ADIRONDACK ARCHITECTURAL HERITAGE

THE YEAR IN REVIEW 2012

"Do the Good in Front of You"

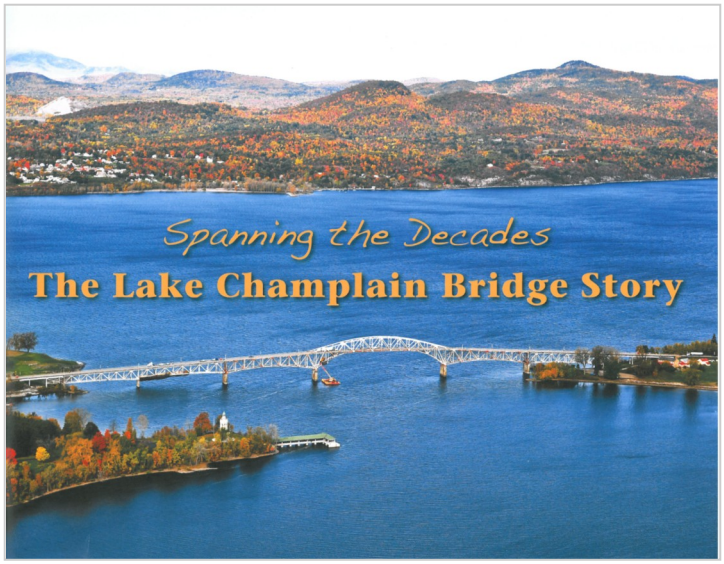
As we look at our activities and accomplishments over the past year we have a lot to be proud of and thankful for. We offered another very popular and well-received series of public educational programs , including tours, workshops, lectures, publications, and special events. We continued our good work at Camp Santanoni by interpreting the site to thousands of visitors, completing new restoration projects, developing a new interpretive guides, and furthering plans for an even better future there.

In nearly every part of the region, we've extended our help to encourage a whole variety of historic preservation activities, from the restoration and use of an outdoor amphitheater on Schroon Lake, to trying to save the historic buildings at a sportsmen's club near Indian Lake, to finding a new future for two churches near Paul Smiths. We entered into an easement to protect an exceptional camp property on Osgood Pond; helped put several properties on the National Register; continued our plans to develop a historic mill building on the Ausable River; and created a new lecture that explored the idea that "the greenest building is the one that already exists."

Many of these things we methodically plan and some take years to bring to fruition. But other challenges and opportunities come to us completely out of the blue and we are particularly proud of the way that we respond to these – with enthusiasm, intelligence, and determination. So sometimes it takes planning and patience and sometimes it takes agility and we'd like to think that having both serves the region and our mission extremely well.

Advocacy and Assistance for Endangered Properties

Devastated as we were about the loss of the 1929 Lake Champlain Bridge in 2009, for the past several years we have been part of a working group that has guided a series of commemoration activities about the bridge. Most of these were completed in 2012 and they included: a 65-page *Resource Guide;* oral histories of 22 people connected to the bridge; interpretive displays in six locations in New York and Vermont; a 30 minute documentary film *More than Steel: The Lake Champlain Bridge Story;* six film shorts developed for exhibit media players and use in schools; a book *Spanning the Decades: The Lake Champlain Bridge Story;* and a comprehensive web site (www.dot.ny.gov/LCBCommemoration).



Almost all of the commemoration materials are available on the web site.

Even before the new bridge was completed late in 2011, there was an effort underway to use the beautiful and pedestrian friendly new bridge to connect together the historic sites and natural areas on either side of the bridge by creating the Lake Champlain Area Heritage Park. This was an idea first conceived by former Essex County Planner and AARCH President Bill Johnston.

In 2012, the effort, sponsored by Lakes to Locks Passage, received an $85,000 planning grant from the Federal Highway Administration. Lakes to Locks Passage Executive Director Janet Kennedy said "We now have an opportunity to rethink how the bridge, highway, and surrounding state historic and recreational areas could function as a unified park with facilities that work together through coordinated operation and physical connections."

We'd like to think that, in our involvement with both of these initiatives, we've made the very best of a tragic situation. The 1929 bridge will not be forgotten for a long time and perhaps we've raised enough public awareness about the importance of preserving our civil engineering heritage that bridges like this will not be so easily lost in the future.

ADVOCACY AND ASSISTANCE

The Future of a Railroad Corridor

In 2012, there was an often heated debate about the future of the railroad corridor between Lake Placid and Old Forge. The Adirondack Recreational Trail Advocates (ARTA) has been the primary advocate for the removal of the railroad tracks and the creation of a four season, 81 mile, recreational trail. Supporters of a combination of rail *and* recreational uses include: the North Country Chamber of Commerce, Adirondack North Country Association, and Adirondack Railroad Preservation Society.

AARCH also supports preserving the existing railroad infrastructure 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 that rail and recreational uses can coexist.

Shakespeare in the Park

The Adirondack Shakespeare Company is a young theatrical company with a big dream – to perform its "Shakespeare in the raw" productions in a restored outdoor amphitheater on the shores of Schroon Lake. The amphitheater was built in the 1920s as part of Scaroon Manor and is now almost all that remains from this resort complex, which closed in the 1960s. The property is now a NYSDEC campground and day use area. AARCH is working with the Adirondack Shakespeare Company and NYSDEC to explore just how the company might go about restoring and more actively using this historic performance space. For more information, see: www.adkshakes.org

Scaroon Manor Amphitheater

Historic building at the Gooley Club

The Gooley Historic Site

In the very near future, 69,000 acres of former Finch-Pruyn owned property will become part of the Adirondack Forest Preserve. This deal, brokered by the Nature Conservancy, includes some spectacular wild and natural areas, including the Essex Chain of Lakes, Boreas Ponds, OK Slip Falls, and part of the Hudson Gorge. Inevitably lost as a result of this purchase will be about 200 hunting and fishing clubs and the traditional way of life they embody.

As a way of honoring this legacy and protecting some of the historic buildings at the Gooley Club near Indian Lake, AARCH has been working with Gooley Club members to form the Gooley Historical Society and to propose, through a conservation easement, a way for the Gooley Historical Society to operate a small museum at this site along the Hudson River.

Eagle Island

We continue to encourage the efforts of the *Friends of Eagle Island* to purchase Eagle Island, a National Historic Landmark, William Coulter designed, Great Camp on Upper Saranac Lake. Eagle Island was originally built in 1902 for former Vice President Levi P. Morton and was a Girl Scout Camp between 1938 and 2008.

The Friends is primarily made up of alumni from the scouting era and they seek to reopen the camp to provide an "environmentally responsible Adirondack island camping experience for diverse youth, with an emphasis on girls and young women, while preserving Eagle Island's natural and historic character." For more information, see: www.friendsofeagleisland.org

New Life for Churches

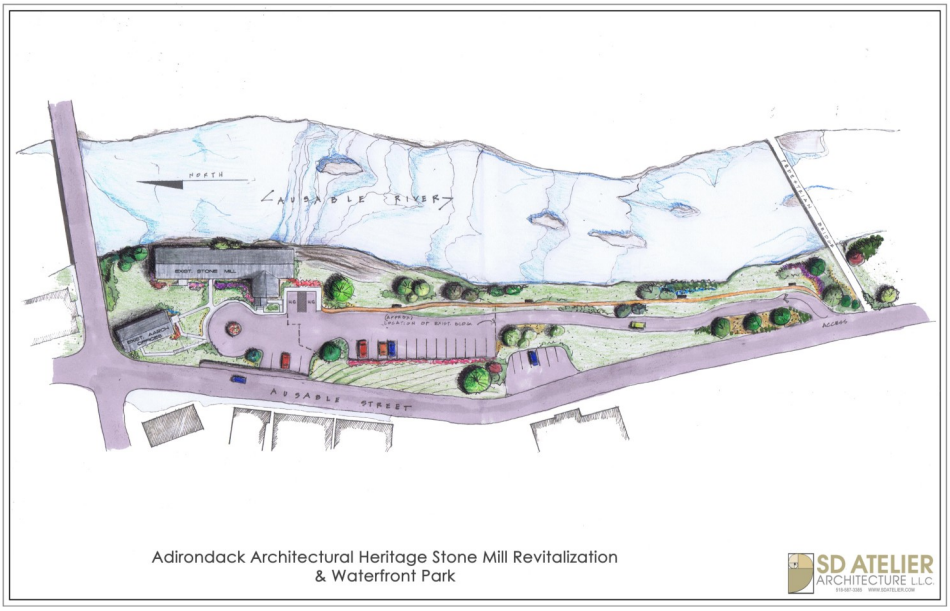
When the Paul Smith's Hotel was in its heyday, the bustling settlement around the hotel boasted three churches – Catholic, Presbyterian, and Episcopal. Two of these, the St. Regis Presbyterian Church, designed by William Coulter, and St. Gabriel of the Archangel, have recently been closed. These closings reflect a nationwide phenomenon of diminishing congregations, church consolidations, and church closings. In the case of these two churches, with AARCH's quiet efforts, the future looks brighter – one has been acquired by an owner intent on preserving it and using it appropriately and one is likely to become part of the Paul Smith's College campus.

St. Regis Presbyterian Church.
Image courtesy of Ted Comstock

In addition, we provided technical assistance and support in many other regional communities throughout the year, including: Westport, Minerva, Johnsburg, Ticonderoga, Lake Clear, West Chazy, Lake George, AuSable Forks, Bolton Landing, Mineville, and Wells.

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

Between 2008 and 2010 we took a huge leap forward by acquiring a historic mill complex on the Ausable River in Keeseville where we created a new home for AARCH. Here we now have a cluster of 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. To this end, we have engaged an architectural firm, SD Atelier Architecture from Saratoga Springs, to develop architectural plans for the building; have retained C. Raymond Davis, from Schroon Lake, to act as our construction manager; and hired CDC Real Estate to help us market the property to prospective tenants.

In 2012, we continued to move the project forward by actively seeking tenants for the building, refining the project design and costs, and exploring the permits required for the project. We expect to spend 2013 doing more of the same and, that by the end of the year, we'll have a final plan, a tenant or tenants, our other financing in place, and construction and operating costs we can live with, so that we can go to construction the following year.

We have 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.

We also got some great publicity about the project thanks to an excellent piece done by Mountain Lake Public Broadcasting and exposure in the Plattsburgh *Press Republican.* Seeing this project as part of the larger revitalization of the village, we also helped to create a "Revitalize Keeseville" initiative that has already led to a village Farmers' Market, community clean-ups and beautification, new investments in downtown, and a new sense of optimism here.

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 sparking a broader community renewal effort and, in the absence of anyone else stepping forward to do so, we realized we were in a good position to take this on. We also realized that we could learn a lot from doing it.

Doing this project will give us much greater experience in the development side of historic preservation, everything from working with architects and contractors, to understanding financing and pro formas, to complying with a whole host of regulatory issues. It will also give us direct experience in the relationship between historic preservation and community revitalization. We hope that our experience with this project will put us in a better position to encourage similar ventures in other communities and that it will broaden and deepen what we can offer to others.

National Register of Historic Places

This has been a busy year for us in writing National Register nominations. AARCH occasionally takes on and is paid for this kind of work when we have the staff time to devote to it. Susan Arena has completed a National Register nomination for the Lyon Street School in the town of Peru and is working on one for Northbrook Lodge on Osgood Pond, on which AARCH holds a conservation easement. Steven is working on creating an historic district in and around the village green in the hamlet of Crown Point and we're under contract to create a new historic district in the Helen Hill neighborhood of Saranac Lake.

Thanks to our encouragement and help, Putnam Camp in Keene Valley and the Big Moose Community Chapel were also listed on the National Register this year.

CAMP SANTANONI

Camp Santanoni – Conservation, Interpretation, and Planning

At Camp Santanoni, we continued our collaborative work with NYSDEC and the Town of Newcomb to conserve and restore building exteriors, to interpret the camp to thousands of visitors, and to plan new projects and initiatives.

Santanoni has long been a popular destination for cross-country skiers, as the ski conditions are usually excellent and being able to see Santanoni's rustic lodge on Newcomb Lake is a great addition to a fine winter day in the woods. This winter, we made it even more appealing by holding three "open house weekends" when skiers could arrive at the camp, enjoy lunch and conversation in the wood-heated Artist's Studio, and get a guided tour. These were extremely popular and, over these eight days, we had more than 300 visitors. We were especially pleased that NYSDEC Commissioner Joe Martens and NYSDEC Region 5 Director Bob Stegeman visited during the February weekend. Commissioner Martens has a long history of interest in and support for the site and said "Personally, I've always been a huge proponent of the cultural resources in the Park and I obviously want to do everything I can as commissioner to show that." We'll offer these weekends again in 2013 – January 19-21, February 16-18, and March 16-17.

Skiers crossing the bridge at the Lower Duck Hole.

A Student Conservation Association crew helped to complete Lake Harris boathouse restoration by shingling the exterior of the building.

Michael Frenette completed his sixteenth summer working at Santanoni. Projects this year included completing the restoration of the boathouse on Harris Lake and continuing to do log and woodwork restoration on the Main Lodge. We also had a particularly talented summer staff this year, including Charlotte Barrett, Joe Rothwell, and Nina Caruso. Nina did a particularly excellent job at interpreting the camp to visitors and Joe took on a major window restoration project at the Gardener's Cottage at the Santanoni farm. Charlotte, who came to us with a lot of research and writing experience, was responsible for creating two new ways for visitors to learn about the site, including a series of outdoor interpretive panels and a new, full-color guide to the site. Both of these will be available in 2013.

Several years ago, AARCH initiated an effort to amend Santanoni's unit management plan (UMP). First adopted in 2000, this plan proscribes just how the 34 acre Camp Santanoni Historic Area is to be managed, conserved, and enjoyed by the public. But after a decade of implementing the plan and after the completely unexpected loss of the main farm barn to fire in 2004, we realized that the plan could be improved in three main areas. We've suggested that the plan be revised to allow the rebuilding of some historic structures; that how the site is interpreted be broadened; and that some historic landscapes be restored. With the encouragement of DEC Commissioner Joe Martens, we've worked with the DEC staff to move these ideas forward in the UMP process.

In August, four generations of the Petoff family visited the Camp Santanoni farm for a reunion. They posed for a group photo in front of the "Gardener's Cottage", home to Charlie and Pena Petoff from about 1919 to 1931, when Charlie was employed by the Pruyns as manager of all the gardens and orchards at the farm. All three of their children, George, Roger and Marina, were born there. Marina stands in the center to the left of the steps.

Photo courtesy of Marina's daughter, Penna Smith.

Tours and Outings

An exciting thing happened this summer; for the first time since 2004 we completed the season without canceling a single event. Cancelations happen for a number of reasons - low registration, unexpected lack of availability of a site, and even natural disaster, but fortunately none of these hurdles got in the way this year and we were able to successfully offer three open house ski weekends at Santanoni, 30 day-long and half-day tours throughout the region, one overnight trip, our annual meeting, two benefit events, our awards luncheon, and one workshop. In addition, we partnered with several school groups and clubs to assist with tours of Keeseville and Santanoni. In total we took nearly 1500 people to over 70 sites in 30 towns, 10 counties and two states!

Every year we get the pleasure of working with hundreds of fantastic people, both as tour goers and as hosts. Having the opportunity to bring these people together to share in the many, often hidden, treasures that the region offers, is one of the most rewarding parts of our work. Though education is our main goal, it's easy to forget that you're learning when surrounded by beautiful architecture and craftsmanship.

One of our members put it well when she said, "I think the very nicest part of all of your AARCH tours is getting to know a lot of things you never knew you didn't know." Thank you for "getting to know" the Adirondacks with us.

Clockwise from top: "The Webbs of Shelburne" tour group poses in front of the Inn at Shelburne Farms in Vermont; Reverend Hurtle talks to visitors at the Hammond Chapel during the "Crown Point: On the Trail of the Monitor" tour; people on the "Spiritual Retreats of Lake George" tour cool off in the shade of Mountainside Free Library; Mary Finkle provides history of her camp, Cub's Cove, on the "Summer Living in Speculator" tour; and Croghan Island Mill owner Jim Martin demonstrates a saw during the "Croghan: Maple, Milling and Mennonites" tour.

SPECIAL EVENTS

We'd also like to thank our 2012 benefit event supporters

Annual Benefit and Silent Auction
Camp Winnetaska, Upper St. Regis Lake

Sponsors

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View from Camp Winnetaska of an Idem sailboat taking part in a sailing competition, an Upper St. Regis Lake tradition.

Golf Tournament
Saranac Inn Golf & Country Club

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Stephanie and John Mason
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Heartspace Yoga and Healing Arts/ *Andrew and Elizabeth Kasius*
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Westport Country Club/ *John Hall*
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Northway Golf Center
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Whiteface Club and Resort
The Sagamore Resort
Hiland Golf and Banquet Facility
Westport Country Club
Bluff Point Golf Resort
Tupper Lake Golf Club
High Peaks Golf Course
Bay Meadows Golf Club
Glens Falls Country Club
Adirondack Extreme/ *The Johnson Family*
Oscar's Smokehouse/ *The Quintal Family*
Lake George Dinner Theater/ *Terry Rabine*
Adirondack Store/ *John Prime*
Rock Bottom Golf/ *Tom Rath*
The Grist Mill/ *Chris Lambeth*
Ausable Chasm/ *Tim Bresett*
Seagle Music Colony/ *Tony Kostecki*
Lake Champlain Transportation/ *Ray Pecor*
Patty Zoli
Vineyard Vines
Be the Ball
Kimmey Decker
Saratoga Springs Preservation Foundation
ORVIS
Barbara Parks
Fort Ticonderoga

AARCH Preservation Awards

The 17th annual AARCH Preservation Awards luncheon was held on September 24 at Top of the World Golf Resort in Lake George. Though unintentional when selecting them, all of the recipients this year have something in common. They each took a building that was constructed for a single purpose and, through creative efforts, were able to extend the life of that structure. In some cases this was accomplished through restoration work that retained the original use, and in others the building became home to an entirely new function. In every case the awardees have made great contributions to their communities and preservation as a whole. We commend them for their dedication to saving our regional treasures.

This year's recipients were:

Larry Marnes
For sensitive restoration of the Mooers Junction Train Station
Mooers, Clinton County

R. Peter Clarke and the Generous Restoration Contributors
For sensitive restoration and adaptive reuse of the Paradox Community Center (former Paradox Schoolhouse)
Schroon, Essex County

Town of Brighton
For sensitive restoration of the Brighton Town Hall
Brighton, Franklin County

Willsboro Heritage Society
For adaptive reuse of the Willsboro Heritage Center (former Champlain National Bank)
Willsboro, Essex County

Save our Schoolhouse
For sensitive restoration and adaptive reuse of the Adirondack Exhibit Center (former Star Lake Schoolhouse)
Star Lake, St. Lawrence County

Alexander Michael
For sensitive restoration and adaptive reuse of the Lewis Missile Silo
Lewis, Essex County

Front Row: Joe Russo, Margie Russo, Anita Persson, George Persson, R. Peter Clarke, Janet Clark, Kevan Moss, Pat Willis, and Peter Schrope.

Back Row: Carl Stearns, David Hislop and Tom Willis.

If you know someone whose commitment to preservation should be recognized, please visit our website to complete a nomination form. Submissions are always welcome.

YEAR IN REVIEW

BOARD OF DIRECTORS

Duncan Cameron *Paul Smiths*
Kimmey Decker *Saranac Lake*
Richard Frost *Plattsburgh*
David Hislop *Essex*
Sheila Hoffman *Beekmantown*
William Johnston *Westport*
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Patricia Marsh *Upper Saranac Lake*
John McDonald *Ticonderoga*
Joyce McLean *Lake Placid*
Wester Miga *Newcomb*
Willem Monster *Northampton*
Andy Prescott, AIA *Port Douglass*
Julia Tansor *Plattsburgh*
Marcy Weisburgh *Port Kent*
Janice Woodbury *Lake George*

STAFF

Steven Engelhart *Executive Director*
Susan Arena *Program Director*
Bonnie DeGolyer *Administrative Assistant*
Virginia Siskavich *Archival Specialist*

Board Updates

In 2012 AARCH said good bye to three board members and welcomed two new. Members stepping down were Howard Lowe of Plattsburgh, Rick Weerts of Port Kent, and Laura Rice of Saranac Lake. Joining for the first time were Marcy Weisburgh of Port Kent and Sheila Hoffman of Beekmantown.

ANNUAL RAFFLE

Congratulations to the 2012 winners:

- A week for two at Camp Uncas near Raquette Lake.
  Warren and Janice Taylor
- Two nights stay for two at Morningside Camps and Cottages on Minerva Lake.
  Esty Foster
- Two nights lodging for two at the Mirror Lake Inn in Lake Placid.
  Maureen and Drew Durkin
- A three-hour guided tour with a gourmet lunch for four in an antique boat on Upper Saranac Lake.
  Nancy Hyman
- A "*Sagamore and Sail" for two on Raquette Lake.*
  Carol Nordmann
- Two 18-hole rounds of golf with carts at the High Peaks Golf Course in Newcomb.
  Dee Carroll
- A weekend stay for four at the Sacandaga Park Railroad Station on Great Sacandaga Lake.
  Susan Buck
- A two hour interior design consultation with Ann Stillman O'Leary, Lake Placid.
  Katharine Preston

Tickets for the 2013 raffle will be mailed in January.
Best of luck!

About Adirondack Architectural Heritage

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. We fulfill the mission by sponsoring tours and workshops, giving public slide presentations, offering technical assistance, and supporting local governments, organizations, and individuals in their preservation efforts.

AARCH is a membership organization with 1000 members. Members receive a biannual newsletter, discounts on AARCH sponsored events and publications, and are invited to attend our annual meeting.

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