**Volume 17, Number 2**
**Winter 2008–2009**

# Newsletter

**ADIRONDACK ARCHITECTURAL HERITAGE**

## The Wawbeek: Lessons Learned

*Dining Room, The Wawbeek, Upper Saranac Lake*

When The Wawbeek, the 1899 William L. Coulter-designed structure was purchased in 2007 by a couple from California, and subsequently slated for demolition, AARCH and others embarked on a "Save the Wawbeek" letter-writing campaign. Although The Wawbeek was eventually razed to make way for a "new Great Camp," the issue presented an opportunity for AARCH to further educate the public in an area of preservation that is not well known and quite often misunderstood: how to protect historic structures.

As we learned from the loss of The Wawbeek, not every building can be saved. There are steps, however, that can be taken to prevent any future loss of significant historic resources in the Adirondacks. Local ordinances can be implemented, preservation easements can be established, and the National Register of Historic Places can be employed to identify and document historic structures and to take advantage of federal and state tax incentives for income-producing properties.

There are few places in the region that take advantage of these mechanisms, and in keeping with our mission to promote better public understanding, appreciation and stewardship of the Adirondacks' diverse architectural heritage, they are presented here to show not only what *should* be done, but also what *is* being done.

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# From the President

We live in interesting times.

With the global economy losing ground nearly every day, it is a good time to remind ourselves that historic preservation has always been about thrift, stewardship, and the conservation of limited resources. It is also a good time to rededicate ourselves to these values. We can look back on the past 50 as a time of incredible growth and development and as a time that has not always been sympathetic to protecting natural and cultural resources. When a society approaches the end of such a long period of purchasing, consuming, and disposing, we rediscover that restoration, adaptive re-use, and preservation help us reorient the material values in our lives.

In all times and circumstances, there are silver linings, and the current economic slowdown can help historic preservation efforts. For instance, the state agencies responsible for the fate of the Lake Champlain Bridge may now look much more favorably on rehabilitating the structure because it is likely to be the least expensive option under consideration. There is more and more evidence available that reusing, rather than replacing a structure has substantial energy saving benefits not the least of which is that an existing building contains significant amounts of "embedded energy" that would take decades to recoup in new construction. A general conservatism these days about not making big investments or undertaking big projects may make us more focused on smaller repairs, improvements, and maintenance—the core of historic preservation work. Now is a good time to insulate our buildings, upgrade heating systems, and tighten up doors and windows. According to Donovan Rypkema, a prominent advocate for the economic development and energy savings benefits of historic preservation, the majority of heat loss in homes is through the attics or uninsulated walls, not windows. Adding just three and a half inches of fiberglass insulation in an attic has three times the energy savings as replacing a single pane window, without a storm window, with the most energy efficient window. Properly repaired historic windows with a storm unit have an R factor nearly indistinguishable from newer replacement windows.

## AARCH Welcomes New Members to its Board of Directors

At our June 27, 2008, Annual Meeting in Keeseville, Janice Woodbury, Kimmey Decker, and Patricia Marsh were elected to the AARCH Board. In addition, George Canon has rejoined the Board for another term.

We also want to thank Margaret Prime, Jeffrey Sellon, and Nicholas Westbrook, who left the AARCH board in 2008, for their many years of service. All three made contributions that have made AARCH a better, more effective organization.

We may also look closer to home to build and renew our community ties and values. This is central to what AARCH does. Whether it's our tours and workshops, the assistance provided to individuals and organizations to promote historic preservation in their communities, our advocacy on behalf of endangered historic sites, our partnerships to manage Camp Santanoni, our saving fire towers, or presenting school programs, we are all about understanding, celebrating and protecting the places we love and cherish. As we prepare for the Hudson-Fulton-Champlain Quadricentennial, we know that 2009 will be a banner year in the Champlain Valley. Events are planned in many valley towns and AARCH will be part of them. We look forward to seeing you, no matter what the economy brings.

David Hislop

LOCAL ORDINANCES

Preservation begins at the local level, and municipalities have the ability to adopt laws and offer incentives that encourage preservation and discourage demolition. There are three basic mechanisms to do this and, ideally, all three should be in place and jointly administered by a local preservation commission. The most important one is a historic preservation ordinance that provides tax benefits for restoration and preservation work. The second one is a demolition ordinance that provides sufficient time for the commission to consider alternatives including restoration, adaptive re-use, and recycling parts of the building. The third ordinance is a site plan review in the event a structure is demolished. While not all historic structures can be saved, new structures should complement their surroundings and the overall feeling of a community. Connecting the site review plan with the preservation and demolition ordinances allows for a smooth process, and gives the commission more leverage.

In 2003 the Northampton Town Board passed a Historic Preservation Ordinance, which was then applied to the Village of Northville in 2007. Based on the "Ithaca Bill" (1997 New York State Property Tax Law Section 444–a–Historical Property), and administered by the Local Historic Landmarks Commission, the purpose of the ordinance is to encourage the preservation of local historic resources by providing preservation and restoration incentives to property owners. These incentives include recognizing the importance of a property by documenting its history and listing it on a local historic register, modeled after the State and National Register of Historic Places. The ordinance also allows for delaying the increase in assessment that would normally result from a substantial building restoration project. This delay consists of five years of zero increase, followed by a gradual increase to full value over the next five years. If a historic property has been severely neglected, and therefore assessed low, the ordinance will produce significant tax savings for property owners over a period of ten years following completion of the restoration. Other sections of the ordinance allow for the inventory of historic resources, and address the issues of alterations, relocation, and demolition of historic structures, and the appeals process. The Demolition Permit Law (Local Law No. 1, July 2006), was adopted by the Town Board of Northampton to prevent the unnecessary demolition of historic structures. Certain requirements and procedures must be adhered to prior to demolition including giving the Historic Landmarks Commission ample time to review the proposed demolition application, and make a determination and recommendation as to the historic value of the structure.

*"The Castle" in Keene is protected by a preservation easement held by AARCH.*

Recently, the Lake Placid and North Elba Joint Planning Commission added to its code a section pertaining to the demolition of historic structures. It stipulates that demolition is the last resort only when the applicant can demonstrate that there are no other alternatives. Prior to issuing a demolition permit, several criteria must be met. They include documentation of the property, salvage options, seeking out of public interest, completion of an engineer's report, and an assessment of the feasibility of undertaking a demolition and new construction project compared to rehabilitation of the existing structure.

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*Hubbard Hall, Elizabethtown. Its restoration was made possible by using federal investment tax credits.*

PRESERVATION EASEMENTS

A preservation easement is a voluntary legal agreement between a property owner and a tax-exempt, charitable organization or government entity, and can be used as a means of protecting a structure. Granting a preservation easement can lead to substantial savings for the owner of a historic property, including qualifying for an income tax reduction under the charitable contribution clause. Some restrictions may apply, and as with any tax issue, an accountant should be consulted. Easements that lower the market value of a property can also reduce estate, gift, and capital gains taxes. Depending on the property in question, the estate tax savings could outweigh any property and income tax benefits.

The easement ensures the preservation of a historic property in perpetuity. Under the terms of a historic preservation easement, the property owner grants a portion of, or interest in, their property rights to a qualified organization whose mission includes historic preservation. The intent of the easement is to prevent anyone from demolishing the building or altering it in any way that may diminish its historic character. Typical preservation easements are façade easements, which pertain only to the exterior envelope of the building, although the interiors of buildings with historic features may also be covered. Easements may also prohibit alterations to the surrounding grounds that would detract from the exterior appearance of the building.

NATIONAL REGISTER OF HISTORIC PLACES

Established under the National Historic Preservation Act of 1966, the National Register of Historic Places is the official list of cultural resources worthy of preservation, administered by the National Park Service, Department of the Interior. The New York State Historic Preservation Act of 1980 established the State Register, and is administered by the Commissioner of the State Office of Parks, Recreation, and Historic Preservation.

While there are certain criteria established for eligibility, some misunderstandings exist as to what listing a property on the National Register means. The National Register identifies historically significant buildings, structures, sites, objects, and districts, according its Criteria for Evaluation. It also encourages the preservation of historic properties by documenting their significance and by lending support to local preservation activities, and enables federal, state, and local agencies to consider historic properties in the early stages of planning projects. It provides for review of federally funded, licensed, or sponsored projects that may affect historic properties, and makes owners of historic properties eligible to apply for federal grants-in-aid for preservation activities. Furthermore, listing encourages the rehabilitation of income-producing historic properties that meet preservation standards through tax incentives, and discourages the demolition of income-producing properties through tax incentives.

The National Register ***does not*** restrict the rights of private property owners in the use, development, or sale of private historic property, nor does it lead automatically to historic district zoning. It ***does not*** force federal, state, local, or private projects to be stopped, nor does it provide for review of state, local, or privately funded projects that may affect historic properties. Furthermore, the National Register ***does not*** guarantee that grant funds will be available for all significant historic properties, nor does it provide tax benefits to owners of residential historic properties, unless those properties are rental and treated as income-producing by the Internal Revenue Service.

Establishing local ordinances, preservation easements, and tax incentives for State and National Register

# Ski Tour to Camp Santanoni on Sunday, February 8

Camp Santanoni was built for Robert and Anna Pruyn of Albany beginning in 1892. The estate eventually included 12,900 acres and nearly four-dozen buildings. Led by AARCH Executive Director Steven Engelhart and former AARCH board member John Friauf, the tour will include stops at the Gate Lodge, Santanoni's 200-acre farm, and the Main Camp on Newcomb Lake. We'll also see the Main Camp complex and will learn first hand about all of the conservation planning and restoration work underway.

The tour and discussion will feature the completed restoration of the Main Camp's boathouse, which was funded through a $92,000 New York State Environmental Protection Fund grant. The boathouse was the most deteriorated of all of Santanoni's buildings. Restoration was completed in 2007 by master carpenter Michael Frenette and crew.

The round-trip cross-country ski trip is 9.8 miles on a gently sloping carriage road. The outing begins at 10 a.m. at the Santanoni Preserve parking area in the hamlet of Newcomb. We will return about 3 p.m. The fee is $10 for AARCH members and $15 for non-members. Reservations are required by calling AARCH at: (518) 834-9328.

# Lessons Learned *continued*

properties are some of the tools necessary to ensure the region's significant cultural resources are protected. Had any of these been in place prior to the sale of The Wawbeek, it would most likely still be standing.

AARCH stands ready to work with individual property owners who are interested in putting their buildings on the State and National Register of Historic Places and who are interested in protecting their properties through a historic preservation easement. We also stand ready to work with municipalities and community members who are interested in developing local laws, to provide both incentives for historic preservation and disincentives to demolishing historic properties. For more information contact AARCH at (518) 834-9328 or check the resources section of our website, www.aarch.org.

*Ellen Ryan, Community Outreach Director*

*Willem Monster and Skip Taylor, Northampton/ Northville Historic Landmarks Commission contributed to this article. Additional information was provided by the National Park Service and the New York State Office of Parks, Recreation and Historic Preservation.*

We held a successful silent auction at our benefit event at the Camp Uncas on August 22. Thanks to the following individuals and businesses who donated items for this event:

Adirondack Explorer
Rae Arena (Thee Amish Village)
Duncan and Caroline Cameron
Marion Jeffers (The Birch Store)
Danny Kaifetz (Adirondack Flagpoles)
Lee Kazanas (Jay Craft Center)
Judy Larter
Nils and Muriel Luderowski
Steve Maselli (Old Adirondack Inc.)
Derek Muirden
Veto & Gail Napolitano (Forest Home Furnishings)
Jon Prime (The Adirondack Store)
Ellen M. Ryan
Jeffrey Sellon
Darren Tracy
Rick Weerts
Mark Wilcox (Summer Antiques)
Lisa Yanchitis (Lake Placid Rug and Home)

# PAUL MALO
# 1930—2008

You could say Paul Malo was responsible for Adirondack Architectural Heritage. In 1989 he asked me, "Isn't it time we did something about Santanoni?" I told him what I thought was needed to save Camp Santanoni, the important, state-owned Great Camp that had been deteriorating for many years. "It will take an Adirondack historic preservation organization that will become a forceful lobby for Santanoni's preservation."

"So?" asked Paul.

The rest is history. We formed AARCH the next year, with Paul as an active, charter board member. Santanoni was saved, is well on its way to being fully stabilized, and has been declared a National Historic Landmark. Another feather for Paul Malo's cap.

Indeed, Paul Malo, 78, who died July 22, 2008, at his home in the Town of Granby, Oswego County, New York, had a long and distinguished career. For more than 30 years, until his retirement in 1992, he taught architectural design and history at Syracuse University's School of Architecture. Many of the architects he had trained attended his memorial service in Syracuse on October 11 and described him as a remarkably caring, dedicated, and skillful mentor. In addition to teaching, he designed many buildings in central New York and beyond, including the Onondaga County Civic Center, the First Trust Bank building (now demolished) at the corner of Warren and Adams Streets in Syracuse, and the Hansen house in Cazenovia.

But Paul's real love was historic preservation, in which he was a leader in New York State from the early 1950s, twenty years before the historic preservation movement took hold in the United States. Paul first inspired appreciation and preservation of historic architecture in central and western New York. His books *Architecture Worth Saving in Onondaga County* (with Harley McKee and Pat Earle) and *Landmarks of Rochester and Monroe County* were published in 1964 and 1974, respectively. The latter contributed to the formation of the Landmark Society of Western New York and Rochester's famous East Avenue Historic Preservation District. Recognized statewide for his contributions, in the mid-70s he was elected first president of the newly formed Preservation League of New York State.

In the Adirondacks Paul was the first serious interpreter of what have become known as Great Camps. He was instrumental in saving Sagamore Lodge from destruction in 1975 and led and co-led the first tours of Great Camps. His many articles, book chapters, and presentations on regional architecture informed other authors and leaders in Adirondack history and preservation. His contribution as one of three authors of *Santanoni: From Japanese Temple to Life at an Adirondack Great Camp* (AARCH, 2000) added depth, breadth, and readability to that work.

Paul was even more influential in the Thousand Islands. Having spent much of his childhood on "the River," Paul developed a lifelong love of the St. Lawrence and its historic castles, cottages, clubs, and classic boats. He was a leader in the preservation of Boldt Castle, Thousand Islands Park, and other buildings. He wrote numerous articles, reports, an unpublished biography of George Boldt, and three books currently in print: *Boldt Castle: In Search of the Lost Story* (2001), *Fools' Paradise: Remembering the Thousand Islands* (2003), and *A Floating World: More People, Places and Pastimes of the Thousand Islands* (2004). His donated papers formed the basis for the original document collection at the Antique Boat Museum in Clayton. In 2007, having mastered the technology, he began and right up to his death edited an attractive and informative online magazine, www.ThousandIslands.com. Obituaries in newspapers on both sides of the U.S.-Canadian border eulogized Paul Malo as "Mr. 1000 Islands."

Paul leaves his wife, historian Judith Wellman, and children Amaliya and Mark. His family and many friends describe Paul as a Renaissance man. Beyond his scholarly and professional accomplishments, for which he received many awards, he was a skilled photographer, painter, cook, musician, and gardener. He was a true gentleman. Finally succumbing to an 18-month struggle with pancreatic cancer, he lived his final years, months and days with incredible dignity, lucid to the end, working at home on projects he loved. He embodied one of his favorite poems by William Blake:

"Eternity"

He who binds to himself a joy
Doth the winged life destroy.
He who kisses the joy as it flies
Lives in eternity's sunrise.

*Howie Kirschenbaum*

# Welcoming Susan Arena

*Susan Arena sitting in an original Westport Chair*

In May, Susan Arena joined the AARCH staff as its new program director. We chose Susan after a nationwide search that yielded lots of interest and many qualified candidates. Former program director, Ellen Ryan, has moved into the newly created position of community outreach director.

Susan has a master of science degree in historic preservation from the University of Vermont. During her time in graduate school, she wrote National Register nominations and was a teacher's assistant. The title of her graduate research paper is *The Adirondacks: America's Playground,* which explores the relationship between architecture and tourism in the region. Susan's summer internship was at Camp Santanoni, where she led tours and assisted with the on-going restoration of the Gate Lodge and Main Camp.

She received a bachelor's degree in architectural studies from Hobart and William Smith Colleges and then worked in Boston for one year at both the Massachusetts Historical Society and the Old State House. Born and raised in Central New York, Susan spent many summers in the Adirondacks developing an appreciation for the region's architecture and natural beauty. She is pleased to return to her home state to work for an organization such as AARCH, where she can apply her expertise to an area rich with invaluable historic resources.

*Masten House, Newcomb*

**Newcomb:** The Open Space Institute (OSI) was awarded a 2008 Preservation League of New York State Excellence Award for the stabilization of the McNaughton Cottage in Tahawus. AARCH will continue to work with OSI and others to ensure the preservation and public enjoyment of this significant industrial site.

The **Masten House**, owned by OSI, has been leased long-term to the Northern Forest Institute for Conservation Education and Leadership Training, operated by SUNY ESF. The focus of the Institute will pertain to research and management of the northern forests.

**Willsboro:** The former Willsboro High School has been purchased by developer Eli Schwartzberg of Stonebrook Properties. His intention is to convert the building into an assisted living facility. As part of this adaptive re-use project, Schwartzberg plans on retaining original features of the building including its murals.

**Raquette Lake:** Great Camp Uncas on Mohegan Lake designed by William West Durant, was recently listed as a National Historic Landmark (NHL), the highest level of distinction bestowed upon historic properties. Camp Uncas joins the growing list of NHL properties in the Adirondack Park including: Great Camp Sagamore, and Camp Pine Knot, Raquette Lake; John Brown Farm and Gravesite, Lake Placid; Eagle Island Camp, Upper Saranac Lake; Fort Crown Point and Fort St. Frederic, Crown Point; Fort Ticonderoga, Ticonderoga; Land Tortoise (Radeau), Lake George; Camp Santanoni Preserve, Newcomb; and the Elkanah Watson House, Port Kent.

*Saranac Laboratory* (photo courtesy of Historic Saranac Lake)

**Saranac Lake:** In December, Historic Saranac Lake received a 2008 New York State Historic Preservation Project Achievement Award from the Office of Parks, Recreation and Historic Preservation for "outstanding commitment to community revitalization and the rehabilitation and adaptive use of the Saranac Laboratory."

**Northville/Northampton:** The Preservation League of New York State awarded the Northville/ Northampton Historic Landmark Commission a $5,000 grant to complete a reconnaissance-level survey of the town of Northampton, and village of Northville.

**Tupper Lake:** The Adirondack Council assisted the Town and Village of Tupper Lake in obtaining a $100,000 Smart Growth Grant. The funding will be used to develop plans for the community's streetscape and waterfront projects.

**Town of Bolton:** The Town of Bolton was awarded a $50,000 Smart Growth Grant to complete a comprehensive analysis and plan development of the hamlet of Bolton Landing.

**Paul Smiths:** In January 2009, Howie Kirschenbaum will step down as director of White Pine Camp. After 15 years of leading the effort to restore the camp and make it available to the public, he will turn over the reins to two of his 25 partners—Dick George and Karen Graff. Howie will continue to be involved as a member of the camp's Steering Committee.

**Paul Smith's College** has demolished Harriman Cottage, a National Register listed building built in 1894 as a guest house for the Paul Smith's Hotel. It will be replaced it with a "new, energy efficient construction with historic character."

**Lake Placid:** The Adirondack Museum at Blue Mountain Lake has suspended its plans for building a Skidmore, Owings, and Merrill - designed satellite museum on Main Street.

**Plattsburgh:** Despite concerted efforts to preserve the Alert Facility, also known as the Mole Hole, this rare Cold War-era structure at the former Plattsburg Air Force Base will be demolished.

**Old Forge:** The Northwoods Community Center group has formed to assure the future use of the Northwoods Community Center, built in 1905 as the North Woods Lodge 849 for the Old Forge Masons. The Masons met on the upper floor, and the rest of the building served community functions and was used for dances, meetings, and social events. While the building is still used by various groups, it is in need of major repairs, including better insulation, and upgrades to the heating system.

**Properties listed on the State and National Registers of Historic Places in 2008**

Properties newly listed on the State Register include:

- Lake Pleasant Town Hall, Hamilton County
- The Hedges, Blue Mountain Lake, Hamilton County
- Gates Homestead, Bolton Landing, Warren County
- Forward Wreck Site, Lake George, Warren County
- James Wilder Farmstead, Burke, Franklin County
- Alice T. Miner Museum, Chazy, Clinton County
- Werrenrath Camp, Chazy Lake, Clinton County

Properties newly listed on the National Register include:

- Strand Theater, Plattsburgh, Clinton County

For more information about listing a property on the State and National Register, call AARCH at: (518) 834-9328 or visit our website at: www.aarch.org or the National Park Service website at: www.cr.nps.gov/nr

**We welcome items about architecture, historic preservation, local history, and related subjects for *News & Notes*. Please let us know what's going on in your area by contacting our community outreach director, Ellen Ryan at: (518) 834-9328 or ellen@aarch.org.**

# Save the Dates ..... 2009 Events

- **Saturday, June 13: AARCH Annual Meeting, Boathouse Theater, Schroon Lake**
- **Tuesday, September 1: AARCH Benefit Golf Tournament, Westport Country Club**
- **Friday, September 18—Monday, September 21: Adirondack Rustic Architecture Study Tour**
  Three full days of lectures and tours that will focus on the rustic architecture of the Adirondacks. We will visit camps at Piseco Lake, Raquette Lake, and Camp Santanoni. Accommodations and meals will be at the Minnowbrook Conference Center, Blue Mountain Lake. For additional information visit the AARCH web site at www.aarch.org, call (518) 834-9328, Monday through Friday, 8:00 a.m. until 3:30 p.m., or contact Susan Arena at: susan@aarch.org.
- **Friday, October 9: AARCH Awards Luncheon, Inn at Erlowest, Lake George**

**There are many ways that you, your family, or your business can help us accomplish our mission:**

- Membership
- Gift of Membership
- AARCH Endowment
- Project and Programming Support
- Corporate Matching Gift Programs
- Gifts of Stock
- Bequests
- Annual Appeal

For more information, please visit our website: www.aarch.org, or contact AARCH Executive Director, Steven Engelhart at (518) 834-9328 or by e-mail at steven@aarch.org

## About Adirondack Architectural Heritage

***Adirondack Architectural Heritage*** is the non-profit, 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 this 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.

## Become a Member!

*Yes, I want to help preserve the Adirondack Park's historical and architectural legacy. Enclosed is my tax-deductible membership contribution.*

___ *$15 College Student (with current ID)*
___ *$35 Individual*
___ *$50 Family*
___ *$50 Supporting or Business*
___ *$100 Sponsor*
___ *$250 Patron*
___ *$500 Benefactor*
___ *$1000 Angel*
___ *Other*

_____
*NAME*

_____
*ADDRESS*

_____
*CITY*

_____
*STATE/ZIP CODE*

_____
*TELEPHONE* *EMAIL*

Please make checks payable to "Adirondack Architectural Heritage" and mail to:

AARCH
Civic Center, Suite 37
1790 Main Street
Keeseville, NY 12944

# AARCH Awards

## 13th Annual Awards Celebration at The Hedges

On October 3, 2008, preservation enthusiasts from around the Adirondack Park gathered at The Hedges on Blue Mountain Lake to honor and celebrate those receiving a 2008 Adirondack Architectural Heritage Award. Six awardees, including community groups, and individuals, shared their stories of challenge and success, passion and purpose with a lively and engaged group of advocates and supporters. Selected by the AARCH Stewardship Committee, chaired by Jane Mackintosh, the awardees were:

*Common Ground Gallery, Northville*

**Ann Miller**
***For the restoration of Common Ground Gallery, Northville***

While the exact date of construction is unknown for this building, it does appear on a map of Northville as early as 1856. During the latter 19th century, Cham Chequer had his blacksmith shop in the lower portion of the building, and the upper portion housed Gus Elsinor's wagon shop. The building was subsequently owned by William and Allie Harris, and then Mert Rhodes and Larry Craig, who operated a garage there. In 1918 Mr. and Mrs. Sweet moved their shoe store into the building, which continued in operation until 1973.

After the shoe store closed, several other businesses occupied the building for short periods of time, until Ann Miller bought it in the late 1970s. The former blacksmith shop was then restored and became Ann's art and music studio which she called "Common Ground," and where she taught painting, piano, guitar, mandolin, and fiddle.

**Stewart and Susan Calkins**
***For the long-term stewardship of Knollwood, Town of Fine***

Consisting of three camp buildings and a suspension bridge, Knollwood was designed and built by Dr. Frederick R. Calkins in 1915. Calkins and his wife, Evangeline Cadwell Calkins, purchased three parcels of land comprised of approximately 29 acres, most of which were on the east side of the Oswagatchie River. Construction of the camp on the elevated knoll across the river began in 1915 and both the permanent bridge and expanded camp were completed by 1923.

Calkins sold just over one acre of land immediately south of the Knollwood camp to his brother-in-law, Henry James Cadwell in 1916, to build another camp, which was completed in 1924. A boathouse was added, serving both families. A third small cottage was built on the northwest side of the river for Dr. Calkins's mother-in-law, Matilda Cadwell. Today Knollwood remains in family ownership, now with the grandson of the builder, eighty-four years later.

*Knollwood, Town of Fine*

*Mountainside Free Library, Queensbury*

**The Friends of Mountainside Library, Queensbury**
***For long-term stewardship***

The Mountainside Free Library was granted a provisional charter in 1894 by the New York State Education Department. One of the original founders of the library, Edward Eggleston, donated a 40 parcel of land 1904, and through the efforts of his brother George Cary Eggleston, the current structure was built from donations along with funds from the Andrew Carnegie Foundation. It operates today as it always has, unstaffed and on the honor system. A key attached to the front door provides 24-hour access for patrons who, upon choosing a book, record it on an index card. Though lacking modern technology the library offers a respectable collection of books and periodicals. The plain architecture combines clapboard with shingle siding, which, along with exposed rafter tails at the eaves and traditional lattice under the porch is reminiscent of many of the cottages that line Lake George.

*The Big House, Westport*

**The Lee Trust**
***For the restoration of the Big House, Westport***

The Big House is the home of the descendents of Mr. and Mrs. Francis W. Lee. The land on which the house is built has been in the same family since 1838. The current house, designed and constructed by Thomas Lee, is the third on the same site.

The first house was a stone and wood home built in the late 1830s by William Guy Hunter. It burned down in the 1870s and was replaced by a larger, all wood house that also burned down on September 25, 1923. The current house was built around the three chimneys that remained standing after the fire. The family moved into the Big House on July 1, 1924.

Designed as the summer residence for the extended family, it features tall ceilings and huge windows that allow the breeze from Lake Champlain to cool the house. There are numerous porches that afford expansive views over the lake.

In 1966 Mrs. Lee's descendents established a land trust to manage the property. A system of management and governance was set up to make decisions about lumbering and roads but no one was directly in charge of managing the Big House. In 2005 family members began a project to restore the seriously deteriorated house. Over the past three years the house has received structural repairs, a standing seam metal roof and a coat of stain for the first time since it was built 85 years ago. The work was overseen by James Howard Page of Willsboro, with the craftsmanship and care befitting the venerable building.

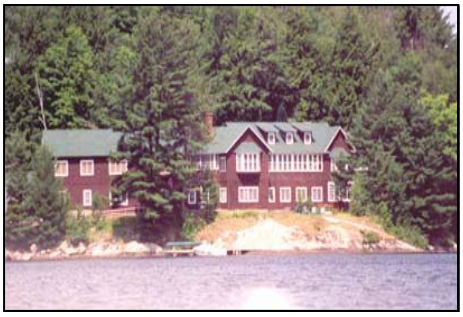
**Grace Memorial Chapel, Sabbath Day Point**
***For restoration***

The land on which Grace Memorial Chapel was erected was once part of a farm owned by Samuel Westurn on Sabbath Day Point. Realizing a need for a church to serve the summer residents along the west shore of Lake George, he convened a meeting of friends and neighbors on August 11, 1884, at which the Union Chapel Association was organized.

Westurn donated the plot on which the union chapel was built, as well as the stone for its construction. Designed by William B. Tuthill, a New York City architect who also designed Carnegie Hall, the chapel was built in thirteen weeks, and dedicated on August 11, 1885. The decorative and structural elements were manufactured in New York City and shipped by rail to Lake George for final assembly.

Since 1885 the Grace Memorial Union Chapel has remained active seasonally, and maintenance and restoration, including the stained glass windows, has continued under the chapel Association.

*Grace Memorial Chapel, Sabbath Day Point*



Warren Point Lodge, Tupper Lake

**Vince and Tracy Giuseffi**
***For the restoration of Warren Point Lodge, Tupper Lake***

Around 1860 a "little hunting lodge" was built on Paradise Point, and came to be called the Tupper Lake House, the first hotel on the lake. It burned in 1894 , and was subsequently bought by the Lakeside Club, a "gentleman's club." One of its members, Thomas Barbour, bought much of the land around it. His son, Col. William Barbour, extended the family's holdings to nearly 20,000 acres , which included the club property, buildings, and farm. His son Warren built a one-story lodge, circa 1900, on a point (now called Warren Point) on the property.

During World War I, the New York Department of the American Legion bought 1260 acres from the Barbour family to establish the Veterans' Mountain Camp of the American Legion.

The property was sold to Adirondack Mountain Properties in 1982, which undertook a 14-lot subdivision and installed a five-mile underwater electrical line. In the 1990s a portion was further subdivided, with a portion of shoreline donated to New York State. Vincent and Tracy Giuseffi acquired the Warren Point property, with the former Warren Point Lodge, and have extensively rehabilitated and restored it.

*AARCH Awards Nominations*

Help us spread the word about the good work going on in our region by nominating a project from your community. Nominations are accepted year round, and must be a project within the Park and other than your own. To be considered for a 2009 AARCH Award, nominations must be submitted by June 1, 2009. For more information on our awards program and to obtain a nomination form, contact AARCH by calling (518) 834-9328 or visit our website at: www.aarch.org.

# AARCH's Annual Raffle is a Huge Success

**We extend our appreciation to all who participated and to those who donated prizes.**

On October 14, the winning tickets were drawn for our 12th annual raffle. The winners were:

**Janice Allen**
One week at Camp Uncas

**Mary Ashmead**
Spring weekend for two at White Pine Camp

**Michael Bartlett**
Weekend for two at Greystone

**Kathy DiPietro**
Gilded Age tour

**Mary Edwards**
Weekend for two at a cottage at the Silver Bay Association

**Gene Kaczka**
Overnight and tour at a private camp on Raquette Lake

**Jon and Gina Landsberg**
A one-year membership to the Adirondack Museum

**John D. McLaughlin**
An overnight for two at The Woods Inn

**Raymond Mahar**
Two-night stay for two at The Hedges

**George Weber**
Two passes to Fort Ticonderoga and the King's Garden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