ADIRONDACK ARCHITECTURAL HERITAGE

THE YEAR IN REVIEW 2014

Beyond the Blue Line: Discovering the Hudson Valley
AARCH adventured to new locations in June and discovered architectural masterpieces in the Hudson Valley. The group paused for a photo on the porch of privately owned Astor Courts in Rhinebeck.

The art of life is a constant readjustment to our surroundings.

--Kakuzo Okakaura

One of the great misconceptions about historic preservationists is that we abhor change or that we'd like the world to remain frozen in some earlier, more romantic period in time. Nothing could be further from the truth, at least for us here at AARCH. Most of us realize that change is a fact of life and that it is only by embracing and working with change that we grow as individuals, that our buildings continue to have purpose and meaning, and that our communities thrive.

This 2014 *Year in Review* shows just how change embracing and resilient we preservationists are. At AARCH, it was a year of big change and we think we've done pretty well through it all. We had a big staff turnover but are now stronger and more agile and creative than ever. Unexpected challenges, like the opportunity to rescue the Old Stone Barracks in Plattsburgh, dropped quite suddenly onto our lap, but we rose to the occasion. And look at our preservation awardees this year. Each of them responded to big changes in their communities – the closing of a theater, the railroad, or a school—and found a way to reinvent an historic building in new and imaginative ways. That's just who we are!

Let's begin the story of 2014 with our Advocacy and Assistance projects.

Happy Reading!

The Old Stone Barracks—Plattsburgh

Built beginning in 1839 as part of the Army's Plattsburgh Barracks, the Barracks was primarily built to house enlisted men but it has served many other functions during its long history. It is historically significant as the oldest extant structure on the former Plattsburgh Air Force Base, which is itself historically notable as the most long-standing combat-ready, military installation in the United States. The Barracks is architecturally significant as a well-preserved example of vernacular, Greek Revival style military barracks. The Barracks has been vacant since the 1960s and after the Air Force Base closed in the late 1980s it was eventually sold to a Montreal developer, who initially had plans to develop the property with a huge apartment complex. This was met with great public outcry, and out of this outcry the *Friends of the Old Stone Barracks* was formed.

After more than a year of negotiations with its owner, the *Friends* came to an agreement to purchase the 7.5 acre property in August. The *Friends* then embarked on a capital campaign to raise $225,000 and solicited ideas and proposals from the public for its adaptive reuse through public forums and social media. An announcement about the future of the building is expected later in

Plattsburgh's Old Stone Barracks
From the collections of Clinton County Historical Association

the fall. AARCH's Steven Engelhart has been one of the main public spokespersons for the *Friends* and Michele Drozd designed their website (www.oldstonebarracks.org), other social media platforms, and communications pieces.

Debar Pond Lodge

Debar Pond Lodge was designed by William Distin and built for Mr. & Mrs. Arthur Wheeler of Palm Beach, Florida circa 1940. The complex has an impressive 17-room, cedar log main lodge and many other outbuildings including a guide's house, garage, boathouse, greenhouse, chicken coop, sheds, and large barn, all of which sit on a magnificent site at the end of Debar Pond. In 2004, this complex came into state ownership and it was the state's original intention to raze the buildings. But thanks to the advocacy work of AARCH and others, the state committed itself to studying the reuse of the buildings and, for several years, housed a ranger in the main lodge there.

Main building of the Debar Pond Lodge complex

In 2014, we did several things to advance the cause. Our nomination to the State and National Registers of Historic Places was approved by the State Review Board in Albany. This designation will give Debar Pond Lodge greater standing with the state agencies (APA/DEC) considering its future. The Town of Duane also circulated a petition supporting the preservation and public use of Debar Pond Lodge and secured 283 signatories – in a town with only 174 residents – and it reiterated its willingness to be a partner in operating the site.

Although the buildings have not been razed, their fate is still up in the air and will ultimately be decided within the context of the unit management plan for the Debar Mountain Wild Forest Area. As this gets developed in the near future, AARCH and our allies will continue to make the case for the preservation and public use of this historic site. Debar Pond Lodge has a lot going for it. The buildings are in good condition, there is excellent public access to them, there's a lot of local public support for preserving the buildings and using the site, and this could become a new destination for this part of the region.

The Adirondack Railroad Corridor

The debate over the future of the railroad corridor between Lake Placid and Old Forge may finally come to a close in 2015.

Adirondack Recreational Trail Advocates (ARTA) has been urging the state to remove the railroad tracks and to create a four season, 81 mile, recreational trail.

The Trails and Rails Action Committee (TRAC) supports a combination of rail and trail. Making up this group are the North Country Chamber of Commerce, Adirondack North Country Association, Next Stop Tupper Lake, Historic Saranac Lake, the Adirondack Railroad Preservation Society and AARCH. TRAC has devised a win-win solution that successfully combines rail with a full length trail and continues to advocate for this plan at the local and state levels.

AARCH supports preserving the existing railroad infrastructure primarily because the entire corridor is listed on the National Register of Historic Places and removing the tracks would irreversibly diminish this historic resource. AARCH also believes that there is a future for rail service in the region and a rail-with-trail compromise would best benefit Adirondack communities.

As of this printing, the NYS Department of Environmental Conservation and Department of Transportation held a second series of public meetings on the future of the corridor and is asking for public comments. AARCH staff attended the hearings and submitted written comments expressing our position.

At the first of these meetings, however, state officials made it clear that a rails-with-trails compromise is not an option due to environmental and legal constraints. The state generally supports rehabilitating the tracks from Big Moose to Tupper Lake, and converting the rails to trail from Tupper Lake to Lake Placid.

The deadline for comments is December 15th. Please contact us for information on where to submit your comment letter. A final management plan is expected to be approved by the end of 2015.

Good News on Fire Towers

Thanks to the work of AARCH, the *Friends of Hurricane Mountain*, the *Friends of the St. Regis Mountain Fire Tower*, and other fire tower advocates over the past ten years, there is now a bright future for the National Register-listed fire observation towers on both Hurricane (Essex County) and St. Regis (Franklin County) mountains.

Now that the Adirondack Park Agency has reclassified a small area of land around the towers as "Historic" and the NYSDEC has approved unit management plans that would allow the preservation and public use of these beloved structures, the work of the DEC and the friends groups can move forward. Both groups are in the process of establishing a formal relationship with DEC, are beginning to raise funds and engage volunteers, and are planning the work needed to restore and reopen the towers for public use.

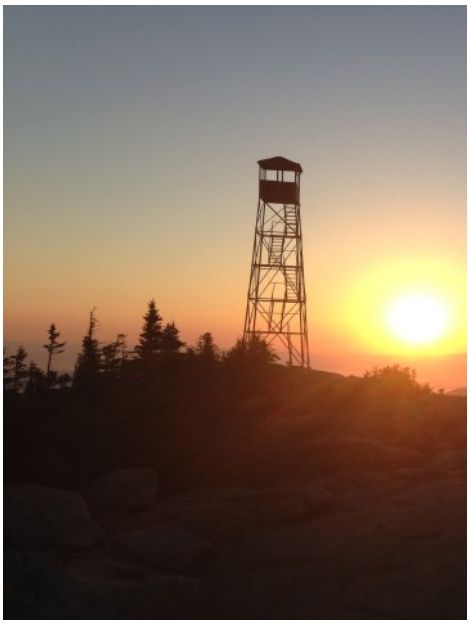
In October, AARCH agreed to be the 501 (c)3 sponsor of the *Friends of Hurricane Mountain.*

For more information visit: www.friendsofstregis.org and www.hurricanefiretower.org.

The Friends of Poke-O-Moonshine, which also operates under AARCH's nonprofit auspices, had another very successful year. Its most ambitious project is to raise $125,000 to rebuild the traditional "Ranger Trail" up the eastern side of the

mountain. To date they've raised more than $65,000 from more than 100 donors, and the first phase of work is expected to take place in 2015. The *Friends* also had their 18th summit steward on the mountain during the summer and sponsored several volunteer trail maintenance projects, enlisting campers from Pok-O-MacCready and the North Country Camps, along with other volunteers.

For more information visit: www.pokeomoonshine.org



Hurricane Mountain Fire Tower at sunrise

The Gooley Club

AARCH has continued to work with the Gooley Historical Society to find a way to preserve the historic (Outer) Gooley Club buildings that were brought into state ownership as part of the 69,000 acres of former Finch-Pruyn lands, a deal brokered by the Adirondack Chapter of the Nature Conservancy. The club buildings, also known as the Mouth of the Indian River Farm, are situated along the Hudson River.

The Gooley Historical Society proposal, to operate a small public museum at the site, would interpret the long history of the site as a farmstead, boarding house, and private sportsmen's club and it would also tell the larger story of hunting and fishing club culture in the region. As a result of several recent large transfers of land from private to state ownership, hundreds of hunting and fishing clubs have been forced to close. A museum at the Gooley Club would be a way of honoring this rich legacy and the traditional way of life that such clubs embody.

As with Santanoni, Debar Pond Lodge, and many fire towers in the region, the challenge is to convince the state and environmental advocates that this historic site has a place and public purpose within the Forest Preserve. The land around the site is currently classified as "Wild Forest" and AARCH and the Gooley Historical Society are working to develop a proposal to DEC that articulates how the site would be used and enjoyed by the public, how it would be managed, and why this is compatible with other Forest Preserve objectives.

Anne LaBastille Cabin

This summer the Adirondack Museum announced that the Twitchell Lake cabin built by author, ecologist, and environmental advocate Anne LaBastille will be moved to the grounds of the museum where it will be restored and used to interpret her life and work. LaBastille built the cabin in the mid-1960s as a refuge in the wilds and her experiences there became the basis for her popular "Woodswoman" memoirs. It was accessible only by boat and had no running water or electricity. She expanded the cabin several times by enclosing porches and adding outbuildings but the museum will move and exhibit only her original, one-room, 12' x 12' cabin, along with its outhouse.

LaBastille died in 2011 and her cabin and a huge quantity of artifacts were donated to the museum by her estate, along with a gift of $300,000 to help cover the costs of moving and restoring the cabin and incorporating it into a new exhibition, "The Adirondack Experience," scheduled to open in 2017.

AARCH Executive Director Steven Engelhart was part of the team that helped explore the idea of moving the cabin and using it to interpret LaBastille's life. "This is a wonderful opportunity for the museum to bring an iconic Adirondack building onto its grounds. The challenge for the museum will be how to honestly tell the complex and sometimes controversial story of Anne's life," said Engelhart.

Anne LaBastille's Cabin awaits restoration

Wanakena Footbridge

The historic Wanakena Footbridge was destroyed in January when an ice jam on the Oswegatchie River let out and slammed into the side of the suspension bridge, splintering and submerging the wooden structure. This great loss for the community inspired a partnership between the town of Wanakena, the Wanakena Historical Association (WHA), Adirondack North Country Association, Adirondack Foundation, AARCH, and Traditional Arts in Upstate New York— to help raise the funds to rebuild the iconic bridge.

Built in 1902 by the Rich Lumber Company, the footbridge provided pedestrian access to the residential and commercial areas of Wanakena. It was placed on the National Register of Historic Places in 1999.

The successful efforts of the partnership have resulted in a projected rebuild date of 2015, thanks to WHA fundraising events, a crowdfunding campaign, and grants. Together, the partnership has raised over $250,000.

To help in the effort or to learn more, visit: www.adirondackgives.org

CAMP SANTANONI

2014 was another active and productive year at Camp Santanoni. We had a very talented summer staff, held four volunteer work days, made progress on several restoration projects, installed new outdoor interpretive signage, and had the great pleasure of showing off Santanoni to thousands of visitors throughout the year, including over three winter open house weekends.

Restoration work at the farm manager's cottage

Conservation and Restoration of the Farm Manager's Cottage

The very last building at Santanoni to be stabilized is the farm manager's cottage. Beginning in 2013, Michael Frenette began the difficult work of saving this very deteriorated building. Years of water infiltration had badly damaged the roof system and partially collapsed part of the first floor.

After stripping the roof and removing the deteriorated materials, Michael made extensive structural repairs to the rafters and sheathing and has now installed a new cedar shingle roof surface on the main part of the building.

One of thirteen new interpretive panels installed at Santanoni

Other Projects

Along the Newcomb Lake Road, the road that carries visitors from the gate lodge to the main camp on Newcomb Lake, are three stone arch culverts. Two of these were in particularly poor condition and on the verge of collapse so, over the last five years, NYSDEC has contracted with Galusha Construction to rehabilitate and rebuild these and this work was completed in 2014.

This involved keeping much of the existing stonework in place, inserting a new precast concrete culvert within the structure, rebuilding the deteriorated stone walls, and replacing the road materials.

Outdoor Interpretive Signage

In addition to writing *A Visitor's Guide to Camp Santanoni*, which was published in 2013, 2012 summer staff person Charlotte Barrett developed the text and illustrations for a series of thirteen outdoor interpretive signs. Working in collaboration with DEC personnel, these panels were fabricated and installed in 2014. They are located throughout the site—at the gate lodge, farm, old service complex, and main camp—and are another way for visitors to learn about Santanoni's rich history, architecture, and the unique partnership that manages this historic site.

Volunteer Work At Santanoni

Friends of Camp Santanoni held four volunteer work days at Santanoni in 2014. In June, volunteers helped to open up the camp for the summer and, in November, to close it up for the winter. In June and July, volunteers worked together with DEC staff members on restoring the farm landscape which had seriously grown in over the past 15-20 years. They mowed tall grass, cut brush, limbed branches, cut saplings, cut up fallen trees, and dragged an enormous amount of material out of sight into the surrounding woods where it will decompose naturally.

While a good deal more work is needed, it was amazing how much progress was made in a relatively short time toward re-creating the open space feel of the original farm landscape. Even by the end of the first day of work, we noticed how visitors to Santanoni, who had previously been too intimidated by the tall grass and brush around the barn foundations to venture off the road, were now walking down to the newly-mowed area to explore the foundations and artifacts associated with the barn and other buildings.

Volunteer extraordinaire Chuck Higgerson also took on another project at Santanoni this summer – repointing and rebuilding the stone steps that lead to the front porch of the farm manager's cottage.

Chuck is a part-time Newcomb resident, a registered architect, and an AARCH member. Last summer he spent twenty-four volunteer days restoring the creamery's stonework and recasting parts of the concrete slab that makes up the porch floor. This year he brought his considerable talents and attention to detail to the porch steps by matching its existing mortar and concrete, carefully replacing missing stones, removing poorly executed past repairs, and returning the steps to how they looked in the early 20th century.

Amazing summer volunteers gather on the main lodge steps

Summer 2014 Staff

We had great summer staff in Sheila McElroy (Circa: Historic Property Development), Katherine Williamson (George Washington University), and Hayley Jenkins (School of the Art Institute of Chicago). They led tours, did staining and painting, restored windows, and successfully undertook and assisted with various conservation projects. Sheila also prepared an historic structures report that documents the building and conservation history of the main camp.

Thanks go to everyone who volunteered at Santanoni this summer.
If you'd like to volunteer there in 2015, send Howie Kirschenbaum an email expressing your interest at HKirschenb@aol.com.

Harris Home No. M-1022

The Size 26 ft. x 24 ft. — 4 Rooms and Bath

THE HOME shown here was designed to fill the ever-increasing demand for a cottage with two good sized bedrooms, bath, pantry, kitchen and combination dining and living room.

Probably you are not accustomed to a hall such as here designed. Really, this is a feature in the plan. Note how very handy you can reach every room. This room arrangement can be wonderfully improved with the grade door and cellar stairway addition as suggested in the plan. It is known and can be ordered extra as addition No. 2. By purchasing this home with addition (see Price List) you have an inside stairway to cellar, constructed the same as the house, well lighted and with glassed outside door.

Remember, we furnish the same high grade material on all our houses, all dimension stock spaced 16 inches on centers throughout (no exceptions) double floors and walls with building paper between. We also furnish, without extra charge, the cellar windows and door with complete frames and hardware, solid 6x6 girder posts, gutters, downspouts and accessories, also guaranteed painting and varnishing materials for a three-coat job.

Do not overlook our free blue print plan offer. Write for them today.

FLOOR PLAN

Mystery Solved!

For years we have surmised that the farm manager's cottage was a "catalog" or "kit house" - the likes of which were especially popular between 1908 and 1940 and were manufactured by Sears & Roebuck, Alladin Homes, Bennett Homes, Sterling Homes, and Montgomery Ward. These kits provided homebuyers with a wide selection of small to modest sized, well-designed, and affordable home choices, delivered right to one's building site. The kits included nearly everything required to build the home except the foundation and other masonry materials.

The lore at Santanoni about the farm manager's cottage was that it was a Sears house, built about 1919. Farm manager Lew Kinne, his wife Minnie, and a niece lived there from 1919 until the farm closed in 1931. It was later used by caretaker Art Tummins and his wife Helen until the 1940s when the family moved to the West Cottage near the gate lodge.

In anticipation of beginning work on the cottage in 2013, AARCH Executive Director Steven Engelhart did an Internet search to see if he could find out which company had provided the kit for this house and by some small miracle he came upon the image to the left, a description of Harris Home No. M-1022.

There are small differences between the kit, as shown, and the cottage, as built, but there's no doubt that this is the kit house that the Pruyns ordered for the farm. Instead of brick piers for the porch, cobblestone was used, and needing space for a pantry and storage, including for firewood, a large wing was later added to the rear of the house.

#AARCHADVENTURES

Outings

The summer of 2014 was another season filled with adventures. This year, among our total of 35 educational outings we offered seven new tours, including walking tours of downtown Glens Falls, Port Henry, and Plattsburgh, a special inside look at the history of two children's camps in the Keeseville and Willsboro area, a unique "behind the scenes" tour of Fort Ticonderoga, and a multi-day excursion to the mid-Hudson Valley.

Our mid-Hudson Valley outing was one of two in our "Beyond the Blue Line" series. With a home base at the historic Beekman Arms and Delamater Inn in Rhinebeck, our group saw the ruins of Bannerman Castle, some amazing private estates, and strolled the Walkway over the Hudson. The second tour in this series was to Shelburne, Vermont, to learn about the notable Webb family by touring the extensive Shelburne Farm grounds by wagon, staying at the Webb home (Shelburne Inn), and spending a day at the Shelburne Museum.

As always, our season was rich with a variety of AARCH favorites, including the rustic architecture of Big Moose, going by boat to explore Valcour Island, spending a day inside the Dannemora Prison, and tromping around the industrial ruins at Tahawus with three professionals in the fields of archaeology, history and environmental conservation.

With public education as a central mission of AARCH, we aim to introduce people not just to places deemed "significant" but also those which have not yet been widely discovered. Whether from 1850 or 1950, every piece of our built environment deserves to be considered for what it contributes to the story and richness of our region. Through academic research, personal correspondence, and just a bit of hungry curiosity for off-the-beaten path places, we hope to always be offering you an amazing and varied series of AARCH adventures. For a complete listing of this year's outings, visit www.aarch.org/adventure/tours. We invite you to explore with us!

Lectures

In addition to our wide-ranging tour series, AARCH offered a variety of lectures in 24 locations throughout the Adirondacks and beyond. Steven Engelhart spoke about historic bridges and rustic architecture of the region, Camp Santanoni, the *100 Mile House,* and why we should be historic preservationists. This is a great way for us to reach new audiences, make new friends and members, and to spread the word about our work, It's also a great way for us to learn about what's happening across the region. For a full listing of lectures, visit www.aarch.org/adventure/lectures.

Top: Courtney and Asa prepare to pull the hay wagon on our "Small Farm Rising" tour of Mace Chasm Farm. Middle: the group gathers before dinner at the Shelburne Inn. Bottom, left to right: about to depart on a walking tour of Sacandaga Park from the station in Northampton, downtown Glens Falls—one of seven new tours, the Paulist Fathers at St. Mary's of the Lake, and exploring the stunningly beautiful Wiawaka Holiday House property.

Staff and Board News

Spring brought many changes at the AARCH headquarters in Keeseville. Program director Susan Arena left in April after six years with AARCH and Bonnie DeGolyer retired at the end of May after seventeen years as our incredible office manager. Despite the sadness we had in losing these wonderful and talented people, we were excited to welcome three new staff changes.

Virginia Siskavich-Bosley became the new office manager after working part-time for two years as our archival specialist. In June, **Kate Ritter** joined us as the new program director. She has a masters degree in historic preservation and a multitude of hands-on experience. And **Michele Drozd** became our first communications and development director. She brings a wealth of entrepreneurial, marketing, preservation, and communications experience to AARCH.

AARCH also welcomed five new and accomplished individuals to our board. **Sally Berk**, a summer resident of Indian Lake, is a professional historic preservationist in Washington DC. **Robert Faulkner** lives in Raquette Lake with his family in a home that he designed and built. Bob is the son of an architect and builder and has always been interested in architecture. **Susan Harral** has always had a special interest in older homes. She is a licensed real estate salesperson and lives in Keene Valley. **Ed Hodges**, Principal and CEO of DiMella Shaffer architects in Boston, has lots of personal and professional experience in historic preservation and a great appreciation for the Adirondacks. **Martha Spear** brings over 25 years of development experience working for nonprofit organizations. Martha lives with her family in Lake Placid.

We would also like to thank departing board members Kimmey Decker, Janice Woodbury, Sheila Hoffman and Andy Prescott for all of their hard work and dedication.

Feeling Place: A Day at Dannemora
By Kate Ritter

The imposing wall of Dannemora Prison

We often experience architecture by physical means – moving through a space, touching its walls, studying the way a truss is joined. But another important side of understanding a building is through the emotions it evokes. These can be generated through accounts of people and historic events, and also through atmosphere, which tends to be less tangible.

Twice this past summer, I co-led an outing to Clinton Correctional Facility in Dannemora, New York. This maximum-security prison, with its imposing concrete wall that seems to go on forever, envelops a spectrum of architectural styles, and is a prime example of how "sense of place" is a powerful concept.

During the tour, which is always filled to capacity each year, our participants were given a historic background of the prison's evolution. We discussed the preservation challenges surrounding a cluster of vacant employee residences, built in the Craftsman and Colonial Revival styles, standing in limbo until a future is found. We marveled at the grand Richardsonian Romanesque hospital complex, known as "the Annex," illustrating a form of institutional architecture from the late-19th century. Absorbing the prison externally was nothing less than interesting, but it wasn't until we entered through the security area and heard the heavy steel door close and lock behind us that we really began to *feel* what this place is about.

Having been a generally adventuresome person throughout my life, I was more intrigued than nervous about witnessing the inside of a large active prison. But my curiosity was accompanied by a shred of intensity as we walked along through the narrow hallways. Our group was instructed to stay to the right, and remain in two lines. Harsh materials were everywhere – iron, wire, concrete, brick – and the echoes of squeaking gates and faint television chatter travelled throughout the long corridors.

At one point, a prisoner who was working as a porter came to talk with our group. He was sentenced for life, and was privileged to have a job at the prison for his long-term good behavior. As he talked about his existence in the utilitarian 1930s and 40s cellblocks, and never having known his grandchildren, the personal aspect of this place began to weigh even heavier.

Our tour of Clinton Correctional Facility exemplifies how humans and our environments are intertwined. Viewing is just one element of processing context, and whether modest or grand, inviting or foreboding, every place has a story to tell.

INTRODUCING THE AARCHER
Kate's essay is taken from our new online blog, *The AARCHER*. Here you will find the delightful musings of staff, heartfelt commentary on Adirondack preservation issues, in-depth stories surrounding our annual award recipients, features highlighting our regional successes and failures and much more! New posts will be featured each month and subscribers to *AARCH Matters* will be notified by email with each new blog post. Visit www.aarch.org to read more.

2014 AARCH ACTIVITIES MAP

Tours & Lectures: Outing to Camp Arden

Led 35 outings with 7 new locations and gave 24 lectures

Educational programs and events reached 14 NY counties and 3 states

Special Events: Annual Preservation Awards in Inlet

Technical assistance provided to 48 individuals and towns

Technical Assistance: Corinth - museum at former paper mill headquarters

2014

Advocacy: The Old Stone Barracks in Plattsburgh

Advocated for 11 endangered structures

National Register: Crown Point historic district created around town green

Completed 4 National Register nominations

Partnerships: Friends of Camp Santanoni

5 VIP's: very important advocacy partnerships

Legend

- Tours & Lectures
- Special Events
- Advocacy
- Technical Assistance
- National Register Projects
- Easements
- Partnerships

Map source, Adirondack Park Agency

AWARDS

In September we presented our 19th annual Adirondack Architectural Heritage Awards at a luncheon at the historic Woods Inn in Inlet. We all know that change is a fact of life. Laboratories and movie theaters close, the train stops running, and the school district decides to build a new school building and abandon the old school where generations of town residents got their educations and formed lasting friendships. The bigger issue is how do we cope with these changes and do we have the creativity and energy to bring new life to these places? One of the common threads with all six AARCH awardees this year is the way they all responded to big changes in their communities and saw an opportunity to reinvent their historic buildings in new and imaginative ways.

WILLSBORO SCHOOL: ***Eli Schwartzberg (Champlain Valley Senior Community)***

Like most community schools, the Willsboro School was the center of the community and the pride of its citizens. The history of school building is the story of one consolidation after another and when the Willsboro School was built in 1927, for instance, seven one room schoolhouses were closed and this era ended. The new building served as the primary location of K-12 education in the town of Willsboro and portions of Essex until the summer of 2001, when the school district decided to build a new school on the outskirts of town.

Although the school district had initially budgeted for the demolition of the building, it preferred to sell and allow the adaptive reuse of the building and eventually, in 2008, Adirondack native and real estate developer Eli Schwartzberg purchased the property because he saw the potential for another use and another life there. In 2010, its doors opened once again to a new chapter in its history as the Champlain Valley Senior Community.

The project did an exceptional job of preserving the fabric of this National Register listed building while incorporating modern amenities necessary for its new use. Schwartzberg utilized the original layout of rooms and corridors to create residential suites and repurposed the former gymnasium into a dining room and social center. Other character defining features, such as children's murals and old chalkboards, were preserved to acknowledge the building's original use while adding to its overall welcoming atmosphere. There is a wonderful symmetry in what has happened here, in going from the care of generations of young people to the compassionate care of our elderly.

FANITA BOATHOUSE: ***Ike Wolgin (Lake George Kayak Company)***

John Boulton Simpson was the New York City businessman who, along with four other investors, purchased Green Island in Bolton Landing on Lake George and built the Sagamore Hotel in 1882.

Simpson also had a cottage, Villa Nirvana, on the island and an 80-ft steam launch, the *Fanita*, on which he could entertain up to 30 guests. In the off-season, the *Fanita* was stored in its own winter boathouse.

Beginning in the 1920s this boathouse was used for smaller boat storage by a local marina but it gradually fell into disrepair until the Lake George Kayak Company bought it. Owner Ike Wolgin teamed up with Bolton builder Dave McAvinney and architect Ruben Caldwell, also a Bolton native, to develop a rehabilitation plan which would maintain many of the building's key historic features while incorporating several harmonious modern elements.

The building's cavernous interior now consists of four loft-like platforms, joined by an open steel stairway, which house a showroom for new boats and a merchandise area. Many historic materials were salvaged and incorporated into the building in creative ways. This project truly exemplifies just how well modern design can be successfully integrated into an historic building and sets a great example for other such adaptive reuse projects.

INDIAN LAKE THEATER: ***Indian Lake Theater, Inc.***

Especially in our smallest hamlets, like Indian Lake, Whallonsburg, Ausable Forks, or Star Lake, to name a few, it is often what happens at the Grange Hall, or library or repurposed schoolhouse that gives life and vibrancy to the community and this is certainly the case with the theater in Indian Lake.

The Tudor Revival style theater was designed by Grover Ward Shippey and opened in 1937. After several decades of excellent stewardship by owners David and Lucy Carson, the seasonal movie theater closed in 2004.

In 2008, a group of people formed Indian Lake Theater, Inc. with an ambitious goal of raising $160,000 – which they did in just

twelve weeks - to purchase the theater and then to run it as a year-round nonprofit theater and community space. In a fairly short period of time they are already offering a full schedule of movies and live performances, they sponsor the *Hamilton County Reads* program and the Great Adirondack Moose Festival, and are making the theater available for private events, too. So, once again the theater is a central part of community life. Bravo!

SARANAC LABORATORY MUSEUM: ***Historic Saranac Lake***

Built in 1894, the Saranac Laboratory, founded by Dr. Edward Livingston Trudeau, was the first laboratory built in the United States for the research of tuberculosis. This is a disease which we've largely forgotten about but was one which caused more deaths in industrialized countries than any other disease during the 19th and early 20th centuries. This made Trudeau's work at his laboratory and at the Adirondack Cottage Sanitarium incredibly important in its time.

The steel and stone building was designed by J. Lawrence Aspinwall and built by Branch and Callanan of Saranac Lake at a cost of $20,000 and was designed and built with particular attention to fire protection, light, and ventilation. With the widespread advent of antibiotics, the Saranac Laboratory closed in 1964.

In 1998, Historic Saranac Lake saw the opportunity of acquiring the building and taking on the restoration of the laboratory in order to create a museum there. They spent a decade painstakingly restoring the building.

Now Trudeau's laboratory looks much the way it did in his time and hundreds of people visit every year to learn about Trudeau and the industry that made Saranac Lake a pioneer health resort. In doing this project, Historic Saranac Lake has, in part, returned the building to its original roots but it has also made it a destination and a new place for community activity.

CROGHAN DEPOT: ***Railway Historical Society of Northern New York (RHSNNY)***

Why is it that we have such affection for railroad stations? Is it a romance with trains, is it their distinctive architecture, or is it our understanding of how important they were and are to our economy and way of life? For whatever the reasons, people love railroad stations and people go to great lengths to preserve them and to still keep them a vital part of our communities. Such is the case with the depot at Croghan.

This depot was once part of the Lowville-Beaver River Railway (L&BRR) network which was created in 1906 by a group of men at the Lowville Club who wanted a railroad to serve the local dairy, logging, lumber, and paper industries. After a heyday of only a little more than 30 years train service was abandoned but then resumed in 1960 to periodically haul feed, waste paper, and pulp. The railroad is 10.9 miles long, which includes 1,100 feet of trestle across the Black River Flats.

The historic depot itself is now the home of the Railway Historical Society of Northern New York (RHSNNY). In order to create a local museum in the depot, the RHSNNY has undertaken extensive restoration work over the years, beginning in the late 1990s.

Now within the depot, the RHSNNY has created a dynamic museum that interprets local rail history. It also serves as their headquarters and is a wonderful space for community programs.

ADIRONDACK RAILWAY PRESERVATION SOCIETY (ARPS)

In recognizing the Adirondack Railway Preservation Society, we are recognizing and honoring several things. In the near view is the Society's work to restore and use the beautiful station in Thendara and their work to bring excursion railroad service back to the western and central Adirondack region.

In the longer view, this flurry of activity has in turn helped to inspire the restoration of other regional depots in Lake Placid, Big Moose, and Saranac Lake and the reconstruction of depots in Tupper Lake and Remsen.

The 119-mile rail corridor between Remsen and Lake Placid was developed by Dr. William Seward Webb to provide access to the central Adirondacks, including to his own private preserve, Nehasane Park. Initially called the St. Lawrence and Adirondack Railroad, by 1913 it became the Adirondack Division of the New York Central railroad. Rail service declined during the Depression and World War II, eventually ending in 1972. In 1980, the Adirondack Railway Preservation Society (ARPS) was founded, dedicated to preserving this rail corridor. After New York State acquired the property at auction, ARPS began to plan an active tourist railroad.

The rail yards at Thendara, with its station, freight house and shop, were restored by ARPS to become the headquarters of the Adirondack Centennial Railroad. Opening day was July 4, 1992. Since then, ARPS has continued to maintain and restore railroad infrastructure and to increase service along the route. At the southern end of the corridor, users can travel from Utica to Big Moose, and at the northern end of the line, users can travel from Saranac Lake to Lake Placid.

Returning rail service to the region and being good stewards of this National Register listed rail corridor is a big job and we appreciate the Adirondack Railway Preservation Society's long and focused efforts. With the help of a large number of volunteers and dedicated ARPS staff, the historic context of this extensive resource has been preserved, and exploration of this beautiful region further promoted.

All of these awardees have taken historic, often threatened, buildings and brought them back to life. Their work has been done with high standards, they've added new vitality in their communities, and they have set inspiring examples for others. Learn more about this year's awardees and past recipients online at www.aarch.org/preserve.

Beyond a New Home for AARCH – the Stone Mill and the Revitalization of a Community

In 2008 we took a huge leap forward by acquiring an historic mill complex on the Ausable River in Keeseville where we created a new home for AARCH. Here we now have our offices, two exhibit spaces, a resource center, meeting room, and an upstairs rented office suite. We have been extremely happy here and have enjoyed having a more public place where people can learn about our work and use our resources.

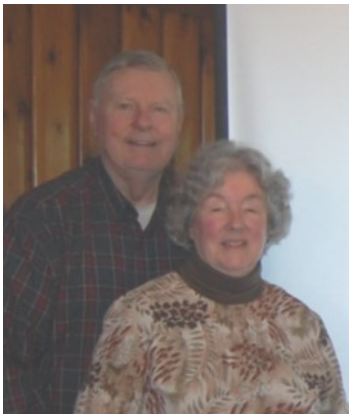
Since completing the restoration and rehabilitation of the Stone Office Building, we have turned our attention to the adaptive reuse of the Stone Mill, an 11,000 square foot building, for other private and compatible purposes. We've been fortunate to attract some major public funding for this project in the form of a $630,000 grant from the Restore New York program and a $25,000 grant from the 1772 Foundation.

But actually bringing this to fruition has presented a lot of challenges. It's an expensive project; despite all its wonderful assets, the property has some limitations, and the demand for new commercial or residential space in the vicinity is weak. But we are still optimistic of being able, with enough imagination and persistence, to succeed. We *have* done a lot of planning. Our architectural firm, SD Atelier Architecture from Saratoga Springs, has developed plans for the building and, our realtor, CDC Realty, has helped us to market the property to prospective tenants and partners. Unfortunately, so far, there have not been many prospects.

So why take on a project like this? First, the mill is a very rare surviving, mid-19th century, industrial building that was endangered from disuse and neglect. It was also right in our backyard and we knew that its restoration and reuse could be a catalyst for the revitalization of this community. All of this appealed to us – saving an endangered historic building and doing something to spark a broader community renewal effort.

In 2015 we'll magically transform the Stone Mill with lights and decorations into the site of our annual benefit event, so members and friends will have a chance to see this very special places and imagine, along with us, what its future might be.

Architect's rendering of Stone Mill interior



Our members are the life blood of AARCH. Yes, they provide financial support for the organization but that's just the beginning. They also bring preservation issues in their communities to our attention, they help us to plan and carry out our educational programs, they recruit new members, they speak up in support of saving places like the Hurricane Mountain fire tower, they nominate awardees, they let us know about interesting stories in the region, and they are preservationists themselves—sometimes taking on the hard work of bringing a building back to life.

As the first of a new annual column, *Spotlight On Membership*, we couldn't let pass the opportunity to recognize and thank Pat and Tom Willis this year. After living in the Adirondacks for more than twenty-five years, they have decided to move out of the area to live closer to their children but they will leave behind a long history of passion and commitment to this place.

Tom and Pat have been members since 1991 and have been very generous to AARCH ever since. They have attended countless tours and helped us to develop several outings, including *Ben Muncil, Master Builder* and a trip that explored the St. Regis Lakes by canoe. They attended our very first *Local Heritage Project* workshop in 1993, which taught people to identify and document the architectural resources in their town. Pat and Tom then set out to do this in the Town of Brighton, where they lived, and as a result the town's architecture is among the best documented in the region. Last year the AARCH research center became the new home of all of the Willis' research.

Out of this survey work they helped to create the Brighton Architectural Heritage Committee and its Brighton History Days, a heritage celebration weekend that has been held every year since 1994.

Seeing an opportunity to preserve and better use the Brighton Town Hall, they put it on the National Register of Historic Places and were the main force behind its restoration, including raising funds through the Brighton Town Hall Restoration Fund. For this they and others involved in the project were recognized with an AARCH award in 2013. They've also nominated the good work of others for AARCH recognition, including Dick Freeberg and the Leifeits in Brighton and the St. Gabriel's church congregation in Paul Smiths. They alerted us to and were involved in preservation issues like the closing of Camp Gabriels, the demolition of The Wawbeek resort, the future of Debar Pond Lodge, and the closing of the St. Regis Presbyterian and St. Gabriel's churches. On top of all this, they are wonderful people. We cannot imagine better members and better friends and we wish them all the best with what's ahead for them.

Thanks Pat and Tom!

Do you have membership news to share? We would love to hear from you! Email us: info@aarch.org

Membership News

As we approach our 25th Anniversary year, you'll begin to notice some changes, including the long-awaited ability to renew your membership and pay for events online. We're working hard to improve member communication, whether it's online or on the phone. We're excited to be adding an enhanced business membership category and revised membership levels in the coming year. And, we're providing additional ways that you can give, including gift memberships and new sponsorship opportunities.

Our members come from 34 states and territories and 4 countries!

AARCH is fortunate to have a wonderful and dedicated membership base (we'll be honoring nearly 40 twenty-five-year members in 2015!) and we want to show you just how much you're appreciated. This year, you can expect to hear "Thank You" more often. You can expect to see your suggestions implemented into our improved lottery system, and you can expect to have a bigger voice in our community. We know that you value our work in and around the Adirondack Park, and we want you to know that we could not complete our mission without your support.

Did You Know?

There is a whole world of AARCH to discover online! Visit our improved website to make your appeal gift with a credit card, purchase gifts, and follow our new blog. Join the preservation conversation on social media, use our hashtags in your tweets and posts (#AARCHadventures, #AARCHtours, etc.), and look for new and exciting ways we use digital media in 2015.

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Top: Tapawingo's rustic chapel. Bottom: Rustic pathway leading to Tapawingo.

Annual Meeting
The Wild Center, Tupper Lake, June 14th

AARCH was welcomed at The Wild Center in Tupper Lake for its 24th Annual Meeting. In this year of transition for our organization, we celebrated the service of Susan Arena, former AARCH program director, and Bonnie DeGolyer, AARCH office manager for nearly 17 years. We also elected five new board members – Sally Berk, Robert Faulkner, Susan Harral, Ed Hodges, and Martha Spear; as well as thanked our departing board members.

Our guest speaker was Randall S. Beach, who wowed us with his personal stories about William H. H. "Adirondack" Murray, his great-great grandfather. The popularity of Murray's 1869 book *Adventures in the Wilderness or Camp Life in the Adirondacks* eventually brought thousands of people to the Adirondacks, put the region in the national spotlight, and gave Murray the moniker, "Father of the Outdoor Movement." Murray extolled the health-giving and spirit-enhancing virtues of wilderness—a tonic for modern urban life—and claimed that the rustic nobility typical of Adirondack woodsmen came from their intimacy with wild places.

Annual Benefit and Silent Auction
Tapawingo, Lake Placid, July 19th

Thank you to Margo Fish

This year, we enjoyed the hospitality of the Rev. Margo Fish at her family's *Camp Tapawingo* for our annual benefit event. Nestled around the Lake Placid shoreline, Tapawingo –an Indian word meaning "House of Joy" – is a unique complex of hand-crafted structures and bridges, built and nurtured by the Fish family since 1957.

It was an extraordinary afternoon, with excellent food provided by Simply Gourmet catering in Lake Placid, a lively silent auction, and the camaraderie of nearly 85 AARCH members and friends. We offer an extra note of gratitude to our hostess, Margo Fish, as it was a great pleasure to be invited into her home and experience her warm, gentle, and artistic spirit. Margo gave a lively and thoughtful tour of the buildings and grounds, including living spaces, bedrooms, studies, and the chapel, which was featured in *Places of Spirit*, a "a visual exploration of the Adirondacks' spiritual treasures" published by the Lake Placid Institute in 2003.

We visited Camp Tapawingo as mere acquaintances but left as dear old friends. Feedback from many attendees claimed that this one of the best AARCH benefits they had ever attended.

Next year's event will be a gala celebration of AARCH's 25th Anniversary!

Places of the Spirit , Sacred Sites of the Adirondacks can be ordered by calling AARCH at 518-834-9328. The price is $15 plus tax and shipping. *Places of the Spirit* notecards are available for $8 plus tax and shipping.

AARCH Benefit Golf Tournament
Crowne Plaza Resort & Golf Club, Lake Placid, August 25th

AARCH held its 6th annual golf tournament on the historic Lake Placid Club Links Course. With over 80 enthusiastic golfers, AARCH celebrated its best turnout ever! The golf gods were smiling down on us, as the weather was absolutely perfect – so much so, that even the less-than-perfect golfers left with smiles on their faces.

We would like to extend a thank you to guest speaker Bill Giering, acclaimed golf and travel writer, and to Janice Woodbury who helped us to organize another terrific event. Thanks to everyone who donated items for our auction, to all the golfers who joined us, and to the dozens of people who work behind the scenes to organize a successful tournament. You all put the "fun" in fundraising!

We look forward to returning to the Lake Placid Club for next year's 25th Anniversary Tournament. ***Save the Date:* 7th Annual Golf Tournament, Lake Placid Club. August 31st, 2015.**

Far Right: AARCH Board Member and Golf Tournament Chair, Janice Woodbury, with her foursome.
Right: a team enjoying the beautiful views on a beautiful day.
Bottom Right: "Rt 73 Bridge" by Mark Kurtz

"bridges to cross"
Exhibition at AARCH's Clayton Family Gallery, Keeseville

September 26th—December 12th

At a packed house opening at our Clayton Family Gallery, we celebrated *bridges to cross,* a photographic exhibition by renowned Adirondack photographer, Mark Kurtz. In this "meet-the-artist" event, over 50 people from all over the northeast region joined us in welcoming Mark and his truly stunning work. Kate Ritter, AARCH program director, and Nathan Henderson from Reber Rock Farm in Essex, provided the folksy soundtrack for the evening on fiddle and guitar; we had libations and treats from AuSable Brewing Company and North Country Creamery in Keeseville; and on all accounts had a resoundingly successful opening.

Kurtz says of his exhibit: "Bridges represent strength (think Brooklyn Bridge), passages in life, putting something behind, moving to the future, crossing over… and they're also there to go back over, return to where you came from… if you didn't burn it after crossing." Featuring local bridges, and bridges with Adirondack ties, *bridges to cross* runs until December 12, 2014 and is open to the public from 8am-4pm.

For more information or a price list, please contact Michele at Michele@aarch.org. Are you an artist or know of someone who would be interested in showing their work? Email us!

Thank You to all of our important event sponsors and donors without whom our work would not be possible. AARCH relies on the generosity of our members and supporters to continue our mission in the Adirondacks. If you are interested in becoming an event sponsor, please contact Michele@aarch.org

REFLECTION & VISION

Greetings from AARCH's founder, first president, and long-time board member, Howie Kirschenbaum:

Wow!

As I read over the draft copy of AARCH's annual Year In Review, that's the inadequate exclamation that I seem to keep repeating. Can one little organization do so much? Have its hand in so many varied activities—from tours to advocacy to technical assistance to hands-on stewardship to education ? Be active in so many different parts of the Adirondack Park and beyond? How did we come so far?

It doesn't feel like it's been a quarter century. When a dozen or so of us got together in 1990 to form Adirondack Architectural Heritage (including coming up with its name—not an obvious choice at the time), were our goals this ambitious, our vision this broad? Mine certainly weren't. I wanted to save Camp Santanoni, which was threatened with demolition, but recognized the way to do it was through the sustained advocacy of a regional historic preservation organization, which did not then exist in the Adirondacks. Fortunately the other founding board members, while just as eager to preserve Santanoni, had their own broader interests in historic preservation. And so AARCH was born. And so it grew…*and grew*.

From volunteers to a part-time staff member to a full-time staff member to eventually four staff members. From 4 tours to 8 tours to 12 tours to eventually, what?, about 30 tours and events each year. From the first roof restoration of the Artist Studio at Camp Santanoni to the Main Lodge roof to eventually stabilizing virtually every building at Santanoni, helping create the Santanoni Historic District, having Santanoni declared a National Landmark , publishing a Santanoni book, booklet, exhibits, and more. From Santanoni to bridges to fire towers to churches to other Great Camps to easements on historic properties. From renting to owning—conducting an exemplary restoration and adaptive use of our historic stone office building in Keeseville and now tackling the formidable challenge of creating a comparable solution for the adjacent Stone Mill.

The year 2015 will be AARCH's 25 Anniversary Year. It will be a year of celebratory occasions and events in which we visit, on the ground and virtually, many of the historic places and accomplishments of the past 25 years. It will also be a year of business as usual, as we continue to educate, publish, conduct, restore, lobby, research, respond, and care. Please join us for all of it or any of it! We look forward to being together and working together in 2015 and, with a little luck (or a lot of luck), for the next quarter century.

Howie

AARCH's New Vision!

As part of the strategic planning process that we went through in 2013-2014, we adopted an organizational vision statement to define how we saw ourselves and how we imagined our work shaping the region. It reads:

AARCH is the renowned advocate and educator for a region where historic architecture is cherished and its preservation contributes to flourishing communities.

So what does this mean? First, it affirms what we already do well – educate people about the value of our regional architecture and how its preservation contributes to the vitality of our communities. And the word "cherished" is important here. We'd like to imagine that we'll collectively come to value our architecture and communities the same way we have come to value the wild and natural places of the region. What's also new is that we'd like to broaden our reach and influence so that we are invested and involved in more places, with more people, in more projects and that our work will evolve from saving one building at a time to working to bring whole communities to a better, thriving place. ***We think it's a wonderful vision for the future.***

Adirondack Architectural Heritage is the nonprofit, historic preservation organization for the Adirondack Park with an educational mission to promote better public understanding, appreciation, and stewardship of the region's architecture and communities.

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