

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY
UNIQUE SITE NO. <u>03347.000031</u>
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: William G. Scheefer, Jr. DATE: July 19, 1983

YOUR ADDRESS: 20-22 Broadway TELEPHONE: 891-2040

ORGANIZATION (if any): Historic Saranac Lake

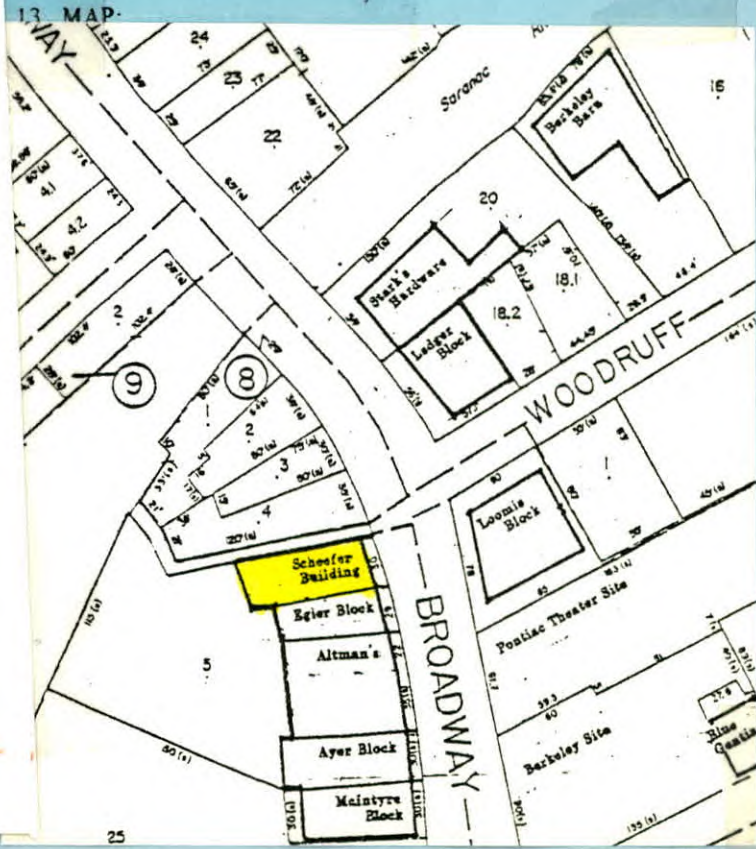
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IDENTIFICATION

1. BUILDING NAME(S): Fred Hull Bldg.....Scheefer Bldg
2. COUNTY: Franklin TOWN/CITY: Harrietstown VILLAGE: Saranac Lake, N.Y.
3. STREET LOCATION: 20-22 Broadway now #13
4. OWNERSHIP: a. public  b. private
5. PRESENT OWNER: Wm. G. Scheefer, Jr. ADDRESS: 22 Broadway
6. USE: Original: retail Present: Jewelry Store and four apts.
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain in use

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):  
Front porches on mud street in 1800s torn off.  
Storefront rehabilitation, August 1982.



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)

Historically part of Main Street , Broadway original buildup  
 of Saranac Lake Village

In the Berkeley Square Historic District.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
 Fine cabinetwork in the jewelry shop.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: Unknown to me Probably between 1897 & 1901.

ARCHITECT: \_\_\_\_\_

BUILDER: Frances E. & John J. Tully (owners)

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

SEE ATTACHED.

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

22. THEME: Pioneer Health Resort

## THE SCHEEFER BUILDING

Frances E. and John J. Tully probably built the three-story wooden building at 20-22 Broadway sometime between 1897 and 1901. Milo Miller sold the land to Mrs. Tully for \$1200 in April 1897. In Jan., 1901, the Tullys sold the property to Frederick E. Hull. The price then was \$7500.

One of the earliest tenants of Scheefer's storefront was Mulflur's Shoes, this possibly being William Mulflur's first business location. By 1910, Mulflur had moved up to the Exchange, and Hull himself probably took over the space. He was definitely there by 1915.

Frederick Hull was a jeweler, and the ground floor of 20-22 Broadway has been a jewelry store to this day. He leased the space to Matthew M. Munn and Ernest Lamy, beginning Feb., 1919, for \$75 per month. By 1923, Lamy was out of the picture; and, in Feb. of that year, Hull sold the building to George Kleiner for \$21,000. The Hulls had done quite well aside from the sale, and Frederick and his British-born wife, Caroline, who survived him by many years, took up residence in Beverly Hills.

Two days before Christmas, 1924, Matthew Munn paid Kleiner \$25,500 for 20-22 Broadway; and the deed was subject to a \$15,000 mortgage.

Matt Munn was one of the Munn brothers who owned the well-known grocery store in the Fowler Block. He developed an interest in the jewelry business early on and left the grocery primarily in the hands of his brother Will. Later in the 1920's, he took on William G. Scheefer as a junior partner, and there has been a Scheefer at the store ever since.

By May, 1936, Munn was not actively involved in the business, and he was leasing the store space to Scheefer for the same amount he had paid Hull 17 years before -- \$75 per month. Earlier that May, Matt Munn had taken on a rather substantial responsibility. Lionel Miller, whose pharmacy was in the McIntyre Block, was in such difficult financial straits with so many creditors that he gave Munn power of attorney and assigned to Munn all of his property, including his home at 7 Prospect Avenue. This house, which has what may be the only pentagonal cure porch in the village, is still in the Munn family and is currently the home of young Jim Munn.

Less than three years later, March 1939, Caroline Hull repossessed 20-22 Broadway with a foreclosure bid of \$8,000; and Bill Scheefer paid her \$8400 for it in May of the same year. Ownership passed to William G. Scheefer, Jr. in July, 1946; and he can be found behind the counter today.

The Scheefer Building once had a double-decker veranda across the second and third story front. This precarious feature, which overhung the sidewalk, was long ago removed. There are porches across the second and third stories rear.

Probably when Bill Scheefer, Sr. bought the building, a new storefront exterior was put on. It was a very fine looking, burgundy carrara glass surrounding the display windows. With the passing years, many of the lower panes of the carrara glass were broken and the storefront was redone Aug., 1983, with a rusticated concrete-block facing by Joel Munn, mason. Two bands of carrara glass were left intact above the display windows and those lower panes that were unbroken are being saved as replacements.

As for the rest of the Scheefer Building, it has undergone many changes since it was new, and probably the only original exterior features remaining are the modest cornice and consoles topping the facade. A walk into Scheefer's Jewelers, however, reveals a wonderland of wood and glass cabinets, drawers and display cases. The older furnishings, especially, are beautifully made and have been beautifully maintained.

by Phil Gallos

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