

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

OMB NO. 1024-0018, NPS FORM

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

**1. Name of Property**

historic name The Lent Cottage  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 18 Franklin Avenue | | not for publication  
 city, town Saranac Lake (town of North Elba) | | vicinity  
 state New York code NY county Essex code 031 zip code 12983

**3. Classification**

Ownership of property	Category	Number of resources within property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listings: Village of Saranac Lake  
Multiple Documentation Form

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**4. State/Federal Agency Certification**

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

*Julia J. Stojan* \_\_\_\_\_ Date 6/30/92  
 Signature of certifying official  
 Deputy Commissioner for Historic Preservation  
 State or Federal agency and bureau

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

\_\_\_\_\_  
 Signature of commenting or other official Date  
 State or federal agency and bureau

**5. National Park Service Certification**

I hereby certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  see continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Signature of keeper Date of Action

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**6. Function or Use**

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

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

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Materials(enter categories from instructions)

Late 19th & 20th Century Revivals:  
Colonial Revival  

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foundation Concrete  
walls Wood/ clapboard  

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roof Asphalt  
other   

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Describe present and historic physical appearance.

The Lent Cottage is an early twentieth century apartment complex built to house tuberculosis patients and their families. It is located at 18 Franklin Avenue, on Helen Hill, a densely settled residential neighborhood with a multitude of cure cottages. Prior to 1890, the hill was part of a sheep farm, entirely treeless. During the 1890's, it was subdivided and became the first large residential subdivision in the village of Saranac Lake. Now lined by trees, Franklin Avenue ends in a cul-de-sac on the summit of the hill. The property itself is located in the town of North Elba, Essex County.

The Lent Cottage is a two and one-half story, frame, side-gabled building with two wings extending southward from the principal (south) facade. These wings flank a central entrance and contain the cottage's four identical cure porches, one for each tenant apartment. The two wings are two stories high and each is surmounted by a hipped roof. The foundation of the building is concrete. The roofing is sheathed with asphalt shingles. At the southeast corner of the cottage is a square flagstone patio. There is a large driveway along its southern side, with tenant parking. In the rear portion of the lot, which slopes steeply toward the northeast, stand old deciduous and evergreen trees.

On the south elevation, the principal entry is in the center, surmounted by a pediment and flanked by four-paned sidelights. Four, paired windows flank the central entrance on the first floor, with five above, at the second story. Into the south-facing rake of the gable roof. Windows contain six-over-one sash. The fenestration

[X] see continuation sheet

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pattern of five windows--two pairs on either side and one in the center--is continued in the west and east elevations. The gable faces each have a single pair of windows. There is a fire escape at the rear, over a shed-roofed porch (with rear exit) at the first story. On the north side, two hip-roofed dormers are set into the rake of the gable roof, each with two windows. Due to the steep slope to the northeast, the full height of the basement is above ground, with a half-walled entrance cubicle protecting the rear basement door.

Each tenant apartment has two bedrooms and a cure porch, plus living room, kitchen and bath. One enters the porch from the adjoining bedroom, through a wide single door. Each porch measures 9 by 13 feet and has seven six-over-one sash and oak flooring.

**8. Statement of Significance**

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

Applicable National Register Criteria     A     B     C     D

Criteria Considerations                     A     B     C     D     E     F     G

Areas of significance <u>Health/Medicine</u>	Period of Significance <u>ca.1920-ca.1940</u>	Significant Dates <u>ca.1920</u>
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_____	_____	_____
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_____	Cultural Affiliation <u>n/a</u>	_____
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_____	_____	_____
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Significant Person <u>n/a</u>	Architect/Builder <u>Scopes &amp; Feustmann</u> <u>Simon Ades (builder)</u>
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State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Lent Cottage is architecturally significant as a representative example of apartment house design adapted specifically to accommodate tuberculosis patients. Built ca.1920, this is one of the few apartment houses in Saranac Lake designed originally for such purposes. The Lent Cottage was at one time registered with the village T.B. Society as a sanatorium. The building was built by Simon Ades, a tuberculosis patient from Baltimore, who, on his death, passed it on to his nurse, Cornelia L. Nourse. In 1925, it was owned by Dr. Malcolm Lent, a tuberculosis specialist. Between 1925 and 1933, a Mrs. Jennings registered the cottage with the T.B. Society. Dr. Lent sold the property in 1933.

The cure cottages of Saranac Lake were predominantly built between the years of 1870 and 1930 and represent almost every housing type popular in the late Nineteenth and early Twentieth century. They represent vernacular expressions of architectural styles which include Italianate, Queen Anne, Colonial Revival, Tudor Revival, and bungalow stylistic features. The majority of the cottages which remain were built between 1890 and 1930.

The most common cure cottages are vernacular expressions of the Queen Anne and Colonial Revival styles, with multiple gables, balloon frame construction, decorative wooden architectural detail, multiple windows of various sizes and shapes, and associated porches or verandas. Glass-enclosed porches, used for the curing of tuberculosis patients, are the most salient feature of the cure cottage. They can be found on local structures built long after porches had gone out of fashion elsewhere.

[X] see continuation sheet

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Cure cottages are structures which can be commercial, residential or institutional in scale and expression. Many were built specifically to function as private commercial sanatoria, multiple unit dwellings, boarding houses, or private homes. Equally large numbers of cure cottages were adapted for that use from vernacular single family dwellings. All cure cottages display certain architectural features which were necessary for specific functions in the process of curing tuberculosis outdoors. Whether added at a later date or incorporated into the original building design, these features can include multiple-storied cure porches, sliding glass panels, call bells and wider-than-usual doorways without sills.

This is one of the few houses in Saranac Lake which was originally designed as an apartment house for tuberculosis patients. It has not been significantly modified or altered since its construction. It retains a high degree of integrity of material, design, setting, and association.

**9. Major Bibliographical References**

Ames, Forrest B. Health Survey, 1917

Gallos, Philip L. Cure Cottages of Saranac Lake: Architecture and History of a Pioneer Health Resort, Saranac Lake, NY: Historic Saranac lake, 1985

TB Society blue card

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than one acre

**UTM References**

A	<u>118</u>	<u>15697000</u>	<u>4908520</u>	B	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>    </u>	<u>    </u>	<u>    </u>	D	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet

**Verbal Boundary Description**

The boundary of the Lent Cottage is shown as the heavy black outline on the accompanying map entitled "Lent Cottage, Saranac Lake, Franklin County, NY."

See continuation sheet

**Boundary Justification**

The boundary of the nominated property include the parcel historically associated with the property.

See continuation sheet

**11. Form Prepared By**

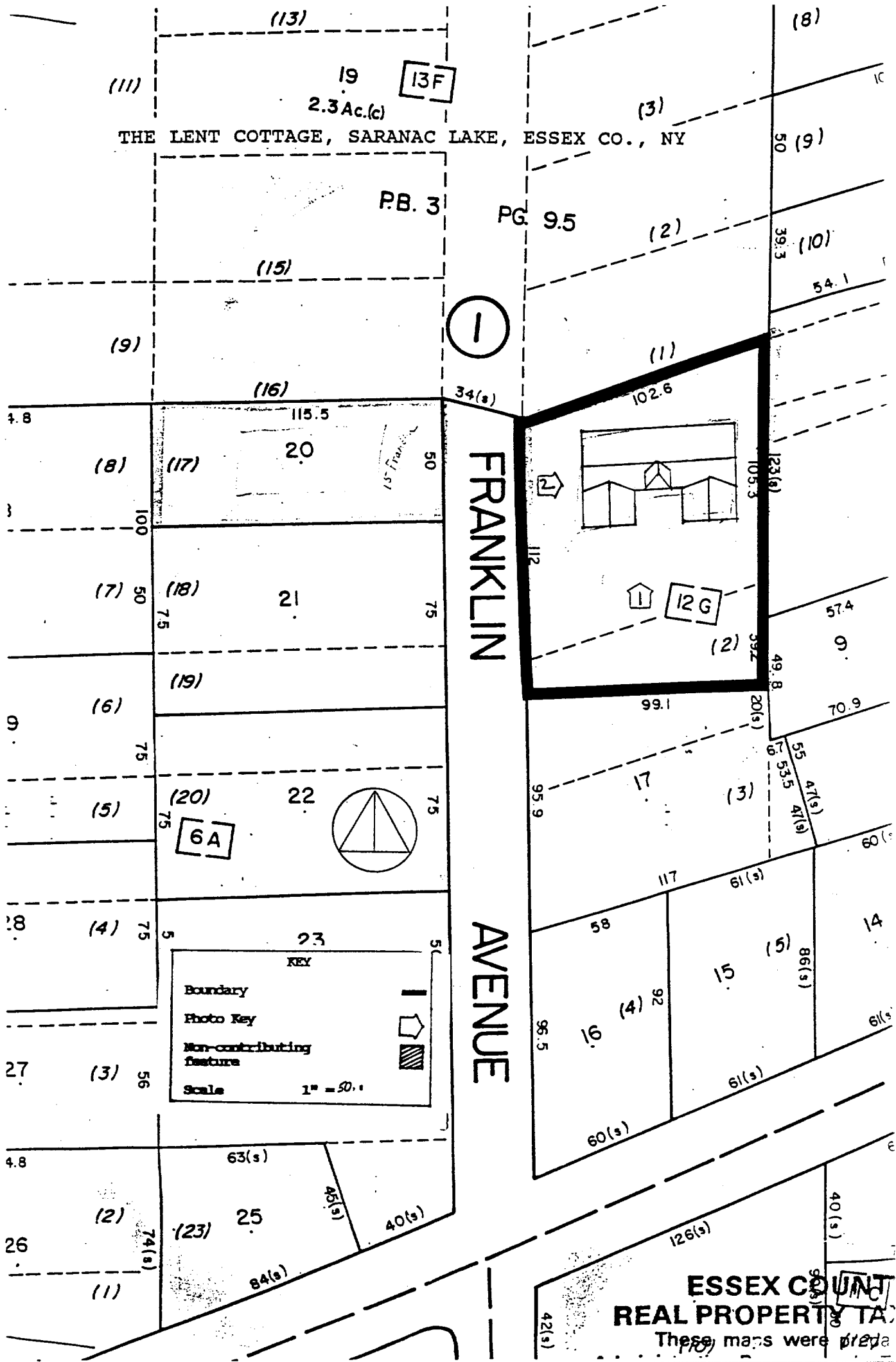
name/title Rachel Bliven, Preservation Consultant, Troy, New York

John A. Bonafide, Program Assistant

organization N.Y.S. Office of Parks, Rec. & Historic Preservation date September 1991

street & number E.S.P. Agency Building 1 telephone 518-474-0479

city or town Albany state New York zip code 12238



THE LENT COTTAGE, SARANAC LAKE, ESSEX CO., NY

