

GUIDE  
TO THE  
ARCHIVES OF LUTHER FOREST

SHELFLIST

JULY 4, 2025

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# **SERIES 1**

## **GENERAL DOCUMENTATION**

### **SUB-SERIES 1.1**

#### **MEMOIRS AND STUDIES**

1 document case

This small sub-series contains summary materials and unique documents that pertain to family and/or forest history.

Clements, Mary: Diary 1839

Handwritten diary of Mary Clements of Saratoga Lake as a schoolgirl in 1839, along with a mimeographed reprint by her son, Thomas C. Luther, 1910. It was printed in full in *Saratoga Living* magazine in 2010 and 2011.

*Development of the Luther Forest* (1954)

A draft of a paper (4 pp.) and a supplement (3 pp.), apparently written by TFL.

Graham, S.A., White Pine Weevil Study (1916)

“Study of the White Pine Weevil Damage on the Luther Forest Preserve,” 19 pp. tissue carbon, probably written by a Cornell forestry student.

Luther family newsletter

Copies of *The Luther Family Newsletter*, number 98 (May 2011), containing an article on the forest entitled “A Luther Dynasty.”

Luther, Thomas C., author

A poem, “The Hemlock Tree and Me,” written in 1926.

Luther, Thomas C.: Condolence letters 1938

Letters written to TFL reflecting on his father’s character and legacy.

Luther, Thomas C.: Interview, n.d.

An interview, apparently typed by C.R. Pettis, state superintendent of forests, and paraphrased but largely in TCL’s voice.

Luther, Thomas C. *The Luther Trio Around the World.*

A printed account of the family’s journey in 1927.

Luther, Thomas C.: Memoir

Typescript of 1931, apparently in response to questions submitted by Clay Perry of Pittsfield, Mass.; incomplete.

Luther, Thomas C.: Radio broadcast 1931

“Short talk” by TCL on WGY, June 5, 1931, discussing the forest.

Luther, Thomas F., author

“The Business of Private Forestry,” *Journal of Forestry*, 45 (1947); “Commercial Thinning in Red Pine Plantations,” *Journal of Forestry*, 46 (1948), with David B. Cook; and multiple copies of “A Trip in Luther Forest,” giving descriptions of selected compartments.

Luther, Thomas F.: Obituary

“Luther, Forestry Expert, Veteran of 2 Wars, Dies,” *Schenectady Gazette*, n.d.

Millen, Frederic H., *Artificial Reforestation on the Luther Preserve* (1916)

A thesis presented to the faculty of the graduate school at Cornell University for the degree of Master of Forestry, February 1917.

Perrault, Paul

Nomination of the forest for historic designation, June 15, 2016, prepared by the town historian.

Perry, Clay: Correspondence 1931

A letter soliciting material and financial support for a proposed biography of TCL, November 30, 1931, and correspondence between Perry and TCL, 1931-32.

Spring, S.N.: Memorandum 1921

“Memorandum Concerning the Luther Preserve,” 2 pp. tissue carbon by Spring, of Ithaca, apparently responding to the 1916 working plan.

Taylor, Robert: Report 1939

A student report by Taylor of Albany sent to TFL for suggestions and marked by him.

Ulrich, Teri: Carol Mackay biography

A typewritten biography of “Carol Luther Mackay: The Woman Behind the Men of Luther Forest” (2007), by the then town historian.

Zembrzuski, Thomas J., *Environmental Aspects* (1975)

“The Environmental Aspects of the Proposed Luther Forest Development in Saratoga County,” by an RPI student. WRM graded it D minus.

## **SUB-SERIES 1.2**

### **CLIPPINGS**

1 document case

Other clippings will be found in folders under subject areas (see especially sub-series 4.5 and 5.7), but the bulk of clippings are in this box.

#### Folder list

General pre-1919

General 1920-29

General 1930-39

General 1940-49

General 1950-59

General 1960-69

General 1970-79

General 1980-89

General 1990-99

General 2000 and later

General n.d.

Test site 1945-49

Test site 1950-54

Test site 1955-59

Test site 1960-64

Test site 1965-69

Test site 1970-73

Test site n.d.

*Saratoga Daily Register*, 8 Sept. 1886 (poor condition)

*Saratoga Sun*, 16 June 1902 (bad condition)

## **SERIES 2**

### **LUTHER-MACKAY FAMILY PAPERS**

#### **SUB-SERIES 2.1**

##### **THOMAS C. LUTHER PAPERS**

2 document cases

Folders carry prefix "TCL"

Thomas Clements Luther was born at Ballston Spa, 30 November 1862, the son of John J. Luther, a druggist, and Mary Clements Luther, a farm girl from Snake Hill in Stillwater. She had a camp on Saratoga Lake where she enjoyed fishing and there she taught her son to fish. In March 1884 he leased the White Sulphur Spring Hotel (built in 1875) from the Troy, Saratoga and Northern Railway. He married Alice Thompson Powell on 21 June 1887. In 1887 he purchased the hotel. Included was a three-deck catamaran passenger steamer, *The Lady of the Lake*, but he sold it shortly thereafter. About 1892 he purchased the *Erminie*, renting two more steamers about 1895-96 and operating on an hourly schedule. These three steamers connected with the trolley that terminated at Moon's Lake House. Marietta Holley, in *Samantha at Saratoga*, described the hotel from an 1887 visit. In 1897 Luther lost the lease on the two larger steamers and purchased the *Alice*, which served for many years.

In 1895 Luther bought his first sawmill, and starting in 1897 acquired woodlots and abandoned farms near the hotel in Malta and Stillwater. In 1915 he embarked on the business of scientific forestry, planting 107,000 four-year-old white pine on 100 acres "of the poorest land I owned." The first working plan for the "Luther Preserve," as it was initially called, was prepared in the summer and fall of 1916 by students and faculty of the Cornell Department of Forestry. At that time it was made up of 3,246 acres. Later he bought land in Dresden, Washington County. Between 1923 and 1929 Luther and his son planted an average of a million trees a year; in a radio talk he made in 1931 over WGY, Luther said that planting these trees cost a penny each.

Many celebrities visited the hotel including notably the future king of Italy, Vittorio Emmanuele III. The hotel remained popular through the 1920s. Beginning in 1911 it attracted prize fighters in training: Jack Dempsey, Gene Tunney, and Pancho Villa, who serenaded Luther on his ukelele. Thomas C. Luther died 29 December 1937.

#### **Box 1**

Allen Brothers partnership

Agreement, 26 Sept. 1923, between Clarence and Lee Allen and Thomas C. Luther & Son, to cut timber on Palmer and Eggleston lots, Greenfield.

American Forestry Association

Certificate signed by Gov. Lehman appointing TCL as delegate to the AFA, 1937.

#### Appraisal 1937

Certificate of appraisal dated 28 Jan. 1964 by Clyde W. Heer of Troy to establish value of Luther Forest on 29 Dec. 1937.

#### Blister rot and weevil control

Correspondence, 1930-32, with Conservation Department regarding eradication of blister rot, including costs and numbers of ribes destroyed; includes two blueprint maps, of Malta and Stillwater respectively, showing by compartment the distribution of hardwood and pine, with acreage tables.

#### C.C.C.

Correspondence, 1933, by TCL in part with Louis McHenry Howe, secretary to FDR and a Saratoga native, seeking a position for TFL with the C.C.C.

#### Compartment cards

Printed forms filled in by hand, 1915 to 1955, noting planting, pruning, thinning and cutting by compartment.

#### Conservation Department 1926-29

#### Conservation Department 1930-34

Correspondence with various officers in state conservation department and related entities in which TCL attempted to secure support for planting, roadwork, brook stocking, and staffing of the fire tower.

#### Correspondence

Letters and miscellaneous papers, including letters to TCL, poetry and essays by him, a manuscript journal of a visit to Hawaii in 1927, and TCL's note (with original poster) of the Philibusters [sic] Celebration in Ballston Spa, 4 July 1873.

#### Debts to estate

Accounts of various kinds open at the time of TCL's death in 1937.

#### Deeds

A 1916 deed by Mary C. and Minnie C. Moore to TCL and wife, and an 1936 agreement between TCL and wife and Amos W. and Harold W. Brown and wives for an easement on lots they created near the hotel.

#### Estate (3 folders)

Legal documents and correspondence settling his estate; includes a 1938 inventory with hotel equipment, and depreciation schedules through 1953 listing buildings and forestry tools.

#### Estate tax

Forms, including the Estate Tax Return, correspondence and calculations, on estate of TCL.

## Box 2

### Fencing

Correspondence with the Attorney General's office, a memorandum about a particular boundary issue, and a draft of a bill having to do with forested land being required to be fenced.

### Fire poster

A poster printed on cloth warning against the risk of fire, not specific to Luther Forest.

### Highways

A petition by TCL, 1914, to Town of Stillwater to abandon certain roads, and a letter of 1935 about an abandoned road in the same town.

### Hotel

Brochures (1885, 1888), stationery, postcards, a flyer for a moonlight excursion on the *Alice* with fireworks, research notes, and a 1939 realtor's offering description.

### Income tax 1931

Correspondence, 1934, about TCL's 1931 income tax liability.

### Life insurance

Policies and correspondence regarding insurance and annuities on TCL.

### Loans

Document dated 1933 headed "Information for load to private corporation as outlined in circular #3, dated August 10, 1933," along with the circular issued by the Federal Emergency Administration of Public Works. TCL sought \$50,000 to further develop the forest.

### Luther reunion 1936

Secretary's report and minutes of reunion at Swansea, Mass., July 1936.

### Planting

Record of planting by species, with quantities, 1915-36, along with a letter from Darmstadt, Germany, referencing a pound of Black Forest pine seeds.

### Rights of way

Legal documents having to do with Luther lands impacted by the raising of the Mechanicville dam, 1927, and a telephone line from the hotel to the fire tower, 1923.

### Roosevelt, Franklin D.

Correspondence between TCL and FDR, 1931-37, regarding workman's compensation, water levels of Saratoga Lake, and the need for a C.C.C. camp on the preserve.

#### Sand and gravel leases

Leases, 1922-38, in Stillwater, with two blueprint surveys.

#### Saratoga Springs forester

Papers, 1930-35, relating to TCL as unpaid city forester, including a plan of 1930 for "Planting and care of city shade trees," a report of 1932, a city ordinance, a clipping about TCL's appointment, and relevant correspondence with the mayor and others.

#### Securities

Securities transfers from TCL estate.

#### State Road

A deed for right of way to the county, 1921; correspondence advocating the construction of the state or lake road, 1926, with a list of property owners offering rights of way; a 1935 survey of the hotel property showing the road; and other papers.

#### Stumpage, miscellaneous

Miscellaneous papers regarding the Fisher Forest Tax Law. Note shows that under the law the Town of Malta received 6% of the value of the material cut.

#### Stumpage, state, 1930-39

Correspondence regarding thinnings and stumpage tax made thus liable.

#### Stumpage, Stillwater, 1932-62

Detailed correspondence with the town regarding the 6% due to it from material cut. No comparable file appears to survive for Malta.

#### Stock certificates

Certificates held by TCL.

#### Surrogate papers

Official documents filed on behalf of TCL's estate, 1937.

#### Tally book 1914-54

Tally book in use at various times during the date span given.

#### Title searches

Handwritten title searches of transactions, many of them shortly before TCL's death.

#### Travel

Picture of S.S. Celtic, 1902, on which TCL returned from England; a Chinese coin brought back from the round-the-world trip and a copy of the mimeographed *Daily Jeffersonian*, 1927; menu from the Chalfonte-Haddon Hall in Atlantic City, 1924.

#### Visitors

A participant list and itinerary of a tour by German foresters, 1927, and a letter about a 1931 Conservation Department tour.

#### Will

Multiple copies of TCL's will.

#### World War I offerings

Extensive correspondence, 1917-18, between TCL and various military offices in which he offered forest land for a mobilization camp, in which he clearly offers to either lease or sell outright 4,000 acres.

## **SUB-SERIES 2.2**

### **ALICE T. LUTHER PAPERS**

1 document case

Folders carry prefix "ATL"

Alice Thompson (Powell) Luther was born at Ballston Center, 24 September 1865, and died at Saratoga Springs, 14 August 1961. She was the wife of Thomas C. Luther and lived most of her life at Saratoga Lake. After her husband's death in 1937 she was owner of 50 percent interest in the forest and lived with her daughter Margaret at several addresses in Saratoga Springs. The papers in this sub-series deal mostly with the difficult estate tax matters.

#### Estate (2 folders)

A range of legal papers, correspondence, and invoices from the extended settlement of the estate.

#### Estate judgment on test site

A copy of a court judgment on the U.S. taking that affected the estate taxation.

#### Estate legal briefs

Legal briefs prepared by the attorney for the petitioner, with one response by the IRS attorney.

#### Estate tax return

Carbon copy of Form 706, Estate Tax Return.

#### IRS dispute 1965

Correspondence, 1965-67, on the tax dispute.

#### Thomas F. Luther deposition

Carbon copy of the court transcript of his testimony in which he answered many specific questions that bear upon the forest business, especially the U.S. taking.

## **SUB-SERIES 2.3**

### **THOMAS F. LUTHER PAPERS**

8 document cases, 1 transfer box

Folders carry prefix "TFL"

Thomas Frederick Luther, son of Thomas Clements and Alice Thompson (Powell) Luther, was born in the Town of Stillwater, 5 June 1894. He studied at Ballston High School and Phillips Exeter Academy and studied forestry at Cornell from 1915 until 1917. In the fall of 1917 he enlisted in the 20<sup>th</sup> Forestry Engineers Regiment of the U.S. Army and served in France for a year and a half, returning to manage the Luther Forest from 1919 until retirement in about 1963; it grew to 6,345 acres as of 1978. In 1927 and 1929 he visited Europe to study forestry methods in Germany, Austria, Poland and Russia. During World War II he again served in the Army as a forestry expert from 1942 to October 1944, receiving a head injury from a V-1 and was discharged. Luther also continued in his father's hotel business. Automobile touring after World War I affected the hotel business and he sold the hotel on 12 May 1931 to Auerbach and Dee but took it back in mortgage foreclosure on 6 April 1932. He and his sister Margaret operated it through that decade, leasing it to Ernest Carangi on 28 May 1942, and selling it to Frank Somma on 29 July 1946. (It was razed by the state for an improved Route 9-P in 1957.) He was twice married; his first wife was Jennie Coles "Jean" Scheffer, and after her death in January 1954 he married Mrs. Emma Grace Townsend. He died in Saratoga Springs, 27 May 1971.

#### **Box 1**

Accounts receivable, unpaid

Invoices and correspondence, 1935-55.

Adirondack Forestry Consultants

Correspondence about a cruise in the "Taking Area," 1969.

Adirondack Trust Company

Passbooks of the Luther Company, 1944-54; another of Clinton J. Crandall, 1945-46; and miscellaneous papers and forms of little importance.

Agreements

Typewritten list of "Contracts, Agreements and Rights of Way," after 1952.

Appraisals

Chart of appraisals, 1930, 1931 and 1932, and a "Memorandum on Valuation of Luther Forest Preserve" by A.B. Recknagel, n.d. [1932].

Assessment

Papers and correspondence about town tax assessment, mostly Malta, along with an application for veteran's exemption.

#### AT&T

Correspondence with the company, 1929-65, mostly about rights of way.

#### Birth Certificate

Certified copies made in 1927, 1943 and 1966, along with his social security card.

#### Blue Cross

Miscellaneous papers, 1953-66, regarding employee and personal coverage.

#### Cady Hill Industrial Park

Survey of parcels, 1958.

#### Census of Manufactures

Census forms, 1954 and 1958, headed "Logs, lumber, and other wood basic materials."

#### Chemicals

Technical literature, including a number of issues of *Down to Earth*, published by Dow.

#### Civil Aeronautics Authority

Papers, 1938-56, about rental of land for an airway beacon site and access to it in Stillwater and near Clemons, N.Y.

#### Civil defense

Letter, 1954, changing TFL's appointment to Assistant Administrator in the Medical Service.

#### Conservation Department 1935-39

#### Conservation Department 1940-44

#### Conservation Department 1945-49

#### Conservation Department 1950-61, n.d.

A rich range of correspondence with the department on official and forest matters.

#### Conservation Department questionnaire

A questionnaire and cover letter, 1953, about reforestation, filled out by typewriter. The letter, asking for TFL's participation, states "...you and your father...are the only ones in the state whom we know have established plantations and successfully managed the same over the years..."

#### Contract cutting 1942-46

#### Contract cutting 1947-51, n.d.

Invoices, receipts and agreements in regard to outside loggers cutting on Luther land.

#### Cornell University

Field notes, typewritten reports and correspondence, including Carol Luther's tenure as a student there; a mimeographed "Alumni List of Cornell Foresters," n.d.; and a paper

presented to the Tower Club of Cornell University, 1969, regarding the takeover of Willard Straight Hall by black students.

#### Correspondence

A tissue carbon, 1961, inquiring about a “dependable, well-stocked toy store in Ridgefield,” and a letter, 1962, from TFL to Bill Mackay about forest business.

#### Cost records

Records of costs of various operations, 1930-50, with related correspondence with Wesvaco Mechanicville, 1934, and Mohonk Mountain House, 1942.

#### Cruises

Correspondence and reports of timber cruises, 1948-54; a “Plan of Timber Cruise,” J. Atwood Whitman, 1954, boundaries of the Hermes project; typewritten “Specifications for Forest Inventory of Luther Forest,” after 1954; and three published Connecticut volume tables.

#### Dam

Tissue carbon, 1953, of letter to Stanley Van Rensselaer about a dam built in the forest by James Anderson, speculating on whether Luther had flooding rights; the three-acre parcel had been the site of a pond, dam and knitting mill when owned by Eliza Freeman ante 1870.

### **Box 2**

#### Dam site 1959-60

Topographical survey, 1952, of “proposed dam site” in Malta, along with correspondence, 1959-63, with GE regarding potential rental of land. It is unclear whether how the GE option related to the dam site.

#### Decker, Fred C.

Correspondence with the Decker family, which occupied the Annex Cottage near the hotel; Edna Decker seems to have rented and operated the White Sulphur Spring.

#### Deed tables

Lists of property owned, by compartment and by grantor.

#### Delivery slips 1951

#### Delivery slips 1952

#### Delivery slips 1953-56

Sales slips of the Luther Company, signed by the person receiving the product.

#### Disability

Printed matter, forms and correspondence, 1950-59, regarding “the new Disability Benefits Law.”

#### Dresden deeds and leases

Land transactions, both purchase and sale, 1923-39, along with some earlier deeds.

#### Dresden property, records

Cruise of Dresden lands and accompanying map, 1947; other maps including USGS, highway, and copy of 1808 original survey; two charts, 1958 and 1960, by lot number, seller, date purchased, acreage, and school district number.

#### Dresden 1941-45

#### Dresden 1946-50

#### Dresden 1951-55

#### Dresden 1956-60

General correspondence about landholdings, some in Putnam town.

#### Fencing

Correspondence about fence law as pertains to forest property, 1947-50.

#### Fires

Record of a fire, 1938, and carbons of letters, 1947, outlining fire protection as it existed and contending that town fire districts would not benefit the Luther Forest.

#### Forest fire protection

Booklet and poster distributed by professional associations.

#### Forest law

Booklet, forms, table of land classified, and correspondence all pertaining to the Fisher Forest Tax Law.

#### Forest Practice Act

Agreements under the Forest Practice Act with correspondence, 1948-53.

#### Forest Preserve anniversary

Papers about the celebration in 1935 of "Fifty Years of Conservation in New York State," including planning committee minutes, committee list, invitation, and correspondence. TFL was chairman for Saratoga County.

#### Forest tax applications

"Applications for Classification for Taxation of Forest and Reforested Lands," 1942-47.

#### Foster, Cliff H.

Correspondence, 1969, with Foster, personal matters and a request that he assist with an appraisal "with your years of familiarity with the forest."

#### Funeral

Receipt for funeral money and letter about VA burial allowance.

Heer, Clyde W.

Correspondence, 1964, with appraiser Heer.

Heer appraisal 1955

Correspondence and reports of appraisal made necessary by the Taking.

Heer appraisal 1956 (6 folders)

Correspondence and reports of appraisal ranging from 1954 to 1958.

### **Box 3**

Highways

Papers on discontinuance of highways within the forest, 1940, 1945 and n.d., with a USGS map marked in red with the 1940 action.

Household inventory

A form filled in with household furniture and accessories of TFL, 1952.

Income tax returns 1925-29

Income tax returns 1930-34

Income tax returns 1935-39

Income tax returns 1940-44

Income tax returns 1945-49

Income tax returns 1950-54

Income tax returns 1955-

State and federal tax returns filled in by hand.

Insects and funguses

Correspondence of Julius Kahn, a New York attorney, 1955-56, chiefly about insect pests such as *Armillaria mellea*, a fungus, and a lengthy report of state expenditures on reforestation areas; also a printed USDA paper, "Forest Insect Conditions in the Northeast-1955."

Insurance

Papers and correspondence, 1940-69, chiefly about workmen's compensation insurance but with a few papers on other insurances, and letters about county and Malta town use of sand and gravel.

Insurance correspondence

Correspondence and related papers about fire and liability insurance, 1945-59, including meeting notices of the Saratoga County Mutual Fire Insurance Company, 1955-59, as it absorbed smaller town-based companies.

## Box 4

### Insurance policies

Actual policies, 1940-65.

### International Paper

Papers on Dresden property, 1958-61, including tax protests and agreement to sell to International Paper Company. Also included is an aluminum tree marker.

### Keys

Record of keys issued, 1940-56. Includes signed agreements by those receiving a key; a list for a specific lock, 1945; and a chart by compartment number, 1940-56, apparently an annual inventory.

### Land sales and purchases

Agreements, contracts, and deeds for purchase (and in a few cases, sale) of land, 1947-69.

### Loans

Correspondence by TFL seeking a "temporary loan" made necessary by the 1952 taking; included is an article, "Loans on Timberlands," *Forestry Digest*, Oct.-Nov. 1952, p. 3.

### Logging forms

A collection of blank forms from various associations and businesses.

### Logging prices

Price lists, 1939, 1945 and n.d.

### Logging publications

A miscellaneous collection of articles, bulletins and newsletters, 1942-52.

### Logging records

A chart of logs cut, 1919-30; includes printed "Specifications for Chestnut Poles" issued by T.C. Luther & Son / Forest Products."

### Logging rules

A variety of mimeographed and typewritten rules for measuring product.

### Luther Company

DBA document, 1938, for the Luther Company operating the hotel, bathhouse and spring.

### Luther, Jean C. estate

A few legal documents on the JCL estate, found filed with the extensive records of Alice Luther's estate.

#### Malta stumpage 1932-62

Record of wood cut subject to 6% stumpage fee to town.

#### Management plan 1949

Acceptance by Forest Practice Board of TFL's management plan.

#### Manufacturers Bank, Troy

Bank slips, 1958-63, chiefly about a note payable.

#### Manuscript articles

Typewritten articles by TFL: "Costs and Method of Reforestation on Sand Lands in New York State with Some Conclusions" (1929); "Rip Van Winkle VII (1934); "Solving a Problem in Abandoned Farms and Rural Resettlement in New York" (1937, 1946); "Idle Lands or Idle People" (1946); "This Business of Private Property (n.d.); "Ramblings in Forestry" (n.d.); untitled article on Russian forestry (n.d.), along with a fragment and a book review. It is not known which of these were published.

#### Mapping

Correspondence and order forms, 1935-69, with C.S. Robinson Aerial Surveys of Ithaca, Fairchild Aerial Surveys, and the USDA, re photographs of the forest.

#### Maps

This group of folded maps includes slopes and floodplains overlaid on a USGS map; Malta, 1967; lots on Grace Moore Road; Stillwater zoning, 1971; the forest with safety zone overlaid on a USGS map; forest compartments, 1939; a poor photocopy of the 1866 Stillwater and Malta atlas plates; and a blueprint of lots in Stillwater, 1938.

#### Material cut 1930-39

#### Material cut 1940-44

Records by contractor, species and dimension.

### **Box 5**

#### Material cut 1945-49

#### Material cut 1950-68

Records by contractor, species and dimension.

#### McKee hybrid poplars

Correspondence, 1937-41, between Ralph H. McKee and TFL re hybrid poplars, with other opinions. McKee lived in New York but operated a nursery at Gansevoort. TFL was advised in 1941 that McKee's "terms of his contract with licensees are pretty drastic" and the experiment was given up.

#### Mechanicville-Malta Road right of way

Condemnation papers, 1960-62.

### Military

TFL's appointment as major, spec.-res., 1943, and a letter covering his discharge certificate, 1953

### Miscellaneous

A letter from Arthur F. Noiskowiak of the College of Forestry, 1957, describing red pine trees cut in Comp. 15 for "our spiral grain studies"; price lists from several wooden tableware mills, apparently for hotel use; and other assorted materials.

### Mortgages

Legal papers of a 1963 mortgage taken with Manufacturers National Bank of Troy, and preceding ones of 1955 and 1958.

### Notes paid

Promissory notes, 1947-59, on Adirondack Trust Company and Manufacturers National Bank of Troy.

### Office equipment

Brochures for a typewriter (purchased 1947) and an adding machine.

### Pack Demonstration Forest

Printed and mimeographed literature of the Charles Lathrop Pack Demonstration Forest at Warrensburg.

### Papers 1929-49

### Papers 1950-60

Miscellaneous correspondence, printed matter and clippings.

### Pennyork Lumber Company

Papers re the company's logging Luther land in Dresden, 1954-60.

### Pettis trust fund

Documents about the 1930 creation of a trust fund for the widow and daughter of Pettis, who had been Superintendent of State Forests.

### Planting

Records in various formats of trees planted, 1940-56.

### Poisons

Chemical literature, order forms, and correspondence, 1952, and about debarking, 1959.

### Pomeroy appraisal

Correspondence, 1969, with Harvey Jeffers of Pomeroy Appraisal Associates about an appraisal.

Post, Leroy C.

A lease, 1956, of property near the White Sulphur Spring; and a letter and a ledger sheet, 1959-61, about the pension of Post who had suffered a heart attack after nearly 40 years on the Luther payroll.

Printed matter

A card, n.d., to be filled out to warn those parked in the forest not to block the roads or smoke.

Proposed purchases

Typewritten list, n.d. but 1920s, of farms that might be purchased.

Pruning

Red pine pruning by compartment, 1953 and 1954, by man-day.

Publications correspondence

Letters 1946-56 chiefly about writings by TFL submitted for publication.

Published articles

Multiple copies of TFL articles: "Forestry in Soviet Russia" (1929); "The Encouragement of Private Forestry in the State of New York" (1938); "Making a Forest Property Pay" (1947); "The Business of Private Forestry" (1947); "Commercial Thinning in Red Pine Plantations" (1948).

Putnam property

A lease of a farm in Putnam, 1943, and a note about mortgages in that town, n.d.

## **Box 6**

Radio

Printed and mimeographed literature, 1934-57, chiefly about short-wave and walkie-talkie systems; included is an FCC letter of 1937 responding to TFL's idea to operate a private radio station.

Receipts 1941-45

Receipts 1946-50

Receipts 1951-55

Receipts 1956-60

Receipts 1961-69

These are mostly receipted invoices for products sold.

Revenue statistics

A chart, 1949-50, probably prepared for workman's comp, listing revenue for logging, sawmills and lumber yards.

#### Rights of way

Letters and easements granting rights-of-way, along with a letter from the Civil Aeronautics Administration, 1957, decommissioning the beacon site, and a 1928 survey of lands for the Mechanicville Reservoir.

#### Roads

Letters and other papers, 1930-53, about road closings and general road maintenance, mostly at a town level.

#### Roosevelt

Exchange of letters between TFL and Eleanor Roosevelt, 1942, seeking a commission.

#### Route 9 frontage sales

Correspondence and deeds about sales of lots along U.S. Route 9.

#### SAF field trip 1957

Mimeographed itinerary for field trip during national meeting at Syracuse.

#### Sample plots (comp. 18)

#### Sample plots (comp. 24)

Row-by-row record of planting in the two referenced compartments.

#### Saratoga County

A chart of forested and total acreage in the county's towns, n.d., and four printed officers directories, 1962-69.

#### Saratoga Forest Co-op

Papers of a non-profit organization of woodlot owners, including FAQ's, stock lists, balance sheets, etc., 1939-43; initially it had a sawmill and planer but by 1943 had given them up and was "a log marketing group." TFL was an officer and possibly the chief instigator.

#### Saratoga Lake

Printed directories, 1949 and 1958; membership list of Saratoga Lake Property Owners' Association, their brief of 1939 seeking flood control; correspondence protesting discontinuance of RFD 1, Saratoga Springs, 1937; map showing weed beds, n.d.; and other papers.

#### Sawmill equipment

Manufacturers' literature and technical booklets.

### **Box 7**

#### Scholl property

Papers relating to a 1938 purchase of 50 acres.

Slade, John A.

Correspondence of an attorney about various matters.

Social Security 1954-61

Employer's quarterly tax return and related documents.

SPAC

Opening year (1966) program and a letter with floor plan marked with TFL's endowed seats.

State condemnation 1968

Papers relating to the Malta Test Site expansion, particularly the Mackay claim for compensation, spanning 1968 to 1970.

State stumpage 1940-49

State stumpage 1950-62

Conservation Department correspondence adjusting acreage subject to stumpage.

Steamboat license

New York State Steamboat Inspectors' License to Masters, TFL, 1916.

Taxes

Correspondence and calculations on property taxes.

Test site tax matters

Correspondence, calculations, tax receipts and a clipping, all relating to tax liabilities on the test site.

Tree farm

A 1964 inspection report, certificate, and cover letter when the forest was certified as a tree farm.

Trespasses 1928-39

Trespasses 1940-49

Trespasses 1950-59

Trespasses 1960-69

TFL's own file (but rearranged chronologically) about trespasses on the forest, with some related actions.

Trip book

An unbound trip book, n.d. but late, listing day and month, delivery number, type, customer, scale slip, customer number, cutter and trucker.

Unemployment insurance

Experience rating changes, 1955-58, listing Luther Company employees.

#### Unidentified

A 1939 tissue carbon from the Palace Theater requesting “ad mats.”

#### U.S. v Luther court order

A thermofax of a Memorandum Decision and Order on the U.S. v. Luther case, 1964-65.

#### Valuations 1953-54

An important file of papers in which valuations are calculated, chiefly 1953-54 but with a chart of wood harvested 1929-53 and gravel removed 1945-53, and extending until 1968.

#### Van Patten, Robert

Miscellaneous papers regarding Van Patten and his Country Knolls, 1969-70.

#### Van Rensselaer, Stanley L.

Attorney correspondence, 1966, about a road dispute.

### **Box 8**

#### Veneer and lumber prices

Printed and duplicated price lists, 1951-57, along with two journal articles about plywood and correspondence of attorney Sunshine on the same subject, 1969.

#### Visitors 1940-45

#### Visitors 1946-50

#### Visitors 1951-55

#### Visitors 1956-60

TFL’s own file, rearranged chronologically, with and about visitors, with such other papers as he chose to file with that subject.

#### White Sulphur Spring water system

Correspondence, 1953-62, about the seasonally-operated water system at the hotel that supplied the Meadow Shore Colony.

#### Weather station

Correspondence, 1955, with the U.S. Department of Commerce Weather Bureau about a climatological observing station installed in Mr. Post’s home. One letter notes that the Bureau’s Greenfield Center observer died in 1951 and the Fur Animal Experiment Station at Saratoga Springs was discontinued the same year.

#### Withholding tax

Withholding certificates, 1942-61 and related papers.

#### Workers Comp

Papers, 1949-56, mostly claims for injuries on the job.

World War II offerings

Correspondence, 1941, by TFL offering land for a military airport.

### **Box 9**

The entire contents of this transfer box has to do with the complicated settling of the estate of TFL. One folder deals with the interest of his widow, Emma Grace Luther, in the estate, and the assignment of it to her son, Frank Townsend, after her death; includes a map.

Emma Grace Luther estate  
Estate accounting (3 folders)  
Estate appraisal  
Estate back-up correspondence  
Estate correspondence  
Estate general  
Estate gift tax  
Estate IRS correspondence  
Estate legal (3 folders)  
Estate mortgage  
Estate tax matters

### **SUB-SERIES 2.4**

#### **MARGARET LUTHER SCRAPBOOKS**

2 boxes

Two large oblong scrapbooks kept by Margaret Luther (“Aunty Peg,” born 15 June 1901, died 4 February 1997), daughter of Thomas C. and Alice T. (Powell) Luther, one at Rogers Hall School, Lowell, Mass., 1921-23, and the other at the New England Conservatory of Music, Boston, 1923-24. They include autographs, theater and concert programs, dance cards, invitations, ticket stubs and the like. Also included is her baby book.

### **SUB-SERIES 2.5**

#### **MACKAY FAMILY PAPERS**

4 document cases

Folders carry prefix “MF”

The papers in this sub-series are centered on the forest operations during the management of Bill and Carol Mackay starting about 1963, but with ancillary activities and some Mackay family papers.

Carol Luther was born 24 January 1927. She was graduated from Saratoga High School and Cornell University, studying Home Economics and Agriculture and, finally, graduate

work in Forestry at the College of Forestry. William Roland Mackay, son of William John and Leila (Guinand) Mackay, was born in New Rochelle, N.Y., 23 June 1926 and raised in adjacent Pelham Manor. He attended South Kent School and met Carol at Syracuse; they married at Saratoga Springs, 20 August 1949. After his graduation in 1950 he worked two years under his father-in-law, then some years as a forester in Poplarville, Mississippi and Hancock, Vermont. In 1958 they settled in Ridgefield, Connecticut, where he continued forestry work but in 1963 assumed responsibility for the Luther Forest, moving to Glens Falls. After the death of his father-in-law, inheritance tax problems forced him and his wife to strategize a real estate development on part of the forest land. Bill Mackay died June 2002 and was succeeded by his son Alexander "Alec" Mackay who had joined the family business as a field forester in July 1985.

## **Box 1**

### Accounting bills

Invoices, 1970-74, by a Manhattan CPA for work on Luther interests.

### Adirondack Trust

Documents relating to the financing (with said bank) and construction (with R.J. Taylor Builders) of the Mackay home on Cold Spring Road in 1979.

### Airs Development

Original order of papers pertaining to Airs, a Luther family corporation.

### Airs and SRS Adirondack Trust mortgage

Papers concerning the critical 1981 mortgage with said bank.

### Alaska trip

Short diary by CLM of a 1995 Alaska vacation.

### Alienated land

Records of property sold over many years.

### Camfield

A litigated title dispute.

### Camp Saratoga

A brochure and a clipping about Camp Saratoga in Wilton, to which the Luther Forest fire tower was relocated in 2010.

### Cemetery proposal

A proposal for a cemetery on 20 acres on Knapp Road.

### Connecticut Plywood Corporation

Audit of the company, 1960, in which WRM had an interest.

#### Cornell Hill fire tower

Legal documents and correspondence about the tower, installed in 1923 and sold in 1973.

#### Deeds

Miscellaneous deeds to and from WRM and CLM, with a few others.

#### DuBois lot

Purchase of a lot on Plains Road, 1974, by WRM and CLM.

#### Encon v. Mackay

Legal proceedings of 1976 regarding disturbance of Sesselman Brook, Greenfield, by logging operations in which WRM was held responsible.

#### Forestry standards

Mimeographed document, "Forestry Practice Standards for District #11," 1946, along with a brochure advertising the services of district foresters.

#### Forest tax law

Application for classification for taxation of forest and reforested lands, 1962, with related correspondence.

#### Former employees

Miscellaneous papers regarding former employees, including a list of names prepared by TFL; a 1992 letter from Julius Kahn who worked on the U.S. v. Luther case; a 1990 letter about Anna Baumgartner, hotel secretary 1926-30; and obituaries of forest employees Frederick Decker, 1985, and Daniel Lescault, 1912.

#### Golf course

Conceptual drawings of clubhouse, and a letter of 1994 transmitting plans (not included).

#### Horseback riding

Warning notices, 1994, prohibiting horseback riding in the forest.

#### Insurance

A tissue carbon of WRM, 1961, disputing automobile coverage.

#### Jensen

Deed of a lot to Julia Jensen, 1979.

#### Johnson

Deed of a lot to Milford V. and Nellie S. Johnson, 1977.

Karhen Inc.

The corporation was formed in 1974 “to hold property acquired by the forest but I can recall no transactions.” The papers pertain to dissolution in 1977.

Kensico Cemetery plot

A plot owned by William J. Mackay (father of WRM) and Theresa M. Brehm in Kensico Cemetery, Valhalla, N.Y., purchased in 1936. Included is a map showing its location, correspondence regarding shared expenses and landscaping, a key to the mausoleum on the lot, papers relating to perpetual care, birth and death certificates of WJM, and his instructions prepared before his death.

Land cost bases

Tabulations, 1977-81, of the cost of land.

## **Box 2**

Lumac Corporation

Invoices and stumpage records, 1962-71.

Lumac firewood

Notes and correspondence about Lumac’s firewood business, apparently in western Connecticut, bulk 1979, including a typewritten “Viability of a Timber Procurement Program by Lumac Company in Western Conn.,” probably by WRM. Also included is a financial statement of the Luther Forest Corporation, 1979.

Lumac general

A statement of personnel and sales, both in New York and Connecticut, and various registration and other legal papers.

Lumac incorporation

Correspondence in a 1979 attempt to register the name Lumac Company.

Lumac plywood

A 1983 proposal to establish a log procurement operation.

Lumac registration

Corporate name registration in Connecticut, 1982.

Luther Forest Corporation

A 1979 agreement by WRM and CLM to release land to the corporation.

Luther, Margaret

Deed of land along lake, 1979, by MCL to Luther Forest Corporation; corporate merger papers received by MCL.

#### Mackay family—Corporate structure

A document outlining the various corporations utilized by the family, along with a memo by Edward S. Fries & Co., CPA, 1977, “Proposed Corporate Structure for the Development of The Luther Forest...”

#### Mackay family—General

List of the Mackay children with their dates of birth and other late-date materials; two typewritten essays about Pierre-Louis Guinard (1748-1824), glassmaker from Neuchatel, great-great-grandfather of WRM; and handwritten genealogical notes.

#### Mackay v. Sunshine

Legal documents and correspondence, 1984-85, dissolving the business relationship between WRM and HBS.

#### Mackay, David

A speeding ticket of 1977.

#### Mackay, William J. —estate (2 folders)

A comprehensive file of the proceedings of WJM’s estate, including his typewritten instructions to his heirs.

#### Mackay, William R.

Personal and professional documents of WRM. Included is his 1950 contract with the Luther Company; a letter of Julius Kahn, 1954, about conditions in the forest; a carbon postponing his entrance to the state college of forestry, 1944; commencement program of same, 1950; letters from TFL; and an essay by WRM, “Human Relations in Forestry Education.”

### **Box 3**

#### Mackay, Carol

Certificate and card naming CLM as an honorary life member of the Air Defense Team, 1959.

#### Malta Ambulance Corps

Correspondence, 1970, seeking to clear title for Malta Ambulance Corps.

#### Malta Oil Corporation

Incorporation papers of the corporation, with shares held by WRM, CLM and Thomas J. Healy.

#### Malta Ridge V.F.C.

Commemorative booklet of the company, 1968, with a brief history.

#### Maps

An unclassified collection of maps and surveys.

#### Marcotte-Monroe partnership

Partnership papers of John E. Marcotte and Donald L. Monroe.

#### Mechanicville watershed—general

Papers about protection of the Mechanicville watershed, 1995-97; includes a map.

#### Mechanicville watershed—regulation

Documents prepared by Malcolm Pirnie: “Final Watershed Rules and Regulations” (1995) along with 1996 version; “Mechanicville Reservoir Protection Plan” (1995); “Agreement for Inter-Municipal Watershed Protection” 1995); and cover letters.

#### Mining

Assessment matters, 1975, and permit process, 1993, with a map.

#### Miscellaneous

Varied papers of various dates, but including an important summary document about the government taking.

#### Moredock

Sale of land to Moredock on Brightman Road, 1977-78.

#### Moulding sand

Notes about sand resources, 1954, and a county soils map, 1917.

#### NFD bank statements 1980-81

NFD bank statements C.B.T.

#### NFD check registers

Surviving banking records of Northern Firewood Distributors with two Connecticut banks.

#### NFD miscellaneous

Unclassified legal papers of Northern Firewood Distributors.

#### NFD unemployment insurance

Connecticut employment papers 1980-81.

#### Ohio Oil and Gas

Papers regarding prospecting for oil and gas in the forest, 1980-81, with several clippings from local newspapers giving perspective.

### **Box 4**

#### Plains Road condemnation

Saratoga County condemnation proceedings, 1964, for reconstruction of Plains Road.

#### Real estate pending

Correspondence, notes and a listing of property being considered for purchase around 1974 with several maps; notable is correspondence on Brown's Beach including its 1973 financial statement.

#### Robinson, Grace, estate

Correspondence, 1987, to resolve a property discrepancy.

#### Saratoga County landfill

Correspondence and documents opposing the siting of a landfill in Stillwater, 1990.

#### Saratoga Lake watershed—general

Unclassified materials from Saratoga Lake watershed planning, 2001.

#### Saratoga Lake watershed—management plan

*Land to Lake Perspectives: A Watershed Management Action Plan for Saratoga Lake*, draft report, 2001, with executive summary.

#### Saratoga Lake watershed—meeting notices

Notices with agendas and some minutes, 2000-01.

#### Saratoga Lake watershed—newsletter

*Land to Lake Perspectives*, vol. 1, nos. 1 and 2 (2000-01).

#### Saratoga Lake watershed—SLA

A packet of materials prepared by the Saratoga Lake Association during the planning process. The purpose of the packet is unclear.

#### Snowmobiling

Letter, 1993, from ALM to Supervisor Meagher about trespasses.

#### Stillwater Pond Corporation

Legal action in 1987 between the corporation (Connecticut) and Lumac.

#### Title searches

A title search by Gifford Abstract, n.d., of Luther properties; includes a Xerox of a map of the hotel property from a deed book.

#### Town tax

Correspondence about stumpage tax in the two towns.

#### Videodisks

Videos converted from film of WRM in youth and of forest activities.

#### Viehmann

Sale of property, 1980, to Ronald and Roberta Viehmann.

Water supply

A letter of 1994 by ALM to Environmental Hydrogeology Corp.

Weiss

Papers about a potential sale, 1983, of building lots to Eugene Weiss which was apparently not completed.

Woodco Manufacturing Company

Wood specs for a Schuylerville company, 1974, for which WRM was a buyer.

XAR Corporation

Correspondence and papers, 1978-79, about leasing a billboard along the Northway to advertise the residential development.

## **SERIES 3**

### **FOREST PAPERS**

#### **SUB-SERIES 3.1**

##### **MEADOW SHORE COLONY**

1 half-depth document case

Meadow Shore Colony was a sideline to the forestry operation, a small lakeshore cottage development near the south end of Saratoga Lake, with lots sold and leased by TCL and later by TFL. Leases began in 1904.

Deeds and leases 1900-09  
Deeds and leases 1910-19  
Deeds and leases 1920-29  
Deeds and leases 1930-39  
Deeds and leases 1940-49 and n.d.  
Miscellaneous papers

#### **SUB-SERIES 3.2**

##### **WORKING PLANS**

1 half-depth document case

The working plans were the seminal documents of the forest, prepared to direct planting, management and harvesting over a ten-year period. There was no working plan in 1926, and the 1946 plan was the last, despite the forest's continuing operation.

Working plan 1916  
Working plan 1936  
Working plan 1946  
Working plan 1946—Draft  
Working plan 1946—Maps  
Working plan 1946—Miscellaneous

#### **SUB-SERIES 3.3**

##### **U.S. v. LUTHER**

2 transfer boxes

Transcript of court proceedings in the condemnation case establishing value for land that had been taken under eminent domain in 1953 and 1956. Following a folder of correspondence and a folder containing the Trial Brief, the transcript is foldered according to the original volume numbers, v. 1-13 in Box 1 and v. 14-25 in Box 2, comprising 6,319 pages.

## **SUB-SERIES 3.4**

### **ATOMIC FACILITY**

3 document cases

Folders carry prefix "AF"

This sub-series contains documentation of the so-called Atomic Facility, a small parcel in the center of the forest that was utilized by the U.S. government, General Electric, and others for testing purposes.

In early August 1945 the U.S. government leased 85.4 acres of the forest on the Malta-Stillwater line for "secret work" to be conducted by General Electric. In April 1947 the first official information was released about the so-called Hermes Project, which was a ground testing station for rocket motors. In 1955 the government took title to 165 acres and acquired a permanent easement on a one-mile-radius safety zone, resulting in protracted legal proceedings to determine value. In 1959 testing was carried on for Project Vega, which was to carry a satellite into space. The site was declared surplus in 1960-62 and GE took it over for missile and space vehicle testing.

In 1963 the New York State Energy Research and Development Authority selected the site for its proposed nuclear pulse reactor, purchasing it in February 1964, but the army nixed the plan in 1965 and it was leased by NYSERDA back to GE. In 1968 NYSERDA was back in the picture with a plan for a gamma ray processing facility, proposed as "the nation's first full-scale radiation processing plant" to sterilize chemicals and medical supplies and treat plastic and wood products. It went into operation 15 November 1969. By 1971 the operation was in arrears for rent to NYSERDA. The facility was then operated by Wright-Malta Corporation beginning in 1972 "for engineering, development, construction, and testing of technical projects."

#### **Box 1**

Atomic safety

Materials intended to support Luther contention that the atomic facility created a hazard that reduced its value.

Briefs and papers re taking

Legal papers filed in the U.S. v. Luther suit, extending over many years.

Clippings

An original folder classification, so labeled, but with other papers included, and with some clippings unrelated to the atomic facility.

Damages

Mostly Herbert B. Sunshine correspondence in the course of establishing damages in the condemnation case.

Engineering study 1979

Volume 1 of C.T. Male's *Engineering Planning Study: Saratoga Research and Development Center* (n.d. but 1979).

Giddings, Edward L.

Correspondence, 1955-70, with Edward L. Giddings of Orono, Me., a timber appraiser.

Government rentals

Leases, 1945-52, and other papers relating to government use of the test site.

Hermes Project

Papers relating to GE use of the site, including a report, "Weapons Testing for Watervliet Arsenal," n.d., consisting only of captioned photographs with a site plan but no text.

Hermes Project maps

Maps and surveys of the site, 1945 and later.

## **Box 2**

Invoices

Giddings and Sunshine invoices for work on the legal case.

NYSERDA annual reports

Reports of the New York State Energy Research and Development Authority, 1974, 1975, 1978 and 1980.

Radiation papers

Miscellaneous scientific papers about radiation's effects, notably G.M. Woodwell and A.H. Sparrow, "Predicted and Observed Effects of Chronic Gamma Radiation on a Near-Climax Forest Ecosystem," *Radiation Botany* 3 (1963): 231-237.

Rehwoldt, [Robert?]

Correspondence, 1972, with and about Rehwoldt (no first name given anywhere!) as an expert witness on radiological hazards.

Robert, Gilbert H.

Papers, mostly 1972-75, of Mr. Robert's real estate appraisal.

State atomic publications

*A Thermal Profile of the Waters of New York State*, n.d. [?1970]; *Malta Test Station*, n.d.; *New York State Research on Electric Power and the Environment*, n.d. [?1975]; and a program of the fall 1968 meeting of the American Physical Society

State atomic publications (copies)

Thermofax copies of ASDA reports, retained because they contain markings made during the legal process.

State Authority

Miscellaneous correspondence and papers.

State authority annual reports

Reports of the New York State Atomic and Space Development Authority, 1964-73 inclusive (second through eleventh reports).

### **Box 3**

State lawsuit documentation

A variety of papers relating to establishing values, etc.

Test site letters 1945

Test site letters 1946

Test site letters 1947

Test site letters 1948

Test site letters 1949

Test site letters 1950

Test site letters 1951

Test site letters 1952

Test site letters 1953

Test site letters 1954

Test site letters 1955

Test site letters 1956-62

Correspondence, mostly with the Real Estate Division of the Corps of Engineers, in relation to the test site. These letters were badly infected with mould and were photocopied on acid-free paper, August 2017, and the originals destroyed.

Timber appraisal

Documents establishing the value of timber on the test site.

Trial brief

Copy of a 1956 trial brief in the eminent domain proceeding.

Woodwell, George M.

Correspondence with Woodwell of Brookhaven National Laboratory as expert witness.

Wright-Malta

Brochure, n.d. [?1973] of Wright-Malta Corporation, with text and captioned photographs. "Wright-Malta Corporation was founded in 1972 to succeed GE at the site."

### **SUB-SERIES 3.5**

#### **APPRAISALS**

1 document case

These professionally-prepared reports by foresters assessed the value of the standing timber in the forest, and provide a wealth of detail on the physical environment. However, the 1978 Bookhout report is a conventional real-estate appraisal.

Whitman 1954

Chapman 1955

Giddings 1955

Sewell 1958

Mackay 1969

Giddings 1968 (both general appraisal and of taking area alone)

Adirondack Forestry 1969

Bookhout 1978

North East Appraisals 1978

### **SUB-SERIES 3.6**

#### **TIMBER AND PULPWOOD TABLES**

1 drop-front box

Computer-generated document in 2 binders dated August 15, 1969, titled "Forest Science Services / Job Processed for Adirondack Forestry, Inc. / Total Forest Sawtimber and Pulpwood" and "Forest Science Services / Job Processed for Adirondack Forestry, Inc. / Luther Taking Area Sawtimber and Pulpwood"

Box also includes Neil J. Stout, *Atlas of Forestry in New York* (Syracuse: State University College of Forestry, n.d. [1950s]).

### **SUB-SERIES 3.7**

#### **FORESTRY PUBLICATIONS**

1 transfer box

Printed reports and monographs, unsorted, that were acquired by Thomas F. Luther, and perhaps by Thomas C. Luther, dating from 1908 to 1972. Also included in this box is J.M. Scribner, *Scribner's Lumber & Log Book* (Rochester: Geo. W. Fisher, 1872). Housed here, but unrelated, is the Urban Land Institute's *Large-Scale Development* (1977).

## **SUB-SERIES 3.8**

### **TRIP BOOKS**

1 transfer box

Trip books, 9 bound volumes. They list lumber cut and sold from 1962 to after 1990.

Also housed in this box: "Final Report: Intermunicipal Water Supply Study," prepared for the Saratoga County Water Agency, April 1990, by Clough, Harbour & Associates

## **SERIES 4**

### **LUTHER FOREST DEVELOPMENT**

#### **SUB-SERIES 4.1**

##### **REGIONAL PLAN 1975**

1 half-depth document case

Contains a copy of *Preliminary Regional Development Plan: A Consultation Document*, published Spring 1975 by the Capital District Regional Planning Commission. Inserted are two mimeographed drafts dated in November and December of the same year and specific to Malta and Waterford. The box also contains a copy of *Inventory of Land Use* by the same agency, 1970.

#### **SUB-SERIES 4.2**

##### **PLANNING PROCESS**

2 document cases

Folders carry prefix "LFP"

See also Urban Land Institute's *Large-Scale Development* (1977), housed in Sub-series 3.8.

This sub-series covers the long process of planning The Luther Forest residential and industrial development. Following Thomas F. Luther's 1971 death, his heirs faced a serious inheritance tax problem. In 1972 Bill Mackay saw the opportunity to fill the rising demand for housing and industrial sites. After consultation with a number of planners and visits to planned communities, The Luther Forest contracted with The Architects Collaborative of Cambridge, Massachusetts to prepare a master plan. In September 1977 the Malta town board approved The Luther Forest Planned Development District: 2,200 acres consisting of 1,750 housing units, 100 acres of industrial zoning, and acres for other uses. Model houses were constructed in the fall of 1978 and open to the public in the spring of 1979.

#### **Box 1**

Architects Collaborative

Correspondence, 1974, about their proposal.

Aerial photography

Correspondence, 1975, about arrangements for "photogrammetry" of Luther Forest.

Capital District housing study

"A Capital District Region Preliminary Market Study," n.d. [1973], no author shown, assessing the market for housing in the Capital District.

#### C.T. Male Associates

A proposal for professional services to design the first subdivision, 1976.

#### Dunn Geoscience

Invoices and other papers for tests done by Dunn, 1972-74, and including its "Threshold Report of 1972.

#### Environmental matters

Unclassified papers, 1974-77, in the course of P.U.D. approval.

#### EIS drafts

Many drafts of the Environmental Impact Statement.

#### EIS En Con

Correspondence with the Department of Environmental Conservation, 1976-78.

#### EIS Health Department

Applications for approval of sanitary facilities on the "mini-estates," 1978, with agency response letter.

#### EIS Kent correspondence

Peter E. Kent, engineer of Cambridge, N.Y., was involved in the planning process, 1976-78; this folder contains mostly memoranda he prepared.

#### EIS miscellaneous

Unclassified material but also including two thermofaxes of 1978 letters stating that no endangered flora or fauna exist in the Malta section of the forest, and a calendar of the approval process 1975-78 with cover letter suggesting that it listed clippings that were enclosed with it.

#### EIS regulations

Typewritten regulations for EIS, 1976.

#### Existing conditions

Maps prepared by Dunn Geoscience, probably, 1974: site constraints, property outline and restrictions, slopes, surface water patterns, vegetation.

#### Financial projections

Early estimates of income and expenses, 1972-76; a large chart compares major options, including "do nothing."

#### Gladstone Associates

Gladstone was an economic consultant. The file includes its August 1976 "discussion materials" that analyze financial projections for 20 years, and a November 1976 tissue carbon from Peter Kent to Gladstone enclosing "the final draft copy of the seventh revision" of the cash flow for the next 5½ years.

#### HUD correspondence

Correspondence seeking HUD approval for subdivisions, 1980.

#### Hydrogeology

A comprehensive file, 1973-78, from proposal through final report by Dunn Geoscience of the feasibility of developing a water supply.

### **Box 2**

#### Kent Engineering

Rough draft of an economic feasibility study prepared by Kent Engineering of Cambridge, N.Y., along with careful meeting notes prepared by Kent and a letter of 14 July 1976 that outlines the process that planning would have to take.

#### Logo

Lettering and a pine cone logo with application to register a trademark, 1977, and a state government brochure explaining the process.

#### Malta environmental commission

Two versions of the town's "Open Space Index" and minutes of the commission's 10 April 1975 meeting at which WRM was questioned.

#### Malta planning

Minutes of the Malta Planning Board, 1974-76 with correspondence and other documents.

#### Miscellaneous

Included, along with scratched notes on a legal pad, are a "Rough Draft of a Possible Sequence of the Completion of Tasks to Obtain Approval for the First Subdivision by May 30, 1977," a memo by Sunshine about "Planning Approach to Town of Stillwater," 1975, and minutes of a meeting at the Municipal Center in Ballston Spa on Luther Forest Development, 1976.

#### Moredock new town concept

A 1971 proposal to develop a new town in Saratoga County to house 1,000 families of low to moderate income, with a cover letter inviting WRM to join in and contribute land. Sponsors were Joseph W. Collura, James A. Moredock, John W. Jennings, Walter Stroup, and William Van Bunschoten.

#### Plans A and B

Preliminary schematic maps of two alternate development layouts.

#### Power distribution study

Letter, Peter Kent to WRM, 23 June 1975, offering three alternates for supply of power to the development.

#### Preliminary plans

Three maps of alternate development layouts sent to Margaret Luther in 1974, with two letters to her from Sunshine.

#### Proposals from planners

Four proposals, apparently solicited, for the preliminary comprehensive plan, 1972, including one from Dunn Geoscience which apparently received the job.

#### PUD petition

Thermofax copy of petition signed by Malta citizens calling on Town Board to act affirmatively on the request for a PUD.

#### Saratoga County Ag. District

Map of Ag. District Four, a hearing notice, and a letter from En Con certifying its creation, all 1979.

#### Saratoga Realty Investors

Documents relating to an investment proposal in the development.

#### School site

Letter by ALM, 1995, offering a parcel off Ermine Lair to the school district at no cost.

#### Searles, Sidney Z.

Correspondence, 1971-75, from, to, and about SZS who was engaged to clear the title to the "safe zone."

#### Sewage

Applications and correspondence, 1978-79, regarding sanitary systems.

#### Soil test

Preliminary soil tests by Peter E. Kent, 1975.

#### Sterling Forest

Handwritten notes, correspondence, and maps, 1978, demonstrating an expression of interest by WRM in purchasing the undeveloped land of Sterling Forest.

#### Stillwater planning

Meeting minutes of 1976, including documents discussing potential school sites and water supply and distribution.

#### Urban Development Corporation

Papers related to a 1973 consideration of a relationship with the Urban Development Corporation, including correspondence with Ed Risse of Richard P. Browne Associates at Columbia, Md.

## **SUB-SERIES 4.3 PLANNING REPORTS**

2 document cases

These being thick bound reports, they are not foldered. They cover the same planning process from 1972 to 1979 that is documented in the previous sub-series.

### **Box 1**

Peter E. Kent Engineers, "Luther Forest Environmental Impact Statement," [?1972].  
Peter E. Kent Engineers, "Saratoga Water Services Engineers Report," [1977].  
Peter E. Kent Engineers, "Saratoga Water Services Inc. Engineers Report," 1978.  
Peter E. Kent Engineers, "Luther Forest Environmental Impact Statement—Final Addendum," [?1978]  
Kent Engineering & Surveying, "Preliminary Soils Tests," 1975.  
Kent Engineering & Surveying, "Feasibility Study on Roads / Town of Malta," 1975.  
Kent Engineering & Surveying, "Feasibility Study on Sewers / Town of Malta," 1975  
Kent Engineering & Surveying, "Preliminary Traffic Impact Analysis / Town of Malta," 1975.  
Kent Engineering & Surveying, "Economic Feasibility Study: Rough Draft," 1976.  
Kent Engineering & Surveying, "Economic Feasibility Study," 1976.

### **Box 2**

Dunn Geoscience, "Preliminary Comprehensive Plan," 1973.  
The Architects Collaborative, "Preliminary Land Use Plan," 1975.  
Gladstone Associates, "Reconnaissance Market Analysis," 1974.  
The Architects Collaborative, "Signage and Open Space Study," 1979.  
Dunn Geoscience, "Proposed Plan for Development and Distribution of Water: Town of Stillwater Portion," 1976.  
Dunn Geoscience, "Map Supplement," n.d.  
Luther Forest Corporation, "Application for Establishment of a Planned Unit Development," 1976.

## **SUB-SERIES 4.4 COURT OF CLAIMS TRANSCRIPT**

1 document case

Court proceedings in William R. and Carol L. Mackay and Margaret C. Luther, et al., v. the State of New York, Court of Claims, Albany, 12-13 April 1976, 4-5 December 1980 and 1,2,3,4 June 1981. Volume 3 (pp. 160-209) was not found.

This was successful after long litigation in lifting the one-mile-radius safety zone to permit residential development.

## **SUB-SERIES 4.5**

### **LUTHER FOREST INDUSTRIAL**

2 transfer boxes

Folders carry prefix "LFI."

Industrial sites were part of the Luther Forest plan from the beginning. On 15 November 1977 Peter E. Kent met with Emory Waldrip of Artcraft Concepts to discuss a facility in Compartment 2 (the present site of Arnoff). By 1981 its parent company was in bankruptcy and Artcraft was in default to Saratoga Water Services. The site was sold to Racemark International. Beginning in 1980, Robotics began planning a facility nearby. Potential sales (not consummated) include Tough Traveler (1981), Intermagnetics General (1982) and Goldstar Distributors (1984).

Artcraft correspondence 1977-79

Artcraft correspondence 1980-82

Artcraft court documents

Artcraft draft description

Artcraft easements

Artcraft fire protection rate

Artcraft headquarters

Artcraft land purchase

Artcraft miscellaneous

Artcraft notes

Artcraft Roads 2 and 3

Artcraft water dispute

Artcraft water tanks

Artcraft with Hall and Company

Artcraft with Saratoga Water

Potential sales

Robotics (2 folders)

## **SUB-SERIES 4.6**

### **LUTHER FOREST RESIDENTIAL**

3 transfer boxes

Folders carry prefix "LFR."

Arranged by Loop and/or name, these papers are chiefly contractual documents with the builders of the homes. Included are the press reports of its progress.

#### **Box 1**

Billboards

Invoices from Rosen Michaels, 1981-82, for billboards on Northway.

Building records, Loop 1

Business papers regarding development of Wood Mint Place, 1979-80.

Building records, Loops 2 and 3

Business papers regarding development of Teaberry Place and Pennyroyal Road, 1980, with Van Mar Development Corporation of Gansevoort.

Building records, Loop 4

Business papers regarding development of Scotch Mist Way, 1978-79, with Rosen Michaels Inc.

Building records, Loop 6

Business papers regarding development of Snowberry Road, 1978-80, with Rosen Michaels Inc.

Building records, Loop 8

Business papers regarding development of Wake Robin Road, 1979, with Rosen Michaels Inc.

Building records, Loop 9

Business papers regarding development of Pepperbush Place, 1979, with Rosen Michaels Inc.

Contracts, old drafts

This folder contains drafts in multiple iterations as the Mackays were refining their legal position as sellers.

Deeds to developers

Photocopies of executed deeds, 1979-83, chiefly to Rosen-Michaels for individual numbered lots.

Guyer, Loop 8 (2 folders)

Closing documents on individual lots on Wake Robin Road, 1984-85, sold by Airs Development to Guyer Builders of Burnt Hills, including copies of the deed, checklist, and closing calculations.

Guyer, Loop 9 (3 folders)

Closing documents on individual lots on Pepperbush Place, 1985, sold by Airs Development to Guyer Builders of Burnt Hills, including copies of the deed, checklist, and closing calculations.

Hodorowski and DeSantis, Loops 1 and 2 (2 folders)

Closing documents on individual lots on Wood Mint Place and Teaberry Place, 1983-85, sold by Airs Development to Hodorowski and DeSantis of Schenectady, including copies of the deed, checklist, and closing calculations.

## **Box 2**

### Hodorowski and DeSantis, Wineberry Lane

Closing documents on individual lots on Wineberry Lane, 1986-87, sold by Lumac Company to Hodorowski and DeSantis of Schenectady, including copies of the deed, checklist, and closing calculations.

### Kent Engineers, billing

Invoices from Peter E. Kent for services including mapping, application preparation, and design, 1975-82.

### Loops 8 and 9, letters of credit (2 folders)

Letters of credit from the Adirondack Trust Company along with title insurance and other documents backing up Airs Development with the town, the power company, etc.

### Lot pricing

Typewritten tables of lot prices with handwritten calculations.

### Lumac contracts

Papers on financing and construction of the Lumac Building, 1979, with a survey.

### Mackay residence

Deed and other papers for the Mackay residence, Cold Spring Road, 1980, with a survey.

### Mini-estates

Documentation of the laying out and sales of the mini-estates in Stillwater.

### Miscellaneous

Unclassified documents including deeds, handwritten calculations, and other materials.

### Originals and contract forms

A mixed group of materials, so labeled on the original folder.

### Press 1975

### Press 1976

### Press 1977

### Press 1978-87

Chronological file of newspaper stories about the development.

### Promotion

Brochure (2 copies), poster, and an architect's rendering of a townhouse.

### Pumping station

Deed, survey, equipment invoice, warranty, and pump test data for the sewer system, 1986.

#### Road dedications

The deeds for the Luther Forest roads along with several charts of progress on turning them over to the town.

#### Road specifications

Feasibility study, design and specifications for Luther Forest roads; included is Kent Engineering's "Proposed Road Specifications / Towns of Malta and Stillwater."

#### Roads, Malta

A wide range of documents on the dedication of roads to the town

### **Box 3**

#### Rosen Michaels

Papers filed under this developer include tables of completed deeds, financial reconciliations, and copies of cancelled checks.

#### Sales documents

Copies of contracts used by Guyer and Hodorowski, and two pages of specifications, one for two-family twin townhouses on Arrow Wood Place.

#### SD application miscellaneous

Papers relating to the application for subdivision approval, notably "Application for a Residential Subdivision with an Attached Neighborhood Center," 1978, and "Application for an Industrial Subdivision," 1980.

#### SD 1,2,3 obsolete

A mixed group of materials, so labeled on the original folder; included is an important letter of James W. Michaels of Rosen Michaels to WRM, 13 March 1979, expressing concern about the pace of development being hindered by Kent Engineering's limited capacity.

#### SD 1,2,3 road names

Lists of proposed road names with correspondence.

#### SD 3 general

Correspondence, invoices, and documents relating to subdivision 3, especially relating to utilities.

#### SD 3, Schultz

Agreements, contracts, and invoices for road construction in subdivision 3 by Schultz Construction of Round Lake.

#### SD 5

Correspondence, surveys, and architect's drawings for subdivision 5.

#### SD 7

Papers regarding subdivision 7, including subdivision application, correspondence and documents about utilities, invoices, and a survey.

#### SD 8 (2 folders)

Papers regarding subdivision 8, including road construction by Schultz, correspondence and documents about utilities, invoices, and a survey.

#### SD 9 park

Papers relating to subdivision 9, a park. [Mixed docs here]

#### Sewer plan

Includes "Feasibility Study on Sewage Collection, Transmission, and Treatment for Luther Forest Corporation," Kent Engineering, 1975, with several versions of an economic study and other papers.

#### Underground utilities

A printed brochure, "Underground Utilities," published by New York State Electric & Gas Corporation.

#### Van Mar

Correspondence, reconciliations, and invoices for Van Mar Development of Gansevoort.

#### Water meters

Chart of water meter installation, apparently the original, by lot number.

#### Water tank

New water tank, 1986: proposal, invoices, measured drawings.

### **SUB-SERIES 4.7**

### **HOMEOWNERS' ASSOCIATIONS**

1 transfer box

Folders carry prefix "LFHA."

"In order to maintain the forest atmosphere and life style of the inhabitants, large green areas have been designed into the residential, commercial and industrial subdivisions. The future responsibility of these green areas will be that of the residents and such a legal structure necessitated the formation of several homeowner's associations. The development therefore became a real estate offering and fell under the jurisdiction of the N.Y.S. Attorney General's Office." All homebuyers became members of one of the three district associations as well as the Luther Forest Community Association. The first three remain active in 2017; the last-named, although never dissolved, has been inactive for several decades.

Correspondence 1978

Correspondence 1979 (2 folders)

Correspondence 1980

An extensive file of letters and carbons of correspondence relating to the formation of the neighborhood associations, a complex process; some is with Byron Hanke, a consultant, and with the state's Department of Law.

Ermine Lair miscellaneous

Certificate of incorporation, legal and financial papers of the Ermine Lair Neighborhood Association, Inc.

Ermine Lair offering plan (2 folders)

A copy of the offering plan, dated 8 September 1986, along with legal papers relating to its filing, amendment, etc.

Fox Wander East financials

Financial statement for 1979 prepared by an accountant, along with scattered formal and informal financials through 1990.

Fox Wander East income tax

U.S. Corporation Income Tax Returns for the association, 1979-88.

Fox Wander East miscellaneous

Budgets, memos, meeting notices, and other official documents.

Fox Wander East offering plan (2 folders)

A copy of the offering plan, dated 1 October 1979, with multiple drafts and model documents, guided by Byron Hanke.

Fox Wander West declarations

The declarations, part of the offering process, dated 1985.

Fox Wander West draft

Drafts of the offering plan, declarations, the certificate of incorporation, and other documents.

Fox Wander West financials

Financial statements, 1979-86, lacking 1983.

Fox Wander West general

Meeting notices, budgets, and miscellaneous correspondence. Also included is a map of the neighborhood with the homeowners marked on the lots, n.d.

Fox Wander West income tax

U.S. Corporation Income Tax Returns for the association, 1979-86.

Fox Wander West offering plan (2 folders)

Offering plan, dated 1 August 1979, with amended offering plans, declarations, and correspondence.

General

“Your Neighborhood and Community Associations,” 1987; “Homeowners Association Fact Sheets,” n.d., with marked-up copy; and a letter.

L.F.C.A. (2 folders)

Certificate of Incorporation, bylaws, declarations, all in multiple drafts, with associated documents; the offering plan dated 1 August 1979 with restated offering plan.

Neighborhood association dues

## **SUB-SERIES 4.8**

### ***THE FORESTER***

1 document case

A morgue of a monthly newsletter published “for the residents of the Luther Forest Community,” from November 1980 to February 1991. The first issue only is entitled *Fox Wanderings*. Issues are filed by year.

## **SERIES 5 PHOTOGRAPHS**

4 boxes of various sizes

### **Box 1 (8x10 format)**

Hotel  
Luther family prior to 1900  
Luther family 1900-30  
Luther family 1930-60  
Luther family travel photographs  
Luther Forest: aerials  
Luther Forest: equipment  
Luther Forest: mill  
Luther Forest: miscellaneous  
Luther Forest: people  
Luther Forest: plantations  
Luther gravestones  
Mackay family  
Miscellaneous  
Skidmore May Day

### **Box 2**

Snapshots 1910-19  
Snapshots 1920-29  
Snapshots 1930-39  
Snapshots 1940-49  
Snapshots 1950-59  
Snapshots 1960-69  
Negatives

### **Box 3**

Equipment and buildings  
Fishing  
Forest views  
Hotel and lake  
Luther family ante 1920  
Luther family post 1920  
Miscellaneous  
Negatives 1927-28 "used in diary"  
Box of color slides

**Box 4 (12x15 format)**

Wedding photo of Dick and Mary (Hamilton) Steel, 6 May 1911

Three photos mounted on one card: using mathooks to dig holes, planting trees,  
TCL and TFL

Exterior of "SULPHUR BATHS" with tents, sailboats, and people

Pencil drawing of hotel inscribed "For Mrs. Luther with compliments of Campers  
July 28<sup>th</sup> /15"

View of south or park side of hotel

## **SERIES 6**

### **COUNTY WATER CONTROVERSY**

4 transfer boxes

Folders carry prefix "SCW."

This series documents the long battle from 1991 to 1998 to retain independence from the Saratoga County Water Authority.

See also, housed in Sub-series 3.8:

*Final Report: Intermunicipal Water Supply Study*, prepared for the Saratoga County Water Agency, April 1990, by Clough, Harbour & Associates.

#### **SUB-SERIES 6.1**

##### **ALEC MACKAY FILES (DATED)**

The following materials were organized by Alec Mackay in manila envelopes, marked with his notes on their contents. They have been arranged in chronological order according to the earliest document in each envelope, and his notes transcribed exactly. The folders are labeled only with the folder number. Except as noted, the envelopes are also inscribed "SWA vs SCWA."

#### **Box 1**

Folder 1

SWS condemnation / Initial 1992 / EDPL Public Hearing / Notice / Reply

Folder 2

Initial CH letter (1/24/92) / DEC letter (7/9/93) / SWS response (7/15/93) / A

Folder 3

CH Engineering Report July 1992 / B

Envelope marked "New Construction – valuation update 5/93" found empty

Folder 4

Petition to NYS Court of Appeals / Briefs 6/10/93, 12/9/93 / Reply Briefs 11/1/93, 12/28/93 / Decision 2/22/94

Folder 5

SWS Response to CH 7/92 report 11/12/93 / C

Folder 6

DEC letters to SCWA / 12/7/93 request hearing / 1/6/94 request more info / D

Folder 7

CH & Tabner responses to DEC 1/6/94 letter (2/24/94) / E

Folder 8

SWS response 3/15/94 to CH & Tabner letters (2/24/94) / F

Folder 9

CH engineering 6/8/94 / DEC letter to SWS 7/6/94 / G

Folder 10

SWS response (7/27/94) to CH 7/6/94 / H

Folder 11

Motion to DEC for Full Party Status 9/29/94

Folder 12

DEC Administrative Law Judge Decision 12/5/94

Folder 13

SCWA appeal of ALJ Decision 12/13/94

Folder 14

Appeal of ALJ Decision 12/13/94

Folder 15

SCWA arguments against SWS appeal 12/16/94

Folder 16

DEC response to SWS & SCWA appeals 12/20/94

Folder 17

SWS arguments against SCWA appeal 12/21/94

Folder 18

Assistant Commissioner Feller / Disclosure of contact with Tabner / 1/3/95

Folder 19

DEC Draft Permit 1/23/95 / SWS response 2/1/95 / SCWA response 2/8/95 / SWS response 2/13/95 / DEC response 2/15/95

Folder 20

Comm. Marsh Decision on appeals by SWS & SCWA / 2/23/95 / "Interim Decision"

Folder 21

SCWA response to discovery 4/26/95

Folder 22

Motion to preclude (non customer testimony) 4/28/95 / SCWA response 5/5/95

Folder 23

SWS's 2<sup>nd</sup> request for Discovery 5/1/95 / SCWA Response 5/12/95

Folder 24

Letter requesting pretrial testimony 5/1/95 / SCWA Response 5/8/95 / SWS Response 5/10/95

Folder 25

Motion for adjudication (financial capability) 5/2/95 / SCWA Response 5/8/95 / Judges Decision 5/17/95 – good decision

Folder 26

Motion to Preclude valuation Testimony 5/3/95 / SCWA Response 5/8/95 / Judges Decision 5/19/95 – so so decision

Folder 27

Motion for partial summary judgment or move to include for adjudication (alternative sources) 5/8/95 / SCWA Response 5/15/95 / Judges Decision 5/23/95 – good decision

Folder 28

SWS Response to CH 5/23/95 report 6/27/95 / and SCWA Leave for Appeal 6/5/95 / SCWA response to SCA comments 7/7/95 / DEC response to CH 5/23/95 report 6/28/95 / SWS response to DEC comments 7/7/95 / DEC Ruling – good 9/11/95

Folder 29

CH report 5/23/95 / “new master plan” / UMP

Folder 30

SWS FOIL CPWA 5/25/95 / Response 6/20/95

Folder 31

SWS FOIL Wilton Water Auth. 5/25/95 / Response 6/21/95

Folder 32

SWS subpoenas for testimony 5/20/95 – symbols (not customers) / SCWA response 5/31/95 / SWS opposition to motion to “quash” 6/12/95 / Decision 6/22/95 – good

Folder 33

SCWA brief to Commissioner Zagata for leave for appeal 6/5/95

Folder 34

DEC Notice of reconsideration of appeal to Zagata 6/7/95 / SWS response 6/8/95

Folder 35  
SWS's Article 78 against DEC & SCWA 4/10/95 / Stipulation of Discontinuance 6/8/95

Folder 36  
Amendment to SCWA Legislation / Memorandum of opposition 6/12/95

Folder 37  
6/14/95 Conference w/ ALJ Montecalvo / 9/21/95 Conference w/ ALJ Montecalvo

Folder 38  
SWS memorandum in opposition of SCWA motion for leave to appeal to DEC comm.  
6/27/95

Folder 39  
? [sic] 6/30/95 [not found 10/18/17] / SWS response to SCWA re: potential damages  
7/7/95

Folder 40  
SWS motions 9/27/95 a) amended application b) masterplan not be included c) Glen  
Hollow notification / SCWA Response 10/2/95

Folder 41  
SWS motions 9/25/95 a) considered other sources b) meet needs of area c) just &  
equitable / SCWA response 10/2/95 / DEC response 10/2/95

Folder 42  
SWS letter to ALJ 10/11/95 a) need for discovery b) request clarification c) scheduling d)  
damages e) prefiled testimony / SCWA response 10/16/95 / DEC response 10/13/95 /  
ALJ decision 10/19/95 (denial)

Folder 43  
SWS motion for leave to file expedited appeal to DEC comm. 10/24/95 / DEC comm.  
response 10/30/95 (denial)

Folder 44  
DEC prefiled testimony 11/10/95

Folder 45  
ALJ Montecalvo Recommendation 2/27/96

Folder 46  
County Bd Resolution for 2.5 million to Moreau Project 3/19/96

Folder 47  
Exceptions of ALJ recommendation / SWS 3/21/96 / SCWA no date / DEC 3/21/96

Folder 48  
Exceptions to Exceptions of ALJ Decision / SCWA 4/3/96 / SWS 4/4/96 / Commissioner Decision 4/4/96

Folder 49  
Zagata Decision overturns ALJ 4/4/96

Folder 50  
SWS Appeal of Zagata Decision 5/31/96 / see also SWS Briefs 8/1/97 / Tabner reply / SWS Reply Brief 11/26/97

Folder 51  
SCWA DEC Permit #8858 – 7/16/96

Folder 52  
SCWA's WSA Permit #8858 7/17/96

Folder 53  
SWS Appeal of Zagata Decision – see also 5/31/96 / SWS Brief 8/1/97 / Decision 2/26/1998

## **Box 2**

Folder 54  
SEDC, Appraisal, Production Info / Controversial Placer Letter (1992) / Cold Spring Rd Production

Folder 55  
SWS vs DEC / FOIL Request to DEC 2/3/97 / response

Folder 56  
EDPL in Sar. Cty. Court 2/19/97 / SCWA Papers to commence EDPL

Folder 57  
City of S. Springs vs SCWA 3/3/97 / Judges Decision 3/25/97 good

Folder 58  
Cross motion to extend Article 78 (Zagata Decision) 4/3/97

Folder 59  
Request to reconsider to Comm. Cahill 4/3/97 / Tabner's Response 4/7/97 / SWS Rebuttal Response Draft 4/17/97 *Did not send* / SWS additional request 6/19/97 / SCWA response 6/23/97 / T/O Stillwater request 7/10/97

Folder 60

Notice of motion to appeal EDPL proceeding 4/10/97 / Motion to Dismiss EDPL proceeding 4/10/97

Folder 61

SWS FOIL request to NYSDOH / SWS request 4/16/97 / DOH Response 4/24/97

Folder 62

EDPL Proceeding / Attorney General Response to SWS motion to dismiss 5/6/97

Folder 63

SCWA Response to SWS motion to dismiss EDPL 5/9/97

Folder 64

EDPL / SWS reply memorandum of law 5/15/97 / Judges Decision / poor decision or no decision / eagerly awaiting 9/30/97

Folder 65

SWS letter to DOH challenging SCWA Application for DWSRF Funds 6/13/97

Folder 66

SCWA order on Williams Decision / Acquisition map & notice 11/7/97

Valuation update – through 12/31/97 / Work Papers [Found empty 10/19/17]

Folder 67

Appeal of Judge Williams Decision 1/30/98 / Tabner brief / SWS reply brief 3/26/98 / Decision 7/2/98 – bad

Folder 68

Approved Service Territory Map / April 98

Folder 69

Copies of filed deeds, easements / PW7 site / letter to Usher – 4/28/98

*This folder is legal-size and is housed in SCWA Box 4.*

Folder 70

EDPL lapse / 5/5/98 SWS claim / Response to Acquisition map

## **SUB-SERIES 6.2**

### **ALEC MACKAY FILES (UNDATED)**

Mackay did not assign dates to the following envelopes. They have been arranged in rough chronological order.

#### **Box 2**

Folder 71

SCWA Enabling Legislation w/ changes [1990] / Letter to F. McNeary re: wholesaling / memo from Meager to F. McNeary [letters not found 10/19/71]

Folder 72

Correspondence to SCWA [1991, 1993, 1994]

Folder 73

Misc work papers [1992]

Folder 74

Appellate Division Challenge / a) SWS Brief b) SCWA Brief c) Courts Decision [1992-93]

Folder 75

Supreme Court Decision / County of Queens [1993]

Folder 76

EFC Financing letters to SCWA with no response [1994]

Folder 77

DEC letter to SCWA / a) nastygram to Tabner b) Decision for hearings c) Hearing Notice w/ rules [1994]

Folder 78

SWS response to SCWA Discovery (originals) [1995]

Folder 79

SWS response to SCWA Discovery (duplicates) [1995]

Folder 80

Request for Discovery / SCWA Response [1995]

Folder 81

Legal work papers [1998 and earlier]

Folder 82

Misc papers [1986-95]

## **SUB-SERIES 6.3 PLANS AND REPORTS**

### **Box 2**

Folder 83

“Bedrock Topography and Glacial Deposits of the Colonie Channel Between Saratoga Lake and Coeymans, New York” (1983)

Folder 84

“Evaluation of Groundwater Resources / Curtis Industrial Park” (1990)

Folder 85

“Final Executive Summary: Intermunicipal Water Supply Study” (1990)

### **Box 3**

Folder 86

“Feasibility Study for the Acquisition of Saratoga Water Services, Inc.” (1991)

Folder 87

“Feasibility Study for the Exit 12 Service Area” (1991)

Folder 88

“Engineering Report for the SCWA’s Acquisition of SWS, Inc.” (1992)

Folder 89

“Draft Evaluation of the Northwood Water Company” [? 1994]

“Engineering Report...for the Installation of a Water Transmission Main” (1994)

“Engineer’s Report: Saratoga Glen Hollow Water Supply Corporation” (1994)

“Statement of Policy on Acquisition Incentive Mechanisms for Small Water Companies” (1994)

Folder 90

“Engineering Plan / Master Plan for Water System / Village of Ballston Spa” (1994)

Folder 91

“Updated Master Plan Prepared for the SCWA” (1995)

Folder 92

“Where Will the Garbage Go?” (1995)

**SUB-SERIES 6.4  
CONFIDENTIAL SWS DOCUMENTS**

**Box 3**

Folder 93

Financial materials provided to Guastella Associates, 1992

Folder 94

Financial statements (PSC 1978-97, IRS 1990-97) provided to Guastella Associates, 1998

Folder 95

Operations reports and complaint forms, 1989-94

Folder 96

IRS financials 1993-95

**SUB-SERIES 6.5  
CONFIDENTIAL SCWA DOCUMENTS**

While not identified, these materials appear to have been obtained through a FOIL request in the course of litigation.

**Box 3**

Folders 97-99

These are not subdivided.

**SUB-SERIES 6.6  
GENERAL FILES**

The following materials were not arranged by Alec Mackay. They are now arranged partly by topic and partly in simple chronological arrangement.

**Box 3**

Clippings 1990

Clippings 1991

Clippings 1992

Clippings 1993

Clippings 1994

Clippings 1995

Clippings 1996

Clippings 1997  
Clippings 1998  
Clippings 1999  
Clippings n.d.  
Complaints  
Grafton, Mass. Water System  
Growth Projections  
Infrastructure  
Maps  
Moreau Water System  
NAWC  
Papers 1990  
Papers 1991  
Papers 1992  
Papers 1993

**Box 4**

Papers 1994  
Papers 1995  
Papers 1996  
Papers 1997  
Papers 1998  
Papers 1999  
Papers n.d.  
Papers handwritten  
Public Relations  
Round Lake Water System  
Summary Materials  
Water Rates

## **SERIES 7**

### **HERBERT SUNSHINE OFFICE FILES**

4 transfer boxes

Folders carry prefix "HS."

This large group of records consists of the files of Herbert B. Sunshine, who served as attorney during the long litigation necessary to launch the development in the 1970s. They were apparently received from him in relatively poor condition, but in accordance with accepted archival practice the materials were left in their original order. His folder headings were transferred to new folders which were numbered sequentially as they came from the cartons, although there was no apparent first or last carton. Where folders were too thick they were divided and so noted. At the end of the series, labeled "Out of series," are papers that were in the office files but not foldered.

#### **Box 1**

- 1 Motion to vacate, notice, deposition
- 2 Summons and complaint, answer, reply
- 3 Pleadings (1 of 3)
- 4 Pleadings (2 of 3)
- 5 Pleadings (3 of 3)
- 6 Unlabelled
- 7 Unlabelled
- 8 History
- 9 EBT Notes
- 10 Law
- 11 Clippings
- 12 Mackay testimony
- 13 Motion for summary judgment (1 of 2)
- 14 Motion for summary judgment (2 of 2)
- 15 Legal
- 16 Exhibits, elimination of safety mile

Papers on Appeal, Saratoga County Clerk's Index No. HA 3-1972

Saratoga Research and Development Center [brochure, n.d., NYS ASDA] (2 copies)

#### **Box 2**

- 17 Forest background data
- 18 Pictorial clippings evidence
- 19 Correspondence on appeal
- 20 Bookhout-Lane (1 of 2)
- 21 Bookhout-Lane (2 of 2)
- 22 Appraisal and cruise

- 23 Possible exhibits
- 24 Mackay v People
- 25 Exhibits on Mackay case
- 26 Unlabelled
- 27 Sunshine correspondence
- 28 Technical data
- 29 Luther correspondence 1977-78
- 30 Court of Claims transcript December 1980
- 31 Exhibits
- 32 NYSERDA evidence
- 33 Mackay testimony
- 34 Report of State Comptroller, exhibits [case preparation]

### **Box 3**

- 35 Pleadings 1978 (1 of 2)
- 36 Pleadings 1978 (2 of 2)
- 37 Law legislation
- 38 State case miscellaneous
- 39 ASDA evidence
- 40 Axelrod deposition 1971
- 41 Bills, U.S. condemnation case
- 42 Fees, Luther estate
- 43 Summary judgment granted to N.Y.S. on safety mile
- 44 Numbered exhibits
- 45 Declaration of taking 1953
- 46 Extension of time to file appraisal

### **Box 4**

- 47 Legal correspondence
- 48 Expert reports
- 49 Filings
- 50 Compromise
- 51 Appraisal correspondence
- 52 ERDA evidence
- 53 Negotiation
- 54 Correspondence
- 55 Filings
- 56 Appraisal
- 57 Maps
- 58 Nuclear technology
- 59 Noise complaints
- 60 Legal notes
- 61 Miscellaneous
- 62 Out of series (7 folders)

## **SERIES 8**

### **LUTHER PAPERS—CONTINUED**

3 transfer cartons, one drop-front box, one “shoebox”

This important series consists of materials found when the Mackay home on Cold Spring Road was cleared out in 2019–20.

#### **Box 1** *Letter format*

##### Ballston Spa Cemetery

Three documents, including a small-format deed of the “Trustees of the Ballston Spa Burying Ground” dated 1 February 1856, conveying lot 162 to Gideon Luther and John J. Luther, and what appears to be a 1911 receipt for \$2.00 for perpetual care on the same lot!

##### Bourgeois, L.F.

Letter, 8 Jan. 1938, to Bourgeois of Montreal seeking payment of a note of TCL, deceased; envelope returned by post office.

##### Clements, Mary—Diary

Typewritten transcript of the 1839 diary, the original is housed elsewhere (see p. 1).

##### Clippings

Nineteenth century newspaper clippings, notably “Great Flood!” dated 7 March 1896.

##### Clippings, Retrospective

Stories about the Luthers and Saratoga Lake, 1990–96, and about Camp Saratoga, 2018.

##### Delaware and Hudson Siding

Letter, agreement and map for a “sidetrack” at Cummings “near Wrights Station” near the northeast corner of the Town of Putnam, 1921.

##### Gerry, John

Correspondence of 1917 with a Rutland wholesale lumber broker disputing the quality of a load of hardwood.

##### Lee, Margaret

Rewards of Merit given to a schoolgirl, n.d., early nineteenth century.

##### Liberty Loan

Records of sales of bonds, apparently by TCL.

Luther, Alice P.—Bankbooks

Two bankbooks, Ballston Spa National Bank, 1928–33 and 1939–43.

Luther, Alice P.—Clippings

Newspaper clippings saved by APL.

Luther, Alice P.—Ephemera

A miscellany of greeting cards and the like.

Luther, Carol—College

Correspondence and invoices, Cornell and ESF, 1945–48.

Luther, Carol—General

Guardianship papers; a letter, 5 Sept. 1940, from Camp Wabunaki, Hillside, Me., about Carol's experience there; and an engagement announcement, *Saratogian*, 3 May 1949.

Luther, Carol—to TFL

Personal letters, Carol Luther (later Mackay) to her father, Thomas F. Luther, 1944–61.

Luther Family Obituaries

Newspaper clippings, 1891–1971, including collateral relatives.

Luther Forest Stock Issues

Photocopies of corporate papers, 1979–90.

Luther, John J.—Ephemera

A ticket advertising through tickets on the Michigan Central Railroad Line by J. Luther as agent at the Utica railroad office.

Luther, Margaret C.—Snapshots

Unsorted photographs, apparently last quarter twentieth century, many of 14 Elizabeth Lane, Saratoga Springs.

Luther, Mary (Clements)

A letter to her mother, Martha Clement, Ketchums Corners, 13 March 1868; two copies of the same verse, 1907; and a verse declining a dinner invitation, n.d.

Luther, Thomas C.—*Alice* launch

A short verse apparently spoken by TCL at the launch.

Luther, Thomas C.—General

A letter to his mother at Jersey City, n.d.; a letter from his mother in verse, 1907; clippings; and a postcard from his son, 1904.

Luther, Thomas C.—Income tax

25 folders, 1913–37, containing federal and state tax returns and supporting documents.

Luther, Thomas C. and Son—Income tax

10 folders, 1920–30, containing federal and state tax returns on the named partnership; included are records of equipment purchases.

Luther, Thomas C.—Lifesaving

Letter of New York Volunteer Life-Saving Corps (Inland Waters), 30 July 1899, soliciting TCL as captain of Saratoga Lake Stations, and a brochure of general instructions.

Luther, Thomas C.—Memorials

Obituaries, a condolence letter and a telegram; other late-life clippings; and a copy of Clay Perry's letter, 30 Nov. 1931, about his projected book.

Luther, Thomas C.—National Guard

Letter, Eighteenth Separate Company, N.Y.N.G., 4 Nov. 1895, announcing TCL's election to honorary membership.

Luther, Thomas F.

Letter, 6 Feb. 1900, from his grandmother, MCL; certification from the Wayville School about his fourth grade performance, n.d.; and a Christmas card from "High Pines."

Luther, Thomas F.—A.E.F.

Brochure of the Belleau Wood Memorial Association, June 1927.

Luther, Thomas F.—*Journal of Forestry*

Offprint, "The Encouragement of Private Forestry in the State of New York," by TFL, *Journal of Forestry* 36 (1938): 767–771 (see also p. 4).

Luther, Thomas F.—Letters 1906–09

Four letters from TFL to his father, apparently all while attending school at Ballston Spa, probably boarding with relatives. A letter postmarked 5 April 1909 describes Dr. Thayer's "plant for thirty lights" run by kerosene, while Fairbanks made one run by gasoline. TFL offers his opinion that electricity would be better than a acetylene gas plant.

Luther, Thomas F.—Letters 1912–15

15 folders by TFL written at Phillips Exeter Academy to his father, filled with intimate details of student life at the time.

#### Lumber sales 1896

Two small-format invoices on hotel stationery for lumber sold, mounted on cardboard; these were disframed. It is possible these were the first, or first significant, sales of lumber by TCL.

#### Mackay, Bill and Carol

Wedding invitations, clippings, and keepsakes.

#### Mackay Children

Telegram announcing Barbara's birth; a school essay by Nancy, 1957; a letter to "Gamp" by Barbara, age 6; and a drawing.

#### Masonic

Life membership certificates in the Washington Commandery No. 33, Knights Templar, of Saratoga Springs and the Oriental Temple, A.A.O.N.M.S. Oasis of Troy; *The Masonic Vocal Manual* (New York: Masonic Publishing Company, 1870), inscribed to John J. Luther; *By-laws of the Washington Commandery* (Saratoga Springs: Cozzens and Waterbury, 1891); and *By-Laws of Franklin Lodge No. 90, F. and A. M.* (Saratoga Springs: A. S. Baker & Co., 1869).

#### Mining

List of shares in the Copper Butte Consolidated Mining and Smelting Company, 1906; certificates of the Carson Consolidated Hydraulic Mining Company, 1905; and certificates of the Lead Mountain Mining and Smelting Company, 1905. The shares were distributed amongst TCL, Alice T. Luther, Alice T. Luther in trust for TFL, and Kate M. Hamilton.

#### Mining matter 1904–29 and n.d.

Correspondence beginning December 1904 about mining stocks purchased by TCL on the recommendation of James MacGiffert of RPI. The final item is a letter of 1929 from the American Mines and Exploration Company reporting that it seemed impossible to make any kind of claim on the stocks.

#### Miscellaneous

Unclassified materials: an undated letter from Eloise in Fort Pierce to Margaret [Luther]; report card 1929–30 and attendance certificates of Marjorie Makay from the Pelham Public Schools; and a piece of a manila envelope inscribed "Dr. Donnelly / Thomas C. Luther / Trip to England – 1900 / on a cattle boat the 'Civic'" found, unfortunately without its contents.

#### Passport

Two pairs of passports, 1925 and 1927, issued to TCL (with his wife) and Margaret Luther.

#### Photos—Housing

Professional color photographs of Luther Forest houses, ca. 1977.

#### Photos—Luther family

Photos of TCL, TFL, and Margaret C. Luther, as well as two of the memorial plaque and its dedication. Also included are one of the hotel, of the lake from the hotel, and a pine branch; TFL standing on the dock, 1901; a carte-de-visite of John J. Luther; and a carte-de-visite of Frederick Thomas Powell.

#### Photos—Mackay family

Family photos of the Bill and Carol Mackay family, 1960s, and portraits of Bill and Carol, 1980s, with several others not identified but probably in the family.

#### Photos—Unidentified

Seven cabinet portraits taken in Ballston Spa and Saratoga Springs; an 8x10 of a man in WW II era military uniform; and two snapshots, one of “Agnes Conley / Asbury Park / July 1915” and one of two young men holding a trophy.

#### Postcards

Eight pieces, mostly from travel; one is of Saratoga Lake.

#### Powell, Harry L.

Handwritten letters 1930–37 from Harry L. Powell, Bayside, N.Y., presumably a brother of Alice Powell Luther, dealing chiefly with a note “at the bank” on which he was unable to pay interest due to the Depression.

#### Programmes and Invitations

Handbill for an entertainment at Christ Church, n.d.; handbill for a concert at the Baptist Church, 1888; invitation to a cotillion party at Cook’s Milton Centre House, 1846, addressed to John J. Luther.

#### Regatta 1875

Two copies of the map published as a supplement to *The Daily Saratogian* prior to the regatta of July 13 and 14, 1875.

#### Sheffer, Leonard and Jennie

Wedding certificate of Leonard E. Sheffer and Jennie B. Cowles, Mechanicville, [1894], badly damaged and in four pieces.

#### South Kent School

Four issues of *The South Kent Record*, 1944, with stories about Bill Mackay’s baseball games, and five postcards of the school.

#### *Steamship News*

The July 1926 issue of the periodical, subtitled “A Magazine of Travel.” It includes steamship schedules that may have been used to plan a trip by the Luthers.

#### Stillwater War Chest 1917–18

Records of subscriptions to the Stillwater War Chest “secured by T C Luther,” names, addresses, amount subscribed, frequency of payment, and amount collected; blank subscription and receipt cards; and a clipping from the *Saratogian*, 14 June [1919], “Decide to Sue War Chest Delinquents.”

#### Thinning record 1945

Snapshots and negatives of the work, found in an H.B. Settle envelope marked “Dec. 3<sup>rd</sup>, 1945 / Thinnings on Compt. # 24 in red pine.”

#### Thinning record 1950

Photographic map of the forest marked in red, “Thinnings in red pine to 1-31-50.”

#### Thompson, John P.

Verse, endorsed “Poems by John P. Thompson.”

#### Tiffany Silver

Letter from Tiffany, 1948, identifying TCL and APL’s wedding silver pattern.

#### Verse

Short poems, some by TCL.

#### White Sulphur Spring Athletic Club—Lease

Two copies of the lease by TCL and APL dated 27 August 1923 to the club of all that was “occupied and used as training quarters of Jack Dempsey and other boxers.”

#### White Sulphur Spring Athletic Club—Minutes

Contents of the minute book of the corporation, beginning with the first meeting on 21 August 1923, along with certificate of incorporation, bylaws, and a blank stock certificate. The last item, dated 1931, is a letter of resignation by TCL and APL. Included is a letter of 12 September 1923 accepting \$10 in full release for damage done to the dress of Mrs. Daniel M. Gregory “last Monday on your grounds.”

#### White Sulphur Spring Athletic Club—Ring

A diagram, materials list, insurance bond charge, and invoice for construction of the ring, 1923.

#### White Sulphur Spring Athletic Club—State Athletic Commission

Correspondence and certificates, 1923–30, with the commission, including its 1929 printed rules and regulations and the 1929–30 lease between TCL and APL and the club represented by TFL.

#### White Sulphur Spring Athletic Club—Taxes

Receipts and correspondence about taxes on gross receipts, all 1923 except one 1927 form letter.

White Sulphur Spring Athletic Club—Tickets

Correspondence and invoices, 1923, with the Globe Ticket Company ordering a large quantity of tickets marked “Dempsey Training Camp.”

White Sulphur Spring Hotel

Souvenir booklets, 1891 and 1894–97, with a “seventeenth season” business envelope.

World War I cordwood claim

Correspondence and inventories, 1918–23 of cordwood promised to the government; the claim was on a loss between government contract price and the price realized when it was not needed.

**Box 2** *Letter format*

Appraisal 1955 (see also p. 35)

By E.L. Giddings

Appraisal 1968 (see also p. 35)—3 copies

By E.L. Giddings

Appraisal 1978 (see also p. 35)—2 copies

By Leland Bookhout

Artcraft Concepts

Purchase agreement, industrial property, 1978.

Lake Placid Feasibility Study

“The Feasibility of Single Family Second Home Lots at the Lake Placid Club,” by Donald J. Boyle, 1974, apparently acquired to guide planning by Bill Mackay.

Malta Zoning Ordinance

Adopted 1967, revised 1971.

Offering Plan—Fox Wander East (see also p. 47)

Offering Plan—Fox Wander West (see also p. 48)

Offering Plan—Fox Wander West

Marked in pen revised 23 June and 19 October 1981.

Stillwater Assessment Appeal 1932 (6 folders, as follows)

Appellant’s Brief

Appellant’s Reply Brief

Brief in Support of Motion to Appeal

Record on Appeal (2 folders)

Respondent’s Brief

Timber Cruise Report 1969

“Timber Cruise Report of the Taking Area” by Adirondack Forestry, Inc.

Trial Brief—Eminent Domain (1954)

Photocopy of the civil action in United States vs Luther.

Water Plan—Stillwater (1976)

“Proposed Plan for Development and Distribution of Water in the Town of Stillwater Portion of the Proposed Luther Forest Planned Development District.”

### **Box 3** *Legal format*

Arnold Family—Deed

Members of the family convey to Henry Myers three acres on the lake just south of Snake Hill, 13 April 1848.

Beach, Jonathan S.—Deed

Jonathan S. and Julia Beach convey to James Gilmour a lot in Ballston Spa, 1 April 1865.

Boston and Maine siding

Correspondence and contracts, 1926–32, about the “sidetrack” [siding] east of Wayville.

Boston, Hoosac Tunnel and Western

Leases and correspondence, 1884–88, for the White Sulphur Spring property, including a conflict with E.H. Harder, a previous occupant.

Clements, Martha

A sale of furnishings in the Cedar Bluff Hotel by Henry U. Myers to Martha Clements, 30 July 1867; a document attesting to sale of household furnishings by Martha Clements to Amanda Hart, 1837, and to Anna Myers, 1841; and an indenture.

Clements, Thomas

A power of attorney, 1834; a promissory note, 1833; and a deed and mortgage, Martin and Lydia Vanderburgh to Thomas Clements, 1823.

Condemnation by New York State

A mimeographed “Condemnation Brochure,” supplement #2, setting forth recent decisions, n.d.

Cut log purchases

A bill of sale, 1914, for cut logs sold to TCL by William L. Jones of Saratoga Springs.

#### Cutting contracts

Five agreements with loggers to cut off land in Malta and in Putnam, 1922–24.

#### Dalaba matter

TCL purchased the Wood farm in Stillwater in 1917 but later found it was to be sold for taxes; these papers deal with his efforts to secure clear title. Archie Dalaba was an interim owner.

#### Donnan, Hiram W., estate

Donnan, a sawmill operator, died in 1918 while under contract with TCL, who was appointed co-administrator of his estate. Settling the estate required balancing their accounts.

#### Empire Beagle Club lease

TCL's ten-year lease of 1918 to the club of land between the lake and Dunning Street (reference to Fellows Corners and the "Old She Ann Tavern") "for the purpose of establishing a private park and game preserve."

#### Genealogical Records

Notable is a good photocopy and typescript of the family bible record of John and Mary (Clements) Luther, 1822–1997; correspondence, chiefly about the Arnold family; a record of the descendants of Peter and Abigail (Platt) Williams; and a really wonderful narrative letter from "your affect cousin, C.M. McNeal" about the family of John Trotter, born in Edinburgh 1711, and his wife Anna, born in Albany 1719, contained in a small envelope endorsed by Alice T. Luther.

#### Hides, Samuel—Deed

Samuel and Mary E. Hides convey to James Gilmour a lot on Pleasant Street, Ballston Spa, 1 May 1857.

#### Insurance

Policies and correspondence, 1914-31, including fire, automobile, and compensation, and including detailed furniture inventories of several garages (used for storage) and of the family's cottage at the hotel.

#### Land leases

A lease, 1921, of the "Corp Place" near Maltaville from TCL to Howard J. Knapp; a lease, 1930, from Meyer Levine of Malta to TCL for the eastern part of the first floor of the large farmhouse on the James H. Baker farm with the small horse barn; and a one-year lease of a farm in Dresden, 1918.

#### Land lease—Boy Scouts

A ten year lease, 1929, of the five-acre Cornell Forestry Camp to the Saratoga County Council Boy Scouts of America.

Land sale—McNeal farm, Wilton

Agreement, correspondence, and accounts regarding sale of the McNeal farm in Wilton by TCL to John Trotta and Garry Pizzagotti of Inwood, L.I., 1912–14

Land sale—Stoddard-Miller farm, Greenfield

Agreement, 1914, of TCL with Frank K. Knox as his agent to sell a 95-acre farm to Frank Macevick.

Land purchases—various

Purchase options, quit-claims and correspondence, 1911–31.

Land purchases—Whitehed farm, Milton

Papers relating to the purchase of the farm from heirs to the George W. Whitehed estate, involving considerable paperwork, and the deed in which TCL sold the farm to Duane E. Smith, 1910–19.

Land sales

Sale of a Wilton farm to Stephen Yurcik, 1915, and correspondence of the same year from Owen W. Matthews of Ashokan, N.Y., inquiring about a small Wilton farm for sale, perhaps the same one.

Liability lawsuits

Seven legal documents with supporting materials, 1890–20; most do not specify circumstances, but one of 1890 has to do with an assault committed by a bar customer at the hotel, leaving his wife without income while he was incarcerated, and one of 1899 settling damages from a broken plank at the steamboat dock that injured a lady.

Liquor license

Application and receipt for a liquor license, 24 May 1933.

Luther family deeds

A group of deeds amongst family members, 1891–1928.

Luther, Alice—Will

Carbon copy of the will with supporting documents.

Luther, John J.—Bonds

Various financial and land transactions, 1848–51, in which JJJ was involved in some way.

Luther, John J.—Deed

Czar H. and Martha Benedict convey to John J. Luther, a lot at Front and Low streets in Ballston Spa, 12 February 1859.

Luther, John J.—estate

Documents of TCL as executor.

Luther, Margaret C.

Will, DAR application, list of securities, the deed to Compartment 78, and other papers.

Luther, Margaret C.—Elizabeth Lane

Deed and mortgage papers on her home at 14 Elizabeth Lane.

Luther, Thomas F.—Estate

A full file of proceedings on his estate in thermofax format.

Miscellaneous

A penciled sheet with a list of men's names and their occupations. Its purpose is unknown.

Mortgages

A small group of mortgages of TCL.

Myers, Henry U.—Deed

Henry U. Myers conveys to John H. Myers 40 acres on the east side of the lake, 25 July 1867.

Powell, Margaret M.—assets

Papers relating to MMP's ownership of bonds in the Eastern New York Railroad Company, 1909–16. This was the electric railroad from Ballston Spa to Middle Grove.

Prohibition

A rich trove of papers, 1919–32, relating to liquor sales at the hotel. Included is an inventory at the start of prohibition; search warrants; leases by TCL of the former barroom; injunctions; and complaints. Of particular interest is an affidavit of 19 February 1930 stating that some of the liquor taken from the hotel in August 1928 was served by Chris Powers at Schaghticoke who "said Prohibition agents brought over a load and sold it to him the night before," but that Powers "had been raided once or twice since this date, is sore and no doubt would come to the front and tell all he knows."

Putnam Place lawsuit

Application for a review of the assessment on the 321-acre Putnam farm in Greenfield, purchased by TCL in 1918, describing in detail the completed harvesting of wood from the farm, leaving it little value.

Putnam, N.Y.—state highway

Condemnation proceedings on a right-of-way for the highway, now Route 22, in Putnam, with a map, 1924.

Sargent, Sarah L.

Surrogate's court opinion, 1926, about the residuary estate of Sargent, from which APL was to receive money.

#### Sawmill lease—Kings Station

Leases and correspondence, 1913–14, of land TCL had from William Kingman of Brooklyn on which to place a sawmill and lumber business.

#### Sawmill purchase 1905

Agreement and inventory of a sawmill outfit purchased by TCL from the Tomb Lumber Company at Mount Arlington, N.J.

#### Scidmore, Harvey

Purchase of timber rights of the Scidmore woodlot in the city of Saratoga Springs, 1918, with supporting papers.

#### Securities

Printed forms filled in with the securities held by TCL, APL, and MCL, showing income by calendar month.

#### Shadow Bay sales

Agreements and correspondence, 1921–24, with William B. Brown of Schenectady in regards to purchase of a 217-foot lot at Shadow Bay “at the foot of Snake Hill,” for development; he apparently gave up the project. Also included is a 1917 letter, unsigned, containing a list of cottages on the Dunwoody place.

#### Smith, Stephen—Deed

Stephen and Mary Ann Smith to Samuel Hides convey a lot on Pleasant Street, Ballston Spa, 25 November 1845.

#### Snake Hill survey

Written description of “part of the Snake Hill Property,” along with a plotted diagram, of land sold to W.B. Brown, 1921.

#### Steam launch *Carrie May*

Bill of sale, Conrad Miller of Halfmoon to TCL, 7 June 1909, of a steam launch. This may have been renamed the *Annex*.

#### Stillwater Assessment Appeal 1932

Legal papers supporting the appeal; see also p. 70.

#### W.S.S. property

Legal papers and correspondence regarding the purchase of the White Sulphur Spring property by TCL, 1888, with some earlier documents relating to the title.

#### W.S.S. property map 1888

A survey of the original purchase stamped by the Fitchburg Railroad engineer’s office, 5 April 1888, showing division between “pleasure grounds” and “farm land.”

#### W.S.S. property subdivision 1930

Survey by John J. Sheehan of Mechanicville, 1930, with correspondence. TCL was planning to subdivide part of the hotel property in order to sell off the cottages there. The survey marks four cottages with possible lots between them, along with icehouse, bath house, garage and reservoir.

#### W.S.S. property title search

A title search beginning with David Abel, 1845, and concluding with TCL, 1888; appended are mortgages and judgments up to the 1906 date of the search. Also included is a 1931 receipt of William R. Dee, treasurer of the White Sulphur Spring Hotel Inc., for borrowing the document.

#### W.S.S. Hotel—general

Water main connections, 1900; receipt of George H. Van Wie, general store, Bemis Heights, N.Y., 23 October 1923, from TCL “for privilege of erecting and maintaining a sign fifteen feet long...east of the highway between Bemis Heights and Schuylerville”; menu, 10 July 1889; business name registration, 1924.

#### W.S.S. Hotel—proposed sale 1906

Agreement and correspondence, 1906–07, between TCL and Arthur C. Robertson of Brookline, Mass., to sell the hotel and the *Alice*, but not the sawmill business; documentation commences 16 July 1906, but by 27 June 1907 it was known Robertson was bankrupt.

#### W.S.S. Hotel—manager 1911

Agreement between Charles A. Douglass of Saratoga Springs and TCL for the former to manage the hotel and steamer business for one year at a salary of \$1,000, with correspondence.

#### W.S.S. Hotel—leases 1924–33

Many leases for the former barroom (others are in the “Prohibition” file, p. 74); lease of two main rooms to William R. Dee, 1930; lease of the large dining room to Fred Auerbach, 1932; lease of the boxing arena to John J. Cassidy, 1932; lease of the Annex cottage to Jean Westergard, 1932; lease of the boxing arena to William H. Nelson and Sammy Scheer, 1933.

#### W.S.S. Hotel—proposed sale 1925

Agreement, 1924, and correspondence, 1925, with Van Voast and Leonard to advertise hotel as broker.

#### Wood and Timber Leases

17 folders, 1910–22, holding leases to TCL for standing timber on land in the following municipalities :

Benson, Vt.  
Clifton Park  
Easton

Greenfield  
Halfmoon  
Luzerne  
Malta  
Milton  
Orwell, Vt.  
Putnam  
Saratoga (town)  
Saratoga Springs  
Schaghticoke  
Stillwater  
Unknown  
White Creek  
Wilton

Woodlawn Park milling

Woodlawn, the Hilton estate then in Greenfield Town, was sold to Morse Park, Inc., which faltered and sold “all the cut cord wood, cut logs, lumber and all the slabs, edgings and cut fence posts; the saw mill and all machinery connected therewith, including the motor...” on 17 December 1918. Folder contains the contract and correspondence.

Workman’s Compensation

Correspondence, 1916–29, about insurance on TCL’s employees in all phases of his business.

**Box 4** *Snapshots and Negatives*

This box contains, unarranged, 231 snapshots and 311 negatives of photographs, roughly ca. 1910–50, of the forest, the hotel, family homes, family members, etc.

**Box 5** *Oversize materials*

Mechanicville High School diploma of Jennie Cowles Sheffer, 191[4], badly stained.

State Regents diploma of Jennie Cowles Sheffer, 1914, stained.

Grand Chapter of the State of New York, Royal Arch Masons, fifty-year certificate of Thomas F. Luther, 1966.

Snapshot album, probably assembled by TCL and/or TFL. Subjects include Madison Avenue house, sawmill, railroad siding, the hotel, the spring, camping trips, logging, European travel; most notable are photographs of the Cornell forestry camp, [1916], and “Grandpa Luther” on a dogsled. 1935.

Computer-generated inventory of trees, 1969, prepared by Forest Science Services, job processed for Adirondack Forestry, Inc., "Total Forest: Sawtimber and Pulpwood."

Computer-generated inventory of trees, 1969, prepared by Forest Science Services, job processed for Adirondack Forestry, Inc., "Luther Taking Area: Sawtimber and Pulpwood."

### **Box 6** *Photograph Album*

A commercial album designed to hold both cartes-de-visite and cabinet photographs. A fair number of the people are identified and some dated 1886–92. Based on the identifications, this was surely assembled by Alice Thompson (Powell) Luther during those years. Archivist replaced the photos in their frames and copied all identifications from their reverse to the page fronts.

### **Bound Volume Manuscripts**

Stock certificate book, White Sulphur Spring Athletic Club, Inc.

*Housed in the back of Series 8, Box 3.*

The original certificates: (1) TCL, 10 shares (2) TFL, 9 shares (3) APL, 1 share.

Combined stock and transfer ledger, White Sulphur Spring Athletic Club, Inc.

*Housed in the back of Series 8, Box 3*

Ledger recording the above shares.

White Sulphur Spring Hotel business records, 1890–1936. 7 volumes.

*Housed in the front of Series 8, Box 2.*

Grocery account, 1890–92: with Cook and Phillips, Grocers [Ballston Spa]

Grocery account, 1891–93: with Cook and Phillips, Grocers [Ballston Spa]

Expense record, 1927–30

Expense record, 1931–34

Income record, 1914–19

Income record, 1926–27

Income record, 1930–36

