

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 Distin Cottage
 other names/site number _____

2. Location

street & number 11 Kiwassa Road | | not for publication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>	_____ 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. Starn
 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

 State or federal agency and bureau

 Date

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

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

7. Description

Architectural Classification
(enter categories from instructions)
Late 19th & 20th Century Revivals:
Colonial Revival

Materials(enter categories from instructions)
foundation Stone
walls Wood/shingle
roof Asphalt
other _____

Describe present and historic physical appearance.

The Distin Cottage is located in a residential neighborhood on a standard size lot, in the south central section of the incorporated village of Saranac Lake, Franklin County. Approximately one-half mile from the downtown area, the house is situated on the eastern side of a hill which gently slopes at the eastern side and gradually comes to a steeper incline at the western edge to the rear of the house. The house is oriented toward the east, overlooking Kiwassa Road, which runs in a north to south direction. There is a wooded area to the west and south of the house and an asphalt driveway which runs from east to west along its northern side. This driveway is used in common with a neighbor on the lot to the north. There is open lawn area in front of the house, measuring approximately forty feet to the road.

The Distin Cottage is a two story, single family dwelling of average size for the neighborhood. The floor plan is in an L-shape, with the principle entry located in the crook of the "L" on the northeast side. The door at this entrance consists of diamond paned glass over six panels and opens into a small vestibule on the interior of the house. At the basement level there is a garage with an entrance facing north, and above the garage, a large porch which is screened on the north and east sides and has two fifteen-light sliding windows on the south side. Although this porch was probably used for additional "sitting out" space, it has insufficient accessibility to be a true cure porch. This garage and porch area has a hipped roof.

[X] see continuation sheet

United States Department of the Interior
National Park Service

The Distin Cottage
11 Kiwassa Road
Saranac Lake, Franklin County, NY

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CONTINUATION SHEET

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The "L" has a hipped roof with a clipped gable and dormers at the center of the north and east side. The roofing material is asphalt shingle. The siding is cedar shingle. The foundation is of coursed rubble stone. There are two chimneys; the interior being of coursed rubble stone, and the exterior chimney located on the southern side of the house is of coursed rubble with stucco above the roof line. Windows throughout the residence are six-over-one sash.

There is one cure porch located on the southwestern corner of the southern side. This is a small cure porch, measuring approximately 8 by 10 feet, being just barely large enough to turn a bed. It is reached through a 33 inch wide, eight-light door from the interior family room. The walls and ceiling are finished in beaded board and the floor is of painted fir. It has a shed-style roof and was built on piers. The projecting porch is enclosed on the three sides by two 36-light sliding windows on each side.

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>c.1920 - c.1940</u>	<u>c.1920</u>
_____	_____	_____
_____	_____	_____

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

Significant Person	Architect/Builder
<u>n/a</u>	<u>William G. Distin</u>
_____	_____
_____	_____

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

The Distin Cottage is architecturally significant as an outstanding example of a single family dwelling designed to function as a private cure cottage. Built between 1915 and 1925 and designed by prominent Saranac Lake architect William G. Distin, this two story house served as the Distin family home until his father, William L. Distin, a photographer, died of tuberculosis in 1930. At that time the Distin family sold the house to the Downs family. Mr. Downs, a Dupont scientist had tuberculosis and came to the village with his family to seek relief from his illness.

Designed by William G. Distin, the house is believed to have been built by Branch and Callahan, prominent builders in Saranac Lake and the Adirondack region during the period of significance. It is an outstanding example of a private residence built during the second boom period of growth (1918-1939). During this era, one type of cure cottage was the single family cure cottage, purchased or rented by wealthier patients who could afford not to reside in boarding house or public sanitariums.

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 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.

The Distin Cottage retains the characteristic architectural elements of this type of building, including many windows of various sizes and shapes for maximum lighting and ventilation, and a prominent projecting cure porch. The cure porch located at the southwest corner of the building as prescribed by physicians resident in the village, is enclosed with six 36-light sliding windows.

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

10. Geographical Data

Acreage of property Less than one acre

UTM References

A	<u>118</u>	<u>569380</u>	<u>4907500</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 Distin Cottage is shown as the heavy black outline on the accompanying map entitled "Distin Cottage, Saranac Lake, Franklin County, NY."

See continuation sheet

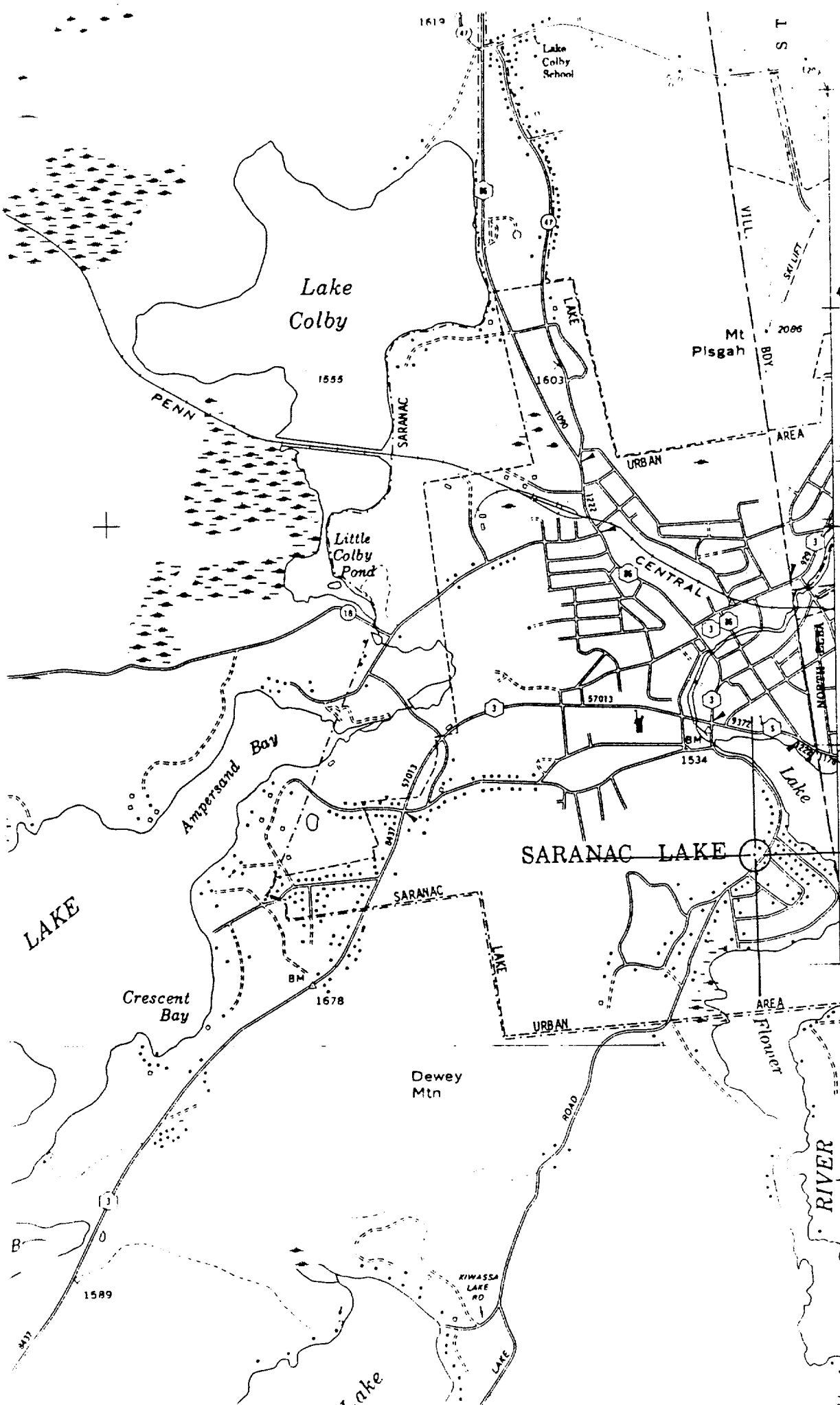
Boundary Justification

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



4910000m. N.

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

1580 000

Saranac Lake, NY
Zone 18

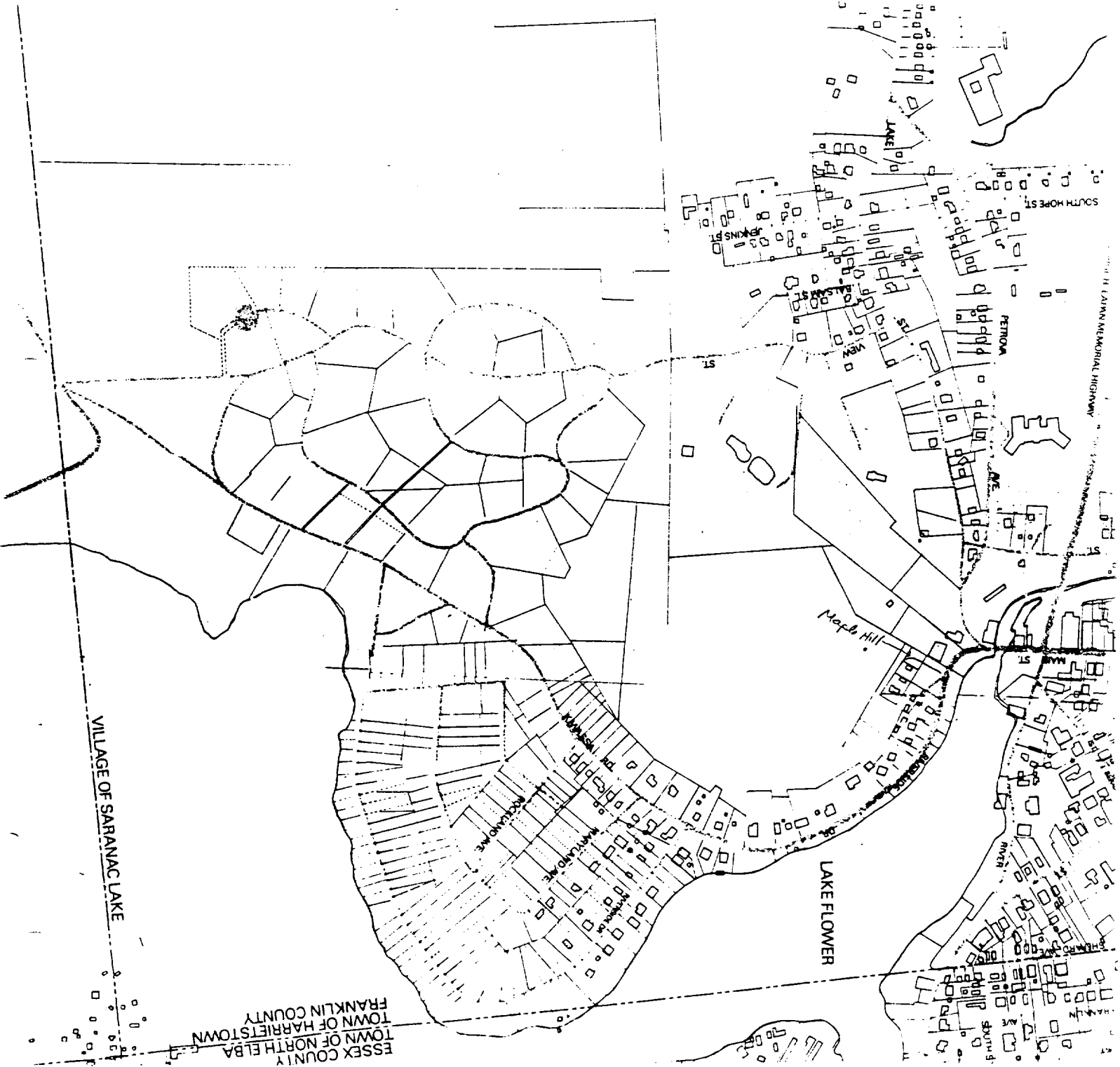
Scale: 1:24,000

Easting 39380

Northing 4907500

1570 000

4905000m. N.



VILLAGE OF SARANAC LAKE

LAKE FLOWER

Maple Hill

PETNOM

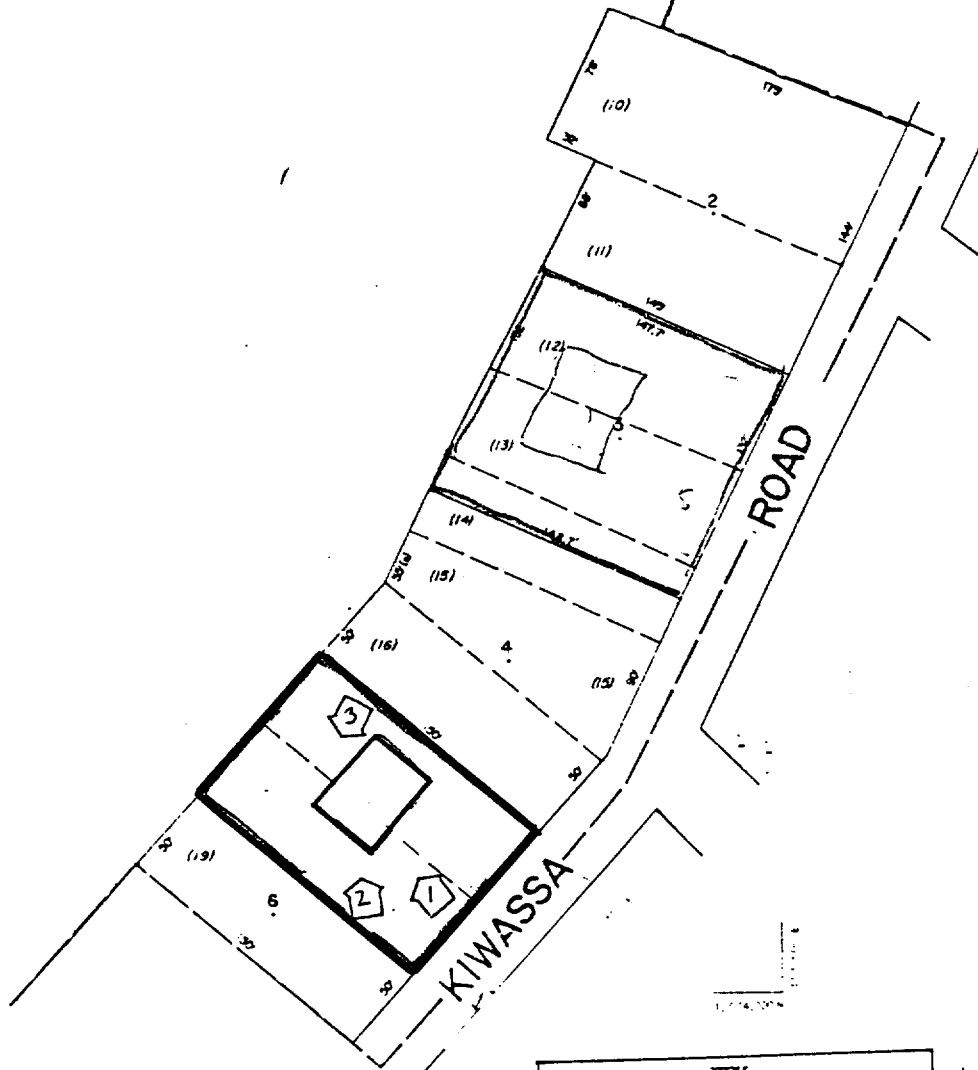
HARRISON MEMORIAL HIGHWAY

SOUTH HOPE ST

ESSEX COUNTY
TOWN OF NORTH ELBA
TOWN OF HARRIETSTOWN
FRANKLIN COUNTY

THE DISTIN COTTAGE, SARANAC LAKE, FRANKLIN COUNTY, NY.

①

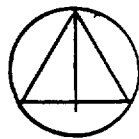


These maps were not intended to be used as a legal instrument. Absolutely no liability or intention is assumed by the author or publisher of this map subject to such terms and conditions as may be set forth in any deed or other instrument.

KEY

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

ly. The land. enters : map is ht result



1 1991

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

552000 E-1574000 N

455-29