



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name VALENTINE, CHESTER, HOUSE
other names/site number "STRATHMORE COTTAGE"

2. Location

street & number 182 LAKE STREET not for publication
city or town SARANAC LAKE vicinity
state NEW YORK code NY county FRANKLIN code 033 zip code 12983

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Richard A. Pappas DBHP 12/29/14
Signature of certifying official Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register

 other (explain):

Jon Edson K. Beall 2-23-15
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(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 AND 20th CENTURY REVIVALS:
Tudor Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD SHINGLE

roof: ASPHALT
other: BRICK, STONE, GLASS, METAL

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Narrative Description

Summary Paragraph

The Chester Valentine House is an example of Sears Roebuck & Company mail order house design built in Saranac Lake in 1932. This modestly scaled and appointed dwelling, which exhibits attributes that relate it to the Tudor Revival style, recalls Sears's Modern Homes program, which by the company's estimate produced and sold upwards of 75,000 dwellings over the course of a 32-year period. The house is a representative example of Sears's "Strathmore" model, which was first offered in the company's 1930 Modern Homes catalog and which it continued to produce until discontinuing it in 1937. This model was touted by Sears as combining "the lure of old world charm and the luxury of new world comfort" with an "English exterior" and interior appointments of "elegance and completeness." Character-defining exterior features included the gabled entrance, diamond-pane casement windows, and the prominent brick and stone chimney; the interior is highlighted by a large living room complete with fireplace with a polychrome brick surround and a coved cornice, in addition to a kitchen, dining room, three bedrooms, two baths, and closet space. A porch, a feature of the original design, remains; however, it was enclosed at a later and unknown date. The house remains substantially intact to the period of original construction in the early 1930s, for Chester Valentine, notwithstanding relatively minor exterior and interior modifications, and it remains an excellent representation of Sears Roebuck & Company kit house design from that era.

Narrative Description

Location & Setting

The Chester Valentine House is located at 182 Lake Street in the Village of Saranac Lake, Franklin County, New York.¹ This location places the property a short distance southwest of the village core, west of Lake Flower, and south of the New York Route 3/George H. Lapan Memorial Highway corridor. The nominated property is located immediately east of the intersection of Lake Street and Petrova Avenue and is situated between Lake Street's intersection with Jenkins Street and Dewey Lane; it occupies a position on the north side of Lake Street with its principal elevation facing southwards. The immediate surroundings are typified by residential development and the area presents a suburban character with modestly scaled houses located on small lots and in close proximity to the road. The associated parcel on which the house is situated, consisting of .57 acres of associated land, is not flat and the grade is instead uneven; the house is banked into the site with the grade falling off to the north, towards Petrova Avenue, accounting for the exposure of the foundation wall on that and the east and west elevations. Decorative landscaping is present along the perimeter of the south-facing façade and the grassy lawn is interspersed with a small number of deciduous and coniferous trees. A driveway leads from Lake Street alongside the east elevation to the rear of the house, where the raised foundation wall accommodates a one-car garage.

Overview

The nominated house is a one-story building that was built on an L-shaped plan; it has shingle-clad walls of light frame construction, a coursed concrete-block foundation, and asphalt roofing. Its exterior form and massing, along with the considerable embellishment of the chimney mass and the use of diamond-pane sash and an arched door with surface-mounted hardware, relate the house to the overarching Tudor Revival style. The interior, modest in plan and finish, nevertheless retains the bulk of its period features, including woodwork and other finishes, among them the polychrome-brick fireplace surround with wood mantel shelf and the coved cornice in the living room. In addition to the living room, the original plan, still fully intact, includes a dining room and kitchen, in addition to three bedrooms and two baths. The living room communicates with a porch on the building's west side; a custom feature, it was later enclosed. The physical integrity of the house is relatively high, with the exception of the replacement of the original double-hung window sash with

¹ The property was formerly 89 Lake Street prior to the renumbering of street addresses. It is located in the Franklin County portion of the village, the balance of which falls within the bounds of Essex County.

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replacement sash in the same pane configuration, the renovation of the kitchen and one of the house's two bathrooms, and the enclosing of the porch. It remains a highly interpretable example of early 1930s residential design and a notable local example of Sear Roebuck & Company kit house design for which the original blueprints survive.

Exterior

The nominated house consists of two sections, a narrow rectangular front block, gable ended with steeply pitched roof, which is engaged on the north side by a broader and more square-plan rear block, which is covered by a gable of lower pitch. These two blocks are flush on the east elevation and have roof ridges that are perpendicular to one another. The south-facing façade contrasts the horizontal emphasis of the single-story wall plane with the vertical emphasis of the steeply pitched roof, chimney, and the intersecting gable within which the main entrance is located. Fenestration is asymmetrical and consists, moving west to east, of paired windows that correspond with the enclosed porch, each of which is fitted with six-over-six sash; a single window of the same type, corresponding with the living room; a tripartite window band with diamond-pane casements, located beneath a projecting pentice and with a corresponding window box below; and the arched entrance door with decorative strap hinges. The windows, with the exception of the pair corresponding with the porch, have wood shutters with small clover-leaf cutouts. Particular emphasis was placed on the treatment of the chimney, which contrasts rough-hewn granite with red-hued pressed brick laid in running bond, the upper brick courses being interrupted by the occasional stone accent. The principal entrance is reached via an uncovered concrete porch; the section of the main roofline adjacent to it, between it and the east elevation, slopes downward to a low wall in "cat slide" fashion.

The east elevation's fenestration, moving south to north, consists of a small square-shaped window that lights the front bathroom; two larger windows with six-over-six sash that light a bedroom; two windows with six-over-six sash and a door that correspond with the kitchen; and a single window with six-over-six sash that lights a bedroom. The kitchen door is reached via a covered porch with a gable roof; two of the vertical wood slats that form a railing on two sides are embellished with the same clover motif used on the façade shutters. A tall louvered vent is present in the gable field of the front section, while the raised foundation wall is punctuated with window openings fitted with three-light casements. Three courses of concrete block, which have textured or simulated rough-hewn faces and which were laid in regular courses, form the foundation wall.

The west elevation has two paired windows corresponding with the porch—the depth of which matches the depth of the main block itself—all of which are hung with six-over-six sash; there is additionally a three-light casement located below these, in the foundation wall, which brings light into the basement. A tall louvered vent, identical to that on the opposite elevation, is present in the gable field of the front block. The rear block jobs inward (eastward) from the front block on the west elevation; a paired window, consisting of two units with six-over-six sash, brings natural light into the dining room, which a single window of the same type lights a rear bedroom. A door and a small casement window punctuate the raised foundation wall, which consists of eight courses of block on that elevation.

The north elevation has three windows corresponding with the rear wall of the rear block—two which light the bedrooms, and a third, slightly smaller, that lights the master bathroom—in addition to two windows and a larger overhead garage door that punctuate the foundation wall. There is also an enclosed window in the gable field, and on the north wall of the front block, a window that lights the living room, a paired window that corresponds with the porch, and a casement set within the foundation wall.

Interior

The house was built on a compact plan with the majority of the floor space being given over to six principal rooms—a living room, kitchen, dining room, and three bedrooms—the balance of the first-floor plan consisting

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of an entrance foyer, two hallways, two bathrooms, and closet and linen space. The principal entrance leads into a small foyer, which in turn communicates with a half-bathroom, the front bedroom, and the living room. The living room, the largest room in the house, opens onto the original porch, now enclosed, and additionally communicates with the dining room by way of an arched opening. Astride the dining room is the kitchen, and, at the rear of the plan, two bedrooms with a master bathroom between, this range of rooms being accessed by way of a short hallway from the dining room. As for the side entrance, on the east elevation, it opens into a small hall that communicates with the kitchen and which also contains stairs to the unfinished basement, where the garage is located. Each of the three bedrooms has its own closet, and the plan additionally includes a telephone niche and linen closet.

Interior walls and ceilings on the first floor are sheetrock, while the arched openings between rooms and, presumably, the coved cornice of the living room were executed in plaster. Original oak strip flooring remains in place in the principal rooms, and the front bathroom retains its original black and white hexagonal ceramic tile. The door and window casings are pine and remain as when installed, being stained and not painted, as do the paneled doors; the door leading from the living room to the porch is fully glazed with twelve lights divided horizontally by a central muntin. The fireplace in the living room, which is centered on the south wall, has a tile-laid hearth corresponding with the width of the firebox; the surround is formed of polychrome brick with wide mortar joints, the area above the firebox being treated as a simple decorative geometric design. A thick oak mantel shelf forms the terminal feature of this surround. To the left (east) of the fireplace is a window seat that corresponds with the leaded-glass casement windows of the façade. The dining room has two windows that bring natural light in from the west and a simple unmoulded chair rail. Finishes in the remaining principal rooms follow those employed in the other rooms; only the kitchen, which has new cabinets and vinyl flooring, the master bathroom have been significantly altered from their original design intent.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1932

Significant Dates

1932

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance, 1932, begins and terminates with the construction of the house.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph

Synopsis

The Chester Valentine House is a largely intact and representative example of early 1930s Sears, Roebuck & Company mail-order house design erected in Saranac Lake, Franklin County, New York. Built in 1932 for Valentine, a veteran of the First World War, the nominated house is an example of Sears's "Strathmore" model, a design which the company offered to customers via its mail order catalog between 1930 and 1937. This model, which employed design features of Tudor Revival derivation, albeit on modest terms, was touted for its compact floor plan and dignified but affordable aesthetics. The nominated house offers insights into the design process for prefabricated housing ordered from Sears in this era—given the survival of the original blueprints from the company—and the manner in which owners customized their orders to suit their tastes and means. In a broader context, it forms an important representation of the mail order house business, an industry which left a significant imprint on the nation's domestic architecture in the first decades of the twentieth century. Sears, Roebuck & Company, one of a number of American prefabricated housing manufacturers in this era by means of their Modern Homes program, estimated that it sold upwards of 75,000 houses during the 32 years it offered this service. By creating a standardized system whereby prefabricated building materials could be ordered and shipped directly to the building site, Sears was able to offer a relatively affordable housing solution for many American families. The house is being nominated in association with National Register of Historic Places Criterion C, in the area of architecture, as a significant representation of Sears, Roebuck & Company kit-house design in Saranac Lake for which the original blueprints survive.

Narrative Statement of Significance

Historical Context

The area that encompasses present-day Saranac Lake, a village which straddles the border between Essex and Franklin counties in New York State's rugged Adirondack Mountain region, was initially settled in 1819 by New England pioneers from Keene, New Hampshire. The following decade witnessed the establishment of logging operations which provided the impetus for further settlement and growth. In 1849 the Saranac Lake House, or "Martins" as it was otherwise known, was built on the southeast shore of Lower Saranac Lake by William F. Martin. Among the first hotels established in the Adirondacks, Martin's hotel soon emerged as a favorite haunt of hunters, woodsmen, and tourists alike. Telephone service was introduced to Saranac Lake in 1884, improving communication with outlying areas, and in 1887 the Chateaugay Railroad reached the hamlet, which was officially incorporated as a village in 1892. Electricity was introduced two years later, another important milestone in the development of local infrastructure.

Saranac Lake's history in the latter nineteenth and early twentieth centuries is closely interwoven with Dr. Edward Livingston Trudeau and his efforts to develop a treatment to cure tuberculosis. Trudeau came to Saranac Lake in 1876 to treat his own tuberculosis affliction, and in 1884 he founded the Adirondack Cottage Sanitarium, which began with a small cottage known as "Little Red," where his first patients were treated. As more patients came to Saranac Lake seeking a cure for their ailment, among them the author Robert Louis Stevenson, Trudeau's professional reputation grew, as did the sanitarium. Saranac Lake's preeminence in tuberculosis care left a lasting imprint on its physical development, as hundreds of patients and doctors came to take up residence there, swelling the local population. The village became an especially busy locale in the period between the First and Second World Wars, during which time the Hotel Saranac was erected, along with several other new buildings, after multiple fires devastated a large part of downtown area. Prominent visitors to the village included author Mark Twain, President Calvin Coolidge—who also vacationed at nearby White Pine Camp in Paul Smiths, this Adirondack camp serving in 1926 as a "summer White House"—and physicist Albert Einstein, who beginning in 1936 rented a cottage from the local architect William Distin, an important figure in the architecture of the Adirondack region in the first half of the twentieth century.

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The nominated house was built for Chester George Valentine (1897- 1972), a veteran of the First World War. Valentine was born in East Williston, Nassau County, and died in Boca Raton, Florida. At the time of the 1930 Federal census, Valentine was residing in Saranac Lake with his wife, Corinne Wood Valentine, in a house they shared with the owner, Frank Fortune; additional occupants were Fortune's wife, Mary, and William Witherbee, Frank Fortune's brother-in-law. The Valentine's paid \$55 a month in rent. Neither Fortune, his wife, nor Chester Valentine was employed at that time; Witherbee worked as a carpenter, while Corinne Valentine was employed as a salesperson. By the time of the 1940 Federal census, by which time the nominated house had been ordered from Sears and constructed, Valentine and his wife, Corrine, who was still working as a salesperson, were residing there. The house was valued at that time at \$10,000, which was considerably more than the value of most of the Valentine's neighbors' dwellings. Chester Valentine indicated no occupation at that time and further noted he was not actively seeking work; however, he did indicate that he was receiving money not related to salary or wages, though what that source of income was is not known. Both Valentine and his wife appeared on any number of occasions in the social registers of the *Plattsburgh Daily Republican*, and he served for a time, in the mid-1950s, as the dog enumerator for the Town of Harrietstown. An undated image of Valentine shows him with Fred Duclos and L.E. Cheeseman embarking on what would appear a winter hunting excursion.

Architectural Context

Between 1908 and 1940, Sears, Roebuck & Company sold an estimated 70,000 to 75,000 houses by means of its Modern Homes program.² The company offered hundreds of different dwelling options in that period, ranging from simple, inexpensive cottages or bungalows to larger and more architecturally sophisticated houses. This variety and range of options allowed prospective customers to select models which would suit their personal tastes, lifestyles and budgets. Individuals could also submit blueprints of their own conception to Sears, which would in turn fabricate and ship precut and fitted building materials to the construction site, thereby putting the homeowner in full creative control of the design process. Sears was by no means the only purveyor of prefabricated homes in this period, as other companies— among them Montgomery Ward, with its "Wardway" program—offered similar services, as did the Hodgson Company. Nevertheless, Sears's Modern Homes program is that which is most often equated with early twentieth century mail order kit houses.

The success of Sears' Modern Homes program is credited by historians to Wisconsin-native Frank W. Kushel (1875-1956), whose merchandising vision established the foundation for the success of the company's mail order house business. In 1906 Kushel, who was at that time managing the company's china department, was given the task of liquidating Sears's building materials department, which was failing to turn a profit following a decade of existence. It was then that Kushel, in a radical departure from the status quo, devised the concept whereby the company would manufacture and offer for sale prefabricated houses, ready for assembly, instead of piecemeal millwork and other such building components. By doing so, Kushel believed that Sears's sales of household furnishing and appliances would only increase.

Kushel's boss, Richard Sears—himself no slouch at merchandising—recognized the plan's potential immediately and so did the buying public. Sears's reputation for quality, low prices, and reliability, carefully nurtured since the company's founding in 1886, was like money in the bank for its customers. The company's first 44-page *Book of Modern Homes and Building Plans*, issued in 1908, brought an immediate and enthusiastic response.³

² This often-cited estimate was generated by Sears.

³ Shirley Maxwell and James C. Massey, "The Story on Sears: Houses by Rail and Mail," *Old House Journal*, July/August 2002, 46.

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Credit for the concept of shipping pre-manufactured buildings directly to buyers is not due to Sears; the North American Construction Company, which emerged as the manufacturer of “Aladdin Houses” and “Readi-Cuts,” was shipping pre-cut buildings out of its mail-order plan book as early as 1906. Sears soon followed suit, as did Montgomery Ward, seizing upon the concept. The success of these various companies relied heavily on railroad transportation, in addition to manufacturing facilities that could process lumber at a centralized location for convenient and cost-effective shipping. Arguably Sears’s most important contribution to the burgeoning mail-order house industry in the United States was the introduction of financing on reasonable terms, which opened up a vast new field of prospective buyers who had otherwise been ignored by conventional lenders.⁴

The immediate success of the Modern Homes program required Sears, Roebuck & Company to rapidly expand its manufacturing capabilities, which it did soon thereafter, with the acquisition of a lumber mill in Mansfield, Louisiana in 1909, a lumber yard in Cairo, Illinois in 1911, and a millwork plant in Norwood, Ohio in 1912. The lumber yard at Cairo, a facility encompassing approximately 40 acres, was strategically located on a major rail line at a rate-breaking point, which made it possible to receive, store, and process building materials prior to shipping it to customers. In May 1926, a particularly busy month for Sears’s mail order business, the facility shipped 324 house kits to consumers. The success of the program in this period and the related demand it was placing upon the Cairo facility required the company to acquire a second lumber mill, this one in Newark, New Jersey, in 1925, which it was hoped would be a boon for house sales on the East Coast. In addition to manufacturing facilities, by 1930 the company had on its payroll 350 salespeople who worked out of 48 regional offices, which expanded the market beyond mail order sales.⁵

Among the ways Sears sought to counter the onset of the Great Depression—during which time the nominated house was ordered and purchased by Chester Valentine— and its dampening effect on the housing market was to liberalize its lending policies to include actual construction costs. However, by 1933 the severe economic downturn began to take a toll on the company’s fortunes; Midwestern sales were slated for termination, as were mortgage financing and construction supervision services, which had been initiated in 1930. In its 1934 annual report the situation was laid out by Sears’s executives in the starkest of terms: “About \$11,000,000 in mortgages were liquidated during the year, and the Modern Homes Department was discontinued.” Sears did attempt to reenter the kit house market in 1935, in association with General Houses, Inc., of Chicago, Illinois, and the housing market improved somewhat during that year. Nevertheless the revival was short-lived and in 1940 the company published its final Modern Homes catalog, which was largely a reissue of the previous 1939 edition.⁶

The survival of the original blueprints for the Chester Valentine house allows for some level of insight into the design process and how the nominated house’s final form was achieved. The blueprints are stamped “build in reverse,” and the house was, in fact, laid out in that manner, as a mirror image of the design as presented in published form. Evident is the manner in which standard designs were augmented with additional features, which, in the case of Valentine’s house, meant the addition of a porch on the west elevation. This feature came as a separate blueprint and as an amendment to the first-floor plan. Other minor working amendments to the scheme were rendered on the elevations and floor plans in yellow pencil, as were notes, such as “oak flooring except kitchen—linoleum [and] bath tile,” indicating the manner of floor treatments. As such variation was possible within what was otherwise a standardized format.

Plan-wise the house offered a compact arrangement of space centering on the interconnected living room, dining room and kitchen areas. The living room, with its fireplace and access to the side porch, formed the

⁴ Ibid, 46.

⁵ K.C. Stevenson and H. Ward Jandl, *Houses by Mail* (National Trust for Historic Preservation, 1986), 20-22.

⁶ Ibid, 22-23.

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largest of the house's chambers; as described in the 1936 Modern Homes catalog, "Every perspective of this room is good as to the proper size and placing of plaster arches, central fireplace, window seat with recessed bookcases and coved ceiling." Interior finishes were simple and highlighted by natural wood finish contrasted with plaster walls and ceilings and, in most of the rooms, oak strip flooring. The fireplace, with its decorative brick mantel, was a focal point of the principal interior spaces. Adjacent to the kitchen, which was described as of "ample size," was the kitchen, which was where, the company opined, "you will find an ideal arrangement which makes the duties in this part of the home a pleasure." Clearly the company's marketing strategy was concerned with selling not only a house, but a lifestyle as well.

The nominated house, a representation of Sears's Strathmore model, also offers itself as a modest expression of Tudor Revival domestic design. While not conceived on the scale or level of sophistication of many suburban expressions of this architectural mode, which was fashionable for most of the first-half of the twentieth century, it nevertheless presents identifiable aspects of that style. While lacking the characteristic stucco and half-timbered exterior of this type—the exterior instead being entirely clad with shingles—the house, described by the company as a "six-room bungalow," nevertheless employs a steeply pitched cross-gabled entry, a prominently placed chimney on the façade which is handsomely rendered in brick and stone, and a window band with diamond-pane casements, all of which share associations with this design mode. The end of the 1930s saw the Tudor Revival fashion fall from favor with the American public, in large measure corresponding with the end of the Sears Model Homes program.

Developmental history/additional historic context information (if appropriate)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Shirley Maxwell, Shirley and James C. Massey, "The Story on Sears: Houses by Rail and Mail." *Old House Journal*, July/August 2002

Stevenson, K.C. and H. Ward Jandl, *Houses by Mail*. National Trust for Historic Preservation, 1986.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .57 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>568559</u> Easting	<u>4908081</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for this NRHP nomination is shown on the enclosed maps, both entitled "Valentine, Chester, House, Saranac Lake, Franklin Co., NY," and which were drawn at a scale of 1:24,000 and 1:3,000.

Boundary Justification (Explain why the boundaries were selected.)

The boundary, consisting of .57 acres of land, is consistent with the historic parcel at the time the house was built, 1932, which is also the period of significance for this nomination. No land has been included outside of that which originally formed the historic-era parcel.

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11. Form Prepared By

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date October 2014

street & number PO Box 189

telephone (518) 237-8643 ext. 3265

city or town Waterford

state New York zip code 12188

e-mail William.Krattinger@parks.ny.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

PHOTOGRAPHS by William E. Krattinger, July 2014

TIFF format; original files at NYS DHP, Peebles Island State Park, Waterford NY 12188

0001 EXTERIOR, perspective view showing west and south elevations, looking to northeast

0002 EXTERIOR, east elevation, view looking south

0003 EXTERIOR, north elevation, view looking south

0004 INTERIOR, living room, view looking west towards enclosed porch

0005 INTERIOR, dining room, view looking west

0006 INTERIOR, living room, detail view of fireplace and mantel, looking south

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Sandra Hildreth

street & number 182 Lake Street

telephone _____

city or town Saranac Lake

state New York zip code 12983

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

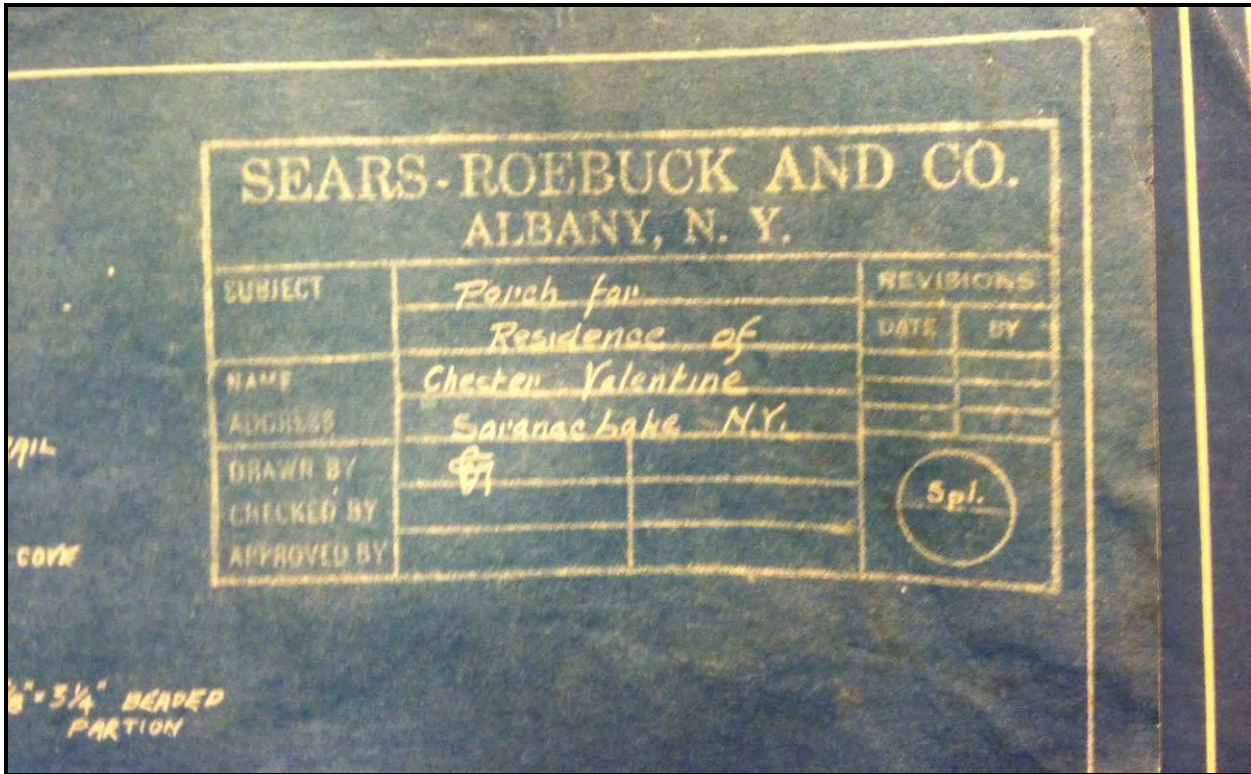
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

VALENTINE, CHESTER, HOUSE

FRANKLIN COUNTY, NEW YORK

Name of Property

County and State



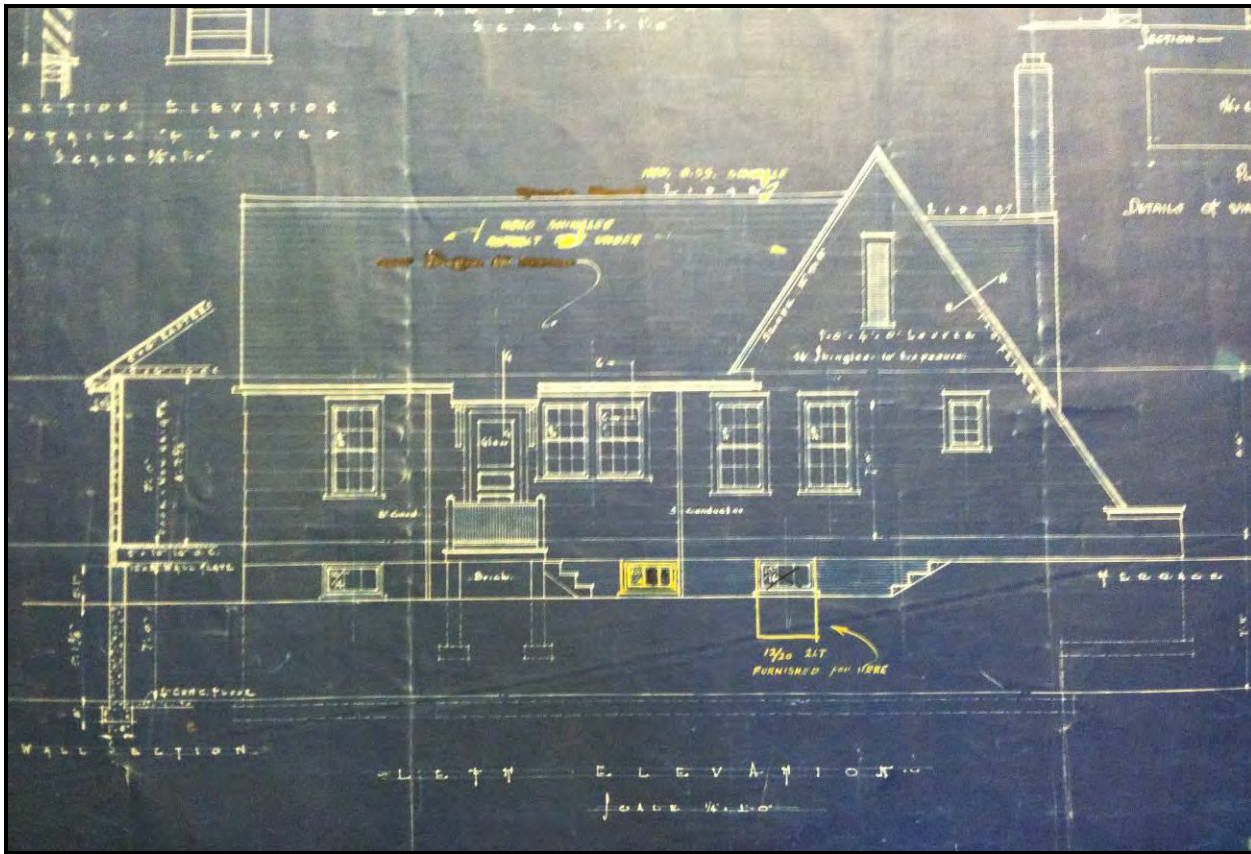
ABOVE & BELOW, original blueprints for Chester Valentine (collection of owner)

VALENTINE, CHESTER, HOUSE

FRANKLIN COUNTY, NEW YORK

Name of Property

County and State

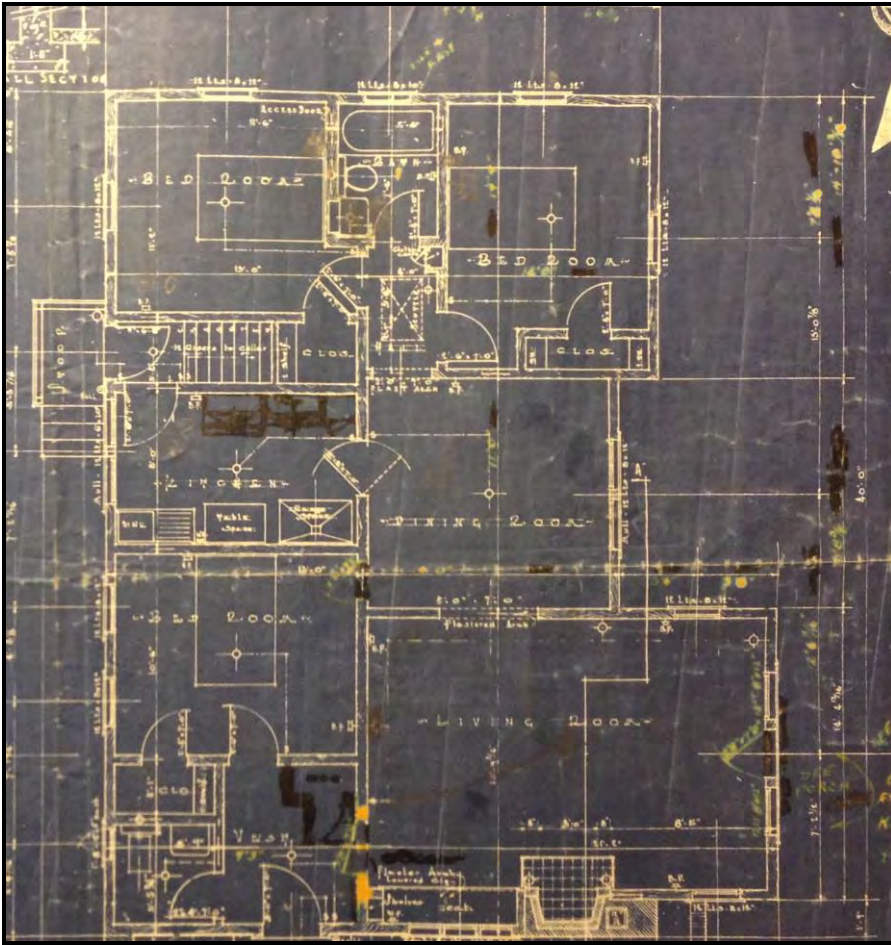


VALENTINE, CHESTER, HOUSE

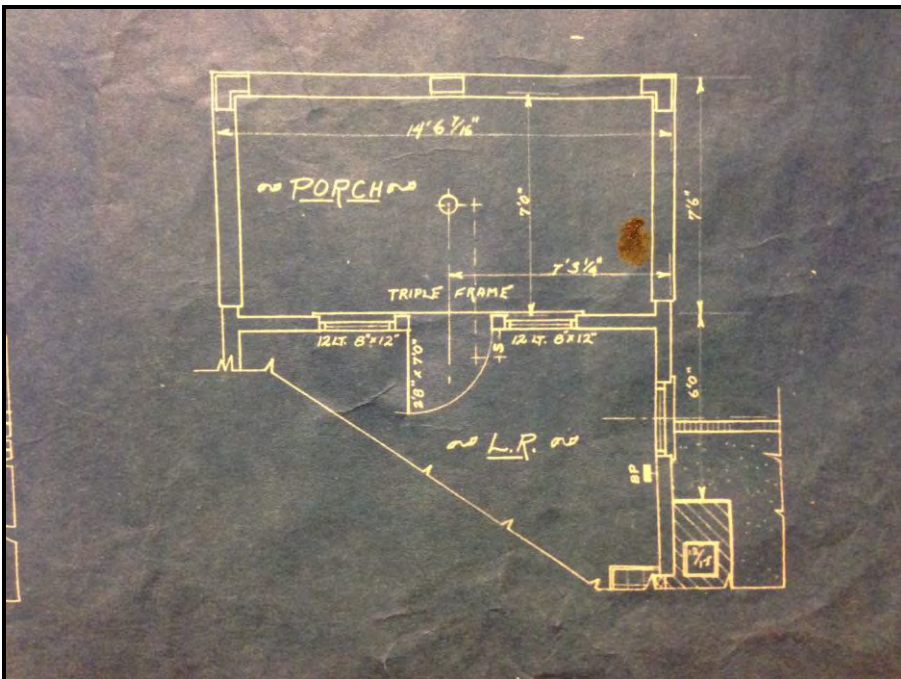
Name of Property

FRANKLIN COUNTY, NEW YORK

County and State



ABOVE, first-floor plan; BELOW, porch




VALENTINE, CHESTER, HOUSE

Name of Property

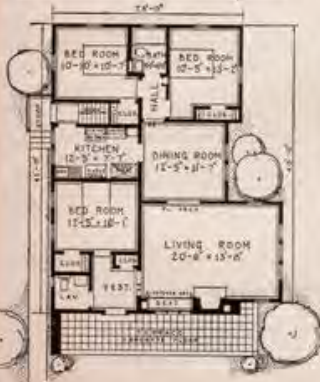
FRANKLIN COUNTY, NEW YORK

County and State

THE STRATHMORE ▲ ▲
▲ SIX ROOMS, BATH AND LAVATORY



MODERN HOME
No. 3306
ALREADY CUT AND FITTED



"I am very proud of my 'Honor Bill' home. The arrangement of all the rooms and wardrobes is ideal and much time and money was saved by the material being ready cut. I was well pleased with the superior quality of all the material which you sent and I figure that I saved about \$1000.00 by buying from you. If I should ever build another home it would be an 'Honor Bill'."

Dancy Adams,
Bowling Green, Ky.

THE lure of the old world charm and the luxury of the new world comfort are incorporated in this beautiful six-room bungalow. Never before has there been an opportunity to build a home of such distinction and quality at the low price made possible by our improved methods and facilities. Equal to the skill with which stucco, stone, brick and wide shingles are used in the English exterior, is the elegance and completeness of the interior appointments.

Stucco is planned to be used on the front wall between the left corner and chimney, and 24-inch shingles with wide exposure on the balance of the walls. The foundation is 34 feet wide in front and 28 feet wide in back. The length is 41 feet 9 inches, plus 6 feet 5 inches for the cement terrace. Six rooms, four closets, bath, extra lavatory, spacious vestibule and numerous built-in features are included.

Colors which will emphasize the protecting sweep of the roof as it shelters the entrance, and enhance the contrast which makes the exterior effective, would be as follows: Buff stucco, cream stone, dark red and brown brick and gray wood shingles.

The front entrance from the terrace is into a large vestibule containing closet for outer wraps and forms the passageway to the living room, lavatory and front bedroom.

The living room is 20 feet 6 inches wide by 13 feet 8 inches deep and is well lighted by a balanced grouping of five windows and three casement sash above window seat. Every perspective of this room is good as to the proper size and placing of plaster arches, central fireplace, window seat with recessed bookcases and coved ceiling.

The dining room is of ample size and has two large windows.

The kitchen is at the left where you will find an ideal arrangement which makes the duties in this part of the home a pleasure. Broom closet, counter unit, two wall units and refrigerator (furnished at option prices) occupy the space along the back wall.

The compactness of this plan, plus the high quality of material and our famous ready-cut method of construction, enable you to obtain a dignified attractive home at the lowest possible cost.

Fill out the Blank with options desired for delivered price.

ABOVE, "The Strathmore," 1936.

VALENTINE, CHESTER, HOUSE

Name of Property

FRANKLIN COUNTY, NEW YORK

County and State



ABOVE, undated image of L.E. Cheeseman, Fred Duclos and Chester Valentine

Saranac Lake, NY
Quadrangle



1:24,000
1 in = 2,000 ft.

Copyright: © 2013 National Geographic Society

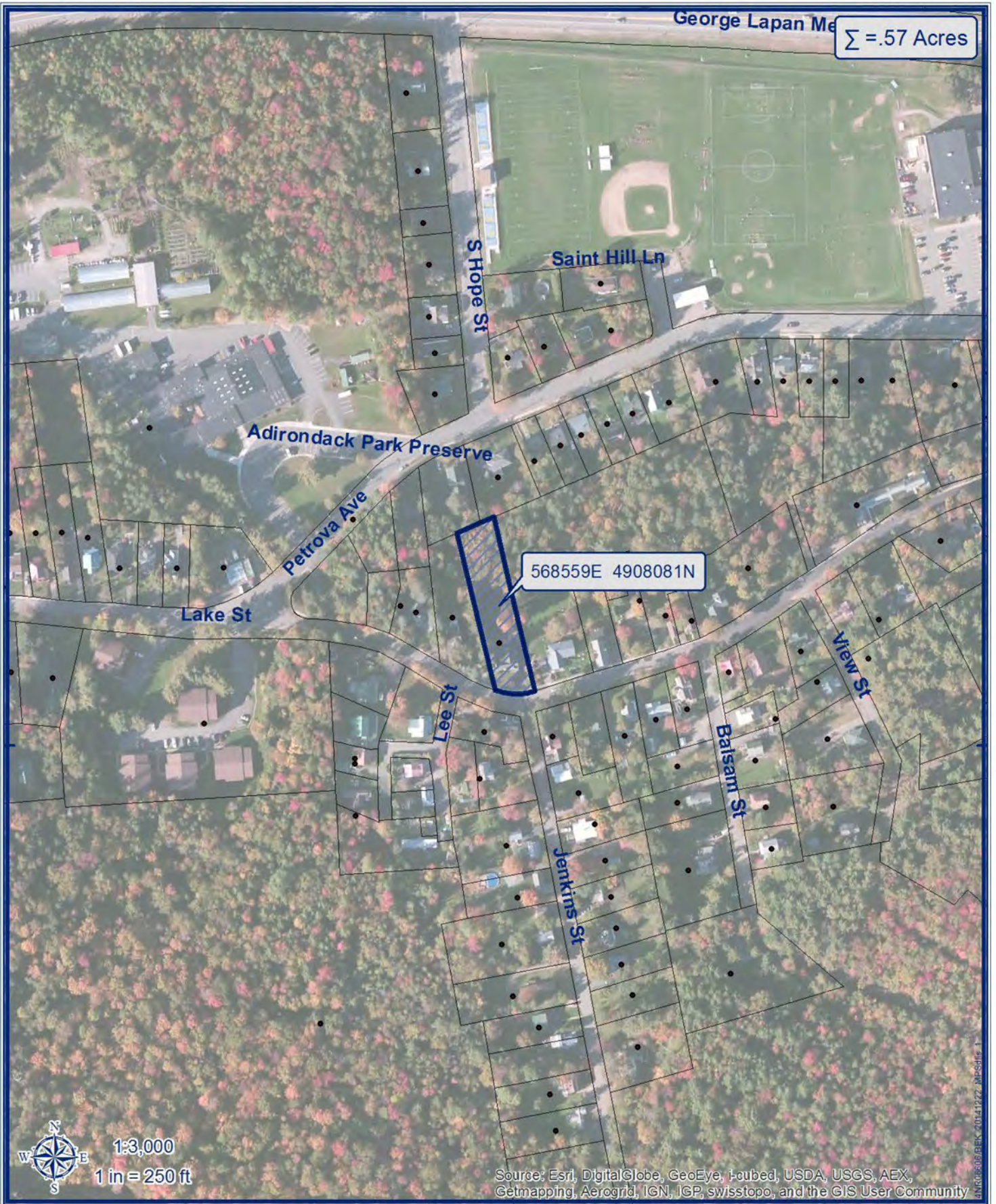
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Valentine House

Tax Parcel Data:
Franklin Co. RPS
franklin.sdgny.com

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Valentine, Chester, House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Franklin

DATE RECEIVED: 1/09/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 2/24/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000028

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2.23.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

31 December 2014

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following three nominations, all on discs, to be considered for listing by the Keeper of the National Register:

Queensbury Quaker Burying Ground, Warren County
Chester Valentine House, Franklin County
Leffingwell-Batcheller House, Westchester County

Please feel free to call me 518.237.8643 x 3261 if you have any questions. These are our final submissions for 2014. Happy New Year!

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office