

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 Feustmann Cottage
 other names/site number _____

2. Location

street & number 28 Catherine Street | | not for publication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>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 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.

William J. Johnson
 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

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 Concrete
walls Wood/shingle

roof Asphalt
other _____

Describe present and historic physical appearance.

The Feustmann Cottage is a two-story gambrel-roofed residence with shed dormers in front and back. The house is in the northeastern section of the village of Saranac Lake, less than one block from the Cottage Row Historic District. The neighborhood is residential with a mix of medium and large houses, some of which have been converted into apartment dwellings. The Feustmann cottage faces east onto Catherine Street on a large corner lot at the intersection of Catherine and Baker Streets. The house is surrounded by several large white cedar, white birch and elm trees. A hedge of white cedar extends along the northern edge of the property to the driveway which runs along the western boundary of the lot. The original (contributing) one-car shingled garage faces north at the end of this drive.

The house is entered through a small portico sheltering the Classical Revival doorway with its transom, sidelights, and paneled door. This leads to a small closed vestibule and another paneled door with sidelights opening into the main central stair hall. A large living room to the left (south) has a brick fireplace and a wooden mantle with fluted pilasters, fretwork, and moldings. Bookcases line most of the western walls. A call bell button is located on the north wall. Many of the original light fixtures remain throughout the house, as do the paneled doors and trim.

French doors lead through the southern wall of the living room into the ground floor cure porch. This porch is approximately 18 feet by 12 feet and completely enclosed with eight-pane casement windows, some of which are hinged together to fold open. A French door on the west side opens to the back yard. The wainscoting under the windows and the ceiling consist of painted beaded boards.

The kitchen, pantry, and servant's quarters fill the northwest corner of the house. The original cast iron sink and drainboard, and the call bell system remain intact. A

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CONTINUATION SHEET

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dining room is to the northeast. The central staircase has interior light and ventilating windows on the western wall, one of which opens into an upstairs cure porch.

The master bedroom is over the living room on the southern side of the house. It also has a southern fireplace with original mantle and trim. French doors at the Western end of the south wall lead out onto a cure porch over the one on the first floor. This porch has unpainted plaster ceiling and walls, with a mixture of sliding and casement windows. It retains its original light fixtures and call bell system.

A third cure porch is located between the master bedroom and another bedroom on the northwest corner of the house. It is reached by French doors from both bedrooms. The west wall has four casement windows of twelve panes each which open inward. Interior windows in the eastern wall open into the staircase, providing cross ventilation.

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</u>	<u>1923</u>
_____	_____	_____
_____	_____	_____

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

Significant Person	Architect/Builder
<u>n/a</u>	<u>Maurice Feustmann</u>
_____	_____
_____	_____

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

The Maurice Feustmann house is architecturally significant as an example of a private residence both designed by and built for a tuberculosis patient. It was the home of Maurice Feustmann, an architect in the local firm of Scopes & Feustmann. As built, the residence incorporated many of the salient features associated with this property type, including numerous cure porches and wide doors.

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.

[X] see continuation sheet

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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.

Feustmann was trained at the Ecole des Beaux Arts in Paris and was linked by a sister's marriage to the Gimbel family who founded Knollwood, a complex of "cottages" on Lower Saranac Lake. Feustmann came to Saranac Lake to cure his tuberculosis, and eventually settled here. Depute frequent relapses and illness, Feustmann was able to return to his career as an architect. He joined with William H. Scopes and their architectural firm became one of Saranac Lake's most prolific. Scopes & Feustmann were responsible for many of the large urban structures built in the village in the 1920s. Among their works were the luxurious Sanatoni apartments, the Harrietstown Town Hall, and the Hotel Saranac. Scopes & Feustmann were also involved in residential development, designing homes in Glenwood Estates and elsewhere. They purchased the entire block bounded by Park Avenue, Catherine, Baker, and Little Baker Streets in 1907 and developed it.

As tuberculosis patients, both Scopes and Feustmann had an intimate understanding of the needs of patients while curing. Their firm became national experts on the design issues involved in sanatorium construction. Among their work in Saranac Lake were the Ludington Infirmary and Trudeau Lab at the Trudeau Sanatorium, The Reception Hospital (Prescott House), and the National Vaudville Artists Sanatorium (Will Rogers). They also designed state sanatoria in Vermont, New York, Connecticut and Minnesota. Feustmann's private home incorporated many of the ventilation and other design features found in the most advanced sanatoria in the nation.

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
Scopes, William H., AIA and Feustmann, Maurice M., AIA. "Evolution of Sanatorium Construction", Journal of the Outdoor Life. (May 1935).

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>18</u>	<u>569310</u>	<u>4909000</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 Feustmann Cottage is shown as the heavy black outline on the accompanying map entitled "Feustmann Cottage, Saranac Lake, Franklin County, NY."

See continuation sheet

Boundary Justification

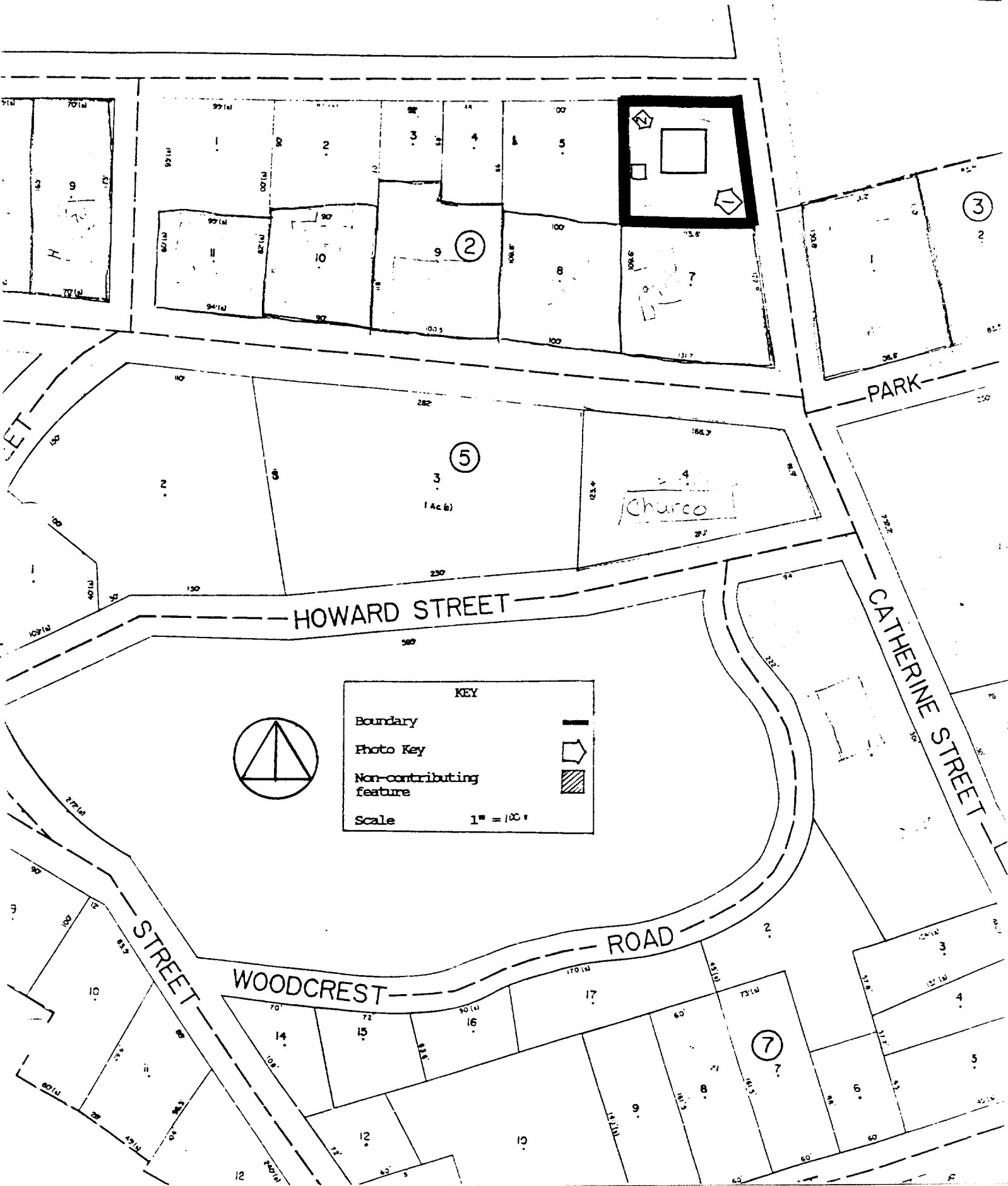
The boundary of the nominated property include the parcel historically associated with the property.

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

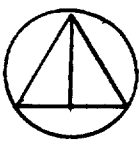
FEUSTMANN COTTAGE, SARANAC LAKE, FRANKLIN COUNTY, NY.

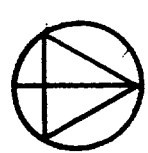
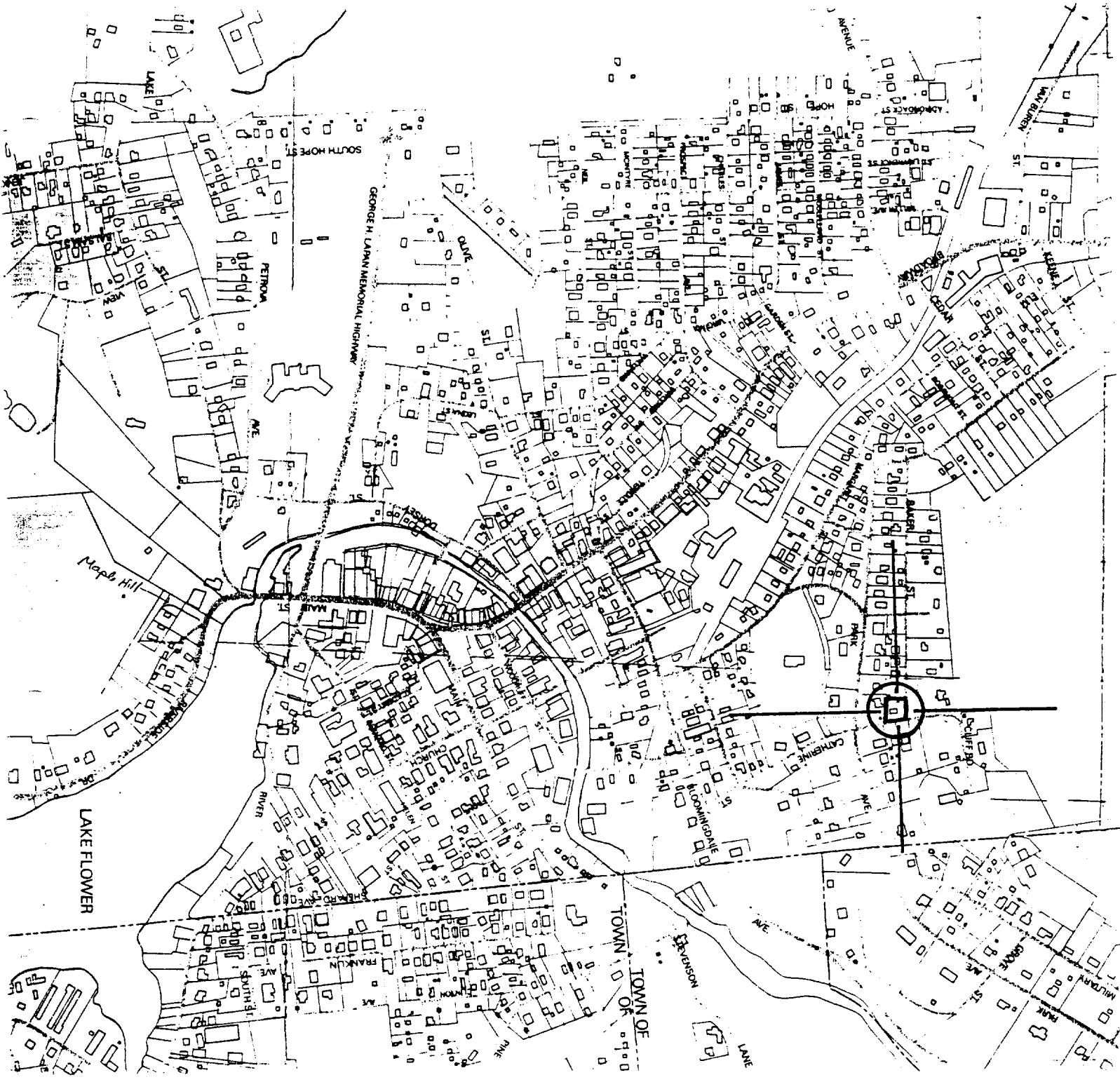


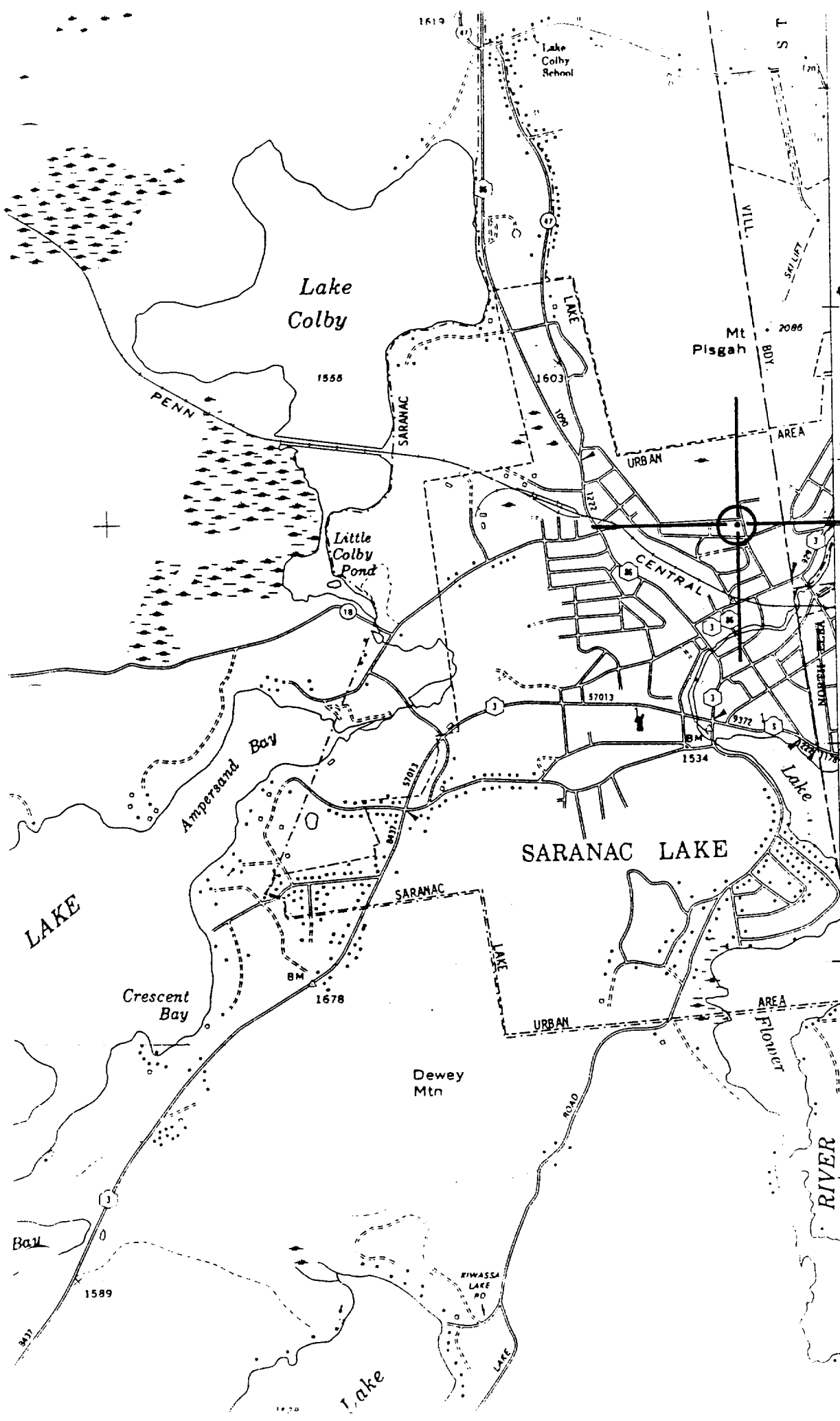
KEY

- Boundary
- Photo Key
- Non-contributing feature

Scale 1" = 100'







4910000m. N.

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

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

Easting 569310
 Northing 4909000

E 569310
 N 4909000

1570 000

4905000m. N.