AARCH
MATTERS
YEAR IN REVIEW 2018

The Saranac Lake Winter Carnival Ice Palace is ephemeral architecture. It is meant to be enjoyed fully, if only for a short time. What does this teach us about the nature of the built environment? Photo courtesy of Nancie Battaglia

The Upside of Loss

We have much to celebrate as we look back at 2018. Nearly a thousand participants explored the region with us through our popular summer educational programs. Our summer benefit program at the newly-reopened Hotel Saranac was a rousing success and our annual awards ceremony once again reminded us how much preservation truly matters to communities across the Adirondacks.

There is so much good news and progress to report, including at Camp Santanoni, with two fire tower restoration projects, ongoing National Register projects, a new book, and our work in communities all across the region. All these accomplishments add up to a very good year for AARCH and the region.

Yet, despite all this good news, we also encountered several setbacks and disappointments and we believe it is important to reflect on these challenges as well. After more than four years of advocacy, including listing the complex on the National Register of Historic Places, the clock ran out on the Gooley Club and it was demolished in September. After working for six years to redevelop our historic 1849 Stone Mill in Keeseville, we decided that the risks were too far outside our comfort zone and we made the difficult decision to put this important community revitalization project on hold. We also saw the loss of a rare early 19th-century brick tavern in Schuyler Falls and watched with horror as one of Port Henry's Main Street commercial buildings was destroyed by fire. As disappointing as these were, each loss taught us something slightly different about the challenges of our work, the difference between what we can and cannot control, and the sometimes brutal forces of time and nature.

The Right Climate

When AARCH became interested in buying Keeseville's "Stone Office Building" in 2008, we were looking for a historic home for the organization, not a big development project. Adjacent to the office building, however, was the "Stone Mill," a beautiful 11,000 square foot structure overlooking the Ausable River. Once a horseshoe nail factory and later a furniture manufacturing facility, the building sat vacant for several decades. No one else had stepped forward to take on its rehabilitation. As preservationists, we realized that we were the best candidates to take on the project and so we made the decision to purchase the Stone Mill at the same time. After finishing work on our office building, we slowly went to work on the Stone Mill—making plans, raising funds, and finding an investor—getting right to point of construction earlier this year. After taking one last hard look at the project and our

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The Upside of Loss

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Bromley Tavern, while being demolished. Photo courtesy of Barb Benkwitt

capabilities, we found that there were several outstanding concerns; the estimated construction costs were higher than anticipated; we could not confirm a tenant for the finished building; and several regulatory hurdles still lay ahead. Together, these challenges presented more risk than was comfortable or responsible, so we reluctantly decided to shelve the project for now.

The Stone Mill project taught us that the climate need to be just right for a project of this magnitude to succeed. Despite our best intentions, significant public and private support, and enthusiasm from the local community, we just didn't have everything in place. While true for anyone undertaking such a project, this is especially true for a small nonprofit like AARCH. We do remain optimistic that the Stone Mill property will eventually be rehabilitated and we continue to work towards this goal. In the meantime, we are working to change the climate around the project by acquiring an adjoining property to create a new public park, thereby transforming the waterfront and surroundings adjacent to the Stone Mill.

Deterioration Just Gone Too Far

The rural Clinton County community of Schuyler Falls has a number of significant historic buildings, including a stone grist mill on the Salmon River, a couple of handsome stone farm houses along the Felton Road, and until recently, a remarkably unaltered brick inn and tavern dating to the 1830s.

Before the floor of the Bromley Tavern caved in, you could walk through the side door into the tavern and find yourself in a large room, complete with a built-in bar and paneled walls, relatively unchanged from the time it catered to locals and travelers on horseback.

How had it remained so intact into the 21st century? Although its full history is unknown, we can guess that its unchanged state was likely due to the relative poverty of generations of owners and this prevented the building from being altered. Preservationists call this state "preservation by neglect." Some evidence also suggests that Schuyler Falls was remote enough that the community was not subject to big changes that may have sparked another use for the building. The forces that kept the building intact – neglect and disinterest — were unfortunately also the same forces that led to its ultimate deterioration and demise. Although the building retained its character, the Bromley Tavern was in horrible condition by the time AARCH became involved in early 2018. Decades of water infiltration, exposure to the elements, and disuse had caused floors to collapse and invited other types of decay. Its new owner, interested primarily in the acreage around it, saw no other practical option to demolition. He allowed us to cast a wide net for potential conservation buyers but most saw a building just too far gone.

The loss of this building was not the result of bad policy, a decision from on high, thoughtlessness, or development pressure. Its loss was likely caused by generations of inattention and disinterest coupled with the grind of time, weather, and poverty. These forces are mostly beyond our control, related to the economy, geography, and sometimes a little chance. If we had known about this building 20 years ago then perhaps, with enough attention, guidance, and resources, another future may have been possible. We learn from this loss that we need to find buildings like the Bromley Tavern earlier and put our knowledge, experience, and passion to work while they can still be saved and made useful.

TRANSFORM *a Waterfront*

Your support enables AARCH to develop a section of the Ausable River waterfront into a new public park and create additional amenities for the 1849 Stone Mill.

Bigger forces at work

For several years, we tried to force a public conversation about the preservation and public use of the Gooley Club on Third Lake in the towns of Newcomb and Minerva. This club was one of hundreds of hunting and fishing clubs in the region, many of which were located on property leased from paper companies like Finch Pruyn. Generations of Adirondackers and visitors learned to love and respect the great outdoors in such clubs. When New York State, via the Nature Conservancy, acquired tens of thousands of acres of Finch Pruyn lands, including the Gooley Club, the state's primary goal was to add new wild lands to the Adirondack Forest Preserve, allowing access to new recreational experiences.

The Gooley Club

Environmental Conservation Law requires that the state try to avoid acquiring cultural resources when adding to the Forest Preserve. If not practical or possible, the state must thoroughly explore options for the preservation and public use of cultural resources or options to otherwise mitigate their loss. When the state acquired the Gooley Club, no such actions were taken. In fact, its eligibility for the National Register was not even acknowledged in the state's initial planning work. Furthermore, there was no public process to explore any other option besides its removal (such as occurred at Camp Santanoni back in the mid-1990s).

In response, AARCH wrote letters to the DEC and APA to remind them of their regulatory responsibilities. We drew attention to the importance of the property in the media. We also got the club complex listed on the National Register of Historic Places in 2018. The fate of the buildings, unfortunately, had already been decided by this time and our case was buried in much larger inertia. In the end, the clock ran out and the Gooley Club honored their lease agreement by demolishing the buildings by the end of September.

We championed the Gooley Club issue because we wanted the state to acknowledge this complex as a cultural resource and to allow an open and public conversation about its future. If the state had fulfilled its obligation, allowing AARCH and others to truly weigh in on this issue, we could have accepted the eventual decision to remove the buildings. After all, in a fair public debate on contentious issues , you win some and you lose some.

We recognize that most decisions are made in a complicated arena where there are other influential and powerful interests at work. Environmental organizations are dedicated to ensuring that new acquisitions are kept wild. State agencies have their own agendas and have to navigate between competing public interests. In this instance, more powerful and more compelling Forest Preserve interests prevailed.

The lesson here is to keep an even more watchful eye on new state purchases, get involved in the process even earlier, try to hold state agencies accountable, and to work to shift the paradigm to show that cultural resources in the Forest Preserve can be assets, not liabilities. Our ultimate hope is that the fate of other places in the Forest Preserve like Debar Pond Lodge and Camp Intermission, will be given better consideration.

Unexpected Things Happen

Port Henry has made much progress over the last twenty-five years to revitalize itself and reshape its economy by upgrading its infrastructure, recognizing and improving its historic buildings and important natural areas, and attracting new residents and businesses. The Lee House, the most prominent building on Main Street, now provides affordable senior housing; the Iron Center Museum is housed in an historic carriage house adjacent to the former headquarters of Witherbee, Sherman & Co; downtown and waterfront revitalization projects are underway; and a dozen murals have brought color and liveliness to the village.

Hubbard Hall in Elizabethtown was lost to fire in 2011

The Upside of Loss

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This commercial building in Port Henry was lost to fire in April

Winner of the 2015 Trustee's Award for Organizational Excellence from the National Trust for Historic Preservation

4314 Main Street (c. 1880) was a handsome two-story, Italianate-style brick building. It was occupied by many different businesses over its long life and most recently housed an antiques emporium on the first floor and apartments upstairs. Tragically, on April 5th, the building was so badly damaged by fire that it had to be demolished.

It's a simple fact of life that unexpected disasters like fires will happen. In the last ten years, buildings have been lost to fire in Tupper Lake, Schroon Lake, Plattsburgh, Lake Placid, Broadalbin, and Weavertown. Hubbard Hall in Elizabethtown, recently restored and National Register listed, was perhaps the biggest recent loss of all.

Fortunately, the number of structure fires in the United States today is half of what it was in 1977. This decline is largely due to better detection technology, the enforcement of building and fire codes, and greater public fire safety awareness. We hope such losses will be even fewer and far between in the future. We'll work to achieve this by helping building owners take better care of their historic places.

Embrace and Savor What Brings Us Joy and Meaning

For more than 25 years, AARCH has traveled across the Adirondack region speaking to hundreds of audiences about regional architecture, the importance of preservation, and how it is intertwined with community health and vitality. At the end of several lectures, we leave participants with a parting shot of the Ice Palace in Saranac Lake, lit up at night, glowing and magical. These ice palaces are truly splendid works of temporary architecture, historically designed each year by notable regional architects including William L. Coulter. Year after year, individuals pour their hearts and souls into designing and building these remarkable castles of ice, knowing full well that there is an end date to its splendor. The image of the ice palace in all its glory is a reminder that all architecture, like almost everything we love in life – friends, family, art, music — is ultimately ephemeral and must be appreciated for however long we have it.

It may seem contradictory that while AARCH's work is to preserve historic buildings, we also recognize this same architecture has a life span and will not last forever. Understanding this fact doesn't mean we work any less to protect the places and structures that bring us such inspiration and awe. Rather, it reminds us that our true work in life is to cultivate, enhance, and cherish all the things that bring us joy and meaning. In the process, we try to leave the world a more beautiful, just, healthy, and greener place. Although there will be losses along the way, we hope that our overall trajectory leads to a better, richer place while we're here and into the future.

FIGHT *the Good Fight*

Your financial support of AARCH, gives us the resources we need to be the voice for historic structures and cultural resources in our region.

Hands-on community preservation work is at the core of our mission. It is a great pleasure to lend our expertise to communities all across the region as they tackle their own preservation projects in creative and inspiring ways. The following section describes some of the exciting projects we have been involved with this year.

The former pump house on Chazy Lake

National Register. AARCH prepares National Register nominations for hire and provides technical assistance to others writing nominations. Listing on the National Register of Historic Places provides special stature to historic properties and allows owners to seek grant funding and participate in state and federal tax credit programs for funding these preservation projects.

We very recently submitted a National Register nomination for an expansion of an already-existing National Register district in the Village of Saranac Lake: the Berkeley Square Historic District. This new, expanded district includes several late-19th and early-20th century commercial, civic, and residential buildings along Main, Broadway, and Woodruff streets.

We also have several National Register nominations in our backlog for which we are completing fieldwork and will prepare during the winter months. These nominations include a large conglomeration of late-19th and early-20th century commercial buildings and residences in Malone, and an individual nomination for the St. Regis Presbyterian Church near Paul Smiths.

We have also volunteered our time and expertise to prepare a National Register nomination pro bono for the Hague Baptist Church. Listing on the National Register will allow this church to be eligible for grant funding for urgently-needed emergency steeple repairs and future preservation work.

Chazy Lake Pump House. This small stone building on the shores of Chazy Lake was constructed in 1933 as a pump house to supply water from Chazy Lake to the prison at Dannemora (Clinton County Correctional Facility), seven miles away. This style of building, somewhat rare for the area, resembles a cottage from the English countryside with a steep pitched roof and rough-cut stone walls. The installation of this pump house was the result of a movement of prison reform in New York State which came about due to prison riots in 1929 at Dannemora and other correctional facilities throughout the state. The pump house was used from its construction in 1933 until 2001, after fear of terrorist attacks through water contamination became a concern following the events of September 11th.

Historians believe that that the builder of the Chazy Lake pump house was John McCambley & Sons, the same builder of the nearby National Register-listed Werrenrath Camp, the historic Great Camp of Reinald Werrenrath, also on Chazy Lake.

In the 1930s, the Pump House housed a Chazy Lake museum and signed logs reveal that several notable individuals visited, including Eleanor Roosevelt and movie stars Joan Crawford and Clark Gable, all of whom were visiting the Werrenwrath camp.

Earlier this year, we were contacted by a concerned citizen in the Town of Dannemora about the fate of this building. The Pump House is currently owned by the State of New York, which was making plans to remove the interior pump equipment from the building, abate asbestos, and ultimately demolish the structure. We are working with the Town of Dannemora to acquire the building from the state and find a solution that allows for its important architectural features to be preserved while the interior is modernized for future use by the town, non-profit, or a private entity. We are also working to list the building on the National Register of Historic Places. This important designation will allow future owners of the property to be eligible for grants and tax credit incentives that may help fund future preservation work.

Champlain Pharmacy

Champlain Pharmacy. Janet McFetridge and her husband Clarke Herdic are both actively involved in revitalization efforts in Champlain (Clinton County). Together they transformed an historic building into the "Champlain Meeting House," a space for small meetings, learning opportunities, and community events. Last year Clarke contacted us with the idea of acquiring, restoring, and rehabilitating the vacant former pharmacy building, a handsome, brick Italianate structure replete with bracketed eaves, arched windows, and an

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Hague Baptist Church

ornate storefront. Despite requiring structural repairs, new mechanical systems, and significant work to restore the interior, the building, overall, is very sound.

Over the past year, Clarke has consulted with us about National Register listing, investment tax credit opportunities, how to solve specific conservation problems, space planning, and recommendations for contractors and specialty suppliers. The project began in earnest during the summer of 2018 and we look forward to working with Clarke and Janet to bring this architectural gem back to its 19th century splendor.

Hague Baptist Church. The Hague Baptist Church was constructed in 1912 and is a fantastic example of an early-20th century, rural, gothic revival church complex consisting of a church and parsonage. In the late summer of 2017, a heavy rainstorm caused severe damage to the steeple, causing it to lean to one side. Fearing a complete structural collapse, a crew partially dismantled the upper stonework. AARCH has been working with the congregation on plans for rebuilding the steeple and is helping to search for possible funding sources.

Although the property is not yet listed on the National Register of Historic Places, we wrote and submitted an application to the New York Landmarks Conservancy Sacred Sites Program, a grant program for the preservation of places of worship in New York State, in light of the urgency of the required work. In the meantime we are preparing a National Register nomination pro bono so that the church may be eligible for preservation funding in the future.

Clinton Community College. We consulted for Plattsburgh-based architectural and planning firm AES Northeast on an exterior assessment of the George Moore Academic and Administration Building at Clinton Community College at Bluff Point in Plattsburgh, in advance of planned exterior modifications. This building was the former Hotel Champlain, constructed in 1911 and designed by notable New York City architect Henry Janeway Hardenbergh ,who also designed The Dakota and the Plaza Hotel, among others.

The exterior of the building is clad in stucco, a building material that was rather atypical for this region and, therefore, quite special. This exterior is especially significant as it represents one of the only historic, pre-World War II, major resort hotels in the Adirondack region to be constructed of non-wood materials. Although deteriorated and damaged in some areas, we advocated for retaining and restoring the historic stucco and incorporating it into the proposed modifications. We submitted an exterior assessment report which outlined our suggestions for preserving the historic building material.

George Moore Academic Building.
Photograph courtesy of Clinton Community College

Keeseville's Swing Bridge. One of Keeseville's architectural distinctions is that it has three historic bridges that cross the Ausable River – the 1843 Stone Arch Bridge, an 1888 pedestrian span called the Swing Bridge, and an 1878 Pratt Through Truss Bridge, the oldest of its kind in New York. These structures are all on the National Register and are collectively listed as a National Historic Civil Engineering Landmark, a designation they share with such remarkable engineering achievements as the Erie Canal and Brooklyn Bridge.

Swing Bridge. Photo by Mark Kanonik

Historic bridges, wherever they are located, are among the most endangered property types in the country, so we are always concerned for their fate and on the lookout for opportunities to better care for them. We first met Mark Kanonik, a professional engineer with EYP Architecture & Engineering in Albany and an adjunct faculty member at Rensselaer Polytechnic Institute in Troy, when he worked on the rehabilitation of the Bow Bridge in Hadley. We were delighted when Mark offered his services, and the talents of his civil engineering students from RPI, to document the bridge, assess its condition, and make recommendations for its rehabilitation. Both Essex and Clinton counties, as well as the towns of Ausable and Chesterfield, enthusiastically supported this project by attending a pre-project meeting, writing letters of support, and providing a bucket truck to inspect the bridge.

Over the summer and fall, Mark and his students made several trips to Keeseville to measure, photograph, and inspect the bridge. They determined that the bridge is in remarkably good condition and is surprisingly

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original, except that the original wood decking was replaced a while ago. Other than a fresh coat of paint, no major issues were noted. By the end of the Fall 2018 semester, the students will prepare measured drawings and a short report in accordance with the Historic American Engineering Record. The HAER was established in 1969 by the National Park Service, the American Society of Civil Engineers, and the Library of Congress to document historic sites and structures related to engineering and industry.

We hope to use the report's findings as the basis for applying for state or federal funding to repair and rehabilitate the bridge sometime in the near future. The Swing Bridge is a very important pedestrian connection between the two halves of Keeseville, is an attraction to visitors, and a source of great pride for residents.

It was another banner year at Camp Santanoni. We made progress with conservation and planning projects and initiated some new programs and experiences for visitors. Then, we ended the year with a very big piece of news.

Top: Mackenzie Machuga, Ethan Adams, and Theresa Moriarty. Left: Jennifer Betsworth

Our summer staff – Mackenzie Machuga, Ethan Adams, and Theresa Moriarty – were great interpreters, completed lots of painting and staining, made the farm cottage ready for a new diorama, and made new signs for most of the camp's buildings. They were eventually joined by Sarah Heffern, on sabbatical from the National Trust for Historic Preservation, who created a new website for Santanoni (set to launch soon — stay tuned!).

If you are familiar with Tim Sauter's model of the Santanoni barn (on display in the Gardener's Cottage for the last couple of years) you will be amazed by his latest labor of love: a huge diorama, completed this year, which shows the entire farm in its heyday. It was also displayed at the Gardener's Cottage over the summer. Tim's wife, Dianne, is a Pruyn descendant and their passion for all things Santanoni is incredible.

We were fortunate to have Jennifer Betsworth as a part-time seasonal staff person this summer. Besides helping with staff training and supervision, she initiated a number of new projects and activities, including offering the first-ever canoe tours on Newcomb Lake, tours of the farm, a docent training program, and conservation planning work for the remaining Santanoni furniture.

Tim and Dianne Sauter with the Santanoni Farm diorama

We are also taking steps toward our goal to rebuild the barn that was lost to fire in 2005. This fall, DEC issued a Request for Proposal to hire an architect to do a feasibility study to explore the cost, uses, and other practical aspects of reconstructing this important structure.

This fall we also got the very good news that AARCH had been awarded a $360,000 matching grant from the *Save America's Treasures* program of the National Park Service for a large project ($750,000 altogether) to fix foundation problems, log deterioration, and install a new roof on the Main Lodge. This was one of only nine building conservation grants awarded nationwide by this program in 2018.

Santanoni photo by Jed Thone

TACKLE *a Big Project*

Your support will enable AARCH to undertake a $750,000 project on Santanoni's main lodge to address foundation and masonry issues and install a new wooden shingle roof on the building.

AARCH Staff & Board Updates

In July, we welcomed Nolan Cool to the AARCH team as our Educational Programs Director. Many of you may have seen Nolan out and about in the region this year, as he was learning the ropes of our summer programs. Nolan comes to AARCH as a recent graduate of the Public History Program at the University of Massachusetts Amherst. When he's not out photographing old stone houses in the region, he's trying to figure out how to get an AARCH tour inside one!

Board Changes

During the AARCH Annual Meeting at Camp Canaras on Upper Saranac Lake, members elected Bill Johnston to the AARCH board for his first three-year term. Members also elected Jennifer Betsworth for her second three-year term.

Top: Nolan, Mary, Virginia, and Steven at this year's preservation awards. Bottom: members gather with Larry Koch at Camp Canaras during our annual meeting. Photos by John Eldridge

Annual Meeting
Camp Canaras, Upper Saranac Lake

On June 2, AARCH kicked off its season in the boathouse of Camp Canaras ("Saranac" spelled backwards) on Upper Saranac Lake. The complex, now owned and used by St. Lawrence University as an alumni retreat and event facility, is an extraordinarily beautiful compound of historic lakeside buildings.

After the completion of AARCH business, members and friends in attendance were treated to a special tour of Camp Canaras with Larry Koch. The stunning lakeside property — formerly three camps — boasts 1700+ feet waterfront, 27 acres and 28 buildings, including dry and wet boathouses, sleeping cabins, kitchens, service buildings and a caretaker's camp.

Golf Tournament
Lake Placid Club & Resort, Lake Placid

We pulled out all stops for the 10th Annual Golf Tournament at Lake Placid Club & Resort on August 27. The day was bright and warm and our full field of golfers enjoyed 18 pristine holes overlooking the historic Intervale Ski Jumps and the spectacular Adirondack mountains. We celebrated long-time tournament organizer, Janice Woodbury, for her many years of dedication to this very important fundraiser for AARCH.

Chamber Concert
Greystone Mansion, Essex

In our 4th year hosting this special event at Greystone Mansion in Essex, we were delighted to welcome a packed house for an intimate evening of chamber music in this impressive 1853 Greek Revival home overlooking Lake Champlain. Selections included 17th Century English music by composers such as Henry Purcell and John Blow. Performers Claire Ferner, Matthew Hall, and David H. Miller, spoke with the audience throughout the evening, discussing relevant historical and musical context of the musical program.

SUPPORT *Local Preservationists*

When you give to the annual appeal, AARCH is able to lend crucial support to communities such as Corinth, where a group of citizens are trying to save their historic Main Street school; Dannemora, where an historic pump house hangs in the balance; and Westport, where we're helping to create a large National Register district.

Benefit Event: This is Our Community
Hotel Saranac, Saranac Lake

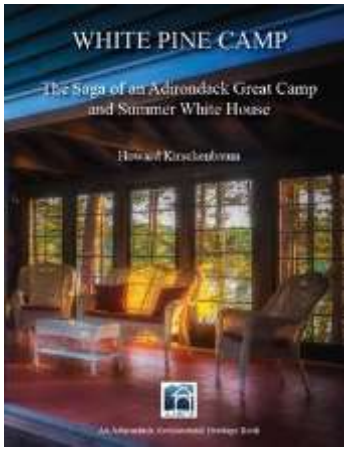
In July, we gathered at the newly-reopened Hotel Saranac to celebrate the rebirth of this Adirondack icon. We invited a host of "VIPs" (*Very Important Preservationists*) to help us celebrate preservation efforts in communities all across our region. We highlighted our big and enthusiastic community, passionate about architecture and history, and realized how central these things are to the health and vitality of Adirondack communities. During this event, we called attention to the people who are part of this community who likely don't think of themselves as preservationists, including home and camp owners, businesspeople, and municipal and nonprofit leaders, all simply taking care of the places and institutions they love.

Harvey Kaiser and Mary Hotaling

Photos by John Eldridge

Steven Engelhart, Bill Johnston, Anne Van Ingen, and Bob Craft

AARCH Publications are available at www.AARCH.org and where books are locally sold



In July, AARCH's book publication program grew once again!

We were pleased to work with Howie Kirschenbaum to release *White Pine Camp: The Saga of an Adirondack Great Camp and Summer White House.* Many of you probably know Howie as the founder and first president of Adirondack Architectural Heritage but you may not know that he was instrumental in preserving many Adirondack "Great Camps" including Sagamore, Uncas, Santanoni and White Pine Camp.

The preservation of White Pine Camp and the creative way it is now managed and used is an inspiring preservation success story. In *White Pine Camp,* Kirschenbaum discusses the design and building of this unique camp complex through a collaboration of architects William Massarene and Addison Mizner, with master builder Ben Muncil. Kirschenbaum discusses the parade of prominent owners throughout the 20th century, its use as the 1926 summer White House by Calvin Coolidge, its use by Paul Smith's College over 35 years, and the inspiring historic preservation case study which brought the camp from near ruin to a year-round destination in the Adirondacks. AARCH members get a 20% discount off the $29.95 cover price.

A Guide to Adirondack Architecture *Honored*

In May we were ecstatic to learn that Richard Longstreth had won an American Association for State and Local History (AASLH) Award of Merit for *A Guide to Architecture in the Adirondacks.*

The AASLH Leadership in History Awards, now in its 73rd year, is the most prestigious recognition for achievement in the preservation and interpretation of state and local history. Although masterfully researched and written, the value of this guide lies within Longstreth's success in unpacking the nuanced and little-known corners of the Adirondack Park's built environment . Readers will be surprised by the sheer diversity of architecture within our region: buildings, structures, and other unusual constructions.

AARCH Tours: Community, Identity, and Everything in Between

As a new member of the AARCH team arriving in early July, I immediately jumped into the busy tour season as Educational Programs Director in training. This year, our programs provided members and nonmembers alike with new opportunities to explore the ever-surprising and unique aspects of the Adirondacks' built environment. Our adventures always take us to special places and this year was no exception, as we explored several new destinations, had new experiences, and weathered a few surprises along the way.

This year **community, exploration,** and **identity** were our key themes throughout the season. Our travels took us throughout the Blue Line, from Wanakena and Big Moose, to Lake Champlain and the Keeseville area, to Warrensburg and Lake George, and even beyond the Blue Line to Glens Falls (and even Armenia!). We offered something for everyone geographically. Over **890 people attended our 41 unique outings.**

AARCH at Dancing Waters on our Bartlett Carry Club tour

DID YOU KNOW?

Women have played a major role in regional and national architecture and preservation efforts. In fact, women stood at the center of several large 19th century preservation projects, starting with the Mount Vernon Ladies Association in the 1850s.

This year, AARCH explored the life and work of Sarah Pell, who was a strong force behind early preservation efforts at Fort Ticonderoga.

Look for AARCH to explore the contributions of women in preservation during our 2019 tour season!

thunderstorm as we cruised out onto Lake Champlain aboard the *Carillon*. Luckily, a break in the clouds allowed us all to walk away with an exciting story. We held several "half-day" outings this season and these shorter tours gave us the opportunity to learn a few things from some skilled Adirondackers. With **Modern Homesteading,** we explored how Lauren and Brendan Berube (and their goats!) live off their land, produce much of their own food, and make goods to sell. Then renowned photographer Nancie Battaglia led an **Architecture Photography Workshop** with Port Henry as our muse. Nancie shared her expertise with the group and we all came away with some valuable tricks of the trade. Lastly, for our **Winter Olympic Architecture** outing, AARCH partnered with the Lake Placid Olympic Museum to explore the area's unique, functional, reused, and sometimes contested structures from the 1932 and 1980 Olympic Games, including two arenas, ski jumps, and bobsled runs.

New tours kicked off with the **Civilian Conservation Corps Canoe Trip** outing to SUNY ESF's campus in Newcomb. Although the wind forced us to cancel canoe trek, some attendees made it back to paddle there later in the month, and what we did see served as an informative glimpse into how this Adirondack CCC infrastructure was created and used. Another new outing, **The Pells of Ticonderoga and the King's Garden,** took us to Fort Ticonderoga to explore the lesser-told stories of the site's preservation through the story of the Pell family and Sarah Pell. Our tour was cut short by a rogue

Our mascot "AARCHie" joined us on several outings in 2018. Here he is at Camp Pine Knot

We also visited some of our favorite historic Adirondack camps and communities in the region, including **Big Moose Lake, Wanakena, the Bartlett Carry Club, Camp Santanoni, Tahawus & the Upper Works, Valcour Island,** and **Essex**.

Our season wrapped up in late October with an informal, relaxing tour and tasting during the **Lake Clear Lodge and Oktober Beer Tasting tour**. Hosts Ernest and Cathy Hohmeyer treated our group to a brief tour of the property, some cooking demonstrations, and a delicious beer tasting in the cellar of their historic 1886 main lodge.

NOLAN'S TOUR NOTES

Miles on Nolan's Car (carbon emissions not measured): *2,273*

Favorite Tours of 2018: *Leary Castle, Valcour Island, Architectural Photography Workshop, Winter Olympic Architecture, and Tahawus (and many more!)*

Hidden Gem: *Modern Homesteading in Vermontville*

New Tour Sure to Become a Classic: *Winter Olympic Architecture (minus the rain)*

Worst Weather: *The Pells of Fort Ticonderoga and King's Garden – a late-day thunderstorm struck our boat!*

Best Weather: *Historic Bridges of the Ausable River – not too hot, not too cold*

Hottest: *200 Years of Farming*

Coldest: *Tahawus & Upper Works Village*

Best Food: *Modern Homesteading's farm-fresh lunch*

Thank you to everyone who joined us, participated, and made each tour such a fantastic experience.

Do you have an idea for the next AARCH adventure? Let us know!

Your suggestions and feedback fuel our programs and helps us to improve, year after year. Contact Nolan at Nolan@aarch.org.

We look forward to seeing you all in 2019.

AARCH at Knollwood near Wanakena. Photo courtesy of Stewart Calkins

AARCH in Armenia

In September, AARCH took 22 participants on the trip of a lifetime. A landlocked nation bordering on Turkey to the west, Azerbaijan to the east, Georgia to the north and Iran to the south, Armenia is a country rich in architecture, texture, culture, and history. We explored nearly every corner, met some fascinating locals, and left with many fond memories.

Images: Some of the sights we encountered. Above: the group with Mr. Ararat in the background

Have an idea for the next international adventure? Let us know! Email info@aarch.org

Our AARCH Preservation Awards Program *annually recognizes exemplary historic preservation work throughout the region. We honor examples of sensitive restoration, adaptive reuse, community revitalization, and long-term stewardship. Our 2018 recipients represent the wide range of projects, places, and people who are helping to preserve and enhance the unique heritage and built environment of the Adirondacks.*

HOTEL SARANAC (Roedel Companies)
Village of Saranac Lake, Town of Harrietstown, Franklin County

Hotel Saranac images courtesy of Hotel Saranac

Since its construction in 1927, the iconic Hotel Saranac has been a distinctive contributor to the streetscape of Saranac Lake. Built at the height of the village's prosperity brought on by the success of Dr. E. L. Trudeau's Adirondack Cottage Sanitarium, this six-story, rectangular block, steel-framed, masonry hotel stood out amongst Saranac Lake's wood-framed hotels and guest-houses typical of this time period. It was conceived and designed by the notable Saranac Lake architectural firm of William H. Scopes and Maurice M. Feustmann and constructed by Saranac Lake builders Branch & Callanan. Although remote in location, Hotel Saranac's modern amenities like private bathrooms, ballroom, dining room, public arcade, storefronts, and other dazzling public spaces, were similar to those of any cosmopolitan establishment. Its ornate interior was inspired by the famous Davanzati Palace in Florence, Italy.

Over decades of changing ownership, the condition of the hotel had changed and deteriorated by the time the Roedel Companies, a real estate development corporation based in New Hampshire, bought the property in 2013.

Roedel Companies hired Albany-based preservation consultant Kimberly Konrad Alvarez of Landmark Consulting to develop a preservation plan for Hotel Saranac to update the interior to meet the needs of a modern luxury hotel while preserving those unique architectural details that make the building special. Konrad also prepared the National Register nomination.

Roedel Companies and their contracting company, ROK Builders, focused their work on restoring the empty storefront facades, the original public arcade (which had been closed off from public use in the late 1970s), and the building's exterior. Much interior rehabilitation work was also completed. In addition to renovating the guest rooms, Roedel Companies focused their energies on restoring the famous public spaces of the hotel, namely the ornate second-floor lobby, the formal dining room, and the second-floor terrace.

The Hotel Saranac restoration utilized state and federal tax credit programs to help fund the project cost. The project took four years of painstakingly detailed work to restore Hotel Saranac down to the smallest detail. Since its grand reopening in 2018, Hotel Saranac has rightfully received national attention for this stunning transformation.

MOSS LEDGE (Mike & Wendy Lincoln)
Upper Saranac Lake, Town of Santa Clara, Franklin County

Moss Ledge was built in 1898 and designed by famed Saranac Lake architect William L. Coulter for Isabel A. Ballantine, an heiress to the fortune of the Patterson & Ballantine Brewing Company in New Jersey. This expansive camp, situated on a steep hill overlooking Upper Saranac Lake, was one of Coulter's first commissions after moving to Saranac Lake. Ballantine hosted many notable visitors at Moss Ledge, including Teddy Roosevelt.

This grand, sprawling complex consists of three buildings connected by covered walkways and features a distinctive log screen in the lake-facing gable of the main house. Moss Ledge was listed on the National Register of Historic Places in 1986 as part of a thematic "Great Camps of the Adirondacks" nomination.

Properties like Moss Ledge are challenging to maintain, and the camp was in need of extensive repairs by the time that Mike and Wendy Lincoln became interested in purchasing the property. When they heard that another potential buyer planned to raze all the buildings at Moss Ledge, the Lincolns promised the owners that they would fully restore each structure. Their pledge to be caring stewards resonated with the owners and they purchased the complex in early 2016.

Work began immediately to stabilize the buildings, log screen, and porches. John Hamilton of Adirondack Classic Designs developed a five-year restoration plan beginning with structural reinforcement throughout the complex. Each building was jacked up and received new footers for stabilization with new steel beams installed for additional reinforcement. The log screen and porch log work were reconstructed throughout. New porch floors were installed and the covered walkway rebuilt. Interior finishes were preserved throughout the buildings as much as possible. Their careful, sensitive vision has resulted in the total transformation of this remarkable property.

THE HEDGES (Pat Benton)
Blue Mountain Lake, Town of Indian Lake, Hamilton County

Image courtesy of Nancie Battaglia

Rip and Pat Benton purchased The Hedges on the shores of Blue Mountain Lake, in 2000. Long before it was The Hedges, this property was built for Colonel Hiram Duryea, who had purchased 266 acres on the south shore of Blue Mountain Lake c. 1880. He manipulated the landscape by building a point that extended far out into the water, thereby creating more shoreline to build his complex, which consisted of a Main Lodge, a Stone Lodge, a caretaker's house, a gazebo, and several outbuildings and recreational courts.

Robert J. Collins, a caretaker at Camp Sagamore, purchased the Duryea's camp at public auction around 1921. He and his wife assumed full management of the property following the completion of his tenure at Sagamore, operating it as a hotel known as "The Hedges." They built additional buildings at the complex, including the Dining Room and several lakeside cottages.

After purchasing The Hedges, the Bentons, and later Pat after Rip passed away, spent eighteen years restoring and rehabilitating the property, down to every single building and site feature. Much of the work was guided by Syracuse-based architect Carl Stearns of architectural firm Crawford & Stearns, and included structural stabilization and significant interior and exterior preservation work throughout the sprawling complex. Pat also had The Hedges listed on the National Register of Historic Places in 2009.

In 2017, Pat decided to retire from managing and owning The Hedges. Recognizing the importance and historic value of the property, she carried out a long, careful search for a new owner who would continue to preserve and care for The Hedges as she had. Finally, she found the solution in a group of individuals who had long visited The Hedges, who knew and loved the resort, and who desired to see it survive for the enjoyment of future generations. These individuals formed an LLC to assume ownership, and, we hope, will care for The Hedges as sensitively as Pat.

7 GABLES ANTIQUES (Audrey Miller)
Onchiota, Town of Franklin, Franklin County

This little antiques shop was originally built in 1927 as the Tomey General Store and Gasoline Station. Constructed by

Hayden Tomey at a time when gas stations were meant to be picturesque, the building was designed to resemble an English cottage.

Audrey Miller purchased this storybook-like building in 2003 to house her antiques shop, 7 Gables Antiques. This type of establishment—an antiques shop housed in a historic building—was once prevalent in the Adirondacks but now is exceedingly rare.

At the time of her purchase, the building had been empty since the 1980s and had fallen into disrepair. Audrey set to work and installed a new roof, a new electrical system, and completed necessary interior and exterior repairs. About eight years ago, the building was damaged as a result of a vehicular accident. Luckily, the building was stable, and necessary repairs, such as a new garage door, new ceilings, and other associated work, rendered the building usable once more. Thanks to Audrey's good stewardship, this building remains remarkably well-preserved and has extra value as a rare building type.

TAPAWINGO (Margo Fish)
Lake Placid, Town of North Elba, Essex County

Image courtesy of Nancie Battaglia

Margo Fish and her husband, Mac, purchased their property on Lake Placid, which they named "Tapawingo," in 1957. The name is Mohawk for "House of Joy." At the time of their purchase, there was one small cabin on the premises. Since then, Tapawingo has grown into a sprawling complex consisting of 14 one– and two–room buildings connected by pathways and stairs that wind between buildings, leading from the deep woods to the shores of the lake.

These buildings were built based upon the needs, desires, and imaginations of Margo, Mac, and their four children over several years and include sleeping and guest quarters, a dedicated dining space, and a charming private nondenominational chapel. Each building was designed and constructed by Margo and Mac utilizing readily-available materials. They are ornamented with Margo's art and family artifacts from their fascinating lives: cement stepping stones decorated with broken glass, antique furniture, and objects from all over the world.

These buildings are each individual free-standing structures and all completely unique. The result is an organic, free-form complex that is truly unlike any other place in the region.

TICONDEROGA HIGH SCHOOL AUDITORIUM (Ticonderoga Central School District)
Town of Ticonderoga, Essex County

Ticonderoga High School is a Neoclassical Revival school constructed in 1929, and largely rebuilt in 1933 following a devastating fire. The school was designed by New York City architectural firm Tooker & Marsh and is listed on the National Register of Historic Places.

The centerpiece of this school building is its public space: the auditorium, a gathering place for students, teachers, and the community. After years of use and little maintenance or updating, this large auditorium was deteriorated and dark and no longer fit the needs of the school it served. Concern grew over what do to with the outdated space and how to intervene in a way that was cost effective, feasible, and successful. In 2014, teacher Janet A. C. Mallon led the effort to fund a feasibility study to assess the condition of the auditorium and its proposed restoration. She successfully collected donations to cover the cost of the $10,400 survey, which was conducted by the firm of John G. Waite Associates.

The conditions assessment showed that a restoration of the auditorium was feasible but cost prohibitive to complete all at

once. As such, the plan was to fund separate phases of the project through grants. The Ticonderoga School Board of Education, however, devised a creative plan wherein the residents of Ticonderoga could vote to pass a school bond for the entire project. The plan worked and the town voted to approve full funding of the auditorium project.

The restoration and rehabilitation was led by architectural firms John G. Waite Associates and CS Arch with the goal to retain as much original historic fabric as possible. Work included cleaning and preserving the original linoleum flooring, selecting a paint color scheme that was in keeping with the original color scheme, which included that of the flooring. The original wood and cast iron seats were retained, and the "THS" initials, (for Ticonderoga High School) cast into the cast iron seat stations, were highlighted in gold paint to match the historic finish. Historically inappropriate vinyl windows were removed and new windows were installed that maintained the style of the original historic windows.

Many other upgrades were required to update the auditorium to the contemporary needs of an active school district, including updating mechanical systems, lighting, and ventilation systems (while taking care to use the original air vents) and removing asbestos from the acoustic plaster ceiling while restoring its original details. This sensitive restoration honors the original design while modernizing the space for contemporary use.

WESTPORT TOWN HALL (Town of Westport)
Town of Westport, Essex County

The Westport Town Hall was originally built in 1927 as a Grange Hall and served a variety of uses before the Town of Westport offices moved into the building in 1971. Town administrative needs outgrew the building, and several years ago, the town commissioned a new building to house the highway department, fire department, and town offices.

After Westport voters ultimately rejected the plan, the town appointed a Town Hall Rehabilitation Committee to investigate options to renovate and rehabilitate the building to determine if and how it might be improved and adapted to meet the current needs of town administration. The committee was able to secure enough funding to hire the Middlebury, Vermont firm Vermont Integrated Architecture (VIA) to survey the building and conduct a feasibility study to determine if rehabilitating the existing town hall was a viable option. The resulting study concluded that the building was basically sound but in need of structural reinforcement and many building upgrades. Additional work was required for the building's interior in order to comply with the current needs of the town administration. Initial cost estimates put the proposed project at over $1 million.

The Town Hall Rehabilitation Committee applied for funding from the New York State Historic Preservation Fund. Committee members Bill Johnston and Nancy Page wrote the application with help from Andrea Murray from VIA. To be eligible for funding, the building needed to be listed on the National Register of Historic Places. The town received help from Bill Krattinger of OPRHP, who wrote the nomination. Forces on the local, regional, and state level came together to great success: the Westport Town Hall project was successfully funded with a $500,000 grant. Its award was especially significant as it was the only historic preservation project in the North Country funded during that particular round.

After several rounds of unsuccessfully receiving affordable bids for the proposed work, the town found the right firm for the job in local contractor Schell McKinley, who understood the importance of saving the original Town Hall building and had the knowledge and skills required to keep additional costs to a minimum. McKinley coordinated a team of workers that included sub-contractors, employees from the Westport Department of Public Works, crews from the Moriah Shock Incarceration Correctional Facility, and community volunteers to restore the exterior, update building systems, and rearrange the interior walls and partitions to accommodate contemporary needs. The project was a very successful and a true community effort.

The AARCH Annual Preservation Awards Luncheon

AARCH celebrated these seven awardees on Friday, November 2, at our annual awards luncheon, which was held at Valcour Brewing Company in Plattsburgh. Over 60 people joined us for an afternoon of good food, wonderful company, and beautiful stories about the people behind these notable preservation projects.

Have an idea for a future nomination? Please contact us at mary@aarch.org or give us a call at (518) 834-9328.

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