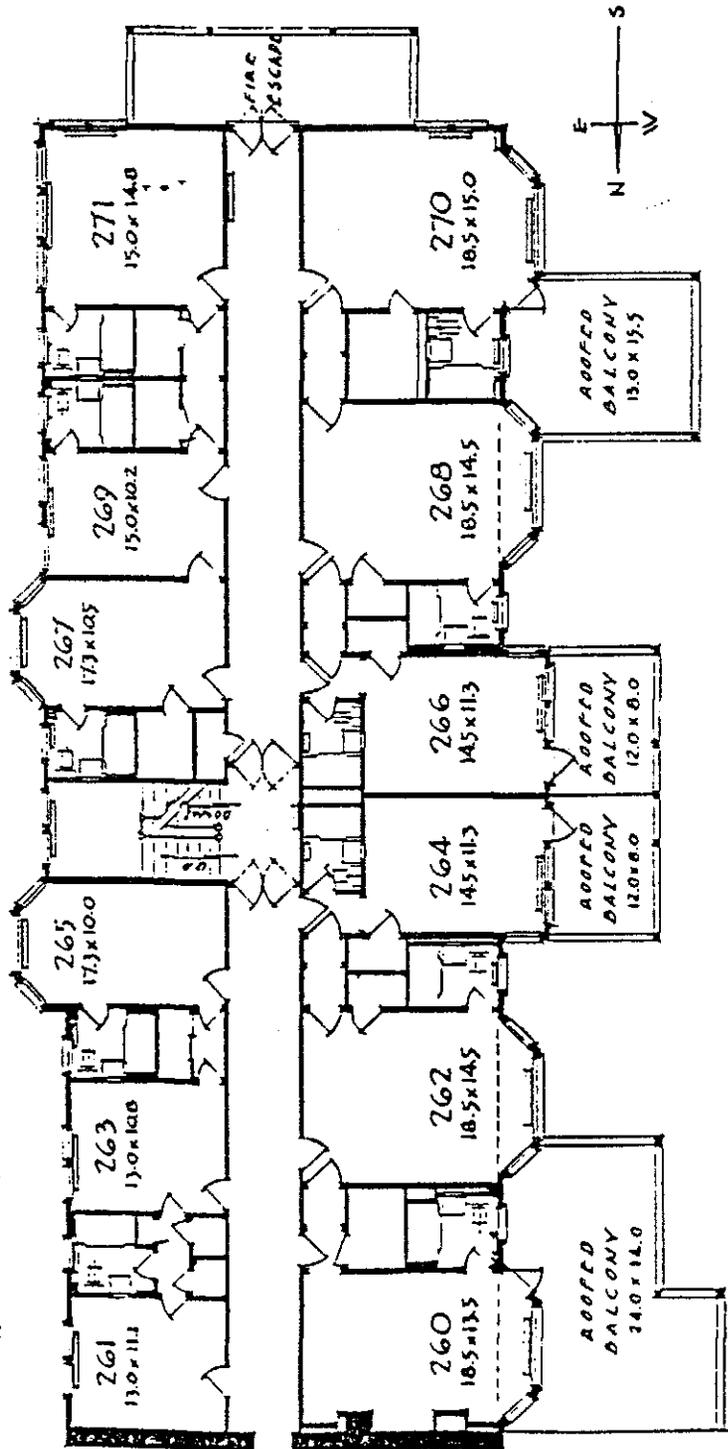
Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 30)



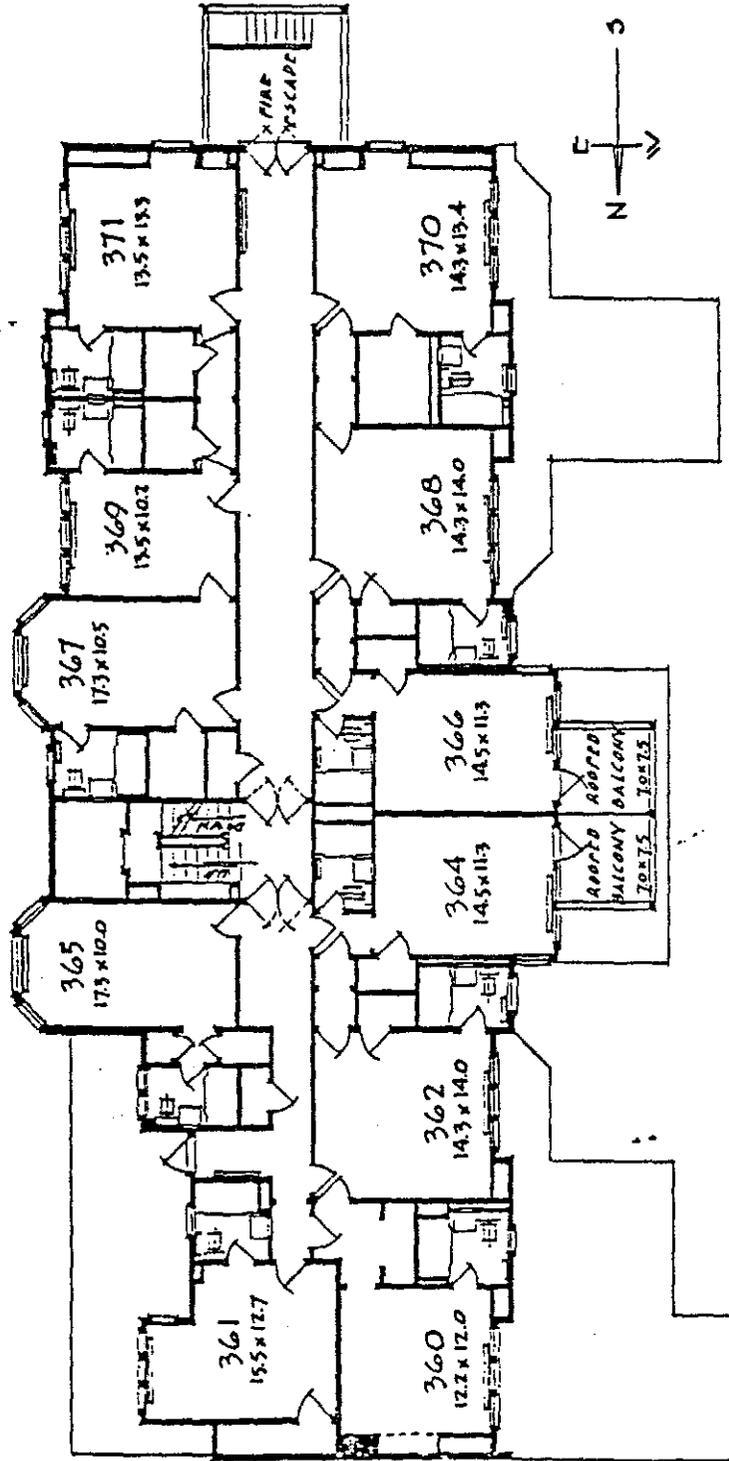
LAKE FOREST CLUBHOUSE — 1st FLOOR PLAN



SECOND FLOOR PLAN

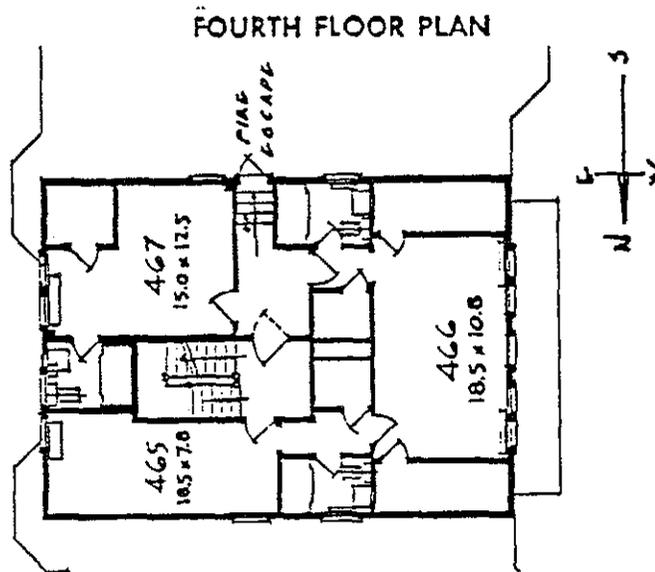


THIRD FLOOR PLAN
Lake Forest Clubhouse



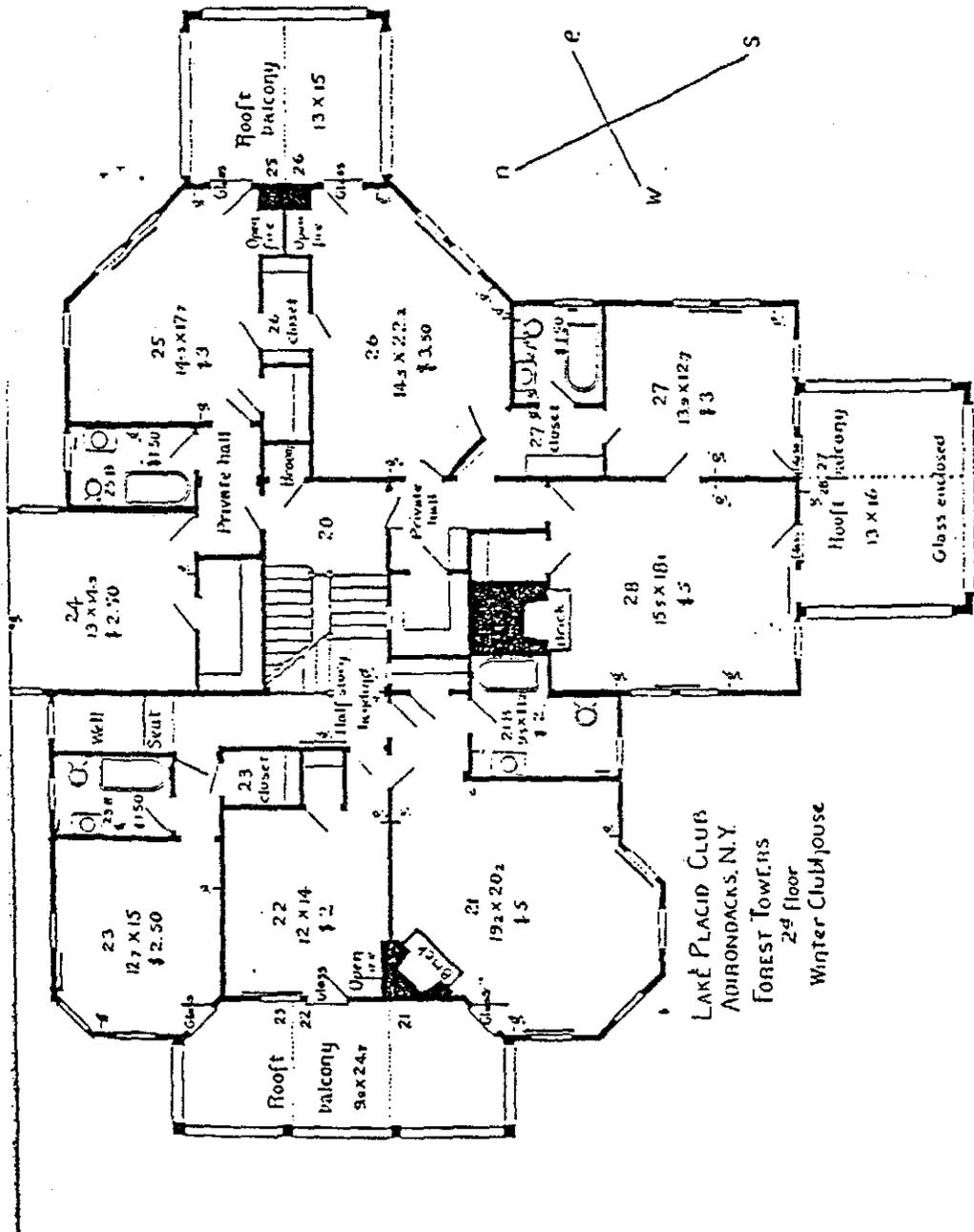
Floor Plan No. 10

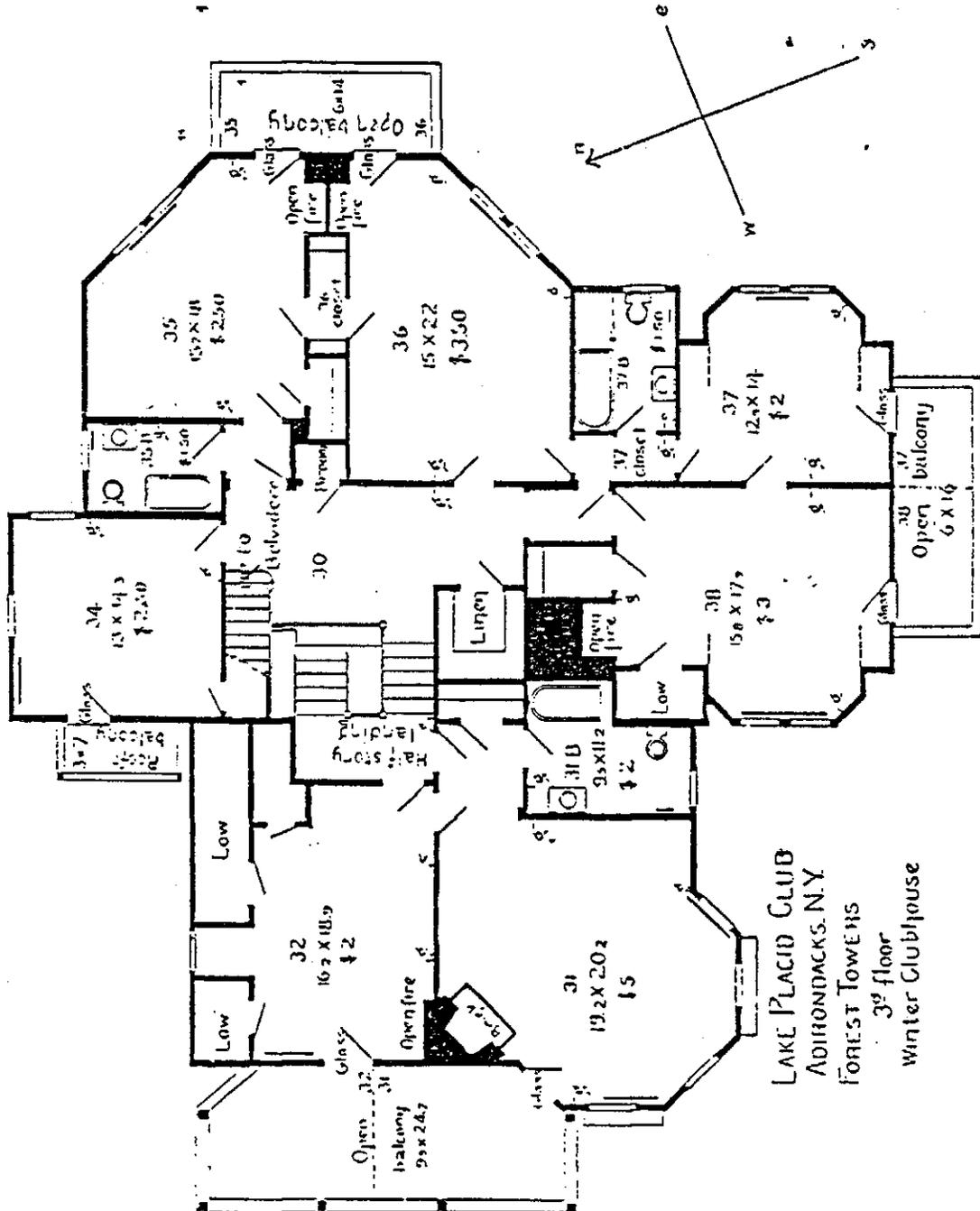
Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 34)

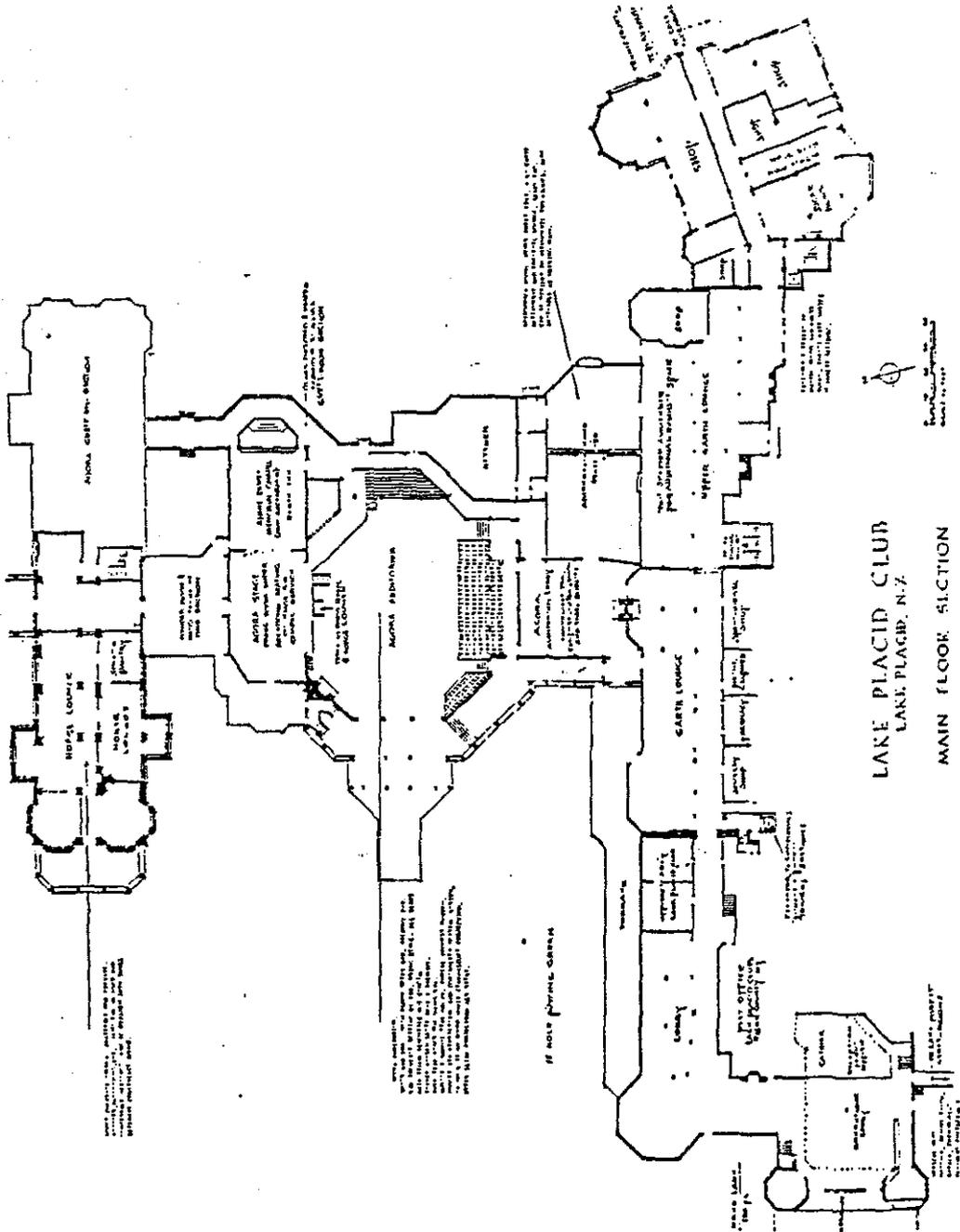


Floor Plan No. 12

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 36)

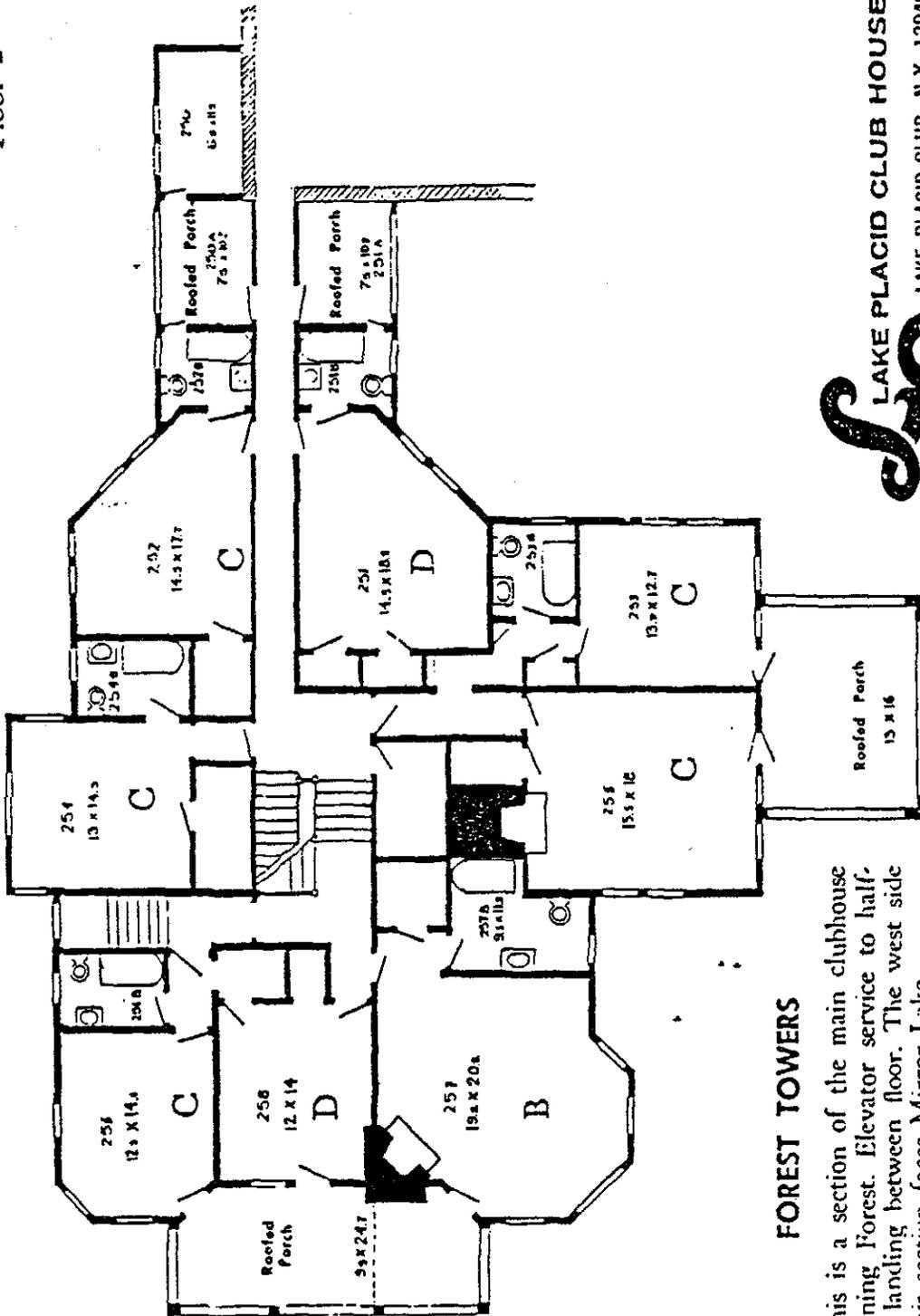






LAKE PLACID CLUB
LAKE PLACID, N.Y.
MAIN FLOOR SECTION

Floor 2

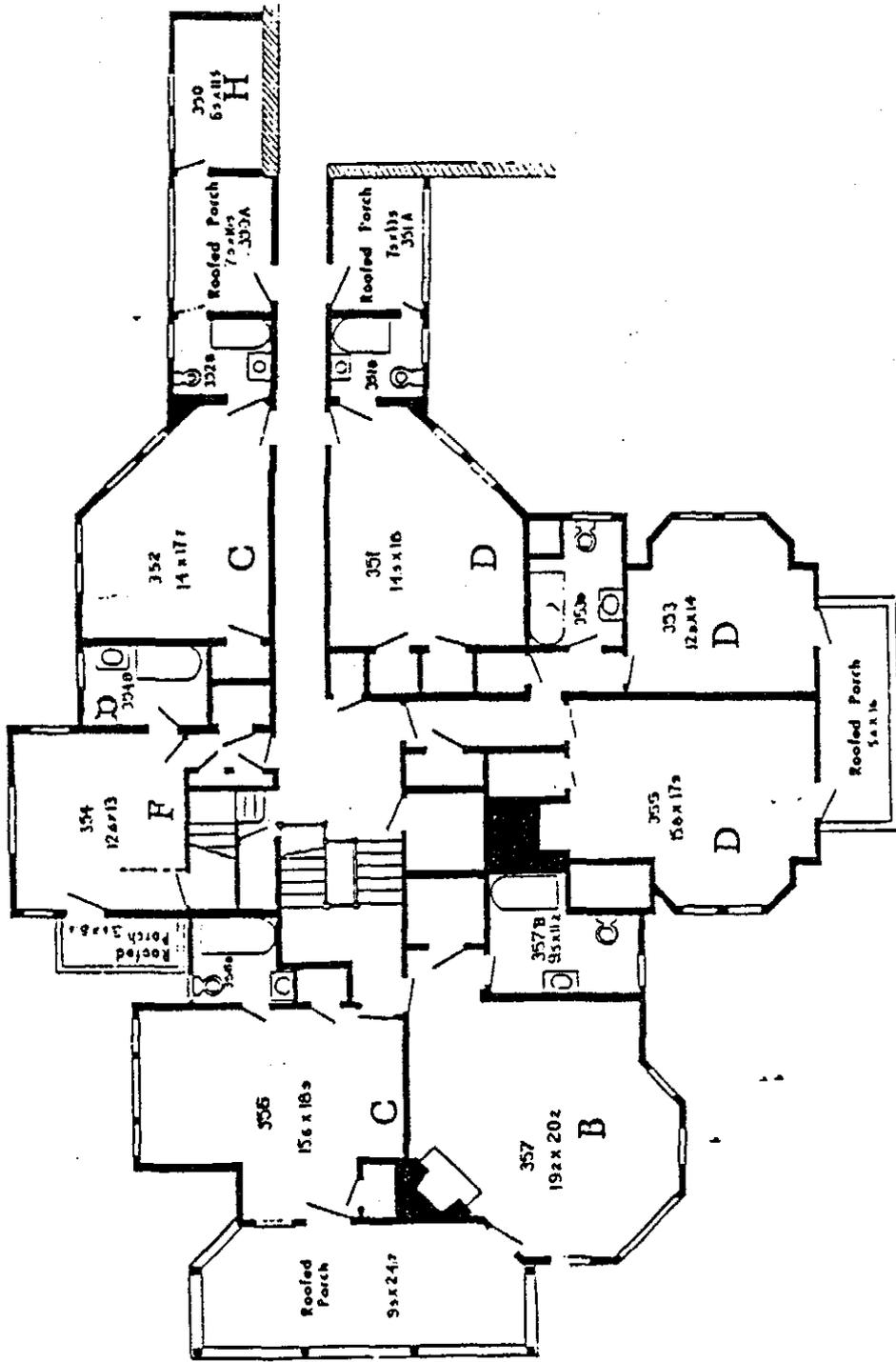


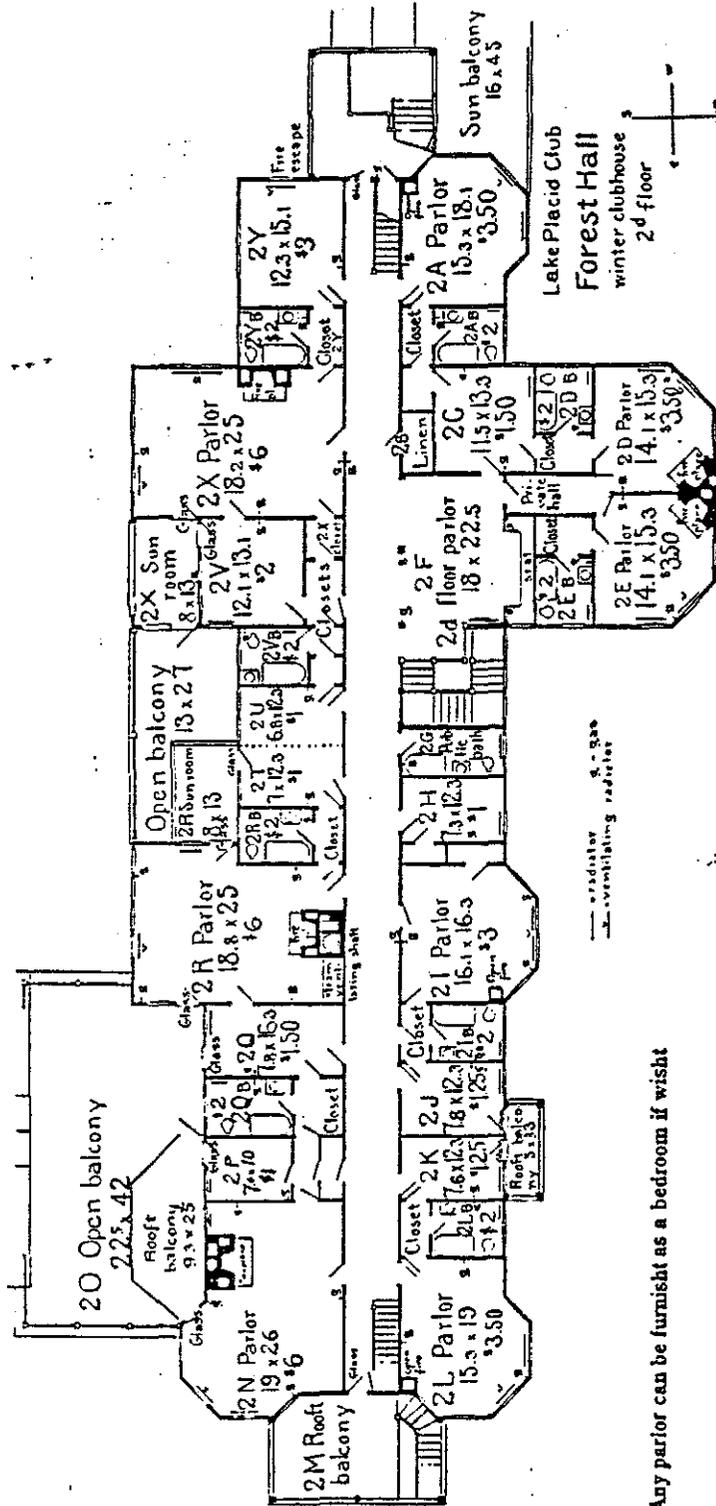
FOREST TOWERS

This is a section of the main clubhouse adjoining Forest. Elevator service to half-way landing between floors. The west side of this section faces Mirror Lake.

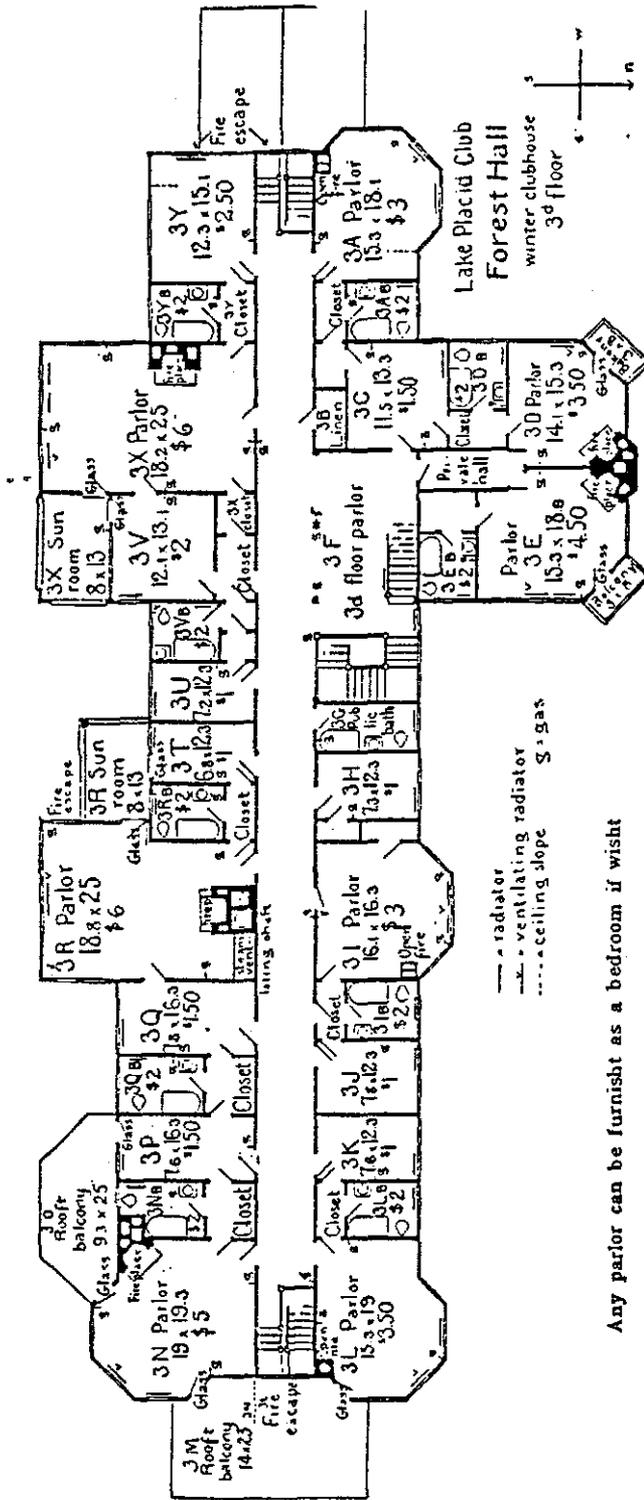


Forest Towers Floor 3

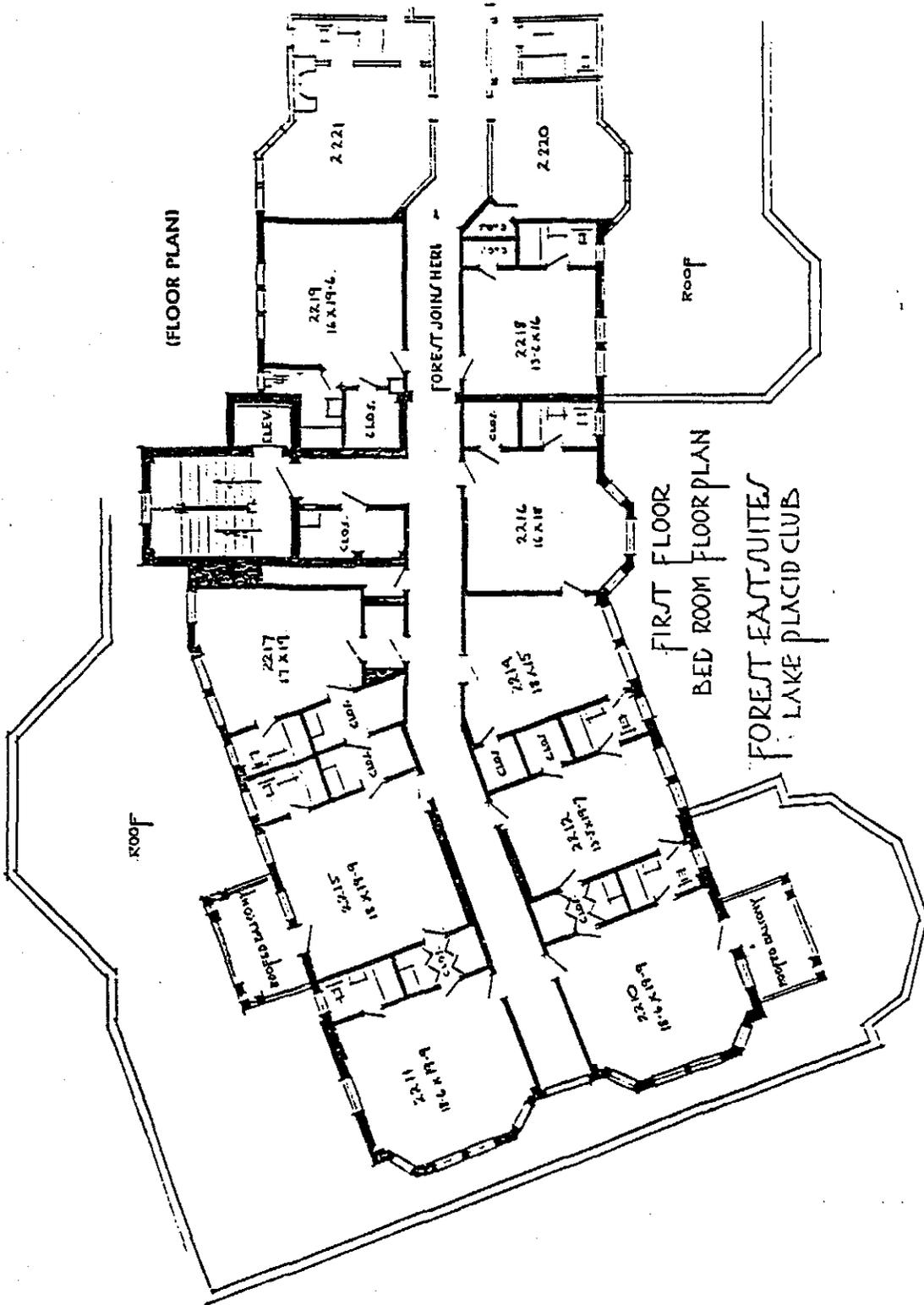


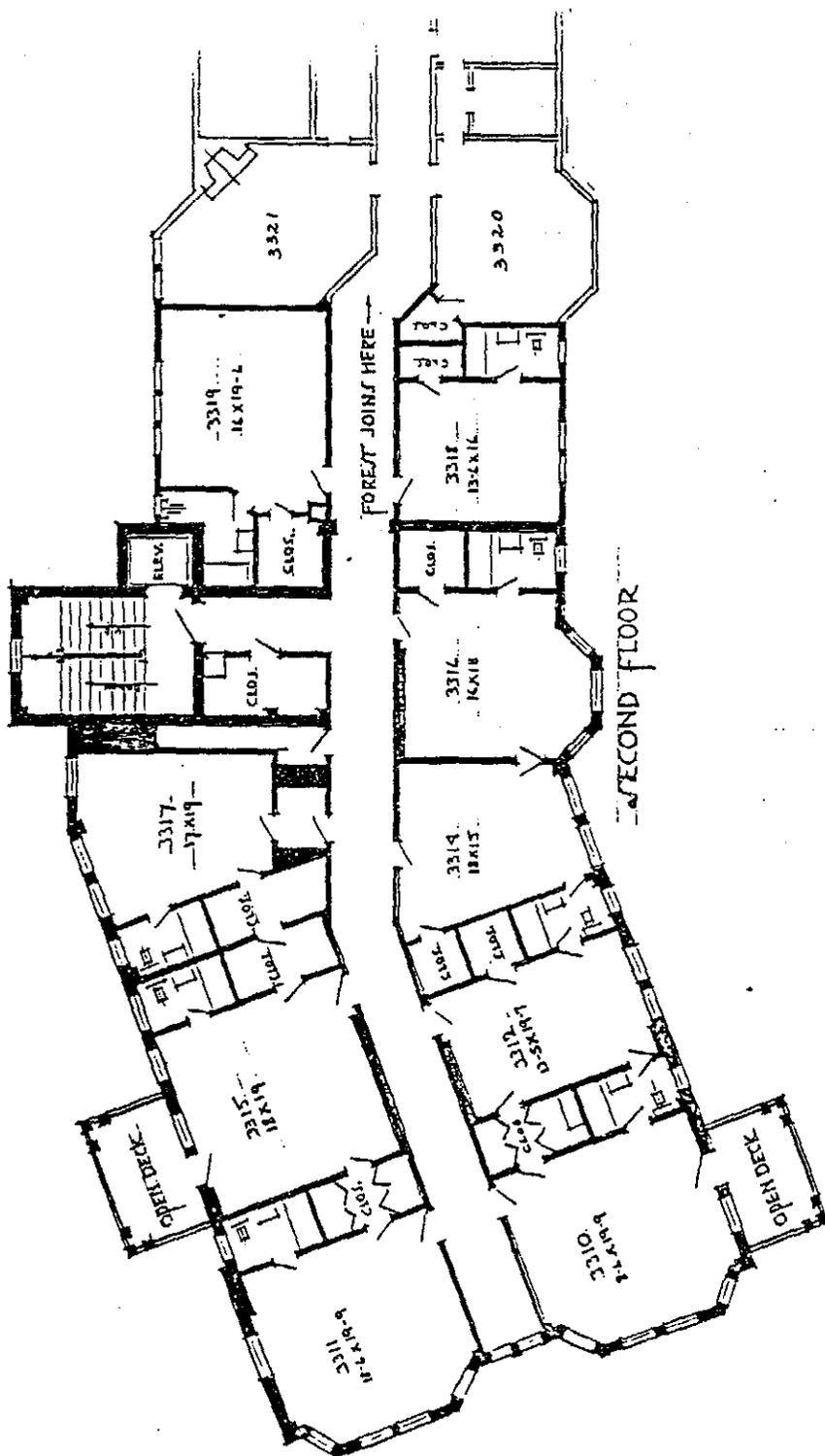


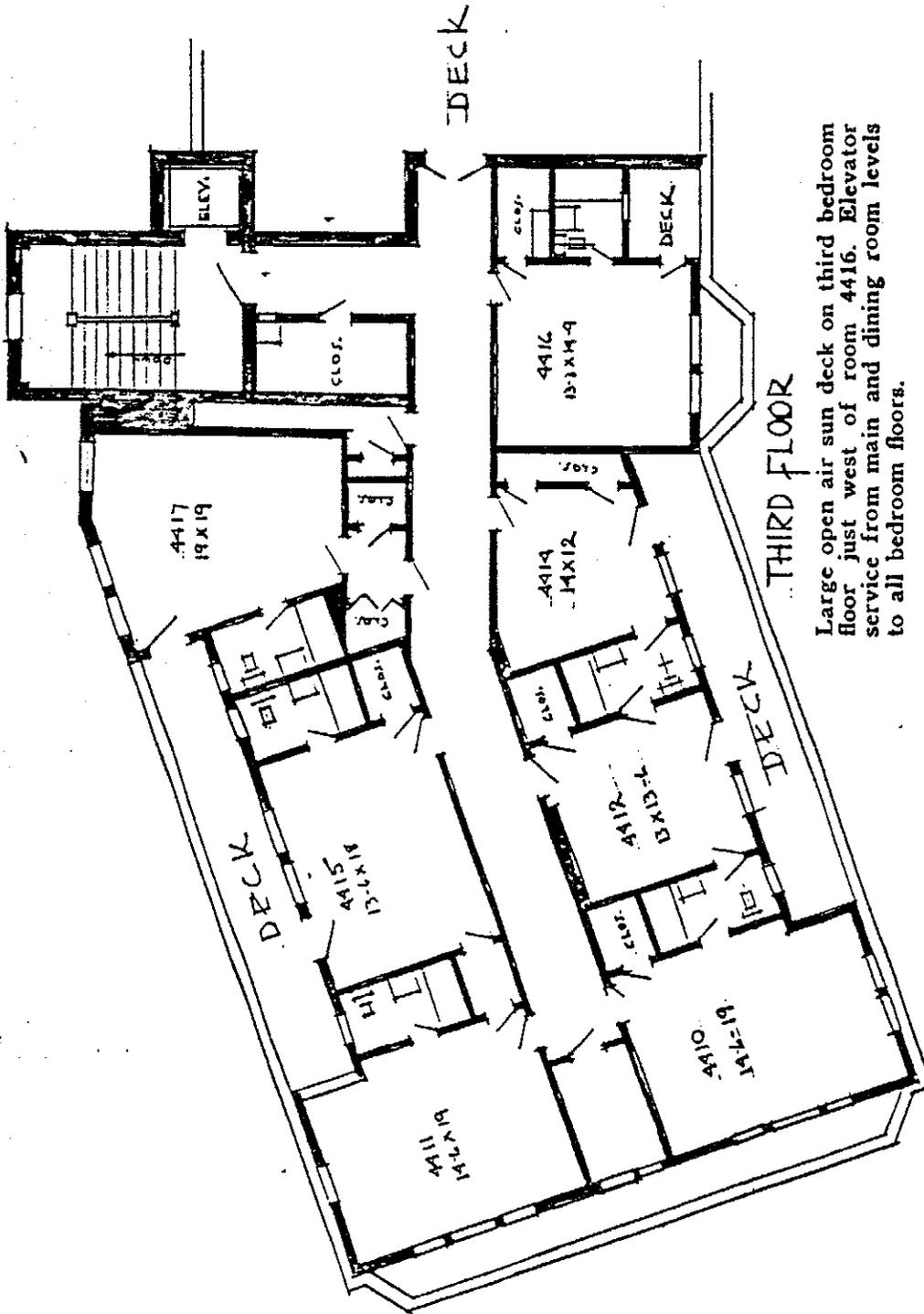
Any parlor can be furnished as a bedroom if wisht



Any parlor can be furnished as a bedroom if wisht



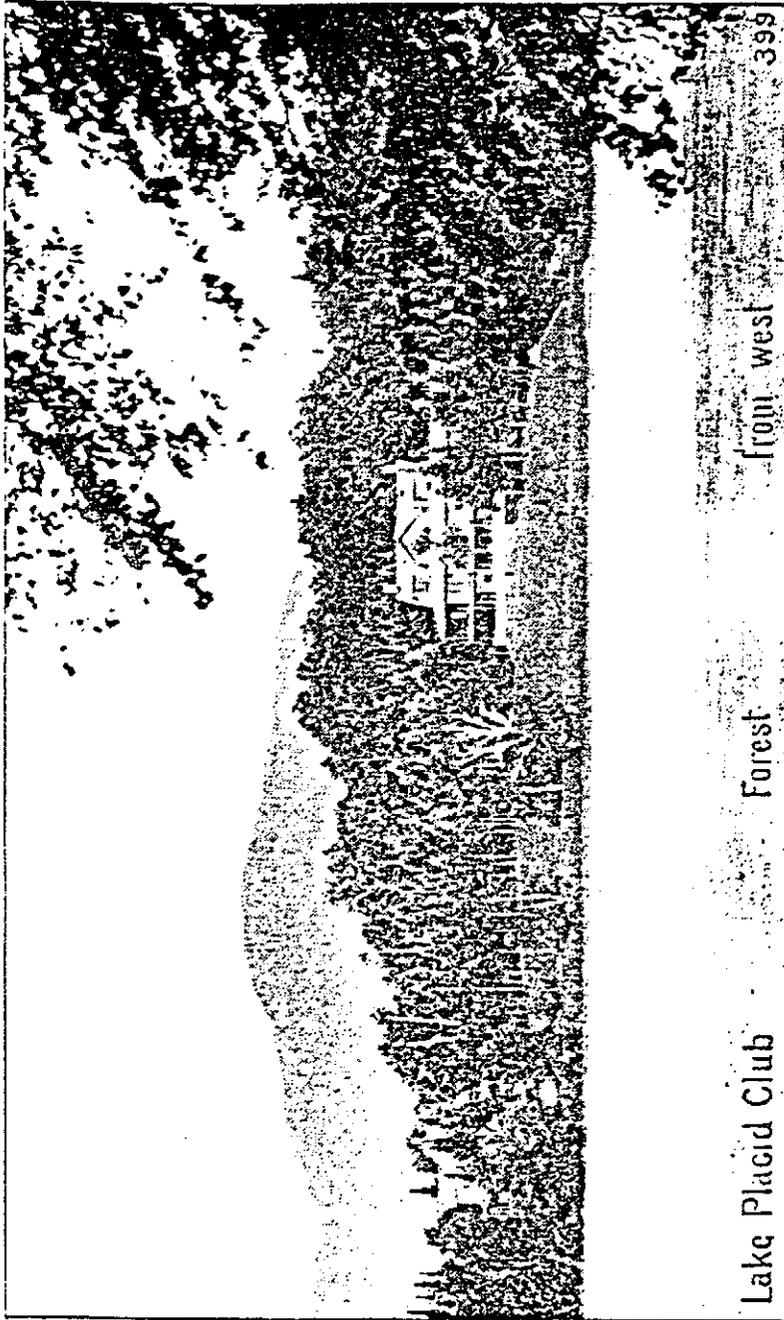




Large open air sun deck on third bedroom floor just west of room 4416. Elevator service from main and dining room levels to all bedroom floors.

Historic View No. 1

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 49)



Lake Placid Club

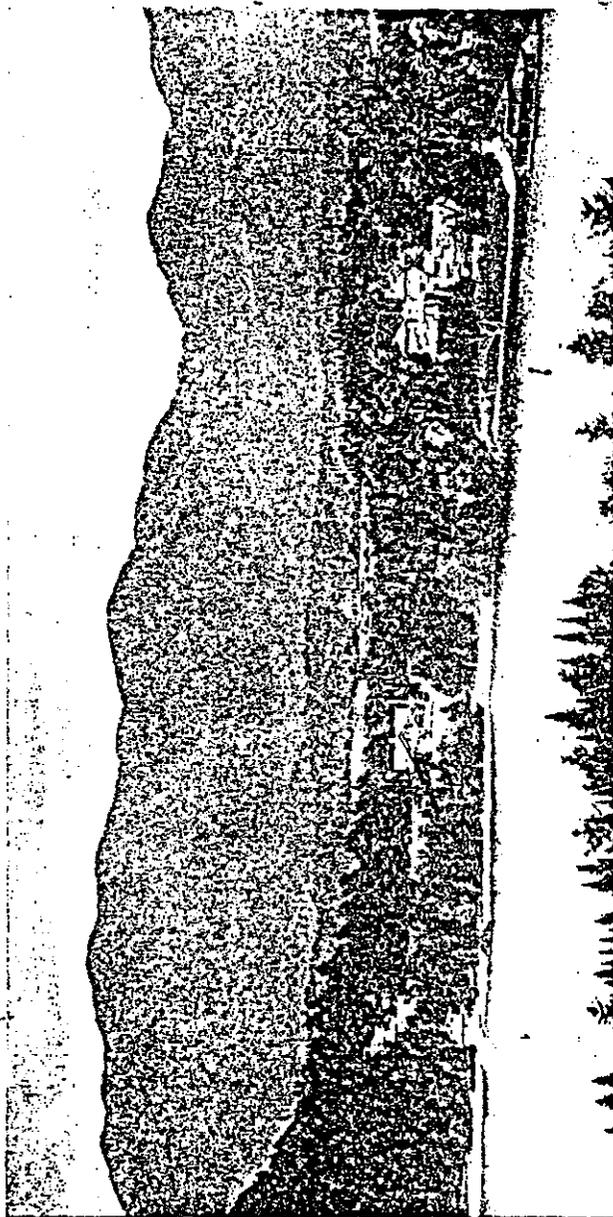
Forest

from west

399

Historic View No. 2

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 50)

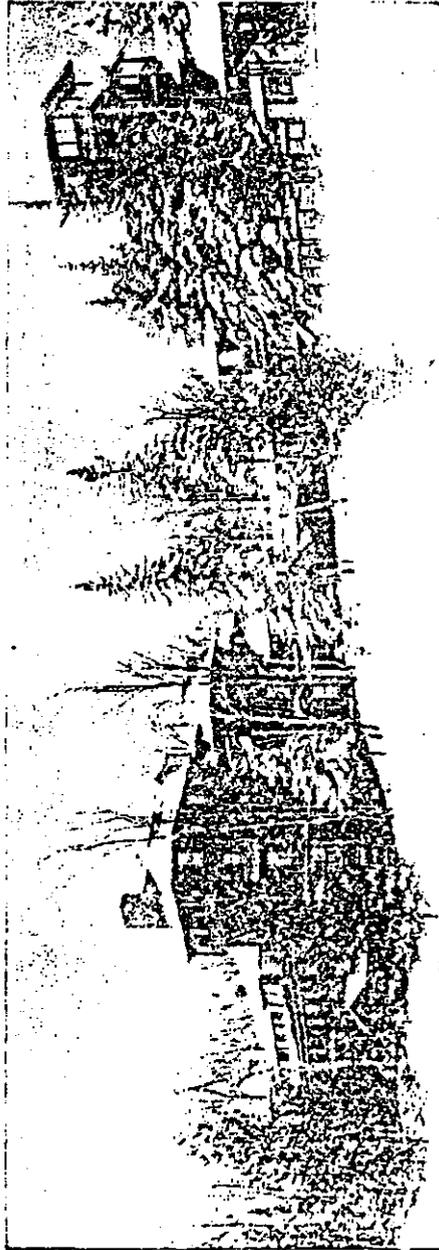


Forest clubhouse and Sentinel mts. Club infirmary in middle distance

Lake Placid Club

Historic View No. 3

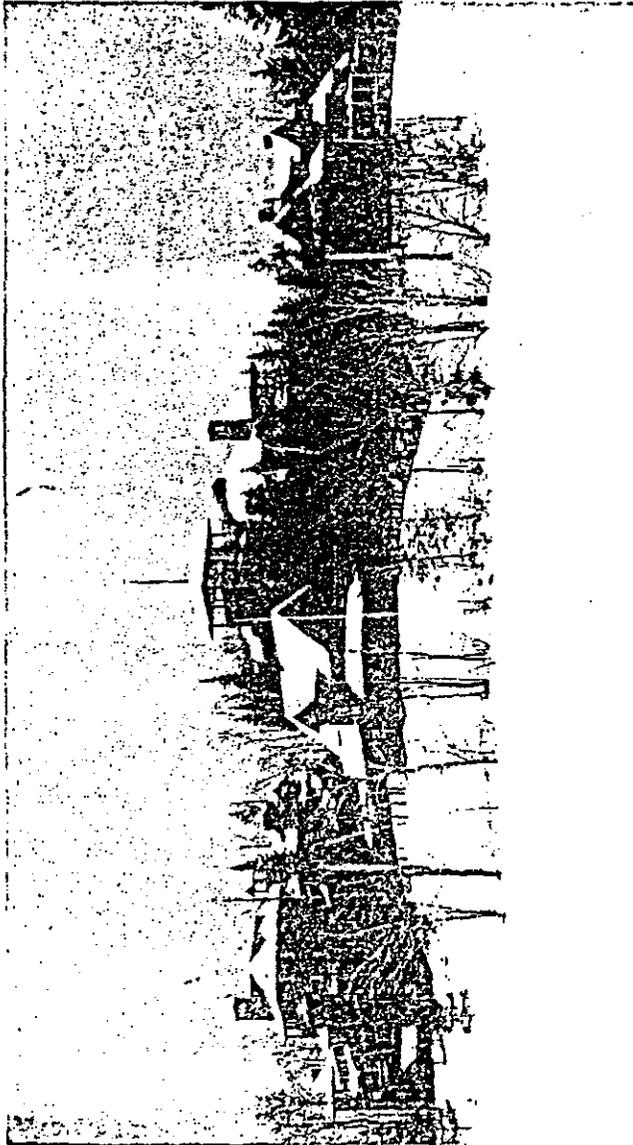
Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 51)



Forest Towers

WINTER CLUBHOUSE

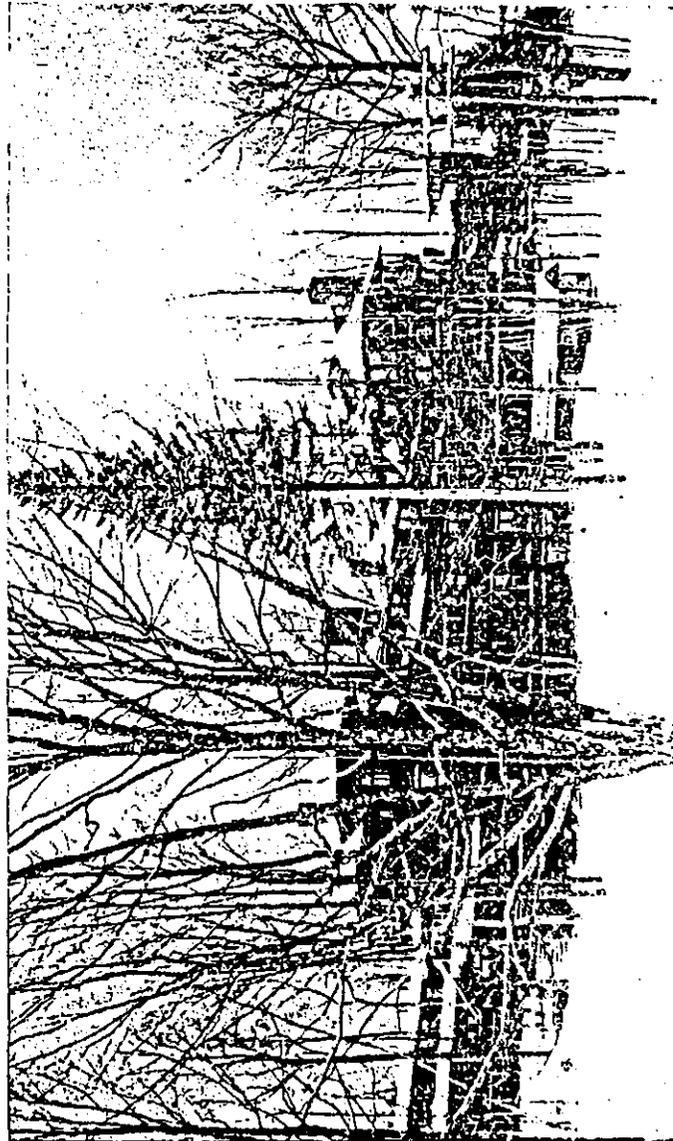
Forest Hall



Forest Hall Wayside Forest Towers Forest
Lake Placid Club Winter clubhouse from Mirror lake

Historic View No. 5

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 53)

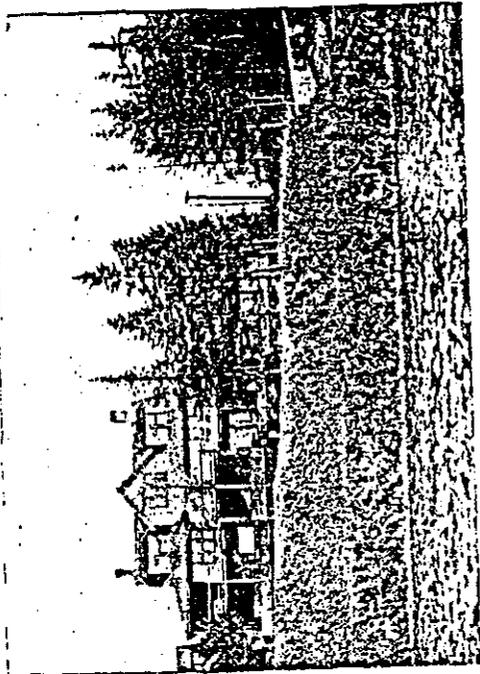


Forest Hall, Maidery, and Towers from skating and hockey rink

Lake Placid Club

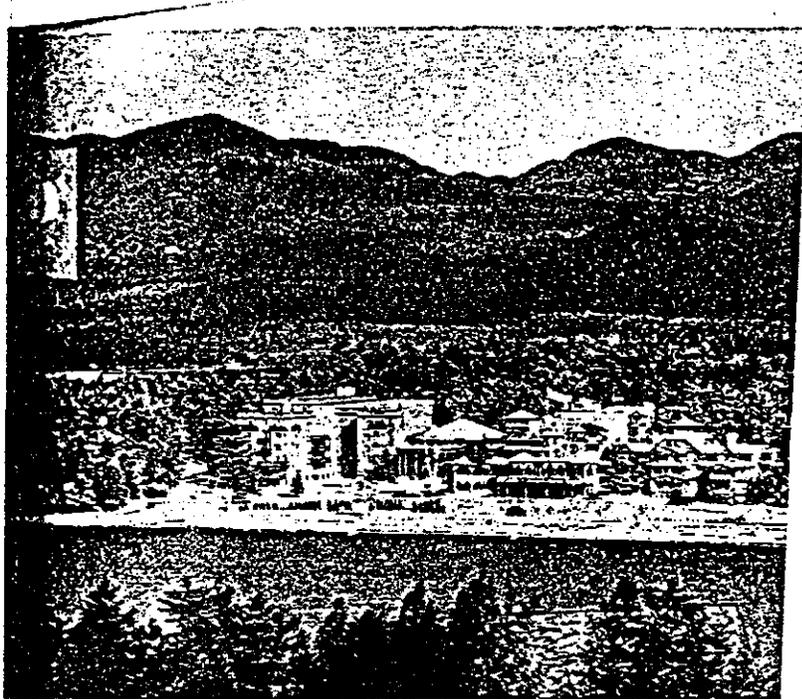
Historic View No. 6

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 54)



Historic View No. 7

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 55)



Club centers

Cottages
roofs

Agora suites, Agora
Forest, Lake

Historic View No. 8

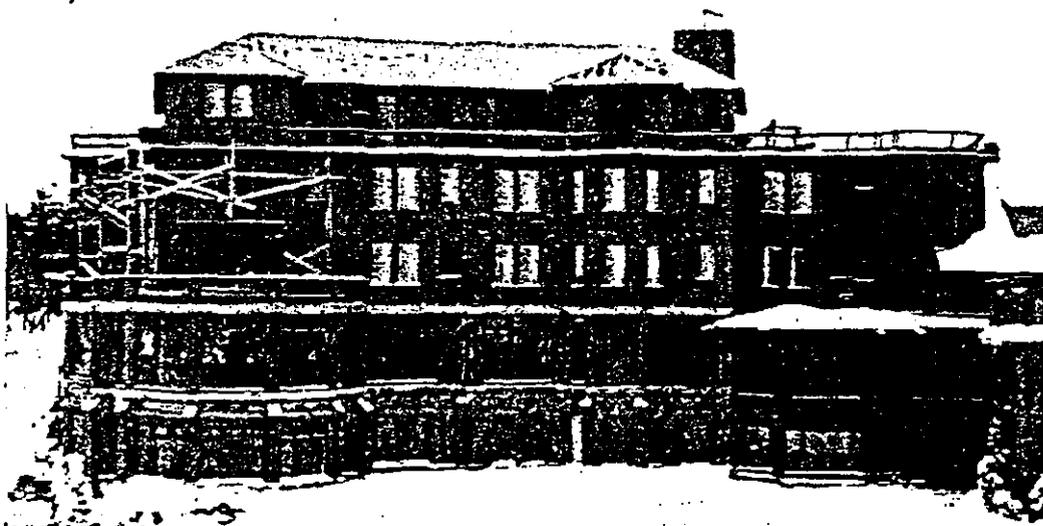
Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 56)



Forest East Suites as they lookt Feb 17

Historic View No. 9

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 57)



Stedman

Forest East Suites nearing completion, March 5

Children's playroom and shops on 1st floor. Dining room addition and children's dining room on 2d floor. 25 bedrooms with baths, balconies, open sunporches, etc on 3d, 4th and 5th floors.

Historic View No. 10

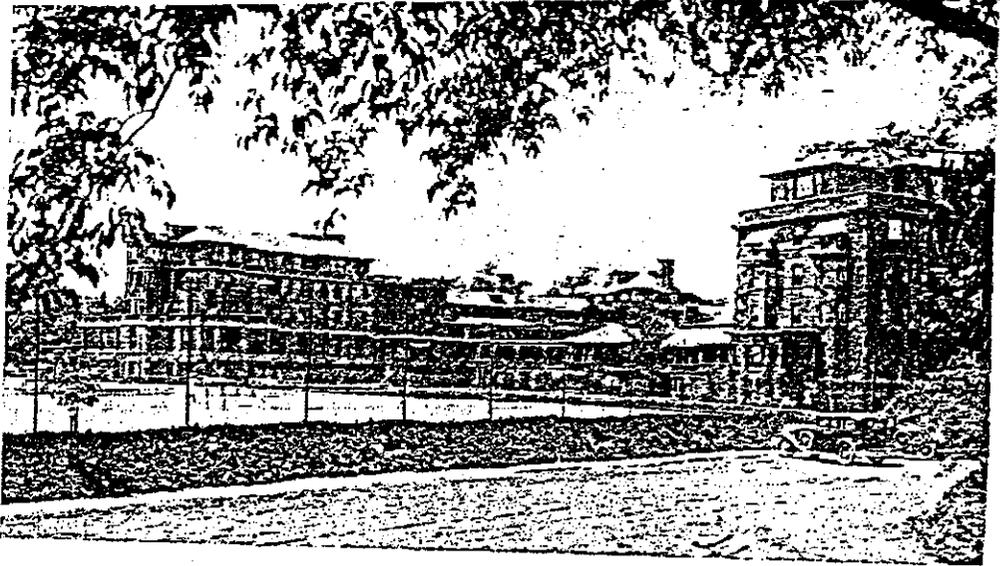
Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 58)



Along the shady mal between Lakesyd and Forest clubhouses

Historic View No. 11

Lake Placid Club, Forest Wing
HABS No. NY-6306 (Page 59)



Stedman

1930 bilding additions

Forest east suites and Agora roof rooms ad finest accommodations at Forest center