

APPENDIX B

**AGREEMENT WITH NYS OFFICE OF PARKS, RECREATION,
AND HISTORIC PRESERVATION (OPRHP)**

S. Swan

May 27 1999

NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION
AND
PLACID GOLD, LLC
REGARDING APA PERMIT APPLICATION 98-307

WHEREAS, the New York State Adirondack Park Agency (APA) has been advised that the implementation of APA Permit Application 98-307 would involve the proposed demolition of historic cottages (as set forth in Table No. 2, dated December 9, 1998, a copy of which is annexed hereto), and other project components that will have an Adverse Impact on the Lake Placid Club, and

WHEREAS, the APA has consulted with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law (NYSPRHP Law); and

WHEREAS, Placid Gold, LLC has participated in the consultation and agree to execute this agreement in furtherance of its APA Permit Application 98-307;

NOW, THEREFORE, OPRHP and Placid Gold, LLC agree to the following stipulations which shall become part of the record before the APA in its consideration of APA Permit Application 98-307 and the basis for permit condition and which reflect OPRHP's recommendations in accordance with Section 14.09 of the Parks, Recreation and Historic Preservation Law.

Stipulations

- 1) The architectural design guidelines included in Attachment 1 shall be followed for all new residential construction proposed in accordance with the General Development Plan, Map No. 98-29-1R, dated October 10, 1998, or any development plan approved by the APA in Project 98-307.
- 2) To the extent that any rehabilitation is undertaken, the historic Playhouse and Laundry buildings (Buildings #59 and #2 in the Master Plan dated March, 1997) and any other buildings to be retained in accordance with the Master Plan, including, without limitation, 11. Lake Loj; 18. Pinetree; 19. Mirror Loj; 40. Shore Loj; 41. Garden; 51. Neoga; 53. Rockrest, shall be rehabilitated in accordance with Attachment 1. The rehabilitation of the Agora Suites (62) and the Agora Theatre and Chapel (63) is addressed in paragraph 4 below.
- 3) A conservation easement ensuring continuation of open space shall be executed consistent with Paragraph 24 of the Declaration of Restrictions by Lake Placid Co., recorded September 10, 1981, Book 741, page 235, in the Essex County Clerk's Office and the maps referenced in Paragraph 24, and held by an entity or entities to be identified by OPRHP upon consultation with Placid Gold, LLC.

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- 4) OPRHP shall be provided a reasonable opportunity to review and comment on any and all work or proposed changes to the Agora Ring, particularly the Agora Theater and Chapel [Table 2, No. 63.1]. Such review and comment by OPRHP shall be in accordance with Secretary of the Interior Standards.
- 5) Placid Gold, LLC agrees to notify prospective purchasers of the historic context of the properties and will encourage restoration where practicable.
- 6) Placid Gold, LLC further agrees to have archival-quality 8" x 10" black and white prints made from negatives of all historic buildings identified in the "Historic Survey of Lake Placid," dated 1989, by Janet A. Null. One (1) complete set of prints shall be donated to an appropriate local or regional repository which has a research collection, such as the Lake Placid Public Library, the Plattsburgh Public Library or the Adirondack Museum."
- 7) The parties recognize the benefit of making the Tiffany windows and/or the Tiffany-designed Chapel doors formerly housed in the Agora Chapel available to the People of the State of New York. Accordingly, Placid Gold, LLC, its heirs, successors and assigns agrees to assign any rights it may have with respect to the Tiffany windows and/or the Tiffany-designed Chapel doors to the People of the State of New York by and through OPRHP. In addition, the parties agree to cooperate and assist OPRHP, upon OPRHP's request, in arranging for the windows and/or the Tiffany-designed Chapel doors, to be publicly displayed for the benefit of the People of the State of New York and/or to transfer title to such windows and/or the Tiffany-designed Chapel doors, to the People of the State of New York acting by and through OPRHP. Further, Placid Gold agrees to pay costs associated with obtaining these features and/or documenting the existence and current condition of the windows and/or the Tiffany-designed Chapel doors and/or recovering such features including, but not limited to, the costs of documenting and recording the Tiffany windows and/or the Tiffany-designed Chapel doors, in an amount not to exceed \$25,000.

Implementation of the terms of this Agreement in APA Permit 98-307 will satisfy the APA's Section 14.09 responsibilities for Project 98-307. In the event Placid Gold LLC proposes additional projects with respect to the subject property which are subject to APA jurisdiction, then the signatories shall consult to review this agreement for possible amendment or termination consistent with Section 14.09.

SIGNATURE PAGE TO FOLLOW

APA PERMIT APPLICATION 98-307
SECTION 14.09 AGREEMENT SIGNATURE PAGE

STATE PARKS certifies that copies of this signature page with original signatures will be attached to all other copies of the resolution.

IN WITNESS WHEREOF, State Parks and Placid Gold, LLC have executed this Letter of Resolution on the day and year indicated.

NEW YORK STATE OFFICE OF PARKS,
RECREATION AND HISTORIC
PRESERVATION

27 May 99
Date

By: J. W. Aldrich
J. WENTHROP ALDRICH
Deputy Commissioner

PLACID GOLD, LLC

28 May 99
Date

By: [Signature]
Title manager

ATTACHMENT 1

Architectural Design Covenants

The following guidelines are intended to assist lot owners and their architects in maintaining existing cottages and in designing new buildings on proposed building lots within the Lake Placid Resort. These guidelines have been developed to provide for architectural compatibility with the existing buildings, natural landscape and historic traditions of the Adirondack region, and to permit a degree of owner self-expression within the context of the Adirondack style.

General Guidelines

The preferred architectural style of buildings shall be the Adirondack style developed in the region and throughout the Lake Placid Club in the late 19th and early 20th centuries. This style is well documented in the book *Great Camps of the Adirondacks* by Harvey H. Kaiser (Godine Publishing, 1982). This style features natural and indigenous building materials particular to the region. The forms are varied with multiple-pitched roofs, shed dormers and extensive use of screened porches with roofs lowered to meld the building form into the natural terrain.

Existing cottages shall retain their phonetic names and spellings to retain the Dewey Decennial history. New buildings shall choose from the list of remaining names dating back to the turn of the 19th century.

Siting

The siting of new buildings was an important expression of the Adirondack style. Trees, topography and natural features are to be respected when rehabilitating a cottage or siting a new building. The randomness of the Adirondack style is adaptive to the significant trees, rock outcroppings and dominant topographical features.

All proposed structures, renovations and related site work shall conform with applicable state and local codes, rules and regulations. The final approved APA permit for Project 98-307 as recorded in the Essex County Clerk's Office shall be adhered to by Placid Gold and all subsequent grantees.

New buildings, driveways and walkways shall retain the flow and character of the existing layout at the Club. New development shall not cover more than 30% of the total lot area.

Structure construction and site work shall avoid removal of, or damage to, significant trees and natural land forms.

Placement and configuration of structures shall avoid significant modification to natural topography and drainage patterns.

Building Forms

Adirondack building forms are varied and adapted to the natural landscape. Randomness of form is a predominant theme in the building styles used throughout the Lake Placid Club.

Pitched roofs of greater than 6/12 slope shall be used, though roofs can be of varied type (gambrel, gable, hipped, shed).

Dormers should generally be of the shed type, although an occasional gabled dormer is permissible to provide the variety typical of this style.

Roof materials for primary or principle roofs should be either wood shingle or asphalt shingle. Roofs on sheds, porches, secondary roofs and outbuildings can also be painted metal (standing seam, flat-seam, shingle).

Roofs should have extensive overhangs with soffit and bracket detailing.

Exterior Building materials and Colors

Acceptable wall materials shall be wood shingles, logs or log veneer, horizontal dropped wood siding, bark-covered vertical or horizontal boards, vertical board and batten, or natural stone.

Chimneys shall be natural stone, deep red brick or stone-colored stucco.

Foundations shall be natural stone.

Exposed soffits, brackets and porch railings and details shall feature stick, branch, log and rough-cut lumber as found on existing cottages.

Windows should be arranged as distinct openings in the wall rather than in rows of vertical or horizontal glass. Random placement and differences in sizes are not atypical and can be considered for some variety.

Colors when used shall be natural/earth tone stains and paints such as deep greens, browns, dark gray and "barn" red.

Miscellaneous Provisions.

All electrical service, telephone and cable television services shall be installed underground from the main underground service. Overhead wires, cables and utility lines are not allowed.

Revised

BUILDINGS OF PLACID GOLD, LLC
TABLE NO. 2 - UPDATED DECEMBER 9, 1998

Number	Building	Date Built	Last Remodel Date	Square Footage (sq. ft.)	Action, Matter Plan Location
1	Corral				
2	Laundry Building	1969		2200	Rehab, Mooring Facility Complex
3	Maintenance Building	1945		14100	Rehab, Residential Subdivision
4	Golf Clubhouse	1972		18200	Continued Use, Resort Hotel Complex
5	Boat House	1951		8500	Rehab, Golf Course Complex, Ref APA Permit 88-116
6	Van Loj	1907		7050	Continued Use, Boat House Complex
7	Edgewood	1908		2400	Demolish, Residential Subdivision
8	Sunnyside	1904	1928	2650	Rehab/Demolish, Residential Subdivision
9	Idyll	1905		3600	Demolish, Residential Subdivision
10	Shady Side	1905	1933	4200	Rehab/Demolish, Residential Subdivision
11	Lake Loj	1916		5400	Demolish, Residential Subdivision
12	Edgewater	1907	1950	1400	Rehab, Residential Subdivision
13	White Birch	1920	1950	5259	Demolish, Residential Subdivision
14	Pine Cottage	1922	1940	12000	Demolish, Residential Subdivision
15	Wanda	1924	1923	4050	Demolish, Residential Subdivision
16	Rock Loj	1908		1560	Rehab/Demolish, Residential Subdivision
17	Onyx	1909	1933	450	Rehab/Demolish, Residential Subdivision
18	Briar Loj	1903	1950	8250	Rehab/Demolish, Residential Subdivision
19	Westgate	1923		1048	Rehab/Demolish, Residential Subdivision
20	West Club	1923		4000	Demolished, November 1997
21	Laurel	1900		8300	Demolished, November 1997
22	Woodline	1900		3400	Demolished, November 1997
23	Clematis	1909	1942	1292	Demolish, Resort Hotel Complex
24	Taxiway Out	1901	1950	1155	Demolish, Resort Hotel Complex
25	Linc	1901	1937	2840	Rehab/Demolish, Resort Hotel Complex
26	Greyhound	1902	1925	2578	Rehab/Demolish, Resort Hotel Complex
27	Baygrave	1950		1400	Rehab/Demolish, Residential Subdivision
28	Rose Rock	1850	1942	5540	Demolish, Residential Subdivision
29	Outlook	1907		1200	Rehab/Demolish, Residential Subdivision
30	Cherry Loj	1900	1929	3200	Rehab/Demolish, Residential Subdivision
31	Elm	1911	1941	1600	Rehab/Demolish, Residential Subdivision
32	Hawthorn	1925	1946	2383	Rehab/Demolish, Residential Subdivision
33	Mountain Ash	1910	1938	3648	Rehab/Demolish, Residential Subdivision
34	Birch	1917		1550	Rehab/Demolish, Residential Subdivision
35	Buckeye	1910	1946	4375	Rehab/Demolish, Residential Subdivision
36	Juniper	1930	1941	7755	Rehab/Demolish, Residential Subdivision
37	Cedars	1928	1933	1050	Rehab/Demolish, Residential Subdivision
38	Pine Tree	1900		15000	Demolish, Residential Subdivision
39	Almond Loj	1924	1929	3080	Rehab, Residential Subdivision
40	Shore Loj	1908	1933	2750	Rehab, Residential Subdivision
41	Garden	1909	1935	3300	Rehab, Residential Subdivision
		1901	1997	3600	Rehab, Residential Subdivision

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Number	Building	Date Built	Last Remodel Date	Square Footage (sq. ft.)	Action, Master Plan Location
42	Woodedge	1905	1936	2000	Rehab/Demolish, Residential Subdivision
43	Bywood	1900	1940	2000	Rehab/Demolish, Residential Subdivision
44	Bywood Laj	1907	1940	920	Demolish, Residential Subdivision
45	Pine Rock	1918	1940	2025	Demolish, Residential Subdivision
46	Ikron Laj	1910	1945	675	Rehab/Demolish, Residential Subdivision
47	Feltwood	1901	1942	5400	Demolish, Residential Subdivision
48	Academy	1914	1933	2700	Rehab/Demolish, Residential Subdivision
49	Wayside	1935		2400	Demolish, Residential Subdivision
50	Ononda	1903	1913		Rehab/Demolish, Residential Subdivision
51	Hooge	1907		2700	Rehab, Residential Subdivision
52	Karbow	1917		5181	Rehab/Demolish, Residential Subdivision
53	Rockrest	1911	1950	3260	Rehab, Residential Subdivision
54	Quadrant	1920		2100	Demolish, Resort Hotel Complex
55	Gravo	1916		2705	Demolish, Resort Hotel Complex
56	Forest Laj	1928	1928	1116	Rehab/Demolish, Resort Hotel Complex
57	Haystack	1950		1275	Rehab/Demolish, Residential Subdivision
58	Golf Cart Shed	1981			Continued Use, Golf Course Complex
59	Playhouse	1928		4050	Rehab, Residential Subdivision
60	Lido Laj	1900	1923		Rehab/Demolish, Resort Hotel Complex
61	Green Laj	1916	1950	1200	Rehab/Demolish, Residential Subdivision
62	Agave Suites	1923	1950	80000	Rehab, Resort Hotel Complex
63	Agave Theater - Chapel	1923		25000	Rehab, Resort Hotel Complex
64	Horse Bldg	1934		8742	Sold 1998

NOTE: Buildings in Table 2 obtained from "Historic Survey of the Lake Placid Club (Morningside Estates)", Lake Placid - North Elba Historic Preservation Commission, 1989.