

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 Walker Cottage
 other names/site number _____

2. Location

street & number 67 Park Avenue | | not for publication
 city, town Saranac Lake (town of Harrietstown) | | vicinity
 state New York code NY county Franklin code 033 zip code 12983

3. Classification

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

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 A. Steyer 3/31/92
 Signature of certifying official Date
 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

6. Function or Use

Historic Function
(enter categories from instructions)Domestic/single dwellingHealth Care/sanatorium

Current Functions

(enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)Colonial Revival

Materials(enter categories from instructions)

foundation Stonewalls Wood/clapboard

roof Asphaltother

Describe present and historic physical appearance.

The Walker Cottage is located at 67 Park Avenue in the village of Saranac Lake, Franklin County. The street runs along the base of Mt. Pisgah but the cottage is situated away from the mountain slope and is oriented to north. The building sits on a very small, flat lot and is situated slightly below street level. It is part of the neighborhood known as "Cottage Row," one of the most densely built-up cure cottage districts in the village.

Set on an uncoursed cut stone foundation, this two and one-half story house is rectangular in plan with front and rear additions. It is sided in narrow clapboards and cedar shingles on the front porches and second floor rear porches. The foundation is covered with boards at the rear. On the front of the house, windows are one-over-one with shutters. The cottage is surmounted by a side-gabled asphalt-shingled roof. There are two hipped dormers on the main elevation and a third-story shed dormer addition across the rear. An open veranda extends across the front of the house with three glazed sleeping porches above. The veranda itself has glazed ends and a small gabled portico extending out beyond the porch facade. The house has had a number of porches with shed roofs and fire escapes added to the rear facade. The porch additions include a second-floor porch over a rear entry porch on the east end of the rear facade, another similar second-floor porch over a first-story porch, and a third-story addition of two shed dormers across the entire rear elevation of the house. The second and third floor porches are recessed.

[X] see continuation sheet

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The Walker Cottage
67 Park Avenue

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Saranac Lake, Franklin County, NY

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The principal entry to the cottage is from Park Avenue. It is situated just right of the center of the building and is flanked by sidelights. Inside the doorway, directly opposite, is a partially enclosed single-flight stairway with rooms on either side.

Walker Cottage features a total of eight cure porches. Porch number one extends from the second floor of the rear elevation (to the right). It is large enough to turn a bed and is reached from a second-floor bedroom. The painted wood floor is sloped. Entrance to the porch from the bedroom is through a large single doorway. There is a six-light window at the top of the door and three panels near the bottom. An oak sill is nailed over a wider, plainer wooden sill. The porch itself is glazed on three sides with eight one-over-one windows and one hinged two-over-two window.

Porch number two is on the left rear of the cottage and is similar to porch number one, except that it has nine three-over-three sliding glass windows. This porch is also reached from a second-floor rear bedroom. It features a similar wide doorway. This cure porch has evidence of a call button which has been removed.

Porches three, four, and five are all situated over the front veranda. Porch number three, to the left, is reached from a second-floor front bedroom. It is finished with wainscotting (wider wainscotting on the ceiling) and clapboards on the house wall. The floor slopes markedly. There are five three-over-three sliding windows, three on the front and two on the outside end. The porch is reached through a single doorway. The door itself is single-panel with a large single pane of glass. There is a wide flat sill under the door.

Porch number four, at the center, is reached from an interior hall. There is a step down to the porch even though it is located between two other porches at floor level. The doorway is similar in design to that on porch number three. The porch has three sliding three-over-three windows.

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Porch number five, to the right is reached from a second-floor front bedroom. The doorway is identical to that found on porch number three and similarly features five sliding three-over-three windows.

Porch number six is located to the rear on the first floor of the west facade. It includes three double-hung one-over-one sash windows and is reached through double French doors.

Porch number seven extends from the third floor of the rear elevation. reached from a bedroom, it measures 8 feet by 11-feet in size. There is no sill under a single, six-light, two-panel door. The walls and ceiling are finished in wallboard and the floor is wood. There are four windows on the porch, three double-hung, one-over-one windows, and one hinged four-pane window. There is a call button in the bedroom.

Porch number eight is located to the right of porch number seven with a bathroom separating the two porches. It is reached through a third floor bedroom. The porch has a door and finishes similar to porch number seven and there is a call button in the bedroom. Four one-over-one windows line this porch.

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 | Period of Significance | Significant Dates |
| <u>Health/Medicine</u> | <u>1904-c.1940</u> | <u>1904</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

| | |
|-------|----------------------|
| _____ | Cultural Affiliation |
| _____ | <u>n/a</u> |
| _____ | _____ |
| _____ | _____ |

| | |
|--------------------|---|
| Significant Person | Architect/Builder |
| <u>n/a</u> | <u>Robert and David Durgan (Carpenters)</u> |
| _____ | _____ |
| _____ | _____ |

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Walker Cottage at 67 Park Avenue is architecturally significant as a representative example of residential architecture, which was altered to function as a private commercial sanatorium. The residence features a number of cure porches typical of those built after the advent of outdoor sleeping as a therapeutic treatment for tuberculosis in 1900. Cure porch features include sloped floors, sliding glass windows, wide doorways, and call buttons remain intact in the cottage.

The Walker Cottage was built late in 1904 as a private two family residence. It was constructed by carpenters Robert and David Durgan. By 1913 the house had been leased to Anna McCaffery. Her occupancy marked the beginning of the development of the Walker Cottage as a private commercial sanatorium. Miss McCaffery may have managed 67 Park Avenue as a nursing cottage. It was subsequently (1914) managed as a boarding cottage by Estella W. Knabe who came to Saranac Lake with her husband Otto who had tuberculosis.

The cottage changed hands a number of times over the years. By 1934, under the ownership of Alfred and Ethel Nickerson, it was registered with the Tuberculosis Society and recommended by the Saranac Lake Association of Private Sanatoria as a nursing cottage with a capacity of eight and rates of \$25 to \$35 per week. Over the years, the cottage served a variety of immigrant and ethnic groups, including Hispanics, Orientals, and Norwegian sailors.

[X] see continuation sheet

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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.

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.

Walker Cottage exhibits a high degree of architectural integrity. It appears to have undergone very little change since its period of construction. As part of the Cottage Row development, it continues to retain a high degree of integrity of setting, location, materials, design, 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

Previous documentation on file (NPS):

| | |
|---|--|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested | <input type="checkbox"/> See continuation sheet |
| <input type="checkbox"/> previously listed in the National Register | Primary location of additional data: |
| <input type="checkbox"/> previously determined eligible by the National Register | <input checked="" type="checkbox"/> State historic preservation office |
| <input type="checkbox"/> designated a National Historic Landmark | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> recorded by Historic American Buildings Survey # _____ | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> recorded by Historic American Engineering Record # _____ | <input type="checkbox"/> Local government |
| | <input type="checkbox"/> University |
| | <input type="checkbox"/> Other |
| | Specify repository: _____ |

10. Geographical Data

Acreage of property Less than one acre

UTM References

| | | | | | | | |
|---|-------------|-----------------|-----------------|---|-------------|-----------------|-----------------|
| A | <u>1181</u> | <u>15690801</u> | <u>49089401</u> | B | <u>1111</u> | <u>11111111</u> | <u>11111111</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <u>1111</u> | <u>11111111</u> | <u>11111111</u> | D | <u>1111</u> | <u>11111111</u> | <u>11111111</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

See continuation sheet

Verbal Boundary Description

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

See continuation sheet

Boundary Justification

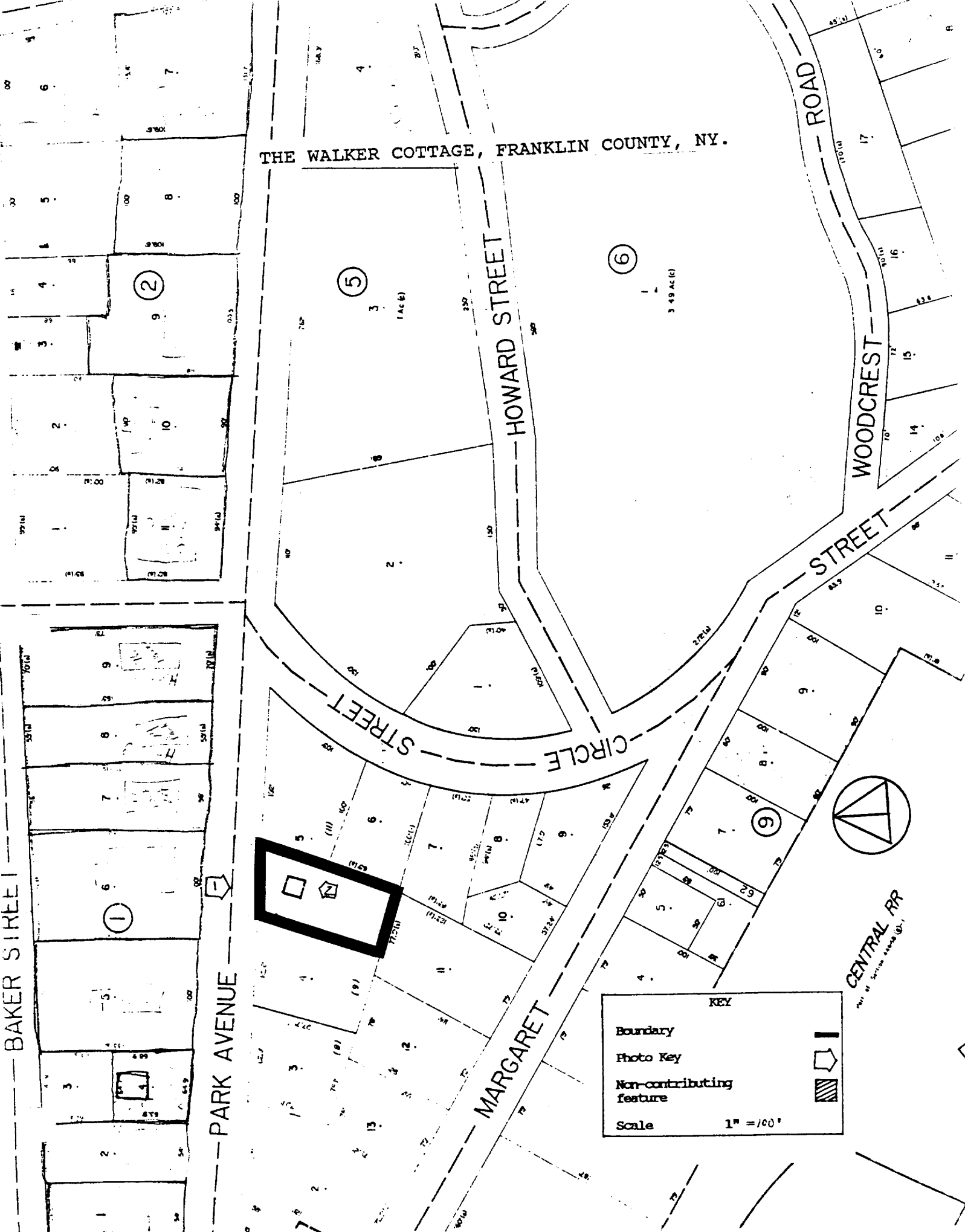
The boundary of the nominated property include the parcel historically associated with the property.

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 WALKER COTTAGE, FRANKLIN COUNTY, NY.

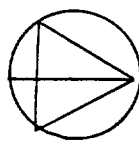
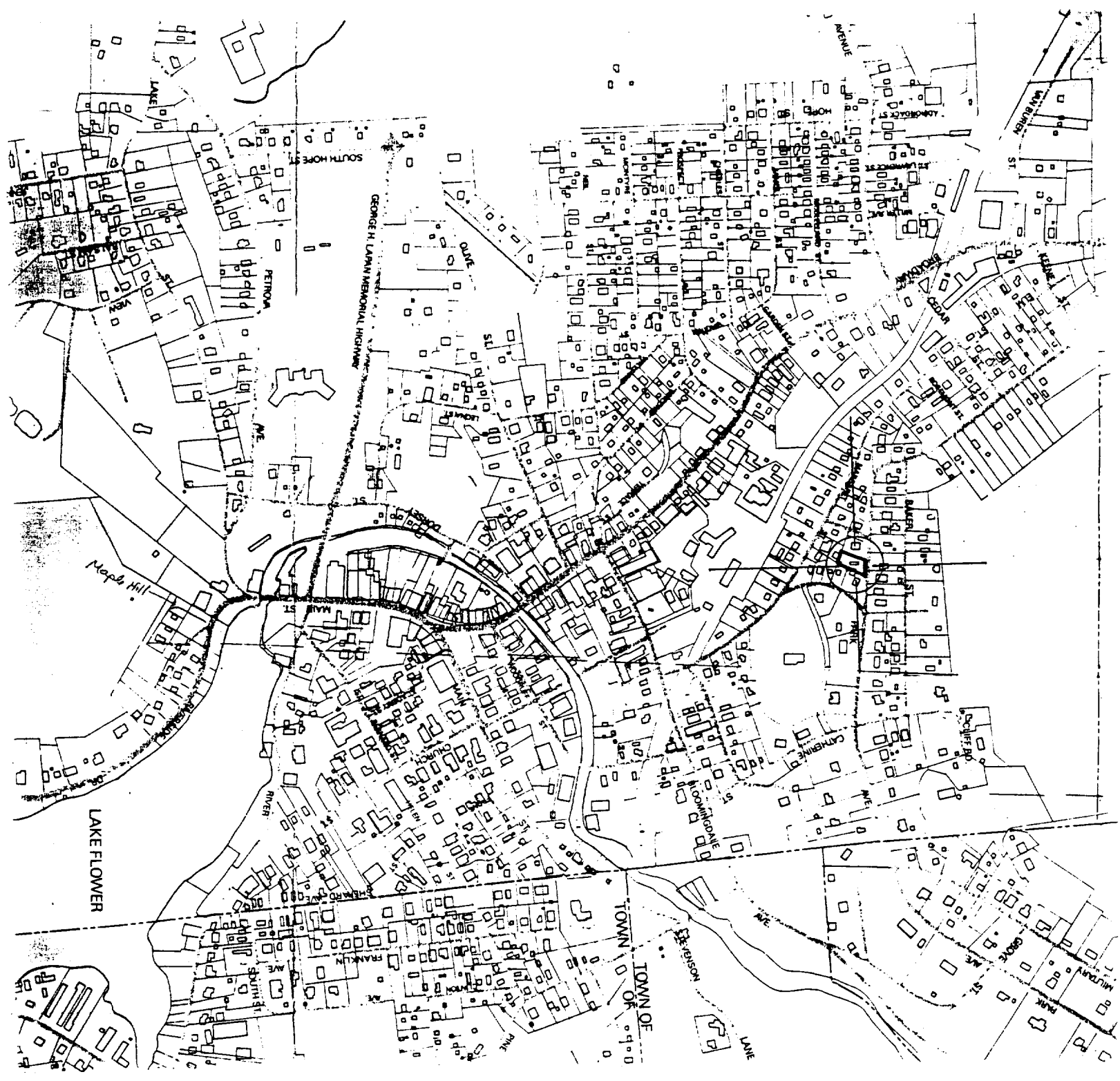


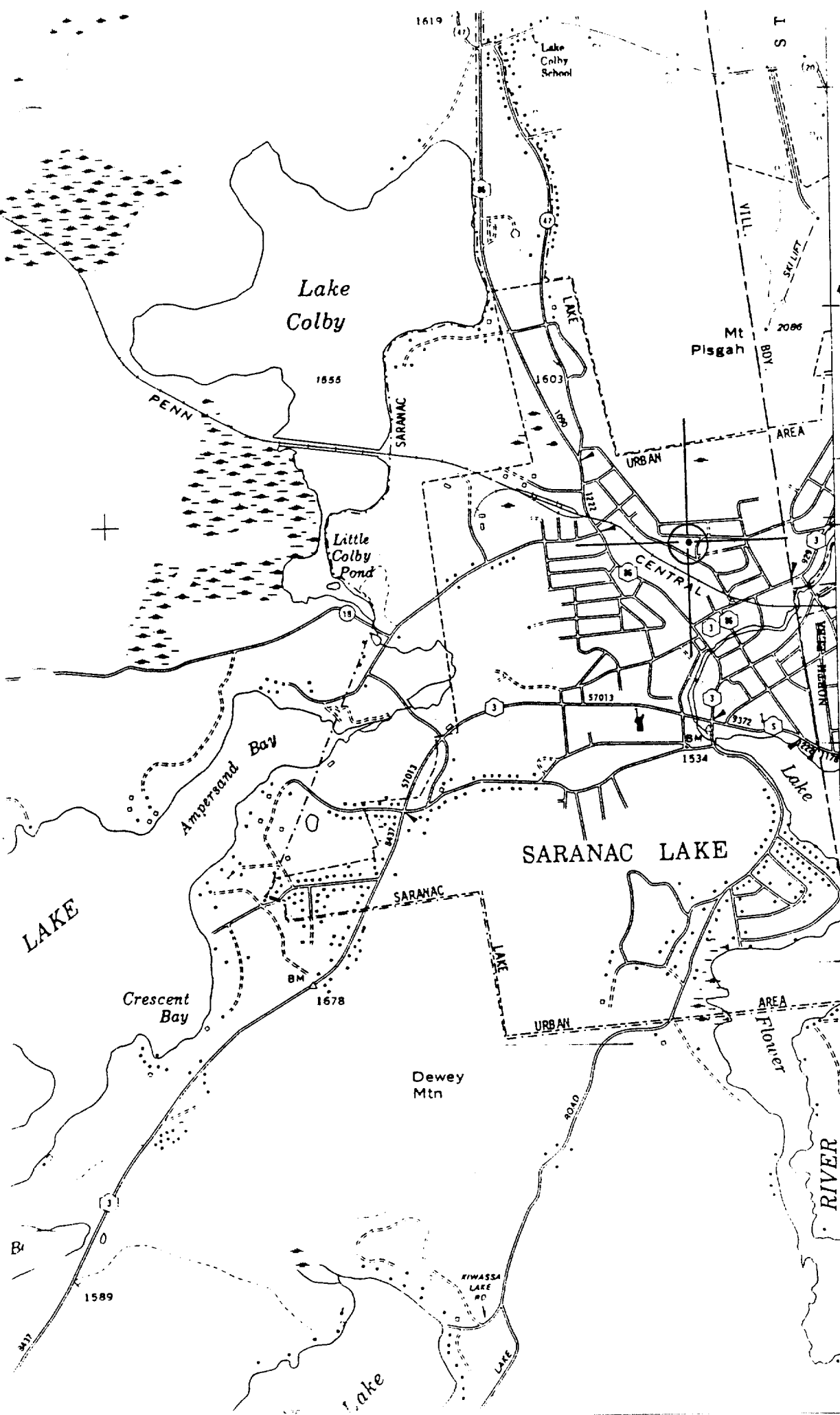
KEY

- Boundary
- Photo Key
- Non-contributing feature
- Scale 1" = 100'



CENTRAL RR
New York State Thruway (Q)





The Village of
 Saranac Lake
 M.P.D.F.
 Saranac Lake, NY
 Zone 18
 Scale: 1:24,000
 Easting 569050
 Northing 4908940

E 569000
 N 4908940