

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 McBean Cottage  
 other names/site number \_\_\_\_\_

**2. Location**

street & number 89 Park Avenue | | not for publication  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	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</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>2</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 n/a

**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 S. Stutz* Signature of certifying official  
 Deputy Commissioner for Historic Preservation  
 State or Federal agency and bureau  
 Date 6/30/92

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/single dwelling

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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)

Colonial Revival  
Craftsman

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Materials(enter categories from instructions)

foundation Stone  
walls Wood/shingles

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roof Asphalt  
other \_\_\_\_\_

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Describe present and historic physical appearance.

The McBean Cottage at 89 Park Avenue is located between the Cottage Row Historic District and the Highland Park Historic District within the village of Saranac Lake, Franklin County. The house is set back from the road on an open, landscaped .75-acre lot at the southwestern corner of the intersection of Park Avenue and Catherine Street. The level lot rises at the rear to meet Heyward Street along the southern edge of the property. Heavily wooded lots border the property on the west and south. The neighborhood is residential in character, with large wood frame residences built primarily in the early Twentieth century, all similar in size, age, scale, and materials. A contributing, wood frame, gable roofed garage (ca.1915) is located at the rear of the house.

The two and one-half story, wood frame residence has a fieldstone foundation, cobblestone chimney, asphalt shingled hipped roof, and broad hipped roof dormers centered on each roof face. Built between 1915 and 1925, it is Colonial Revival in style with Craftsman style details such as flared eaves, wide roof overhang and exposed rafters. The three-by-three bay structure is symmetrical, with two story side porches and one-story rear wings clad in wood shingles in a staggered butt pattern. The multipaned central doorway with narrow sidelights is protected by a bowspring roof supported on brackets and Craftsman style square posts with concrete front steps. Fenestration is regular and symmetrical, including six-over-one sash, fixed transom and plate glass, and paired casement windows.

The cure porches on the eastern and west facades are fully enclosed with movable sash and modern plate glass. French doors provide access to interior rooms. One opens off the living room with boxed wood beams and brick fireplace. Two bedrooms on the first floor have a connecting bath, while another bedroom has a private bath and cure porch. On the second floor, three bedrooms each have private baths and a sleeping porch. The third floor has two servants' bedrooms and one bath.



United States Department of the Interior  
National Park Service

The McBean Cottage  
89 Park Avenue

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Saranac Lake, Franklin County, NY

Section number 8 Page 2

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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 that were 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 that 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.

The original curing porches fully integrated into the residential design are intact and the best indicators of this building's antecedents as a cure cottage. The building has retained a high degree of architectural integrity from its original construction. It has also maintained high degrees 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):

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 # \_\_\_\_\_

See continuation sheet

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>156931010</u>	<u>4908940</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 McBean Cottage is shown as the heavy black outline on the accompanying map entitled "McBean 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**

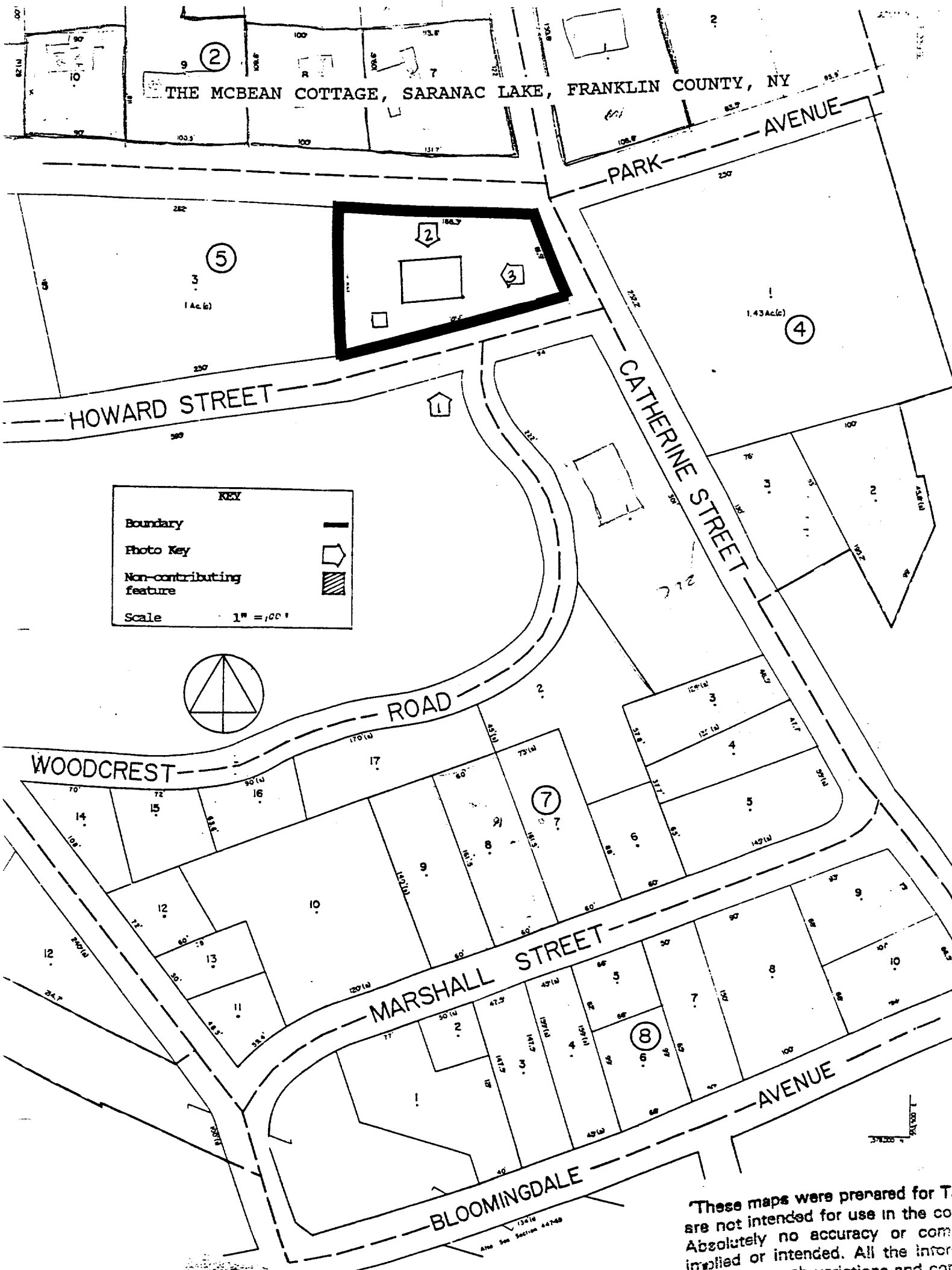
name/title Rachel Bliven, Preservation Consultant, Troy, New York  
John A. Bonafide, Program Assistant

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 MCBEAN COTTAGE, SARANAC LAKE, FRANKLIN COUNTY, NY



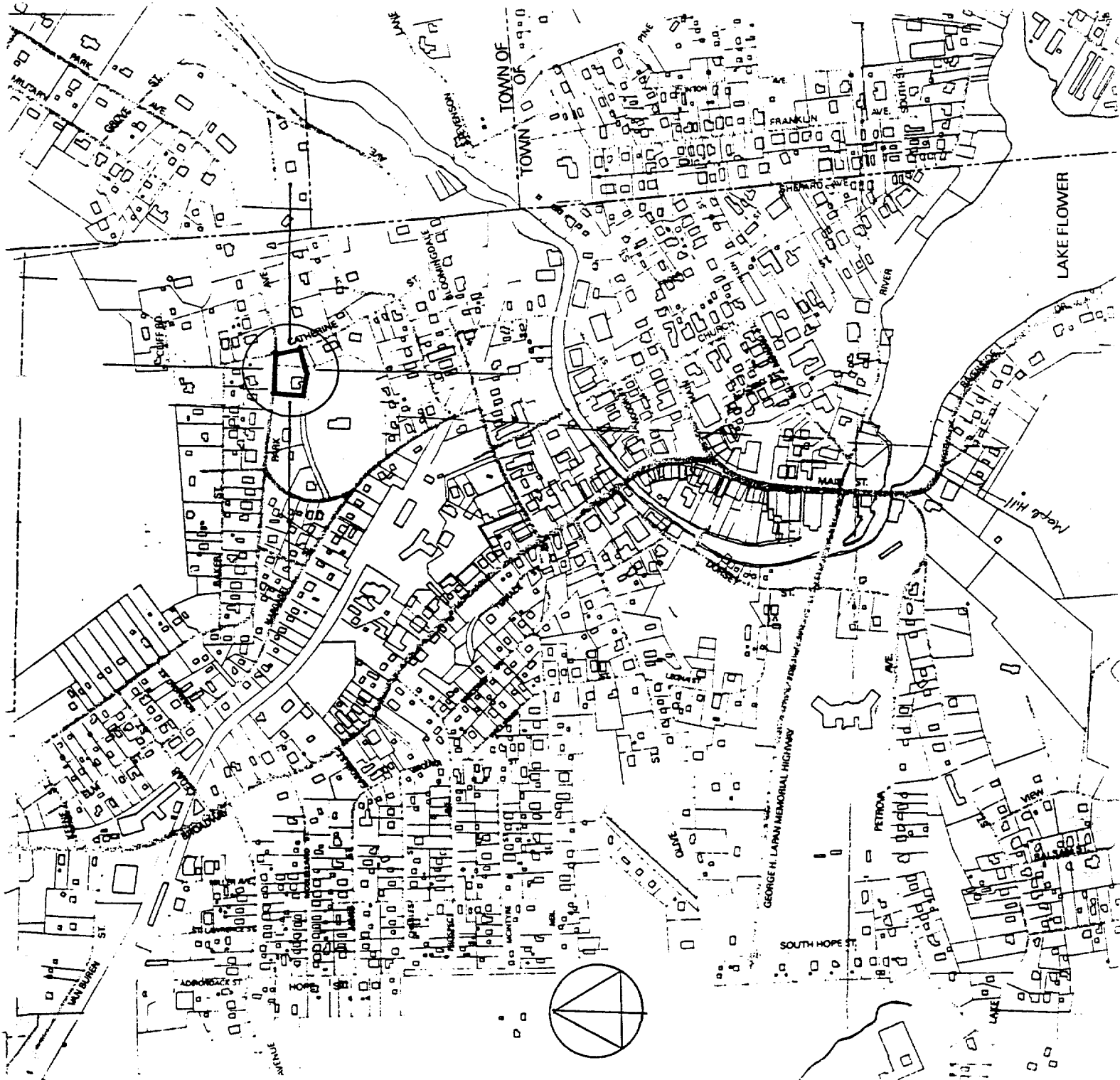
**KEY**

- Boundary
- Photo Key
- Non-contributing feature

Scale 1" = 100'

These maps were prepared for Tax purposes and are not intended for use in the courts. Absolutely no accuracy or compensation is implied or intended. All the information is subject to such variations and corrections as may be necessary.

THE MCBEAN COTTAGE, SARANAC LAKE, FRANKLIN COUNTY, NY

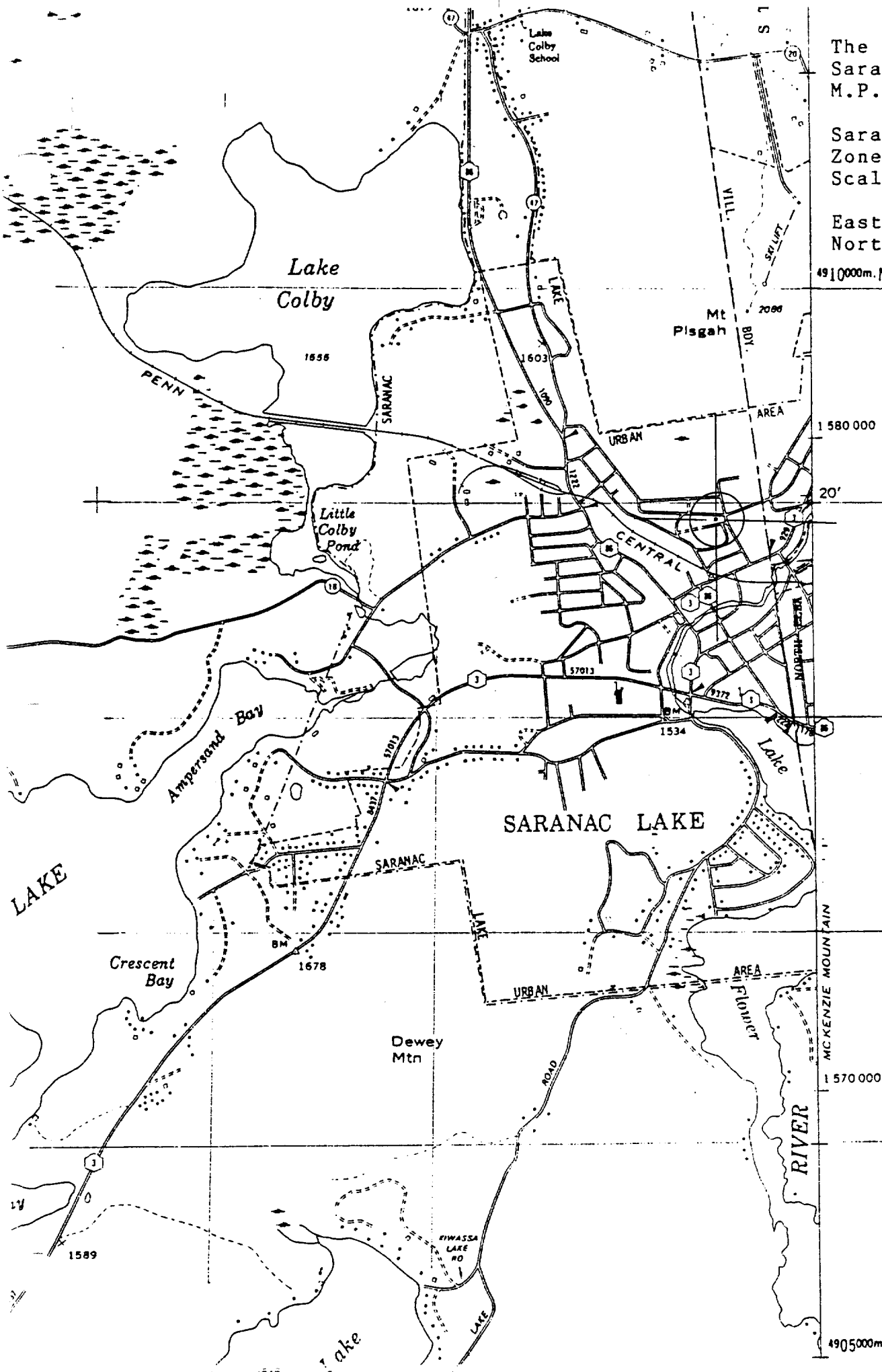


The Village of  
Saranac Lake  
M.P.D.F.

Saranac Lake, NY  
Zone 18  
Scale: 1:24,000

Easting 569300  
Northing 4908940

4910000m. N.



1580 000

20'

1570 000

4905000m. N.