

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 Witherspoon Cottage
 other names/site number _____

2. Location

street & number 3 Kiwassa Road | | not for publication
 city, town Saranac Lake | | 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>	_____ 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 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 S. Stoker
 Signature of certifying official
 Deputy Commissioner for Historic Preservation
 State or Federal agency and bureau

4/9/92
 Date

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 dwelling
Health Care/sanitarium

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

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th & 20th Century Revivals:
Queen Anne

Materials(enter categories from instructions)

foundation Stone
walls Wood/clapboard, shingle

roof Asphalt
other _____

Describe present and historic physical appearance.

The Witherspoon Cottage is located in residential neighborhood, on a standard size residential lot of less than one acre, approximately one-half mile from the downtown area, in the south central section of the incorporated village of Saranac Lake, Franklin County.

The house is oriented to the southeast and overlooks Kiwassa Road which runs in a northeast to southwest direction. Presently a single-family house, it originally was used as a boarding house type cure cottage and is larger than most houses in the neighborhood. It sits on level land on the side of a steep hill which also faces southeast. The lawn area in front (southeast side) is open; hardwood forest area backs up to the house on the northwest side, and a strip of evergreen trees lines the boundaries of the lot on the southwest and northeast sides. A crushed stone driveway runs perpendicular to Kiwassa Road in the northwest/southeast direction. Modern concrete steps and a iron pipe railing (1960's) begin parallel to the driveway and run in an east/west direction to the front porch.

The main entrance to the building is a single, wood door centered in the front of the first floor veranda. The veranda spans the entire southeast face of the house, its southwest side was once closed in with windows. The ceiling of the veranda is sheathed with beaded board.

[X] see continuation sheet

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3 Kiwassa Road
Saranac Lake, Franklin County, NY

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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The two and one-half story building is square and rests atop a coursed rubble stone foundation. The first two floors and the dormers are sided with narrow clapboard, while the gable ends above the second story are sheathed with cedar shingles. There are cornerboards on the first two floors, the dormers, and the front cure porch. All cornices are boxed. The gable roof has large dormers with hip roofs and the porch dormer has a gable roof. The roof material is asphalt shingle.

Fenestration across the front (southeast) elevation is symmetrical, and asymmetrical on the other facades. Most of the windows contain one-over-one sash. There are two windows with diamond and long vertical panes on either side of the fireplace on the southwest side. A bay window is located on the first floor, front. There is visual evidence of a covered porch which was attached to the northeast side of the building (nail holes in the clapboard siding delineate the roof pitch of this porch.)

The interior floor plan is simple, with a large room in each corner of each floor organized around the stairway in the center. The living room has a brick fireplace on the southwest side and a bay window on the southeast. The walls are of painted plaster throughout. Every interior doorway has symmetrical molded trim with cornerblocks and a four-panel wood door. Numbered plates survive on the second floor doors. These remain from the days when the building functioned as a boarding house type sanitarium.

Two cure porches also survive. This first is located above the veranda, centered over the entrance on the southeast side of the building. It is accessible through a second-floor bedroom. The doorway is three-feet wide. The porch measures 11 by 7.5 feet, and has a sloping floor. The walls and ceiling are finished in varnished beaded board; the floor is painted wood. There are three one-over-one windows on each of the three sides of this porch. Evidence of a call bell system remains in the interior porch wall. The other cure porch is located off of a second-story hall. The porch is supported by four square posts spanning approximately two-thirds of the northwest facade. The painted wood floor slopes away from the exterior wall of the house. The walls and ceilings are sheathed with beaded board. There is a door on the southwest

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side of the porch which leads to an open stairway, which leads to the open porch beneath.

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>1910-c.1940</u>	<u>1910</u>
_____	_____	_____
_____	_____	_____

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

Significant Person	Architect/Builder
<u>n/a</u>	<u>Mr. Buck</u>
_____	_____
_____	_____

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

The Witherspoon Cottage is historically and architecturally significant as a boarding house type private sanitarium operated during the second growth period in the cure industry in Saranac Lake (1918-1939).

This two and one-half story vernacular Queen Anne style building, with its dormer, projecting porches, veranda and numerous windows, is an excellent example of the private boarding house type building of this era. Surrounded on three sides by shade trees, as was medically advised, the building retains its cure porches, including beaded board ceilings and walls, call bell system, and veranda which typified this type of building.

Built in 1910 by a Mr. Buck, the spacious house, larger than most of those in the neighborhood, was registered as a private sanitarium operated as a boarding cottage by Mrs. Dorothy Witherspoon from 1923 to 1928. She was joined in this enterprise by Miss Andrews and Miss Wilson in 1927, and Mrs. Fannie Ballae in 1928. Mrs. Witherspoon held a government Veterans' Administration contract beginning in 1923.

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.

[X] see continuation sheet

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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 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.

World War I resulted in a dramatic increase in tuberculosis victims, with the gassing of soldiers on the battlefield. Within a few years of the close of the war, 650 veterans were seeking relief in the village. At that time 45 cottages held contracts with the Veteran's Administration to provide for their care. The Witherspoon Cottage is an excellent example of a boarding house type private sanitarium operated for the cure of veterans of World War I.

The Witherspoon cottage remains virtually intact from its period of construction and retains a high degree of integrity of setting, location, feeling, association, design, materials and craftsmanship.

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

UIM References

A 118 569430 49075710
Zone Easting Northing

B _____
Zone Easting Northing

C _____
Zone Easting Northing

D _____
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The boundary of the Witherspoon Cottage is shown as the heavy black outline on the accompanying map entitled "Witherspoon 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

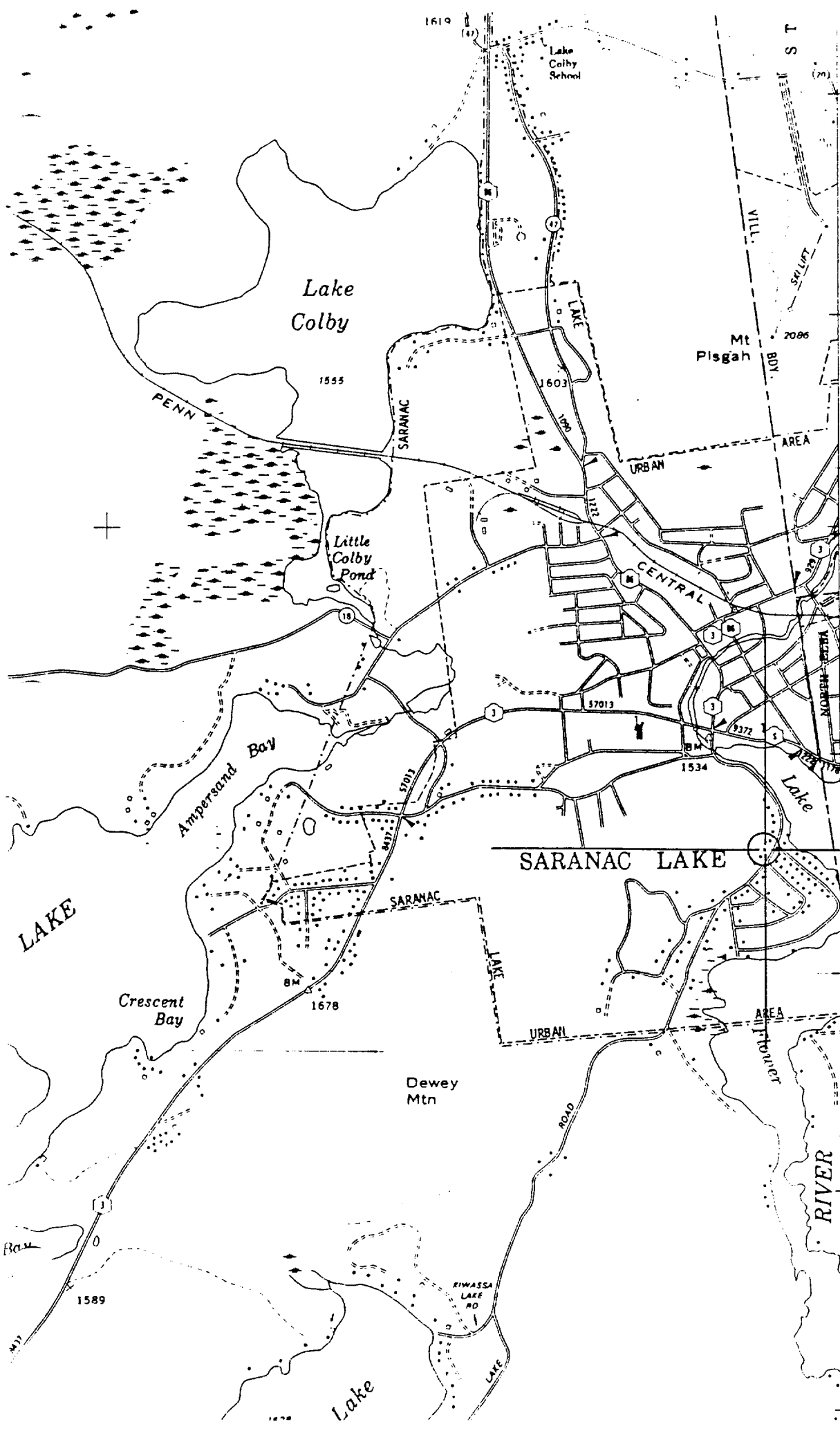
name/title Rachel Bliven, Preservation Consultant, Troy, New York

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



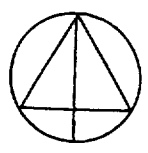
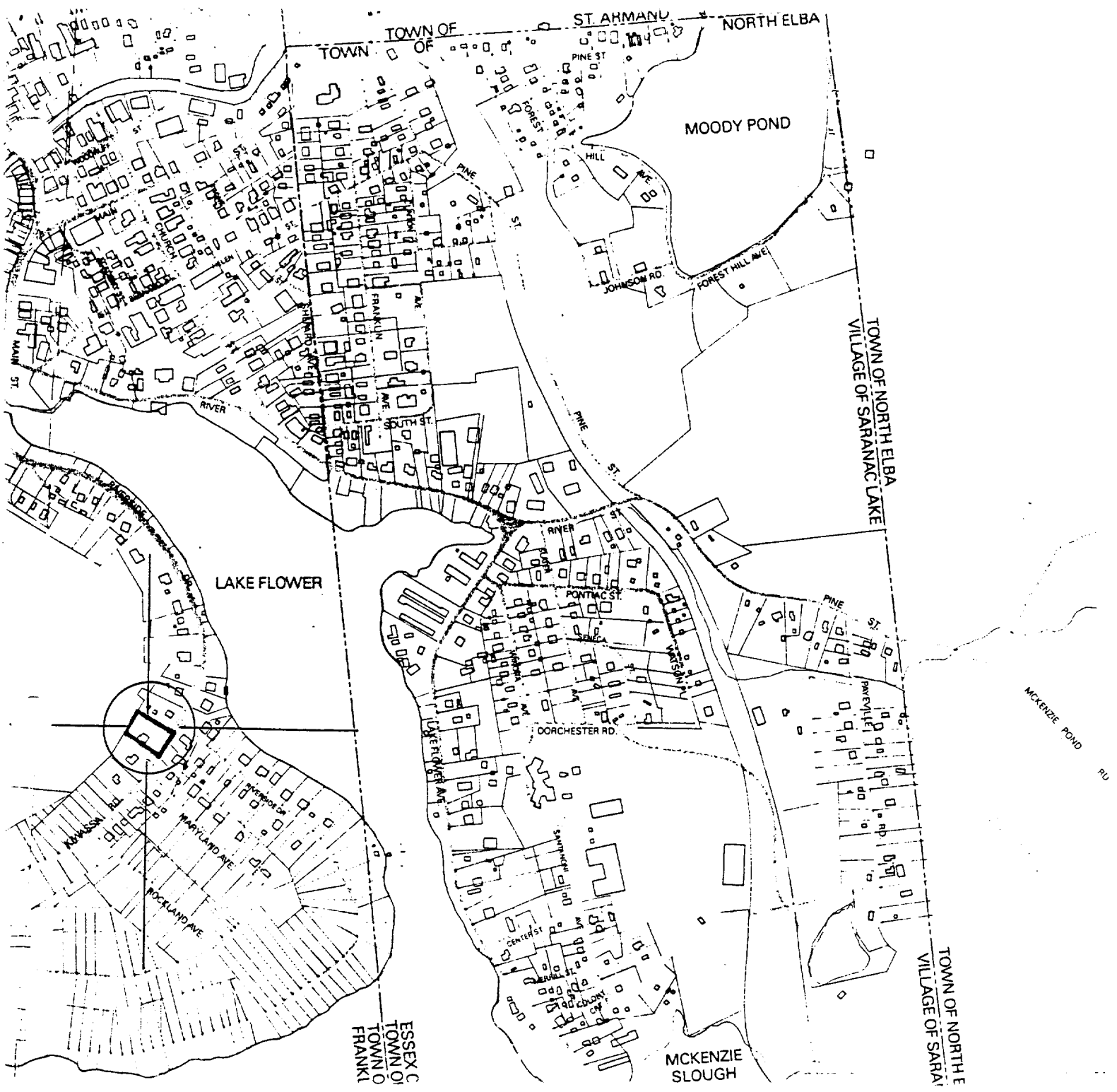
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The Village of
 Saranac Lake
 M.P.D.F.
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 Saranac Lake, NY
 Zone 18
 Scale: 1:24,000

Easting 569430
 Northing 4907570

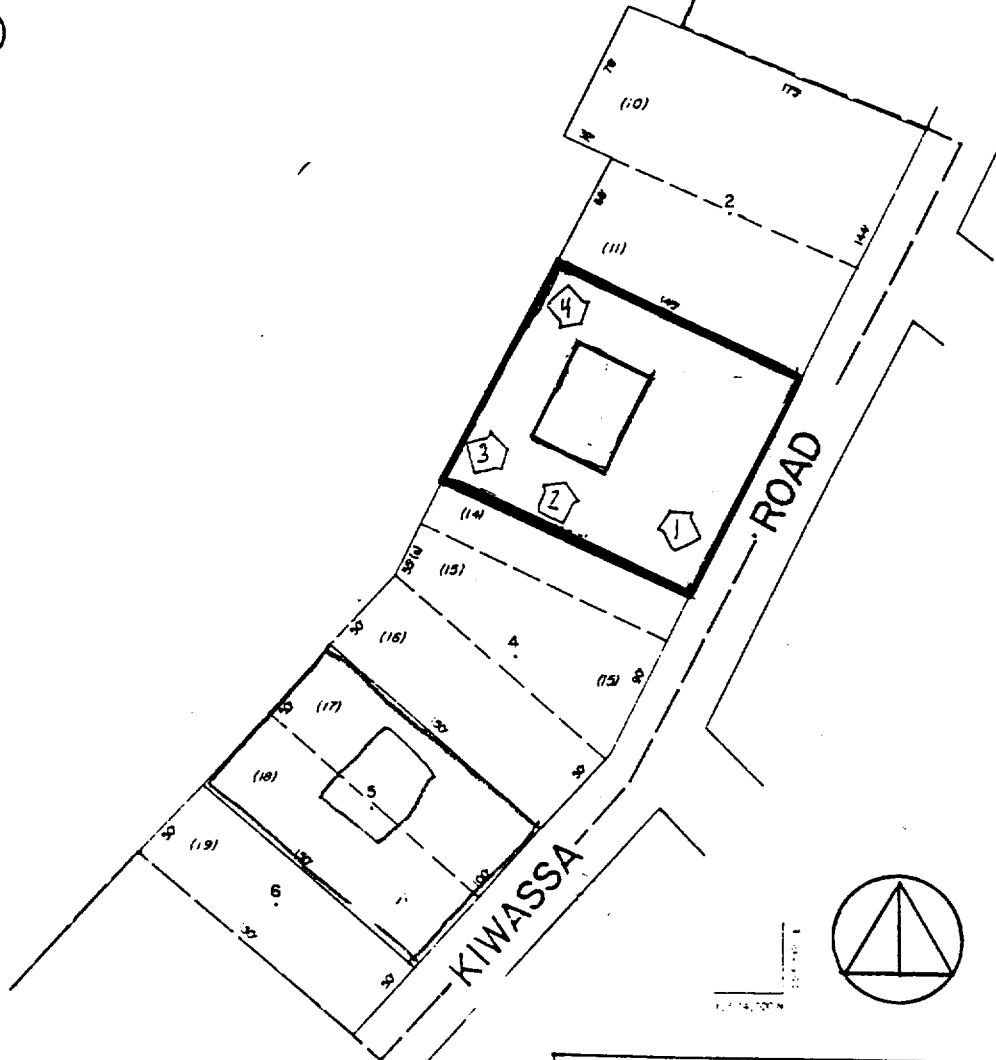
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WITHERSPOON COTTAGE, SARANAC LAKE, FRANKLIN COUNTY, NY.

①



These maps were not intended. Absolutely no warranty or intent subject to such as accurate

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

v. They ind. map is it result

For Remainder of Parcel
LINE

VILLAGE OF SARANAC LAKE
TOWN OF HARRIETSTOWN®
FRANKLIN COUNTY, NEW YORK

1 1991

552000 E-1574000 N

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