



## The Pavilion at Fort Ticonderoga Receives a 2022 Excellence in Historic Preservation Award

*This award from the Preservation League of NYS recognizes the best in the field of historic preservation*

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**EMBARGOED UNTIL 6:30 P.M. MONDAY, NOVEMBER 7**

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**Ticonderoga, NY, 11/7/22** — The Pavilion at Fort Ticonderoga has been named one of this year's Excellence in Historic Preservation award winners. Since 1984, the League's annual Excellence Awards program has allowed us to shine a light on the people who are using historic preservation to make all our lives better — through exemplary restoration projects, indispensable publications, individual action, and organizational distinction.

**Additional information about the 2022 Excellence Award winners, including interviews, videos, and more, can be found on our website:** <https://www.preservenys.org/excellence-awards>

“The Pavilion restoration project saved a national treasure while expanding Fort Ticonderoga's capacity as a major cultural destination,” said **Beth L. Hill, Fort Ticonderoga President & CEO**. “The completed Pavilion includes expanded visitor amenities, conference center and private rental capacity, and new educational and exhibition space.”

In 1820, William Ferris Pell, a New York City businessman, acquired Fort Ticonderoga to halt its destruction – one of the earliest acts of historic preservation in the United States. In 1826, Pell constructed a summer house, called the Pavilion, near the fort overlooking Lake Champlain.

When the last Pell died in the 1980s, the Pavilion fell into disrepair. Because the Pavilion did not factor into Fort Ticonderoga's period of significance – 18<sup>th</sup> Century military history – it was deemed expendable, and restoration was not considered feasible, or even possible.

Thankfully, new leadership at Fort Ticonderoga recognized the opportunity for the Pavilion to play a significant new role in support of the site's role as a premier tourist destination in the Adirondacks. The first step in the transformation of the Pavilion was the commissioning of a Historic Structure Report to assess the significance of the building and determine whether it was salvageable. Prepared by project architect John G. Waite Associates Architects, the report revealed previously unknown details about its construction and its significance in America's architectural history. The report also stated that, although badly deteriorated, the building was salvageable. With this information, the National Park Service determined that the building qualified as a National Historic Landmark on its own merits.

A thorough restoration began with the removal of collapsed floor framing and a fallen plaster ceiling caused by multiple roof leaks. A new roof was installed. Major design challenges included the severe

level of deterioration and the need to convert a seasonal building into a sustainable year-round facility while preserving its historic fabric and character.

Sustainability and climate change were major considerations in planning for the long-term preservation of the Pavilion. Innovative measures included increased natural and mechanical ventilation of the attic and subfloor spaces and improved site drainage. In areas where the floor framing had failed, new pressure treated timbers were used. The roofing details were designed to include back-up membranes and more effective sheet metal flashings to address increased and more sustained rainfall.

Insulation was installed along with storm windows and sophisticated HVAC systems to provide efficient environmental conditions that exceeded current energy codes. Because the historic materials were either retained or replicated, they were not only local in origin, but easily maintained and repaired.

The restored building is used for administrative offices and expands the educational and hospitality functions for the property. This expanded visitor experience is vitally important because of Fort Ticonderoga's role as a major cultural destination. Before the Pavilion was completed, Fort Ticonderoga generated more than \$12 million annually for the local economy. The restored Pavilion will contribute to the organization's continued economic sustainability. This investment will translate into enhanced job opportunities in a town where 18% of the residents live below the poverty level with a high unemployment rate. This project is a concrete example of historic preservation as economic development.

"The Pavilion at Fort Ticonderoga is an important part of that site's history – but for too long it was neglected," said **Preservation League President Jay DiLorenzo**. "We're excited to recognize the transformation of the Pavilion with an Excellence Award this year, and we applaud the leadership at Fort Ticonderoga for their vision in bringing this building back to life."

The restoration of the Pavilion at Fort Ticonderoga was funded in part by: New York State Office of Parks, Recreation & Historic Preservation; New York State Council on the Arts; Adirondack Smart Growth (Department of Environmental Conservation); Federal and New York State Historic Preservation Tax Credits (Arrow Financial Corporation) and major donor support.

The Pavilion at Fort Ticonderoga project team included: **The Fort Ticonderoga Association**, owner; **John G. Waite Associates, Architects**, project architect; and **Duncan & Cahill**, project construction

Recipients of the Excellence Award represent the very best of what the League stands for and supports in historic preservation. They exemplify best practices in the field and demonstrate how preservation is integral to building stronger neighborhoods, boosting local economies, tackling the affordable housing crisis, mitigating climate change, opening our eyes to overlooked history, and saving the places that are special to all of us. Our shared cultural heritage grounds us and unites us. The Excellence Awards celebrate those who work so hard to protect that shared heritage.

#### 2022 Awardees:

- **Gowanda Hollywood Theater** | Gowanda, Cattaraugus County
- **Opendore Restoration** | Sherwood, Cayuga County
- **Art's Cafe** | Springville, Erie County
- **The Pavilion at Fort Ticonderoga** | Ticonderoga, Essex County
- **The Church of St. Luke & St. Matthew Exterior Restoration** | Brooklyn, Kings County
- **Edgemere Development** | Rochester, Monroe County
- **Rehabilitation of the Little Theatre** | Rochester, Monroe County
- **Steve Jordan** | Rochester, Monroe County
- **East Harlem South / El Barrio Reconnaissance-Level Historic Resource Survey** | Manhattan, New York County
- **Cochecton Pump House** | Cochecton, Sullivan County

*The 2022 Excellence in Historic Preservation Awards are sponsored in part by Mr. Robert A.M. Stern, FAIA | Robert A.M. Stern Architects, LLP.*

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### **About the Preservation League of New York State**

Since its founding in 1974, the Preservation League has built a reputation for action and effectiveness. Our goal has been to preserve our historic buildings, districts, and landscapes and to build a better New York, one community at a time. The Preservation League of New York State invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth and the protection of our historic buildings and landscapes. We lead advocacy, economic development, and education programs across the state.

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