

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE
 NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets. Type all entries.

1. Name of Property

historic name The Cottage Row Historic District
 other names/site number _____

2. Location

street & number _____ | | not for publication
 city, town Saranac Lake (town of Harrietstown) | | vicinity
 state New York code NY county Franklin code 033 zip code 12983

3. Classification

Ownership of property	Category	Number of resources within property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>26</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>26</u>	<u>2</u> Total

Name of related multiple property listings: Village of Saranac Lake Number of contributing resources previously listed in the National Register n/a
Multiple Documentation Form

4. State/Federal Agency Certification

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

John A. Starn
 Signature of certifying official
 Deputy Commissioner for Historic Preservation
 State or Federal agency and bureau

8/25/92
 Date

In my opinion, the property meets does not meet the National Register criteria.
 See continuation sheet.

Signature of commenting or other official _____

Date _____

State or federal agency and bureau _____

5. National Park Service Certification

I hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. see continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of keeper _____

Date of Action _____

6. Function or Use

Historic Function
(enter categories from instructions)
Domestic/single dwelling, multiple
dwelling
Health Care/ sanatorium

Current Functions
(enter categories from instructions)
Domestic/single dwelling, multiple dwelling

7. Description

Architectural Classification
enter categories from instructions)

Late 19th & 20th Century Revivals:
Colonial Revival, Tudor Revival,
Shingle Style

Materials(enter categories from instructions)

foundation Stone, concrete
walls Wood/weatherboard, shingle
Stucco
roof Asphalt shingles
other

Describe present and historic physical appearance.

The Cottage Row Historic District extends along the north side of Park Avenue for approximately three blocks from its intersection with Rosemont Avenue to the Corner of Catherine Street. It is located adjacent to the Highland Park Historic District, in the central northern portion of the village of Saranac Lake, Franklin County. The district is located on a broad tableland along the south and west shoulder of Mount Pisgah, with the mountain rising behind it and dropping away below Park Avenue.

Twenty-seven contributing buildings are included within the district. The houses are all privately owned, single family residences built between 1900 and 1940, the majority being constructed between 1907 and 1917. The buildings are mostly two to three story, wood frame structures, with gabled or gambrel roofs, dormers, and wood siding or shingles, with the notable exceptions of the stucco and half-timbered facades on numbers 52, 84, 90 and 96 Park Avenue.

Most of the residences within this district were operated as commercial private tuberculosis sanatoria, incorporating architectural features typical of the cure cottage, including second story sleeping porches enclosed with sliding glass panels, extra wide doorways, and call bell systems. Most of the houses have been converted to multiple unit residences.

A more detailed building list follows:

30 Park Avenue

Bela Bartok Cottage

A two story, gable roofed, wood frame cottage (ca.1905) with a one story, hip roofed wing and entrance porch. A large, glazed cure porch on posts is located on the front elevation of the house.

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETThe Cottage Row Historic District
Saranac Lake, Franklin County, NYSection number 7 Page 2

32 Park Avenue

A three story, wood frame Dutch Colonial Revival house (ca.1902-1905) with an asphalt shingled gambrel roof, shed roofed dormers, third floor box bay in gable end, two story enclosed cure porches on front (south) and west facades, fieldstone retaining wall and foundations, and symmetrical fenestration.

36 Park Avenue Sarah H. Chester

A one-half story, wood frame vernacular cabin (ca.1915) with a gabled roof, two-over-two sash and central front porch.

38 Park Avenue Carr Cottage

A three-by-two bay, two story, wood shingle sided Dutch Colonial Revival house (ca.1903-1905, attributed to Scopes and/or Feustmann) with embossed metal gambrel roof, shed dormers, central gabled dormer with picture window, a wraparound shed roofed porch (south and west elevations) enclosed with screen and sliding glass panels, and two second story cure porches to rear. A contributing ca.1901 one story, wood frame cabin with two-over-two sash and gable roof is also located on the property.

40 Park Avenue Carr Cottage Annex

Three-by-two bay, two story, wood frame Colonial Revival style residence (1910) with embossed metal shingled gable roof, first floor front porch with sliding glazed panels, second story central cure porch, and a two story cure porch with double-hung modern sash and shed roof on the rear elevation of the house. A noncontributing flat roofed modern garage is also located on the property.

52 Park Avenue Witherspoon/Bryant Cottage

United States Department of the Interior
National Park Service

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

A three-by-six bay, three story Tudor Revival style residence (ca.1917) with a fieldstone foundation and chimneys, and a metal covered gable roof. The building is sheathed with stucco and half timbering in gables and wood clapboard and shingles elsewhere. A front porch with sliding glass panels extends across the south facade of the house. A central, one and one-half story, gable roofed cure porch is located above the this porch. A two story, gable roofed cure porch wing extends from the west elevation of the house. A three story, gable roofed wing extends from the north (rear) elevation of the house. Windows contain six-over-one sash. A contributing two car, wood frame garage is located on the property.

56 Park Avenue Beechwood Cottage

A three-by-two bay, two and one-half story Colonial Revival (ca.1915) style house with a perpendicular one story rear wing, asphalt shingled gable roofs, aluminum siding, one-over-one sash windows with some earlier two-over-one sash, and a central entrance portico with off center door. A non-contributing, modern two car garage with aluminum siding is also located on the property.

60 Park Avenue

A three-by-eight bay, three story, gable roofed Colonial Revival style residence (1918, built by J. J. O'Connell and Sons) with clapboard siding, stone foundation, south facing two story front porch with double door and sliding glass panels, a second-story porch, hip roofed dormer porches on third floor (west side), inset northwest porch, and symmetrical, two story cure porches attached at corners of the rear facade.

62 Park Avenue Jay S. Davis house

A two story, two-by-three bay, gable roofed residence (pre 1915) with side wing, aluminum siding, asphalt shingle roof, concrete block and stone foundation,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

Section number 7 Page 4

wraparound porch, shed roofed dormer, and irregular fenestration including one-over-one sash, picture windows, and modern fixed double glazed.

64 Park Avenue

A one story, wood frame house (ca.1940s) with concrete foundation, wood clapboard siding, scalloped vergeboard, front porch, picture window, gabled kitchen wing.

70 Park Avenue

Louis Y. Clark house

A three-by-five bay, three story, Queen Anne style house (ca.1910) with cross gabled asphalt shingled roof, central brick chimney, narrow clapboard and wood shingle siding, concrete and molded concrete block foundation, regular fenestration with paired one-over-one modern sash, open veranda, and glazed corner pavilions with french doors and paired two-over-two sash. Additional shed roofed cure porches are located on the north and west facades. A contributing gable roofed garage with clapboard siding, strap hinged double doors, tarpaper roof and attached shed is located behind the house.

72 Park Avenue

A three story, wood frame house (ca.1923) with clapboard sheathing, gable roof, two story inset cure porch glazed with sliding glass panels, entrance portico, second story cure porch with paired windows and a two story rear porch (now enclosed). A contributing wood frame, two car garage with hip roofed and novelty siding is also located on the property.

74 Park Avenue

Arthur Arms/Beattie Cottage

A three story, wood frame, sidehall plan residence (ca.1910) with asphalt shingle clad gable roof, wood clapboard and shingle siding, entrance porch with turned columns on shingled base with pent roof cornice, open first floor veranda topped by

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

Section number 7 Page 5

second and third story porches with paired one-over-one windows. Fenestration is regular, consisting mostly of one-over-one sash and a bay window. The three-story porches along the west facade are enclosed with one-over-one sash. The two story rear porches (north) and third floor side porch are partially or completely enclosed.

76 Park Avenue Collins/Beattie Cottage

A three story, cross gabled Queen Anne style house with a large, one and one-half story, gable roofed porch over an open first floor front veranda, similar porch on rear elevation. A garage was added to the rear of house.

80 Park Avenue Gonzalez Cottage

A three story, five-by-three bay, wood frame residence (ca.1918) with hip roofed and a cupola at the peak. The house features engaged three story sleeping porches on each side and integral (inset) cure porches with sliding glass panels in a single band across each floor on the front facade. The house is sheathed with wood clapboard and shingle siding with central decorative panels on the upper floors.

84 Park Avenue Clara Black Cottage

A three story Tudor Revival style, wood frame residence (ca.1910) with multiple wings, stone foundation, clipped gable roof, shed roofed dormer, stucco and half-timbered walls, second story sleeping porch (inset), rear sleeping porch, and irregular but symmetrical fenestration, including six-over-one, eight-over-one, four-over-one, and fixed panel nine-light windows. A contributing two story, gable roofed, shingled and stucco cottage is located behind the residence.

86 Park Avenue Dr. Charles & Lillian Wicker house

A two and one-half story, gable roofed, wood frame residence (ca.1910) with prominent shed roofed central dormer/sleeping porch, brick chimney, wood shingled

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES The Cottage Row Historic District
CONTINUATION SHEET Saranac Lake, Franklin County, NYSection number 7 Page 6

walls, gable roofed entrance portico, original grouped fenestration (containing small modern sash). A contributing garage with hip roofed, novelty siding, original doors and asphalt shingled roof is located behind the house.

90 Park Avenue Feustmann Cottage

A two story, Tudor Revival style, wood frame residence (designed by Maurice Feustmann, 1910) features a fieldstone foundation, brick chimney, gable roof with prominent gable dormers, stucco and half timbered and clapboard walls, inset screened first floor porch and inset second story sleeping porch with paired casement windows. A ca.1950 wing is located on the side of the house.

- 96 Park Avenue Helen Scopes Turner Cottage

A two and one-half story, gable roofed, wood frame Tudor Revival style residence (designed by Scopes & Feustmann, ca.1910) features clipped gable ends, central shed roofed dormer, brick chimney, stucco and half timbered walls, inset second story front sleeping porch with grouped six-over-one sash, first floor porch with sliding glass panels, and a three story rear porch with casement windows. A one story, gable roofed, wood frame wing extends from front corner of the house. A contributing two car garage is also located on the property.

8. Statement of Significance

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

Applicable National Register Criteria A B C D

Criteria Considerations A B C D E F G

Areas of significance	Period of Significance	Significant Dates
<u>Health/Medicine</u>	<u>ca.19 - ca.1940</u>	<u>ca.1900</u>

_____	_____	_____
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_____	Cultural Affiliation	
_____	<u>n/a</u>	

_____	_____	
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Significant Person	Architect/Builder
<u>n/a</u>	<u>n/a</u>

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Cottage Row is architecturally significant as an intact residential neighborhood containing the best known and most densely built up concentration of structures built for the purposes of curing in the village of Saranac Lake. Every house within the boundaries of this district housed tuberculous patients for profit at some point in its history. The buildings range in size and operation from single family homes with curing facilities for a single family member or lodger to full scale private commercial cure sanatoria that housed as many as 25 patients at a time.

The district was originally farmland inherited by the descendants of Pliny Miller and Colonel Milote Baker. In 1896, Calvin Brown subdivided about fifteen acres of his land to the east and north of Rosemont and Margaret Streets to create 47 "villa sites." The portion of Park Avenue from #28 to #40, north of the intersection of Baker Street, lies on Calvin Brown's land.

The remainder of the Cottage Row Historic District lies on what once was Ensign Miller's hop farm, which extended for more than eighty acres across the tableland on the side of Mount Pisgah. Miller's widow Julia subdivided the lower portion of the farm in 1893, and by 1906 prepared a plan for the subdivision of the acres north of the original sites.

The first houses in the area were built in the earlier subdivision of Brown's land. The Sageman Cottage, 32 Park Avenue, was built for William H. Moore between 1901 1904 with the small Bartok Cottage, 30 Park Avenue, added to the rear of the property in 1905. Nearby, Willard and Josephine Raymond built the small cabin to the rear of 38 Park Avenue and lived there while constructing the larger house in front. Both Raymonds

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

Section number 8 Page 2

had died by 1904. The property was purchased by Emma Carr who operated a cure cottage on the site. She moved the original cabin to the rear of the property in 1910 and constructed 40 Park Avenue as an annex to expand her curing facilities.

The subdivision of Julia Miller's land in 1906 began the process of filling in the once open fields between these houses and Catherine Street. Local architects William H. Scopes and Maurice M. Feustmann purchased a large block of the Miller land bounded by Park Avenue, Catherine, Baker and Little Baker Streets in 1907 and began to develop it themselves. By 1910, they had designed and built houses at numbers 84, 86, 90 and 96 Park Avenue, as well as Feustmann's own home just behind 96 Park Avenue at 28 Catherine Street. All incorporated cure porches and other curing features into the original design.

By 1917, the majority of the buildings within the Cottage Row district had been constructed. Like the Scopes & Feustmann houses, the house of Jay Davis, at 62 Park Avenue (built by 1915) and the Louis Y. Clark house, 70 Park Avenue (ca.1910) were built for a single family with only one or two tuberculous family members or lodgers. Most of the other houses were already in use as commercial sanatoria. The Carr Annex at 40 Park Avenue made it possible for Mrs. Carr to take in up to seven patients for nursing or boarding care. The Leonard Cottage, 54 Park Avenue (before 1915), the Arthur Arms Cottage, 72 Park Avenue (ca.1910), and the Beattie Cottage, 76 Park Avenue (1910) all had porch accommodations for fewer than seven patients.

The conclusion of World War I brought hundreds of new tuberculous patients to Saranac Lake and cure cottages throughout the village were expanded to make room for them. Through the 1920s and into the 1930s, three more large scale sanatoria were constructed on Cottage Row, while the other houses had new wings, floors, and banks of sleeping porches added to accommodate tuberculosis curing.

The Smithwick Cottage, 60 Park Avenue (1918), was reportedly the first cottage in Saranac Lake designed and built expressly for the purpose of use as a private commercial sanatorium. George Schrader, the architect, incorporated the latest curing features

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES The Cottage Row Historic District
CONTINUATION SHEET Saranac Lake, Franklin County, NY

Section number 8 Page 3

into his design, including integral full facade sleeping porches, and doors and halls wide enough for moving bedridden patients.

Sometime in the early 1920s, Anna B. Richards and her husband built the Richards Cottage, 72 Park Avenue, which was providing board and nursing care to eighteen patients by 1925. Their needs were met by three nurses, two maids, a cook and a houseman who also lived on the premises. By 1935, the cottage offered ambulatory and some nursing care to twenty-two patients.

In the early Twentieth century (ca.1918), Edgar T. Coleman built the cure cottage at 80 Park Avenue. Today, that building is the largest surviving example of a commercial private sanatorium designed and built as single unit, with all of its porches integrated into the original design concept. The cottage could house as many as twenty-five tuberculous patients on eighteen spacious sleeping porches built in six groups of three floors each.

In its early years, 80 Park Avenue was a cure cottage for the National Vaudeville Artists, offering curing facilities for all NVA members who worked in the entertainment community, either on stage or behind the lights. In the 1930s, after the NVA built the Will Rogers Sanatorium (NR Listed: 1983) and consolidated their patients in a single facility, 80 Park Avenue was operated by Alfredo Gonzalez for Spanish-speaking patients. Manuel Luis Quezon, the first elected president of the Commonwealth of the Philippines (1935), died here in 1944, one of the many tuberculous patients who did not survive the disease.

Other cottages also catered to specific cultural, religious or union groups. At least seven cure cottages had contracts with the Veterans Administration to provide curing facilities for American veterans, many of whom had contracted the disease or been diagnosed with it while in the service. They could stay in the Sageman Cottage, 32 Park Avenue, the Carr Cottages at numbers 38 and 40 Park Avenue, or the cottages located at numbers 52, 54, 56, 74 or 84 Park Avenue. Around 1935 the Jacobson Jewish Cottage at 54 Park Avenue provided a kosher environment.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

Section number 8 Page 4

In the decades when tuberculosis curing was at its peak in Saranac Lake, the private sanatoria on Cottage Row were operated by nurses. Ruth Collins, head nurse in the infirmary at Adirondack Cottage Sanatorium, first took in patients in 1910 at the Turner Cottage (96 Park Avenue). The following year, she moved to the cottage at 74 Park Avenue. In 1912, she moved next door to 76 Park Avenue, where she provided nursing care until about 1920.

Sam and Mary Edelman operated the cottage at 32 Park Avenue from 1911 to 1923, when they moved their family across town and sold the property to Margaret Sageman, who continued to operate the cottage.

Mrs. Emma Carr first took in patients while her husband was dying of tuberculosis at their home at 104 Main Street. In 1904 she relocated to the house at 38 Park Avenue, where she continued to care for patients. She also built and operated the Annex next door at 40 Park Avenue.

Another multiple site cure cottage complex was operated by Mrs. William Beattie at the houses at 74 and 76 Park Avenue in the 1920s. The two houses were connected by a one story enclosed walkway with the kitchen at 76 Park Avenue, which served the patients of both buildings. The Beattie Cottages provided a total of fourteen rooms ranging in price from \$35 65. Only nurses seemed to stay at 76 Park Avenue, and in the 1930s two nurses, former patients, took over the management of the Beattie Cottages.

Most of the remaining structures in Cottage Row retain their original curing features and architectural detail. It is the strongest concentration of large scale private commercial cure cottages in the village. The district retains a strikingly high degree of integrity of setting, location, materials, and design.

United States Department of the Interior
National Park Service

The Cottage Row Historic District
Saranac Lake, Franklin County, NY

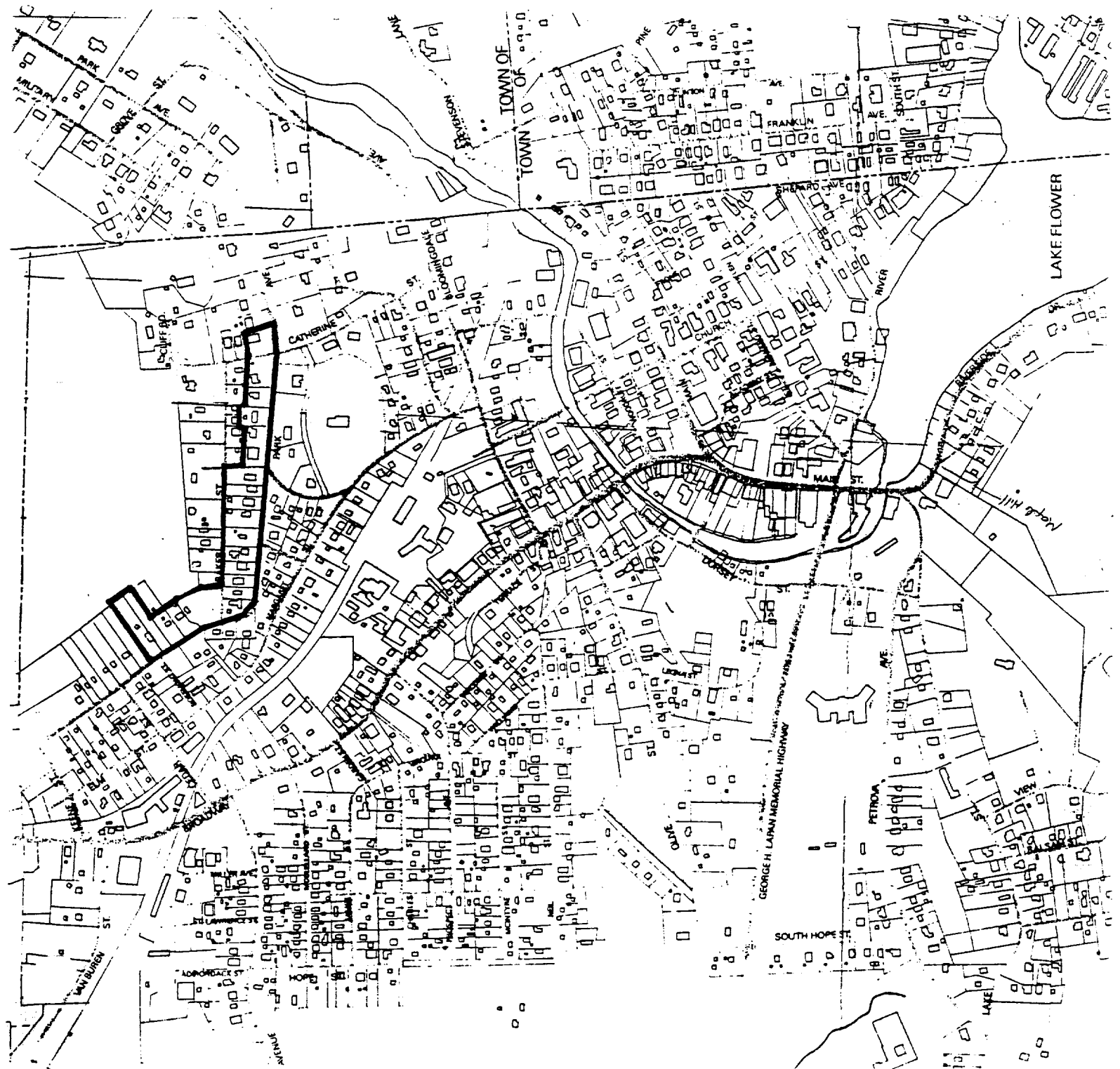
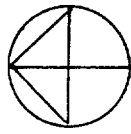
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 6

UTM References

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	Zone	Easting	Northing		Zone	Easting	Northing

THE COTTAGE ROW HISTORIC DISTRICT, FRANKLIN COUNTY, NY



THE COTTAGE ROW HISTORIC DISTRICT, FRANKLIN COUNTY, NY

