21st annual

preservation AWARDS

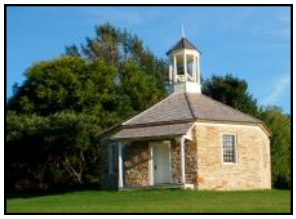
AARCH

Preserving the Architecture and Communities of the Adirondacks through Education, Action, and Advocacy

Recognizing exemplary historic preservation work throughout the Adirondack region

October 3, 2016

The Whallonsburg Grange Hall, Essex



The AARCH awards program recognizes exemplary historic preservation work throughout the Adirondack region each year. We honor examples of sensitive restoration, rehabilitation, adaptive reuse, and demonstrated long-term stewardship by a wide range of individuals and organizations.

AARCH would like to extend a special thank you to our Awards Program sponsors:

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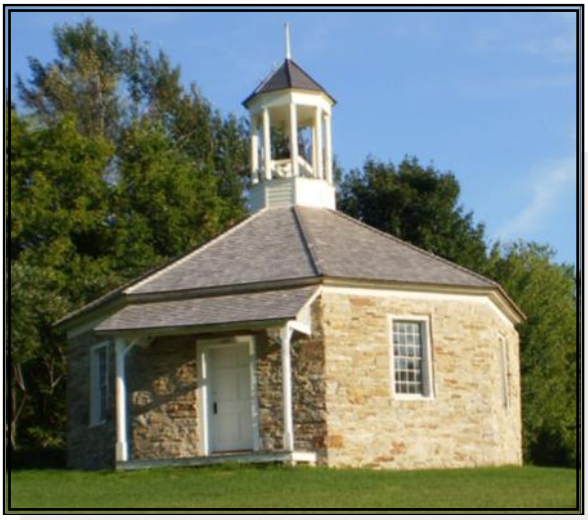


ESSEX COMMUNITY HERITAGE ORGANIZATION

The Boquet Schoolhouse
Town of Essex, Essex County

William Ross owned a woolen mill, foundry, and machine shop in the hamlet of Boquet. When the community had grown to 50 houses and 400 residents, he donated land for a new schoolhouse and directed the mill superintendent, Benjamin Gilbert, to use mill employees and local stone to construct this octagonal building in 1826.

The school served the community until 1952, when it was closed by New York State. The schoolhouse was substantially restored in the early 1990s but, twenty-five years later, it was in need of attention and repairs to its wood shingle roof, prominent cupola, and other exterior features. Owned by the Town of Essex and maintained by the Essex Community Heritage Organization (ECHO), in 2014 ECHO began a successful capital campaign to raise funds for the work. Local craftsmen took the time necessary to carry out the highest quality restoration and completed the project in 2016.

Octagonal buildings are relatively rare and this one still has most of its original interior and exterior features and is well-loved by the community. The Boquet Schoolhouse was listed on the National Register of Historic Places in 1972.

BEERS BRIDGE WAY NEIGHBORS

The Beers Bridge
Town of Keene, Essex County

What is now called the Beers Bridge was originally constructed circa 1900 in another location in Essex County. It is an pin-connected, pony truss iron bridge based on a patented design by Thomas and Caleb Pratt. In the 1920s, when it became obsolete in its original location, the bridge was disassembled and reconstructed in its present location, where it primarily served camps on the east side of the Ausable River, including the Beers family camp.

Some work was done by the Beers family over the previous 25 years. However, after the devastating flooding from Hurricane Irene damaged bridges and roads throughout the area, a professional engineer inspected the bridge and made a series of recommendations to ensure that it would be safe and functional for another quarter century. The Beers Bridge Way Neighbors, an informal association of property owners, took on this project in 2015. The repairs included installing new steel beams, a new wood deck, and painting the bridge's original trusses. This work was done by Spen Nye Contracting (Keene Valley), Doug Kerr Welding (Lewis) with beams and ironwork from Jeffords Steel (Plattsburgh).

The Beers Bridge was listed on the National Register of Historic Places in 1999. In an era when historic bridges are disappearing at an alarming rate, the work of the Beers Bridge Way Neighbors to restore this increasingly rare work of American civil engineering is especially exemplary and praiseworthy.

SHEILA FLANAGAN & LORRAINE LAMBIASI

The Barn at Nettle Meadow Farm
Town of Thurman, Warren County

The land around Nettle Meadow Farm has been in production since the Johnson family bought the land from John Thurman, the town's founder, in the late 1700s. The huge, three-story, gambrel-roofed barn was built in 1903 by local architect Edmund Barber to serve as the horse barn for the Meadowbrook Stock Farm, a successful and well-respected operation.

Sheila Flanagan and Lorraine Lambiasi bought the property in 2005, by which time the old barn was already sagging badly. They had their friend and local contractor, Ed Carpenter, shore up the structure to keep it from collapsing. They then set to work establishing Nettle Meadow Farm as a goat and sheep dairy and creamery, producing a wide variety of award-winning cheeses, including: chevres, Fromage Blanc, Kunik, Nettle Peaks, Three Sisters, Partridge Mountain Reserve, and Penny's Pride. Their production has grown from 25,000 to 100,000 pounds of cheese in 2014 and their products are widely available in major supermarket chains, through distributors, and in scores of small gourmet and specialty shops. At the same time, they established the Joseph F. Kemp Memorial Animal Sanctuary on the farm to care for animals too old or disabled to be productive.

Having successfully established the creamery and reinvigorated the farm, beginning in 2011 they turned their attention to rescuing the barn, which was continuing to deteriorate. With age and the effects of Hurricane Irene, the barn roof sagged badly and had major structural issues. Contractors who looked at the project either said it couldn't be saved or gave them astronomical estimates to do the work. Fortunately, they were eventually able to find contractors to undertake this difficult and sensitive work at a reasonable cost.

The structural repairs and timber framing were done by Andy LeBlanc, a barn restorer from Indian Lake. Over the course of a year, he carefully repaired and replaced timbers, flooring, walls, and windows until the barn was level, plumb, and sound. With the barn's structure restored and stable again, that left the equally daunting task of repairing the roof framing and installing a new roof. Joel and Aaron Mosher replaced damaged sheathing and rafters, shimmed and straightened the roof system, and installed new metal roofing.

Now the lower story of the restored barn can be safely used by the farm's animals and storage, and the large, cathedral-like upper floor is used as an events space. Nettle Meadow Farm's 11th Annual Open House, part of the Thurman Fall Farm Tour, will be held in the restored barn on this Saturday, October 8 from 10 am to 4 pm.

For more information about Nettle Meadow Farm, visit:
www.nettlemeadow.com

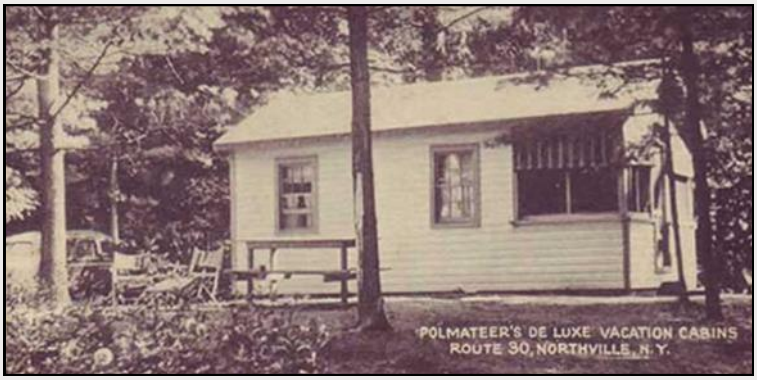
For more information about Andy LeBlanc, visit:
www.persisgranger.com/BarnWorks.htm

DAVID & DONNA TERRY

The Cabins in Hope
Town of Hope, Hamilton County

These roadside cabins were originally developed and operated by Claude and Rose Polmateer as Polmateer Cabins. Claude was born in upstate New York and, after suffering an injury as a policeman in Detroit, returned to his native state and eventually purchased nearly four acres of gorgeous property along the Sacandaga River in Hope. Here they constructed four vacation cabins and opened for business in 1932, at the height of the Depression.

With Rose as the innkeeper, the Polmateers continued to welcome and accommodate visitors until 1989. After Rose's death in 1990, their children, Claude, Jr. and Betty, divided the property and used it as their homes and for family gatherings.



In 2006, it was sold to David and Donna Terry, who had met 30 years earlier while working together in Hamilton County. Over the next few years they extensively renovated the cabins and bathhouse and improved the grounds. They reopened in 2009 as *The Cabins in Hope*, offering clean and comfortable accommodations, daily housekeeping and breakfast service, a fish pond, river frontage and mountain views in a relaxing and bucolic atmosphere.

Roadside tourist cabin complexes like The Cabins in Hope were once common in the Adirondacks and across the country. The freedom of movement provided by the automobile allowed Americans to hit the road to discover natural and scenic wonders, historic sites, and other special places. As vacation patterns, preferences and expectations began to change after World War II, places like these have disappeared from our landscape and are now extremely rare, especially in their historic form.

By keeping what was originally attractive about this cabin complex—its simplicity and ambiance—and bringing it into the 21st century, the Terrys have found a way to be both true to history and appeal to modern travelers at the same time.

For more information about ***The Cabins in Hope****,*
*visit:***www.thecabinsinhope.com**

ELLEN PHELAN & JOEL SHAPIRO

Kenjockety
Town of Westport, Essex County

Kenjockety was built in 1912 for William T. Bradley, a Wisconsin lumber and railroad magnate, whose first summer home in the Adirondacks was in Keene. It is designed in the Prairie style, which is architecturally unusual and very rare in the Adirondack region, where rustic, Colonial Revival, and other turn-of-the-century styles prevail.

Kenjockety sits on 40 acres of land on Lake Champlain and includes a main house, carriage house, large boathouse, pump house, and barn. In the tradition of the Prairie style, the main house has a low horizontal emphasis with a shallow hipped roof, deep wrap-around porches, broad overhanging eaves with brackets, Craftsman-style light fixtures, and a banded stuccoed exterior finish. The two-story boathouse is also unusual. A marine railway was incorporated into the design that allowed large pleasure boats to be easily put in and taken out of the water.

Bradley sold the property in 1926. It then went through a succession of owners who made various changes to the buildings, until artists Ellen Phelan and Joel Shapiro bought Kenjockety in 1984. Beginning in the early 1990s, they undertook major interior and exterior renovations of most of the buildings. At the main house, they reconstructed the front porch, restored the roof, and reinstalled multi-paned historic windows throughout. The upper floor of the boathouse was remodeled and converted into a studio for Ellen. The carriage house exterior was also restored and its interior was converted into Joel's studio space.

In 1994, they began working with modernist landscape architect Daniel Urban Kiley (1912-2004), a native of Charlotte, Vermont, to design a series of "garden rooms with pergolas and allees that blended seamlessly with the surrounding wild landscape and open fields." These "beloved gardens" have been one of Ellen's primary artistic inspirations ever since. Some of Joel's sculptures are integrated into the gardens as well.

Ellen and Joel's stewardship of Kenjockety over more than 30 years has been nothing short of incredible. Not only have they restored and adaptively reused the buildings with great sensitivity and care but, in bringing the Kiley-designed landscapes to the property, they have added new and stunning features, which will surely be considered historic in their own right in the future.

*For more information about **Kenjockety,** visit:*
The Cultural Landscape Foundation at
***www.tcif.org** and search for "Kenjockety"*

All photos courtesy of Nancie Battaglia.

LAKE GEORGE HISTORICAL ASSOCIATION and the TOWN OF LAKE GEORGE

Lake George Historical Association Museum Village of Lake George, Warren County

What is now the Lake George Historical Museum was originally built as the Warren County Courthouse, beginning in 1843, when Lake George, then called Caldwell, was the county seat. The courthouse was built in several phases between 1843 and the 1890s and the original building was designed by Glens Falls architect Winfield Sherwood. The two-story courthouse is made of brick with many limestone features including the foundation, window lintels and sills, and other exterior elements. The imposing hipped-roof building, adjacent to Sherman Park, is dominated by a soaring clock tower and is punctuated by an arched recessed front entry.

The courthouse was abandoned in 1963 when a new county office complex was built in Queensbury, the new county seat. It was vacant for a few years and threatened with demolition until the newly formed Lake George Historical Association convinced the Town of Lake George, the current owner, to reopen it for use as the association's offices and museum. In 1969, the front addition, built in 1885, was taken down and the original front façade of the building was restored. In 1977 the Lake George Arts Center opened an art gallery there and is also using the building as its headquarters.

For nearly 50 years the Association and Town have worked together to restore and improve the building and to give it new life as an important community center. The LGHA Museum provides exhibits and information about the history of the old courthouse and the town to its many visitors. The building is also available to community groups and schools for meetings and other events.

Some recent projects include refinishing the hardwood floors of the courtroom chambers, restoring the building's 19th-century wooden windows badly damaged by a severe hailstorm, and making infrastructure improvements (heating and sprinkler systems) as needed. Much of the work has been done by the Town of Lake George Department of Buildings and Grounds staff with help from LGHA volunteers.

This partnership between LGHA and the Town is an inspiring example of a nonprofit organization and municipality working together to care for an historic building and give it purpose and life in the community.

*For more information about the **Lake George Historical Association** and **Museum**, visit:*
www.lakegeorgehistorical.org

RITA WONG & CHRIS COHAN

Lady Tree Lodge
Upper Saranac Lake, Franklin County

Built in 1896 for Texas newspaperman Alfred Belo, a former colonel in the Confederate Army, Lady Tree Lodge was originally called "Lone Star." It is one of a small collection of camps that were constructed around the Saranac Inn, a large luxurious hotel on the north end of Upper Saranac Lake. Alfred Belo died in 1901, although his family continued to vacation here. During the summers of 1907 and 1908, newspapers report that New York Governor (and later Chief Justice of the Supreme Court and 1916 Republican presidential candidate) Charles Evans Hughes and his family occupied the house, referred to as Rustic Cabin at the time. The Saranac Inn, which burned in 1978, and the camps associated with it were the center of summer life and the social scene on the lake for many decades.

The 1890s through the early 1900s saw a building boom on Upper Saranac Lake, including Moss Ledge, Eagle Island and other great camps. Lady Tree Lodge is typical of the "rustic" Adirondack architecture of the time, and features four fireplaces, original square and diamond mullion windows, beadboard throughout, and house-length, deep porches with ornate log screening. Its windows, log siding and elaborate screening are similar in style to camps designed by William Coulter.

When Chris Cohan, a landscape architect, and Rita Wong, an architect who worked for the New York City Landmarks Preservation Commission, purchased Lady Tree Lodge in 2013 it had satellite dishes attached to the house, added stairways, broken down porch railings, undersized roof supports, exposed plumbing and electrical conduit, and trees growing against it. But Lady Tree is one of the oldest remaining structures on the lake and has one of its best views. So they bought it and took on the major, two-years-long restoration project, fueled by Rita's extensive research to find photographs and original architectural drawings.

Every window needed repairing, and many of the 1,712 glass panes needed reglazing. The beadboard paneling, one of its most striking interior features, was painstakingly cleaned. Today the walls glow with the richness of the original wood, and the house is flooded with shadows and light. Extensive repairs were made to the porches and railings and to the log-lattice screen across the house front. The boathouse was also rebuilt with new floors and roof.

As Chris explained in an article he wrote about Lady Tree Lodge and its restoration, "It has been rebuilt to last another 125 years," and, as you can see, with the care and craftsmanship of the original.

*For more information about **Lady Tree Lodge**, read Chris Cohan's article in the* Rye Record*:*
http://ryerecord.com/home-garden/rebuilt-to-last-another-125-years.html

THE STRAND CULTURAL CENTER FOR THE ARTS

The Strand Center Theatre Plattsburgh, Clinton County

Built in 1924 with the attention to detail and opulent style that was the hallmark of vaudeville theaters of an earlier age, the Strand Theatre presented live performances and movies on the for many decades. From silent films like *Broken Barriers* (Her Strongest Weakness Was —Love!) to theatrical and musical productions of all kinds, the 1,326-seat Strand was the "Pride of Northern New York."

Designed by architect William H. Vaughan of Saratoga, the original brick façade included a main theatre entrance and storefront on the street level, with three windows set into larger blind arches on the second story. The original doors were American walnut with mirrored panels. The marble for the floors came from Vermont quarries and the interior walls were adorned with imported French damask-silk panels separated by Corinthian columns. The December 30, 1924 Plattsburgh *Daily Republican* described the Strand's opening night as "a new era in the annals of Plattsburgh and the North Country."

The Strand changed hands several times from the 1960s through the 1980s. In the '70s walls were erected to divide the auditorium and create two separate movie theaters. Other renovations added a suspended ceiling and covered the original glass panels of the entrance and filled in the arched façade with stucco. Ultimately, the Strand became a four-screen movie house. Hard economic times in the 1980s and '90s left the theater struggling and with a large tax debt.

In 2004, the North Country Cultural Center for the Arts purchased the building and began a 10-year, $4 million restoration effort, using public and private grants, local donations and significant volunteer work. The original theater floor plan was restored with two marble staircases leading from the lobby to the mezzanine, a renovated auditorium now seating 950, and a replica of the original chandelier, donated by Swavorski Lighting, hanging at its center. The architectural ornamentation, iron and plaster work, has been revealed once again. A 1924 Wurlitzer organ was given to the Strand and refurbished by a group of volunteers. The Strand was added to the National Register of Historic Places in 2008.

Today, the renamed Strand Center for the Arts manages the theater and offers classes, workshops and gallery exhibitions in an adjacent building. The Strand Center Theatre attracts nationally and internationally known performers and audiences from throughout the region. It is the crown jewel of downtown Plattsburgh and a major part of revitalization efforts .

*For more information about the **Strand Center Theatre**, visit:* **www.strandcenter.org**

AARCH

Help us spread the word about the good work going on in our region. Nominate a project in your community for a 2017 Preservation Award.
Contact AARCH: 1745 Main Street, Keeseville, NY 12944
518-834-9328 or visit our website at **www.aarch.org**.

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