

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

UNIQUE SITE NO. 03347.0700626
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Ronald Laramce DATE: 7.20.83

YOUR ADDRESS: 46 Broadway TELEPHONE: 891-1720

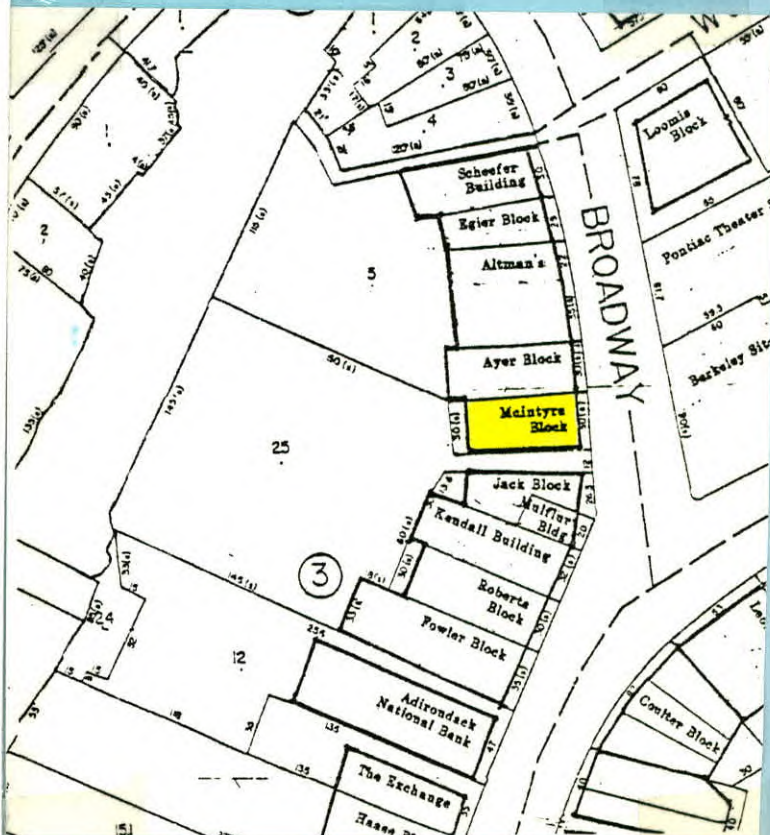
ORGANIZATION (if any): Historic Saranac Lake

IDENTIFICATION

- 1. BUILDING NAME(S): Alice's Restaurant; the McIntyre Block
- 2. COUNTY: Franklin TOWN/CITY: Harrietstown VILLAGE: Saranac Lake
- 3. STREET LOCATION: 4-6 Broadway NEW 5 BROADWAY
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: as above ADDRESS: _____
- 6. USE: Original: _____ Present: restaurant + apts.
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain 1st floor

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____



14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

In the Berkeley Square Historic District.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

Restaurant interior retains elements from both the 1940's when it was a high school hang-out, and probably from the 1890's: wainscotted ceiling that curves gently into the walls, and slender, cast iron, stylized Corinthian columns that support it.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1890

ARCHITECT: _____

BUILDER: Richard H. McIntyre, owner.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

SEE ATTACHED.

21. SOURCES: Franklin County Clerk's records, Malone, N.Y.

22. THEME: Pioneer Health Resort

The McIntyre Block

Richard H. McIntyre was the first president of the Adirondack National Bank (1897 - 1913). In June, 1889, he purchased a part of W. Smith Fowler's earliest acquisitions when he paid \$495.58 for the lot now occupied by 4-6 Broadway facing onto Berkeley Square. At that time, Broadway was called Bridge Street and the alley that runs down the hill from Berkeley Square between the Jack and McIntyre Blocks was called Fowler's Lane.

McIntyre built a three-story wooden building on the lot probably within a year and retained possession of it until Nov., 1908, when he sold it to H. Ray Williams. He owned it until Nov., 1935, when Caroline H. Hull who, with her jeweler husband, had owned 20-22 Broadway, foreclosed on a mortgage for \$8,000. Hull sold the building to William A. Carson in Sept., 1944; and it remained in the Carson family until Nancy Miner (Pandolfo) purchased it in Nov., 1973. The present owners are Alice Carter, and Ronald F. and Beryl D. Laramee who acquired the building from Pandolfo in Nov., 1978.

There is photographic evidence that a pharmacy, Lionel F. Miller's, occupied the single storefront after WWI. Sometime around 1940, however, that space was leased to Bernard K. Wilson.

Bernie Wilson's was a classic example of the malt shop and the workingman's restaurant. It was most especially the former; and, for nearly thirty years, high school students crowded the counter and jammed the booths of Bernie Wilson's. There were pinball machines in an alcove where the action was always fast and noisy. Disputes were settled out back under the exhaust fans where, it has been said, one could eat an order of french fries simply by inhaling.

Bernie Wilson died in the late 1960's. For some years the place was called Betty's; but, for about the past decade, it has been Alice's and, as such, continues to serve the working people and high school students of the village as well as store-keepers, shoppers, and hungry tourists.

The McIntyre Block, with its large second story front cure porch and its corner storefront entry, has been so altered over the years that its current exterior bears little resemblance to the original. The interior, however, is a different story.

In Alice's, Bernie Wilson's dual counters are still in place as are the original booths. But, older than those fixtures and probably dating from the time the building was built (c.1890) is the wainscotted ceiling that curves gently into the walls (rather than meeting them at a right-angle) and the slender, cast iron, stylized Corinthian columns that support it.

The south and rear walls of the McIntyre Block exhibit the most accomplished example of pre-1900 foundation work in the District. The mix of rock types, probably from Brewster Mountain, is typical of the material that was used before the Mt. Baker quarry, with its uniformly dark pyroxene syenite, was opened.

by Phil Gallos

© copyright Historic Saranac Lake 1983.

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
03347
UNIQUE SITE NO. 03347.000627
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Phil Gallos DATE: 9/21/83

YOUR ADDRESS: Box 59, Saranac Lake TELEPHONE: (518) 891-3080 ext. 59

ORGANIZATION (if any): Historic Saranac Lake

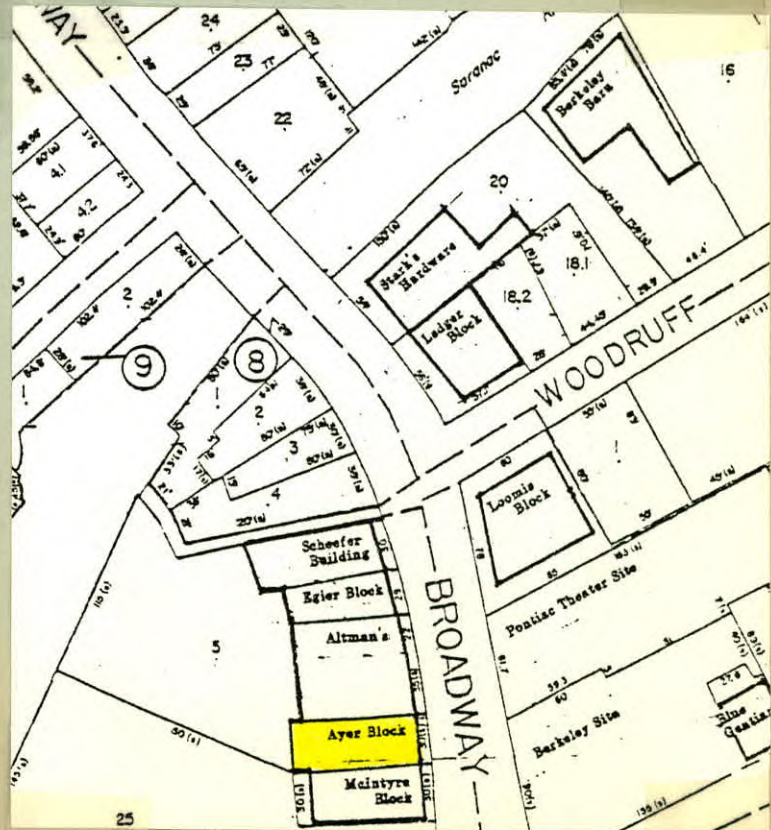
***** #7 *****

IDENTIFICATION

- 1. BUILDING NAME(S): Maurice Beauty Salon; the Ayer Block
- 2. COUNTY: Franklin TOWN/CITY: Saranac Lake VILLAGE: Saranac Lake
- 3. STREET LOCATION: 8-10 Broadway / 100 Broadway
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: Maurice Chagnot Trust ADDRESS: same *- LINDIA PIRO - 4 Marshall Saranac*
- 6. USE: Original: Ayer's Emporium Present: beauty salon/apartments
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain 1st floor business open to public

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
(if known) b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known):
Second-floor show windows removed.



14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: _____

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: In the Berkeley Square
(Indicate if building or structure is in an historic district) Historic District.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: Prior to 1891.

ARCHITECT: _____

BUILDER: Possibly Frances Ayer, owner.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

SEE ATTACHED.

21. SOURCES: Franklin County Clerk's records, Malone, N.Y.

22. THEME: Saranac Lake: Pioneer Health Resort

THE AYER BLOCK

This building was built prior to 1891, possibly by Anna Miller or possibly by someone else who was paying land rent to Miller. At any rate, the lot upon which it stands was purchased by W. S. Fowler as part of a larger parcel in the transaction of Oct., 1890 mentioned in the discussion of the Kendall Building. The date of the deed was 12/23/90. No mention is made of a building. However, in a transfer from Fowler to Frances H. Ayer recorded 3/28/91, the document notes that the sale includes a "store building and lot". Fowler could move fast, but it stretches credulity a bit too far to surmise that he could have had a 30 x 80 foot three story structure built in five months, four of which were winter. Later deeds for other properties refer to the building as the "Ayer Block" and it may have been that Frances Ayer herself had built it on Anna Miller's land. One way or another, it cost her \$3225 to get the property from Fowler.

The first business at the Ayer Block was Ayer's Emporium, a ladies' apparel store that occupied the first and second floors. An old photo shows a very impressive set-up in which the entire width of the second-story facade was floor-to-ceiling display windows. Mrs. Ayer wanted her merchandise to be seen!

After some time, the concern of "Sharon and Toupin" had moved into the ground-floor space and Ayer's Emporium was confined to the upper level. In July, 1913, Mrs. Ayer's children -- Grace Ayer Mackey of New York City, Myrtie H. Davenport of Camas, Wa., and Francis Ashton Ayer of Morenci, Az. -- sold the building to William H. Hennessy.

By 1917, both commercial stories were being leased by "G. A. Toupin and Co.". This was the same George Toupin who was to figure in the Town Hall fire rescue nine years later. Toupin's catered to the ladies as had its predecessor. Among items to be found there were coats, suits, gowns, and "Gossard Corsettes". The store was still doing business late as the early 1930's.

The executors of the Hennessey Estate lost the property to George J. and William A. Carson for \$12,000 in a foreclosure

action; and, in Sept. 1975, George Carson sold it to Maurice Chagnot who, four months later, turned it over to the Maurice Chagnot Trust.

Today, the ground floor is occupied by the Maurice Unisex Beauty Salon. The rest of the building is apartments.

In recent years, the Ayer Block has been so radically altered that only the relatively simple storefront and a modest cornice remain to hint at its original appearance.

by Phil Gallos

© copyright Historic Saranac Lake 1983.