

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 Hopkins Cottage
 other names/site number _____

2. Location

street & number 5 Birch Street | | not for publication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>	<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>1</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 S. Stora _____ 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 dwelling
Health Care/Sanitarium

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

7. Description

Architectural Classification
(enter categories from instructions)
Late 19th & Early 20th Century
American Movements: Bungalow/Craftsman

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

Describe present and historic physical appearance.

The Hopkins Cottage is located on a double village lot more than two acres in size on the western side of Lake Flower, within the incorporated limits of the village of Saranac Lake, Franklin County.

The house faces west onto Birch Street, less than a block away from Kiwassa Road, on a large, gently sloping lot. A sand and gravel driveway (identified as Glen Avenue on old maps) runs along the entire northern edge of the property. A small, non-contributing modern garage sits at the northeastern boundary of the lot. Approximately two acres of woods extends behind the house, consisting primarily of birch trees. The neighborhood is residential in character, with mostly newer homes in the immediate vicinity of 5 Birch Street.

The Hopkins Cottage (1923) is a rectangular, two-story, three-bay structure surmounted by a hipped roof. The siding on the first floor is narrow clapboard, with shingles in a staggered butt pattern along the upper floor. A brick exterior chimney is located in the center of the southern side of the house. The house is encased in cure porches. The main entrance is reached by passing through large French doors flanked by sliding windows on the first floor sleeping porch. Above are adjoining sleeping porches completely glazed with sliding glass panels. Additional sleeping porches extend across the rear of the building as well. The porch fenestration functions as an integral design element, with almost two-thirds of the front facade being glass. The windows in the body of the house are regular and symmetrical, almost all containing six-over-one sash.

[X] see continuation sheet

United States Department of the Interior
National Park Service

The Hopkins Cottage
5 Birch Street
Saranac Lake, Franklin County, NY

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2.

The interior floor plan has an unusual central hallway. A semi-elliptical archway to the north leads into the living room - a double parlor - which extends the full length of the cottage. It contains a fireplace with a large wooden mantel shelf above and along the sides of it. An extra wide door leads from the living room onto the front sitting-out porch which runs the entire width of the western facade. The door itself is all glass (five rows of three panes each) and is flanked by stationary panels of glass. Another door serves as a storm door and has a large window in the top half. The porch is completely glazed like the upstairs porches, but only the windows on the southern end and the set on the northern side of the exterior doors are sliding. The others are fixed. This front porch is also connected by French doors to a small room on the southern side of the hallway. At one time this room was a kitchen, but it is unknown if it was originally planned to be used as a patient's room. There is no dining room, but the large kitchen shows evidence of having once been divided into two separate rooms.

A first story porch on the southeastern corner of the house has one wall with similar sliding glass windows. There is an exterior entrance through an ordinary screen door and another door into the kitchen. This porch appear to have been designed solely to complete the symmetry of the building and was not used for curing. The wooden floors, five-panel doors and moldings remain intact.

Each of the four upstairs bedrooms, one in each corner of the house, is generously proportioned and has its own cure porch (12 feet by 8.5 feet deep). The two outer sides of each porch have large double sliding windows for their entire length, and the third side is a large window looking into the adjoining bedroom's porch. The porches are reached from the bedrooms through double French doors 48-inches wide with a small door sill. Evidence that beds have been pushed in and out of these doors can be seen in large gouges worn into the doorframes in all four bedrooms. The walls and ceilings on the two porches on the southern side of the house have been painted, but the other two porches retain their original beaded board finish. All of the floors have been painted.

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>1923 - 1940</u>	<u>1923</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u>n/a</u>	_____
_____	_____	_____
_____	_____	_____
Significant Person	Architect/Builder	_____
<u>n/a</u>	<u>n/a</u>	_____
_____	_____	_____

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

The Hopkins Cottage is architecturally significant as an unusually intact example of a structure built exclusively for tuberculosis curing. The streamlined design incorporates top-of-the-line curing features and the best of available materials. It was built by a Licensed Practical Nurse, Margaret Hopkins, to be used as a private nursing establishment for tuberculous patients. She purchased the lot in February of 1923 and opened for business the following September. Her cottage had the capacity to house five tuberculous patients at one time. It is not known how long it operated as a private nursing sanatorium, but records show that in 1931, Miss Hopkins charged \$40-45 per week, above average rates for the time. Margaret Hopkins died sometime before 1940 and in April of that year, the house was sold. It has been used as a single family residence ever since.

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 continuatio sheet

United States Department of the Interior
National Park Service

The Hopkins Cottage
5 Birch Street
Saranac Lake, Franklin County, NY

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2.

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.

With the preservation of the integral sleeping porches and other curing features incorporated into its original design, the Hopkins Cottage retains a high degree of architectural and design integrity, as well as a high degree of integrity of setting, location, materials, and association.

9. Major Bibliographical References

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>15963110</u>	<u>14907300</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 Hopkins Cottage is shown as the heavy black outline on the accompanying map entitled "Hopkins Cottage, Saranac Lake, Franklin County, NY."

See continuation sheet

Boundary Justification

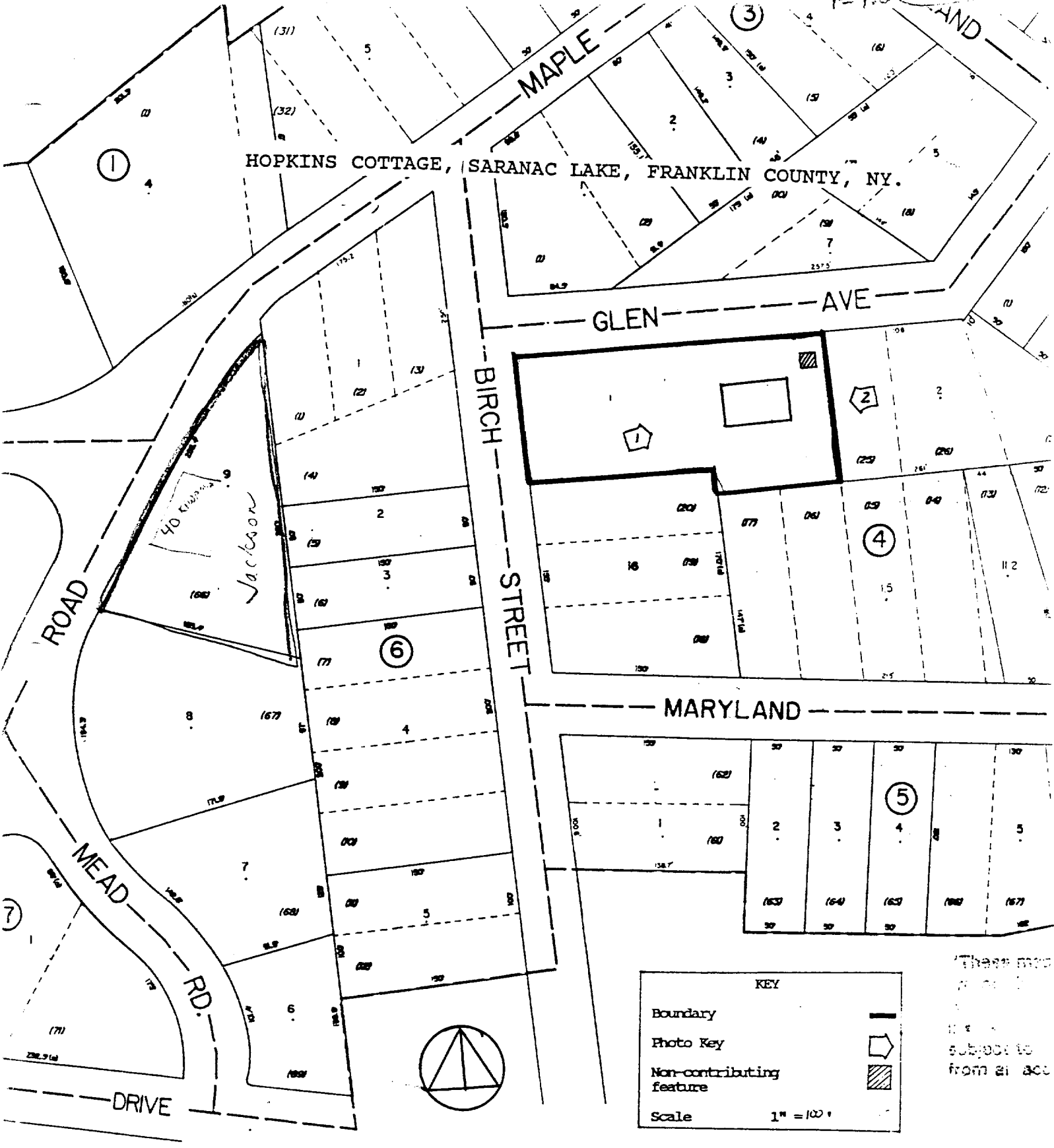
The boundary of the nominated property include the parcel historically associated with the property.

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

5-Birch
1=100



KEY

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

These maps
are
subject to
from an acc

LEGEND

WATER	AREA	From Canal	1.55 AC	INTERSTATE HIGHWAY	100
AND MILLS	AREA	(20' DISTANCE)	53 AC	U.S. 2-WAY	10
PATENT OR REALTY LOT NO.	2 DIMENSION	From Canal	630'	NEW YORK STATE HIGHWAY	2
PATENT OR REALTY LOT NO.	2 DIMENSION	(222' W.)	660' (3)	COUNTY HIGHWAY	12
SECTION BLOCK LOT NO.	UNITS	LOCATOR NO.	ENCL0000-4800000	STREET AND TOWN ROAD	BY NAME

DATE OF MAP JUN 1 1994
 DATE OF REV.

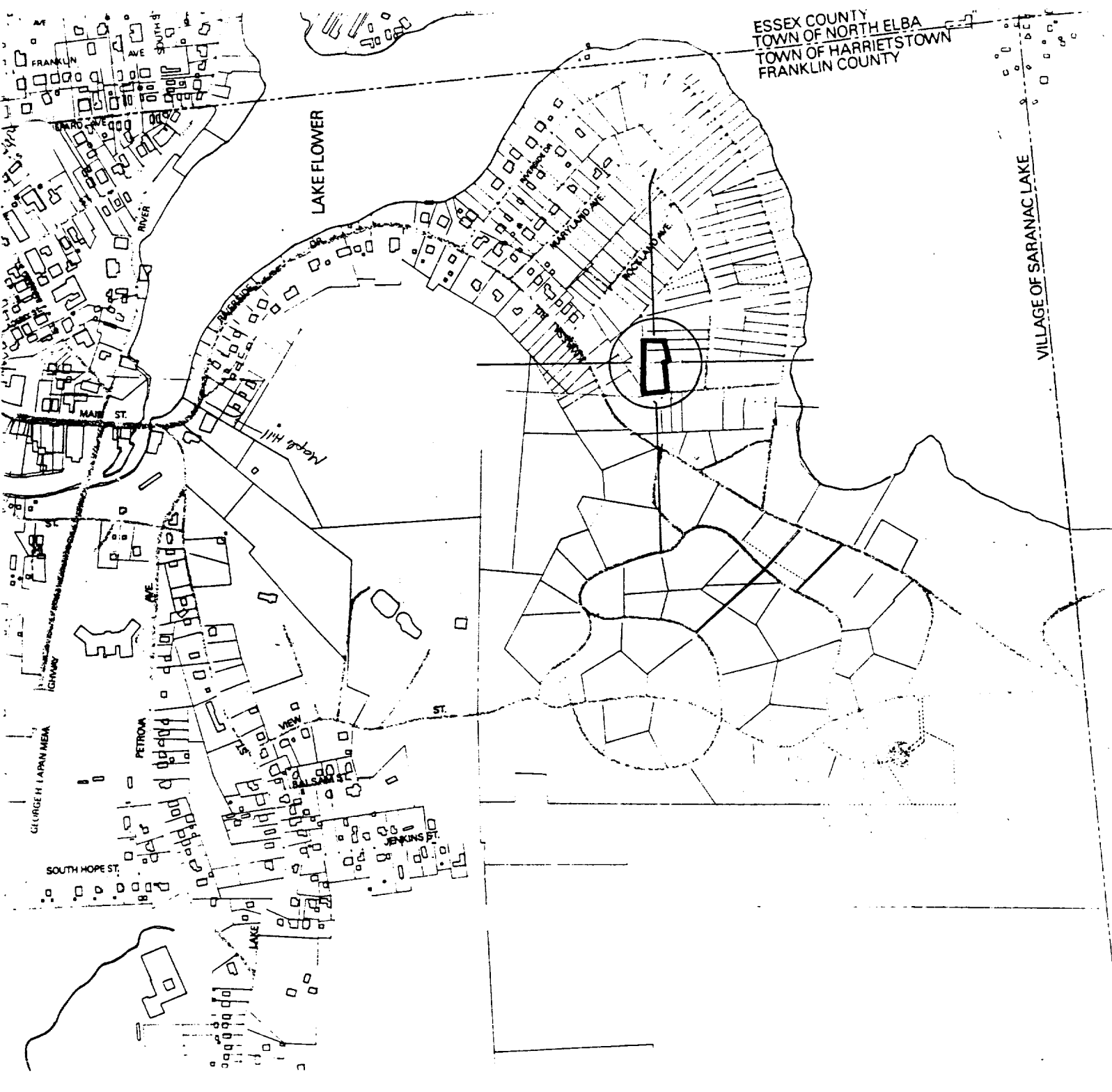
 SCALE 1" = 100'

10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30

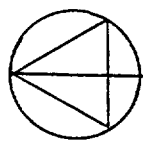
TO
FR

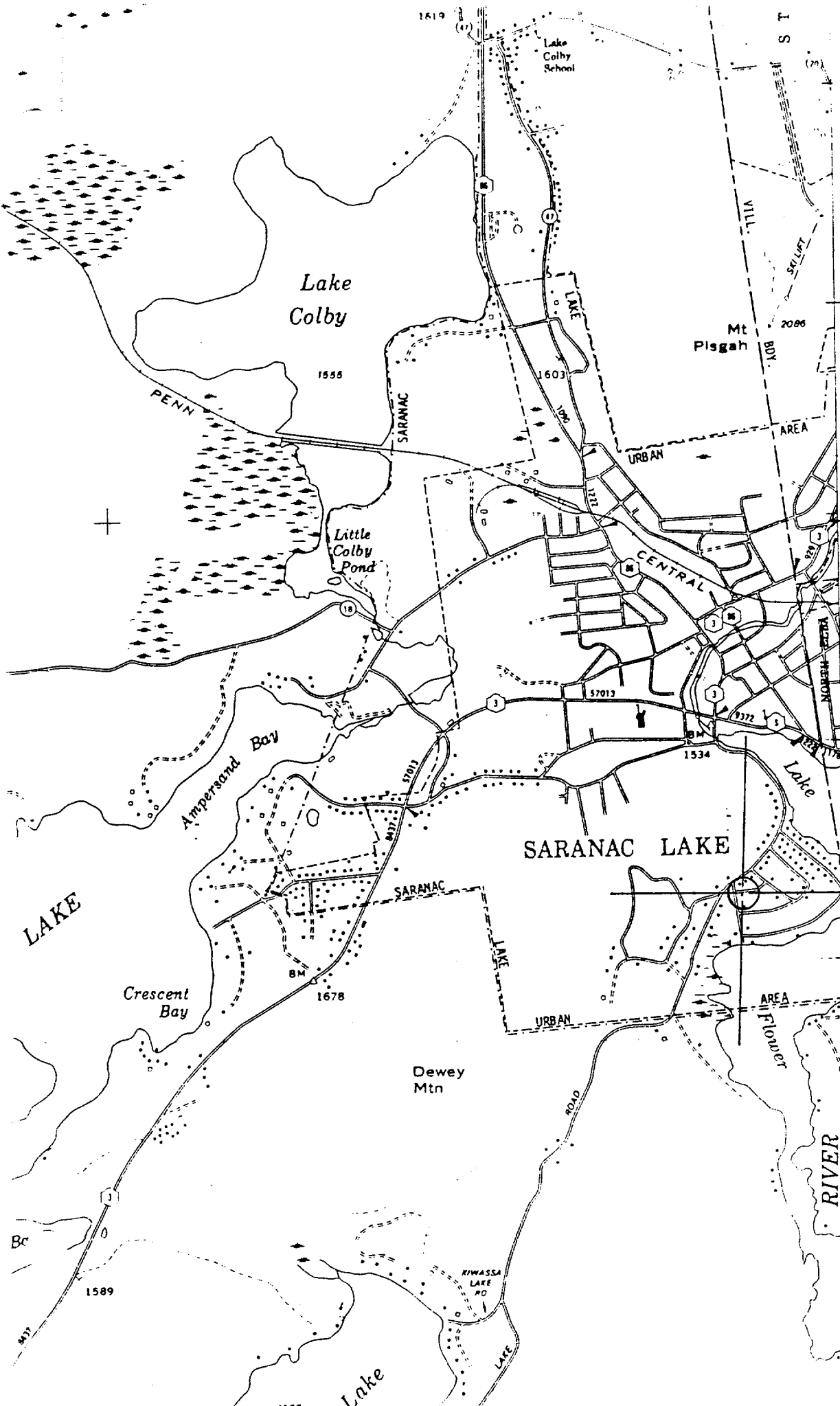
552000 E-127300

ESSEX COUNTY
TOWN OF NORTH ELBA
TOWN OF HARRIETSTOWN
FRANKLIN COUNTY



VILLAGE OF SARANAC LAKE





4910000m. N.

The Village of Saranac Lake
M.P.D.F.
1580000

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

Easting 569310
Northing 4907300

MCKENZIE MOUNTAIN

1570000

E 569310
N 4907300

4905000m. N.