AARCH

20th annual

preservation AWARDS

Recognizing exemplary historic preservation work throughout the Adirondack region

September 25, 2015

The Horicon

Lake George

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

ADIRONDACK ARCHITECTURAL HERITAGE

2015 Preservation Awards Luncheon

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

Program

10:30 a.m.	Cruise begins
11:30 a.m.	Buffet lunch served
12:00 p.m.	Remarks by Steven Engelhart, AARCH Executive Director and presentation of awards
1:00 p.m.	Group photograph of awardees
1:30pm	Return to dock

AARCH would like to extend a special thank you to

Shoreline Cruises

for hosting this event and to our Silver Sponsors for their support:

Kimmy Decker

Joyce McClean

The Adirondack Architectural Heritage Preservation Awards program welcomes nominations from members and the general public throughout the year.

Help us spread the word about the good work going on in our region by nominating a project in your community for a 2016 Preservation Award.

Thank you for your support!

For more information on our awards program, membership, or to obtain a nomination form, contact AARCH, 1745 Main Street, Keeseville, New York 12944, 518-834-9328 or visit our website at www.aarch.org.

AARCH

NEW YORK STATE OF OPPORTUNITY. Council on the Arts

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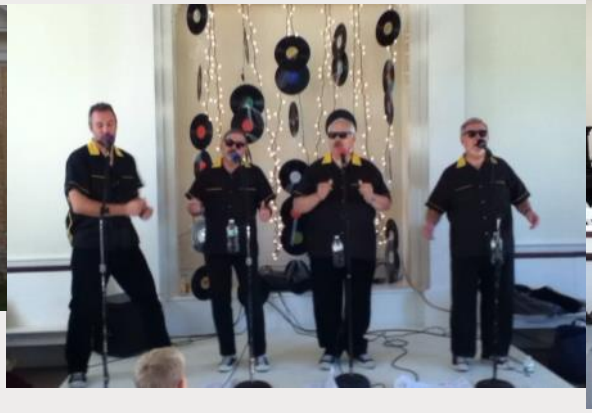
LENNY AND PAM BROILES

The Revival
Wells, Hamilton County

The Revival is the former Baptist Church in the Town of Wells. Organized in 1842 and constructed in 1845, the church was one of the earliest established in Hamilton County. The last recorded service was held in 1949, after which the building remained underutilized until it was purchased by former Hamilton County Historian Ted Aber, who willed it to the (since dissolved) Hamilton County Historical Society. Unable to raise the funds for its restoration and suffering from diminishing membership, the Historical Society sold the building to Lenny and Pam Broiles in 2012. Over the past two years, the Broiles have renovated and repurposed the structure as a community music and event center.



Although structurally sound, the building was in a state of disrepair. The plastered ceiling was falling down, the roof was leaking, and the porch was in extremely poor condition. Utilizing Lenny's expertise as a restoration carpenter and personally investing over $10,000, the Broiles re-plastered the ceiling, painted the interior and exterior, repaired the roof, rebuilt the front porch in keeping with the structure's Greek Revival style, and preserved to the greatest extent possible the original features, including the pews, pulpit, woodwork, windows, siding, steeple and floors. The original church bell still functions, and is used to signal the end of intermission during performances. Future plans include heating the building to support year-round programming.

The popular community space features weekly concerts with local and visiting artists, jam sessions and other events well-attended by locals, seasonal residents and visitors. With its central location in the village, many patrons are able to walk to events. Framed by the stunning backdrop of Lake Algonquin, The Revival retains the feeling of a sanctuary. It is now listed on the National Register of Historic Places.

*For more information on The Revival, visit their **Facebook** page.*

ANALISE RIGAN AND MERRITT HULST

The Paradox House Retreat
Schroon Lake, Essex County

The Paradox House was constructed in 1896 when the owner of the burned-down Riverside Inn asked Irving Tyrrell, who owned and operated the local sawmill, to build a new 5,500 square foot boarding house-style replacement. A decade later, the Tyrrells found themselves to be the owners after a failed deal with the buyer.

Merritt Hulst, the house's current owner along with his wife Analise Rigan, is Irving's great-grandson and the seventh generation of his Adirondack pioneer lineage. Merritt spent much of his childhood there with his grandparents while his military father traveled. After his grandmother passed away in 1957, his grandfather was unable to maintain the house, so it stood empty and unattended for some years.

By the mid-1980s the house was in very bad shape. The roof was leaking, floor joists sinking, the kitchen floor was decayed and the walls were beginning to crumble. With Dorothy, Merritt's mother, taking the lead, modest stabilization efforts and upgrades were made at that time.

Ultimately, it was Merritt's and Analise's passion for the house and their combined ability to do the restoration that began shaping the path ahead. Throughout most of the 1990s and early-2000s, commuting from their home in San Diego, they did structural, electrical and plumbing work, and installed a furnace fueled by local wood chips. A bathroom and a second stair well to the third floor were constructed, the kitchen was expanded, and all 55 windows were replaced. Analise stripped, prepped and finished all floors, trim, walls, and doors.

In 2008, they moved into the house to finish the restoration. Since then, all of the interior surfaces have been finished, electrical fixtures and the original molding reinstalled. A first floor stair lift was added, and a third floor art studio was completed for Analise. The exterior has been repainted, landscaped, and the original circular drive was re-established. The heating system, built of ingenuity and recycled materials, makes the whole place comfortable.

In this house, traditional Victorian ambiance has been minimized to keep an uncluttered feel of welcoming comfort with a blend of original, auctioned, handmade and new furnishings. Guests have been staying in the Paradox House Retreat since 2013, and this old "boarding house" has been reborn.

For more information on the Paradox House Retreat, visit:
www.paradoxhouseretreat.com

MARCELLA SEMBRICH MEMORIAL ASSOCIATION

The Sembrich

Bolton Landing, Warren County

The Sembrich is located at the former teaching studio of Metropolitan Opera Diva Marcella Sembrich, pianist, violinist, teacher, Polish patriot and benefactor. Mme. Sembrich (1858-1935), an internationally known soprano, sang with the New York Metropolitan Opera from 1883 to 1909. She summered in the Adirondacks at Lake Placid from 1915 to 1921 and on Lake George from 1922 to 1934. Her teaching studio, completed in 1924, was the focal point of summers at her lakeside mansion, Bay View. The studio building is a one-story, rectangular, stucco-walled wood frame building with a hipped roof and glassed-in porches in the Spanish Revival style. Vocal students were taught here by Sembrich and lived in nearby Hilltop Cottage.

The building, set on a four-acre parcel of the original fourteen-acre lakeside estate, was opened in 1937 as an opera museum and has been in continuous operation since. Here the 'Golden Age of Opera' unfolds through the memorabilia of a distinguished international operatic career spanning over 50 years. Situated on a wooded peninsula with 1,000 feet of Lake George shoreline, the studio is a unique "time capsule oasis" set among commercial resort properties. The Sembrich Museum property is listed on the National Register of Historic Places. Throughout the summer there are many events, including concerts by renowned singers, composers, and musicians, and symposiums by opera historians.

Extensive work to rehabilitate and preserve the studio building and grounds has been on-going since 2000, and has included reconstructing the studio ceiling and floor, repairing the roof, foundation, and exterior stucco treatment, with current projects focusing on upgrading the wiring and assessing the feasibility of creating a climate-controlled environment to protect the building and the collection.

For more information on The Sembrich, visit:
www.thesembrich.org

SUNY - ESF

STATE UNIVERSITY OF NY COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY

The Huntington Lodge and Masten House
Newcomb, Essex County

Huntington Lodge traces back to when William West Durant sold his Arbutus Lake property to Archer Huntington in 1899. In 1923, he married sculptor Anna Hyatt and the pair began renovating it. The main lodge is a Durant-designed building with an impressive stone fireplace. There was also a separate kitchen building, staff quarters, wood shed, and laundry. A large birch bark-lined studio was constructed for Anna, spacious enough to accommodate a horse, deer or goats that were often the subject of her work.

The Huntingtons gave the 15,000-acre Arbutus tract to the New York State College of Forestry in 1939. From 1941 until 2008, Huntington Lodge was, at various times, a student dorm, housing for researchers and instructors, and the director's residence. The 2008 renovation had several goals driving it: more bathrooms, creating private bedrooms, opening up the "closed off" dining room, and restoring the building's connection to the outdoors by replacing the vinyl windows with new-made "original" divided light windows that opened the enclosed porch and the living room. This work period also saw the discovery and restoration of a "lost" fireplace.

In 2013, SUNY-ESF purchased the **Masten House,** one of the few remaining buildings from the Tahawus Club era at the Upper Works/Village of Adirondac. It was built in the late-1890s by Arthur H. Masten, who married into the McMartin family, one of the founders of the Adirondack Iron and Steel Company. The original building burned in 1927, and was reconstructed around 1929. As a private executive retreat, the Masten House had a whispered reputation as a beautiful and posh facility complete with guides, rifles and rods, and access to thousands of acres of private lands for hunting, fishing, and relaxing. When the property was sold to ESF, it had been vacant for a decade.

The over-arching goal for the renovation of the Masten House was to create a space that felt like home, with easy comfort and spaces inviting you to sit, relax, and reflect on the stunning, wild landscape in which this unique building is situated. The plan included reconfiguring the second floor to create a number of smaller comfortable bedrooms, and an ADA-compliant suite on the first floor. The entire building envelope was upgraded, adding insulation and installing a solar array powering new, high-efficiency propane generators.

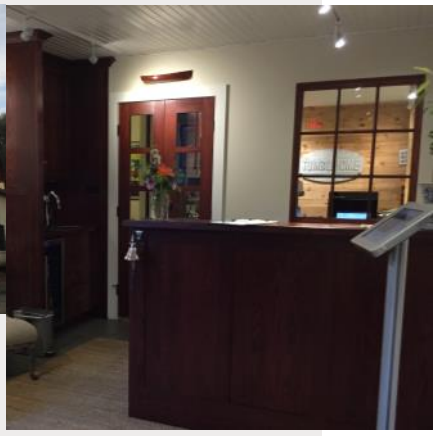
With structural renovations complete, attention was turned to décor and classic hardwood furniture was chosen to complement the beautiful interior. The building sees a wide range of uses from large executive-style meetings, to workshops and conferences. After a 2-year, million-dollar-renovation, the Masten House opened in June of 2015, welcoming AARCH as the first public overnight group.

For more information on the Huntington Lodge and Masten House, visit: **www.esf.edu**

TUMBLEHOME BOATSHOP

The Carpenter Building
Warrensburg, Warren County

Tumblehome Boatshop is located in a 6000-square-foot concrete block garage, built in the 1950s by the Carpenter family to store equipment. It was later used by the county and the state to paint road signs, house trucks, and finally as a heavy equipment repair shop. Tumblehome purchased the building in 2012, because it was the perfect choice for a wooden boat shop, with space to work, bend boat frames, and roll boats over. The goal was to develop an industrial space using natural, raw, and salvaged materials, craftsmanship and fine building techniques to create a sense of history and tradition, and a place for clients and their families to feel welcome.



Turning an old warehouse garage into a more refined space began on the inside by removing the front third of the 15-foot ceiling and exposing the steel trusses. The tongue-and-groove pine flooring in the attic was reused in several areas of the boat shop, including the now-exposed gable end wall and a wall in the office All of the existing black ceiling boards were also removed to expose the tongue-and-groove attic flooring, giving the building a warmer and brighter feel.

Garage doors were replaced with modern overhead doors, with a wood-paneled version in front, stained and varnished the color of a mahogany wooden boat. Square clerestory windows were added to increase the natural light and balance the large original steel frame single pane, irregularly located windows. A new larger interior structure was built with a reception area, office, kitchen and a second-story conference room. Original concrete floors, with their chips and stains from years of use, were maintained throughout. Design choices , from lighting fixtures to furniture to artwork, draw from nautical, warehouse, historical, and modern influences. Landscaping reflects the site's location on an ancient riverbed. An adjacent addition is used for exhibitions of the beautifully restored wooden boats that show the craftsmanship that defines Tumblehome and the reinvention of this historic garage structure.

For more information visit **www.tumblehomeboats.com**

WHALLONSBURG CIVIC ASSOCIATION

The Grange Hall

Whallonsburg, Essex County

The Whallonsburg Grange Hall was built in 1915 for the local chapter of the National Grange, Patrons of Husbandry 954. The construction contract was awarded to Fred P. Nalls of Port Henry for $1,595 and the building was dedicated in November, 1915. Over the past 100 years, it was both the Grange meeting place and a center for the community in the central Champlain Valley, hosting plays, dinners, pageants, music, square dances, and even indoor basketball games.

The Whallonsburg Grange chapter was once the largest in Essex County and the building is also one of the largest halls: two floors with a kitchen and dining room downstairs and a spacious main hall with a full stage and balcony. However, by

the 1980s, the Grange chapter was unable to maintain it. Without adequate funds, the building deteriorated and regular use ended in the late 1990s.

In 2006, in an effort to save the building, ownership was transferred to the Town of Essex. Shortly after, a group of area residents formed the not-for-profit Whallonsburg Civic Association to renovate and manage it. Renovations began in 2008, primarily as a volunteer effort with the vision of creating a regional community arts center and certified kitchen that could be used by small food producers and farmers. Hundreds of hours were put into the work by skilled and unskilled volunteers and the Grange has come back to life over the last seven years.

Major upgrades have included a well and water filtration system, commercial-grade septic system, electrical systems, rebuilding the ground floor and kitchen, and exterior renovations, along with audio, stage and performance-related upgrades. Future projects include roofing the handicapped ramp, exterior lighting, and landscaping.

The Grange is now a 130-seat, year-round facility, with a music and theater series that draws nationally and internationally known artists. It is the home of a children's theater summer camp, and a biweekly film series. Over 20 food producers use the kitchen, alongside community canners and cooking classes. The Grange is also available for families and groups to rent at a modest cost.

For more information on the Whallonsburg Grange Hall, visit **www.thegrangehall.info**