

**MINUTES**

**187th MEETING**

**NEW YORK STATE BOARD FOR HISTORIC  
PRESERVATION**

**March 10, 2022**

**Meeting held by WebEx  
Based at Peebles Island  
Waterford, New York**

**[www.youtube.com/watch?v=yyyI8ktmoDU](http://www.youtube.com/watch?v=yyyI8ktmoDU)**

The following historic preservation program staff of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) participated in the WebEx remotely because the Open Meetings Law has been suspended due to COVID:

- Daniel Bagrow
- Virginia Bartos
- Jennifer Betsworth
- James Carter
- Erin Czernecki
- James Finelli
- Kath LaFrank
- Daniel McEneny
- Jennifer Walkowski

The following OPRHP staff participated in the WebEx from Peebles Island:

- Kathy Howe, Survey and National Register Unit Coordinator
- Daniel Mackay, Deputy Commissioner for Historic Preservation
- Chelsea Towers
- 

#### **Call to Order**

The meeting was called to order at **10:01 AM** by Chair Douglas Perrelli

#### **Roll Call**

The roll was called, during which the following responded as present and briefly described their role or function as it relates to their service on this board:

#### SRB Members Present

- Doug Perrelli: Board Chair, Archaeologist, Clinical Assistant Professor of Anthropology, SUNY Buffalo; President of the New York Archaeological Council
- Wint Aldrich: Historian, former Deputy Commissioner for Historic Preservation
- Carol Clark: former Deputy Commissioner at NYS Parks, Adjunct Professor of Historic Preservation at Columbia University, Pratt Institute, and the NYU School of Professional Studies
- Wayne Goodman: Executive Director, Landmarks Society of Western New York
- Kristin Herron: Program Director for Architecture + Design | Museums, New York State Council on the Arts
- Erika Krieger, NYS Department of State
- Jennifer Lemak: Chief Curator of History, New York State Museum, State Education Department
- Chuck Vandrei: Archaeologist, Agency Preservation Officer, Department of Environmental Conservation

There being **eight** members participating, a quorum was confirmed.

NOTE: Gretchen Sorin joined after roll call due to technical issues.

- Gretchen Sorin: Director of the Cooperstown Graduate Program in Museum Studies

Note: Jay DiLorenzo logged into the meeting late due to participation in NYS Parks Advocacy Day meetings

- Jay DiLorenzo, President, Preservation League of NYS

## Approval of Past Minutes

Approval of December 2021 Minutes

There was an issue completing transcription of these minutes and Chairman Perelli requested deferral of review to the June meeting of the board.

Moved: A. Krieger. Seconded: Christine Herron

**D. Perelli** reminded all that the voting method for online meetings is that following a motion and second, there will first be a call for any “opposed” or “abstaining” votes. If there are none, the motion is carried by unanimous consent.

## Deputy Commissioner’s Report

Daniel Mackay

- Dan McEneny has been named Director of the Division for Historic Preservation
- There is one final vacancy on the senior staff, the position of Director, Community Preservation Services Bureau & Tax Credit Unit, formerly held by Julian Adams
- Other hirings: William Floyd has joined the tax credit and compliance unit. Bradley Russel joined the Archeology unit. New conservator hires in the framing/guilding lab and furniture conservation lab will be announced at the June meeting. Victoria Reisman has been hired as a curator in the Bureau of Historic Sites.
- Executive budget proposal increases agency capital spending to \$200m annually, and projects a 5-year commitment to
- The Bureau of Historic Sites was asked to submit plans for \$8m in potential State Historic Site capital improvements for the coming fiscal year.
- The Environmental Protection Fund (EPF) was proposed for \$400m in funding, a \$100m increase over past funding levels
- Executive budget proposal includes an environmental bond act proposal totaling \$4.2 billion in environmental spending; there are a number of programs included that would support agency initiatives.
- The passage and signature of legislation establishing a NYS Revolutionary War Commemoration Commission provides NYS OPRHP a co-chair role along with the State Education Department (SED). The legislation establishes an 8-year commemorative period, running from 2024-2032. Over 50 NYS Parks and Historic Sites have a primary or secondary association with the Revolutionary War.

## Advocacy Week

Dan McEneny

- Chairman Perelli congratulated Dan McEneny on his appointment
- Dan reported out on Congressional advocacy outreach undertaken by NY SHPO and advocacy groups, including the Preservation League of NYS and the NY Landmarks Conservancy.
- Meetings provide an overview of how NY SHPO benefits from the federal allocation from the Historic Preservation Fund. This fund covers 40% of the Divisions operational expenses, including staffing.
- The meetings offer an opportunity to report out on federal program accomplishments over the past year in New York State.

- Seeking permanent reauthorization of the Historic Preservation Fund, which allocates funds to SHPOs and THPOs, numerous federal grant programs.
- Referenced slides will be distributed as they were not visible to board or public audience during the presentation.

### **Chair's Comments on the National Register proposal process**

Doug Perrelli

- Chairman Perelli thanked the board for their voluntary participation and contribution of time and respective expertise
- Since the last meeting, there's been increased board comment and discussion regarding the nominations, which is welcome. Let's keep these discussions going. Gretchen Sorin and Christine Herron were noted for their contributions to social history components of these nominations
- The board is not a rubber stamp; approval is not a foregone conclusion.
- Federal and state tax credit programs are big drivers of the slate of nominations in any given quarter; they are a recognized driver.
- What other factors lead to a given slate of nominations Who sets the priorities? What are the drivers that catalyze nominations? How important is the tax credit program?  
Kathy Howe noted that staff does not control what is proposed for listing in any given quarter.
- The majority of nominations in a given quarter have a connection to the federal and state tax incentives for historic preservation. The state historic homeowner credit is also a driver.
- We are on a timeclock for this type of nomination, as developers and owners have financing and permitting deadlines that require expeditious reviews by DHP staff.
- Other nominations are driven by partnerships with other organizations
- There are honorific nominations, generated by pride of place.
- For municipalities and not-for-profit group nominations are often motivated by needing listing to access federal or state grant funding.
- The Division has also been highly successful in securing funding to advance listings regarding underrepresented communities and civil rights issues, and works in partnership with local partners to identify these opportunities.
- We occasionally get inquiries about properties that may not meet the test of integrity for listing; these properties require more research and peer review within the office.

Chairman Perelli thanked Kathy for a thorough response.

Wint Aldrich called attention to the survey program's role in generating nominations. Kathy noted the significant funding that the Preservation League provides for survey work and noted a close working relationship with the League to inform program development in the field.

The Certified Local Government (CLG) program also provides funding for survey. These surveys often lead to full National Register nominations that come before the board.

In response to a question from Christine Herron, Kathy noted that DHP staff is taking a look back at older nominations to assess new areas of significance, what history may have been overlooked or is missing from older nominations; there is a specific project underway over the next year to update the nominations of State Historic Site properties.

Board members are welcome to bring information forward that would inform updates to nominations and were directed straight to appropriate staff:  
<https://www.parks.ny.gov/shpo/contact/>

Chairman Perelli asked if there was a source that summarizes the total history of nominations in New York to date, as sorted by theme, ethnic group, social history, etc.

Kathy Howe noted this would be a significant undertaking, but work has begun in certain areas. If the board wanted to provide some direction for focus or emphasis.

Chairman Perelli also expressed interest in knowing more about the history of the State Review Board. He proposed for informal consideration a board retreat to discuss the board's role, particularly beyond the nomination review process. Kath LaFrank has recently provided a list of past board members. Wint Aldrich suggested a comparison of NR forms, referencing the first-generation blue forms compared to current documentation, would be informative as to the evolution of the board.

### **A Look Forward: Inclusion, Diversity, Equity and Access (IDEA) Initiatives in the NR and Survey Unit**

(This item was moved up the "New Business" portion of the agenda at Kathy Howe's request and Chairman Perelli's approval.)

- DHP staff have brought to the board many nominations that have focused on underrepresented communities, such as sites that focus on Black history.
- Recent nominations have included the Colored Musicians Club in Buffalo, the SANS District nomination in Sag Harbor, the Carver Community Center in Schenectady, the James Baldwin House in New York, the Mary Bell House in Brookhaven, and the AME Zion Church in Kingston are examples of recent such nominations.
- But we seek to do more to address diversity in our nominations.
- Kathy Howe suggested we dedicate time to delve into this need and topic at a future meeting.
- DHP cannot do this alone, needing the help of the board and contacts in New York communities.
- Working with OPRHP's chief diversity officer, Yolanda Bostic Williams, we have formed an IDEA committee; board members are welcome to consider participating.
- Revise older nominations, seek to apply for more grants for underrepresented communities
- Examples of pending nominations that will soon appear before the board: West Harlem Historic District (nomination will note housing discrimination in this neighborhood) and East Central Harlem Historic District (which will feature ties to Black cultural history, including the National Black Theater). The June meeting will feature the BUILD (Build Unity, Independence Liberty and Dignity) advocacy organization in Buffalo and their association with two Buffalo public school buildings. An additional pending nomination in Buffalo features the site of Buffalo's oldest African American newspaper. Additionally, survey work in Buffalo has identified a skate arena that was a focal point for the Black community in the 1960s; we hope to secure owner support for listing. Finally, the George and Theodora Bragg House in Elmira, residence of a Black couple engaged in the work of the NAACP and head of the Elmira Housing Authority.

Chairman Perelli encouraged board members to consider participation in the IDEA committee; Kathy will issue a meeting invite.

Chairman Perelli expressed his appreciation for outreach to the owners of Skateland.

Chairman Perelli stated that when social history is in play as a criterion for NR eligibility it should be as in depth and honest as it can possibly be regarding African American and Native American cultural heritage.

After a break, a quorum was confirmed.

Kathy Howe welcomed guests, including building owners and nominations sponsors, thanking them for their contributions to the nominations on the meeting's slate.

## **National Register Nomination Reviews**

Kathy Howe, Introduction/Acknowledgement of Guests

### **Nomination 1: Boulevard Gardens, Brooklyn, Kings County**

**Boulevard Gardens, Brooklyn, 1949-1950** The complex illustrates one of the earliest tenets of the public housing movement: that government-built housing, beyond providing the extra units needed to ensure that the urban poor didn't become homeless, could also have a profound impact on the lives of the poor. Boulevard Gardens is a group of fourteen buildings on two landscaped superblocks. Six of the buildings are fourteen stories in height and twelve of them are six stories. They are of steel-frame construction with red brick veneer. Each is sited to maximize light and is oriented in relation to a large, landscaped mall, which is the central organizing feature of the site. The mall is laced with gently curving paths that connect buildings to each other, to other areas of the landscape, and to city streets. While restrained, the buildings were designed in a simplified modern idiom adapted from European modern architecture of the period. Boulevard Gardens was constructed between 1949 and 1950 by the New York City Housing Authority (NYCHA) and was intended to serve middle-class residents who were not eligible for subsidized public housing but could not afford market-rate housing. These clients would be provided with low rents but no subsidy. The complex was specifically intended for WWII veterans and was a response to the housing crisis created by the thousands of returning vets in immediate post-war era. Although veterans were to be given preference, tenants on the existing site would have re-housing priority. No-subsidy projects outnumbered the rest during the immediate post-war years and represented a brief shift away from the slum clearance policies that had prevailed before the war and would prevail again after the passage of the Housing Act of 1949, which greatly expanded the city's power to condemn and redevelop property. However, it was a short-lived program, lasting only about four years between 1948 and ca.1952. Nevertheless, it offered city officials and public housing residents a glimpse of what an expanded public housing program that addressed a wider range of housing needs might look like and it reflects architectural and planning ideas inspired by European modernists but executed on a more modest scale. While Boulevard Gardens was originally deemed a success, most of the veterans, a largely white group, did not stay long. This, combined with subsequent neighborhood clearance for urban renewal projects and discriminatory practices such as redlining and block busting – led to the displacement of Black residents, economic decline, poverty, and crime in the neighborhood.

Presented by: Linda Mackey

Motion: Carol Clark

Second: Erika Krieger

Abstentions: Gretchen Sorin

Motion passes

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**Comments:**

Lindsay Peterson noted the use of federal and state tax credits in this project. \$190m investment in refurbishment.

Gretchen Sorin: Historians do not accept some of the statements in this nomination at face value. This kind of paternalistic statement about bringing order into the lives of public housing residents. Criterion A requires that this nomination have critical history regarding public housing. There are insufficiencies here. Too much euphemistic language regarding public housing. The intent of public housing was not noble. The history needs to be updated and interrogated.

Carol Clark: To amplify this nomination, we should turn to the scholarship of Hillary Ballon, who has written on the subject (an essay within Robert Moses and the Modern City: the Transformation of New York). This scholarship, in addition to sources that Gretchen has already referenced needs understood and incorporated in all three public housing nominations before the board, particularly the two in NYC. Carol offered assistance to

Lindsay Paterson thanked both board members for their input. Is an additional section warranted to address these comments?

Ward Dennis noted the NR format is very specific and requires the broader discussion of ideals regarding public housing. Each project has its specific origins, initial and later history; we are trying to balance all of that.

Gretchen Sorin: the idea that this was progressive was believed in the white community, but not the Black community. Our statements in these nominations will be permanent. These controversial buildings are always put in positive light.

**Nomination 2: Fiorentino Plaza, Brooklyn, Kings County**

**Fiorentino Plaza, Brooklyn 1969-1971** Constructed almost twenty years after Boulevard Gardens, Fiorentino Plaza represented a new direction for NYCHA, the introduction of the vest pocket housing model under the Model Cities program. The Model Cities program was a joint federal/local government program introduced under Lyndon Johnson's Great Society initiative and embraced by Mayor John V. Lindsay in 1967. It was intended to break with the predominant model of public housing characterized by large-scale developments of superblocks separated from existing urban fabric. Instead, this program prioritized smaller developments built as infill integrated into target neighborhoods and encouraged the rehabilitation of existing housing stock. Model Cities sought to introduce fuller community participation into the planning process and envisioned public housing as one facet of an integrated initiative for improving the lives of low-income urban residents, in conjunction with other social, educational programs intended to enhance residents' resources and economic opportunities. Fiorentino Plaza includes parts of three city blocks, with buildings arranged along the street wall enclosing open space characterized by play areas, seating areas, brick planters, and paved walkways. The complex consists of eight low-rise buildings grouped into three clusters. The four buildings that occupy the center and east blocks (including two double-width buildings) are arranged around a central courtyard that contains both seating and play areas. The west block, comprising just two buildings, has surface parking on the interior of the block, with a basketball court located at the center of the block. The common areas are devoted to active recreation rather than the passive activities encouraged at Boulevard Gardens. The four-story building height is compatible with the surrounding low-rise residential area. Construction of buildings around interior courtyards and distribution among multiple blocks was intended to blend into the existing neighborhood fabric. The buildings, which are similar in material and style, have a strong cohesive character. All are executed in a simplified modern style drawing on elements of

Brutalism, such as brick with concrete banding and recesses forming geometric modules that echo the articulation of row houses and small apartment buildings of the area. All of the buildings have four apartments per floor, arranged around either a T-shaped double-loaded corridor or an L-shaped double-loaded corridor. Fiorentino Plaza was originally developed for tenants in the Model Cities area classified in the agency's lower-income tier and was built to house residents of the East New York section, which was predominantly Black and Hispanic following the demographic shifts in East New York of the 1960s. The Model Cities program ended under President Nixon, who replaced aid to public housing projects with the Community Development Block Grant program. Following its demise, many of the problems Model Cities had attempted to address persisted. As Robert A.M. Stern wrote, Model Cities and the general shift to promote smaller-scale new housing "failed to turn the tide, and cycles of deterioration, abandonment, and exodus continued." 1 Interestingly, the 2016 NYC East New York Neighborhood Plan, an attempt to develop more housing and improve community amenities, allows medium-density, mixed-use buildings with affordable housing and neighborhood retail along key corridors in order to maintain the neighborhood's existing low-scale character on residential side streets.

Presented by: Linda Mackey  
Motion: Carol Clark  
Second: Erika Krieger  
Abstentions: Gretchen Sorin  
Motion passes

Comments:

Patrick Love, senior project manager for NYCHA, who indicated his agency's support for the project, which seeks to utilize federal and state rehabilitation tax credits.

Ward Dennis noted that Part 1 and Part 2 approvals for the project have been received. The project will rehabilitate all 160 residential units at a cost of \$30m. Work is scheduled to start spring 2022.

Dennis noted that as a preservationist, the modern model cities program is particularly fascinating. It was an architectural and planning response to earlier large-scale housing such as Boulevard Houses. The Model Cities program recognized the importance of scale and fabric and was aligned with the burgeoning preservation movement in the 1960s. Much of the housing created under model cities was about rehabilitating old housing stock with the balance being mostly small infill projects such as Fiorentino Plaza. This was a response to the critiques of earlier eras of public housing, such as the tower models. The Model City's program also introduced a community-based planning model to public housing development. The Model City's program is also notable as the end of the era of fully-funded public housing in the US.

Gretchen Sorin asked for more of this type of information in the nomination. What was taken down to put this project up? Ward responded that they only have preliminary information: one and two-story houses were displaced; aggregated census data is really all that is available, but this was, through 1960, a white working-class neighborhood, of Eastern European and Italian immigrants. The neighborhood then transitioned to Black and Hispanic by 1970.

Patrick Love shared that maps indicate that this block was less densely populated than other areas.

Social history of the residents is not easily available, until census data is fully released. NYCHA is protective of past and current residents.

NYC LPC submitted a letter of support.



Presented by: Linda Mackey  
Motion: Carol Clark  
Second: Wayne Goodman  
Abstentions: Gretchen Sorin  
Motion passes

**Nomination 3: Steamboat Square, Albany, Albany County**

**Steamboat Square, Albany, 1959-1983** Steamboat Square is perhaps the most interesting of the three projects. Steamboat Square is a collection of forty-nine buildings in Albany's South End that were built in two separate periods by the Albany Housing Authority. During the first period, 1959-1961, four, twelve-story reinforced concrete apartment towers faced with red brick were built as the Thacher Homes. These embodied the standard character of post-WW II public housing complexes that followed the "tower in the park" model. The second project, undertaken in the 1980s, included the complete redesign of the four original towers and the addition of forty-four individual two-story steel-frame townhouses with brick veneer and slight variations in style arranged in six distinct rows of five to nine and built specifically to accommodate families with children. The history of this complex has a significant social justice component, in that between 1963, when the original towers were completed, and 1983, when the complex was redesigned and expanded, a long period of tenant activism following the passing of the Civil Rights Act of 1964 and the Fair Housing Act of 1968 helped push the Albany Housing Authority to rehabilitate the Thacher Homes, which had been inadequately designed for families and badly managed, leading to serious problems with deterioration, public safety, and crime. Persistent, organized pressure by residents and the larger community over two decades finally pressured the housing authority into making the necessary physical changes to the complex. The 1983 redesign completely reconceived the interior spatial divisions of the towers to provide flexible living arrangements for different categories of tenants, eliminated features that provided opportunities for crime, and rescaled the exterior elevations and landscaping to set off more discrete areas for families. At the same time, the AHA added two-story townhouses to provide individual, single-family units for those who qualified. The project was renamed Steamboat Square. This retooling won public recognition from the National Commission on Severely Distressed Housing for its accomplishment in adapting the existing housing complex to the changing community development expectations at the time. The project was showcased in Architectural Record and became a model for rehabilitating existing public housing stock.

Letter of support from the City of Albany

Presented by: James Finelli  
Motion: Carol Clark  
Second: Gretchen Sorin  
Abstentions: None  
Carried by unanimous consent.

Comments:

Consultant Derek King indicated that there is a Part I approval in hand and a Part II approval for one tower, which will serve as a pilot for the remaining structures.

Carol Clark noted that points made regarding earlier nominations are also relevant here. The social history is present but could be tighter with editing.

Gretchen Soren expressed her appreciation for making the history more accurate.

**Nomination 4: Charles Berrick's Sons Florida Street Houses, Buffalo, Erie County**

**Charles Berrick and Sons Florida Street Houses Historic District** is significant under Criterion C in Architecture as an excellent example of a speculative middle- and working-class housing development constructed in 1901 to 1902 in the northern streetcar suburbs of Buffalo. While ubiquitous in this portion of the city in their repeating two-flat Buffalo Double form, the seven two-story residences are highly unusual for their load-bearing masonry construction and fine Queen Anne and classical revival detailing on the interiors and exteriors, which retain original plans and significant historic fabric. Each residence is individualized through variation in materials and detailing, especially in the use of a wide variety of brick and stone, but similar architectural characteristics are carried across each building, creating a cohesive and recognizable group. These are the only masonry two-flat residences in Cold Springs, and there are few extant examples of masonry two-flat developments from this time in the city, where the vast majority are of frame construction. The period of significance is 1901 to 1902, during which all seven residences were constructed.

Presented by: Jennifer Walkowski

Motion: Wint Aldrich

Second: Doug Perelli

Abstentions: None

Carried by unanimous consent.

Comments: None

**Nomination 5: The Monroe Motor Car Company, Buffalo, Erie County**

The **Monroe Motor Car Company Building**, constructed in 1920 at 1786 Main Street, and the **Main Garage Company Building**, constructed in 1930 at 1040 Lafayette Avenue, are significant under Criterion A and C for their contribution to the commercial, social and architectural history of the automobile industry in Buffalo during the first three decades of the twentieth century. By 1920, Main Street was colloquially known as 'Automobile Row' and lined with dealerships representing every major car company in America. By the 1930s, in addition to dealerships, Main Street also contained many service stations, shops, and garages. Located in the heart of Automobile Row, both businesses were utilized by regionally and nationally important automobile sellers. Each building is an intact example of an automotive type that reflects the evolution of the trade. Because these buildings are adjacent to each other, they are being nominated together.

Presented by: Jennifer Walkowski

Motion: Doug Perelli

Second: Kristen Herron

Abstentions: None

Carried by unanimous consent.

Comments: None.

**Nomination 6:**

The **Visco Meter Factory/Buerk Tool Factory** is significant under Criterion A in the area of Industry and under Criterion C in the area of Architecture as a representative example of a small-scale machine shop that contributed to the development of the automobile and aerospace industries during the twentieth century in Buffalo. Located on Grote Street just west of Elmwood Avenue, the factory is significant for its association with two prominent companies engaged in transportation-related manufacturing: the Visco Meter Corporation and the Buerk Tool Company. The factory was constructed ca. 1921 for the Visco Meter Corporation, a company that manufactured automobile accessories and was best known for its 'Visco Meter' devices, which

measured the viscosity of oil in automobiles. In 1932, the Buerk Tool Company began to share the building as well, later purchasing it from Visco Meter in the 1960s. Specializing in making precision machine parts, tools, and fixtures for the automobile, aerospace, and military industries, Buerk Tool contributed to a rich history of transportation-related industries at 315 Grote Street. Buerk Tool closed and sold the building in 2020, and it is planned for redevelopment primarily as residential units today.

Presented by: Jennifer Walkowski

Motion: Erika Krieger

Second: Wayne Goodman

Abstentions: None

Carried by unanimous consent.

Comments: None.

### **Nomination 7: St. Paul's Roman Catholic Church Complex, Kenmore, Erie County**

**St. Paul's Roman Catholic Church Complex** is locally significant under Criterion A in Social History and Criterion C in the area of Architecture as a typical, intact example of a Roman Catholic church complex that includes a variety of intact ecclesiastical buildings in popular early to mid-twentieth century styles, including Gothic, Tudor, Collegiate Gothic, and Modern. The history of St. Paul's embodies over a century of development in Kenmore's Catholic community, from the "frontier Catholicism" of the nineteenth century through a post-World War II population boom that required expanded facilities. The complex, located at 33 Victoria Boulevard in the Village of Kenmore, Erie County, contains three buildings: a church (1954), a rectory and garage (1953) connected by a non-historic parish center addition (2018); a parochial school (1925, 1929, 1962); and a two-car garage (ca.1950-1960). St. Paul's was formed in 1897 as one of the first parishes in the Buffalo suburb of Kenmore. Before its opening, Catholics in the area relied on the inconsistent service of traveling priests or had to travel into downtown Buffalo for mass. After the church was completed, the parish opened a school in 1899 to provide parochial education to local Catholic students. The 1899 school was demolished in 1925 in to construct the present school, which was designed by prominent local architectural firm Bley & Lyman. The school was later expanded in 1929 and 1962. Between 1953-54 the original 1897 church was replaced with larger worship space, and the current church and a new rectory and garage, were built during the same time period. A freestanding garage was built to the north of the rectory and school sometime between 1950 and 1960.

Presented by: Jennifer Walkowski

Motion: Doug Perelli

Second: Jay DiLorenzo

Abstentions: None

Carried by unanimous consent.

Comments: None.

### **Nomination 8: The Levi J. and Frances A. Pierce House, Forestville, Chautauqua County**

The **Levi J. and Frances A. Pierce House** is significant under criterion C in the area of Architecture as a representative example of the Second Empire style; the only such example of the type in Forestville, town of Hanover, Chautauqua County, New York. Constructed in 1871, the house was built for Levi J. Pierce, a prominent local business leader, and his wife Frances. Its construction and building materials exemplify common characteristics of the style that allow the building to stand out among the other residences of Forestville due to its prominent location, large size, and quality of design. The exterior of the house retains a high level of integrity to its original

design, details, and materials, retaining features not present on other Forestville area houses including its prominent central tower, mansard roof, round-arched windows, and detailed wood porch. The interior layout, materials, and architectural details have also remained primarily intact throughout. The result is a highly decorative overall design that has been maintained for over 150 years with alterations incorporated appropriately. The period of significance is the original construction date of the house, 1871.

Presented by: Jennifer Walkowski  
Motion: Wayne Goodman  
Second: Erika Krieger  
Abstentions: None  
Carried by unanimous consent.

Comments:  
Owners seek to nominate for the purpose of utilizing the Historic Homeowner Tax Credit program.

Consultant Greg Pinto expressed his thanks to the homeowners for support and documentation.

Chairman Perelli noted that the nomination's early history record is too succinct regarding the arrival of white colonists in Native American lands. You can't reference a complex history briefly! SHPO staff will work with consultant to address this issue.

#### **Nomination 9: Hunts Point Rail Station, Bronx, Bronx County**

The **Hunts Point Rail Station** is significant under Criterion A for its association with the development of New York City's transportation network in the early twentieth century, its association with the expansion and improvement of the southern Bronx, and for its association with pioneering electrification of the New York, New Haven & Hartford Railroad Company (the New Haven) mainline rail system. The station is also significant under Criterion C for its distinctive French Renaissance-style design by renowned architect Cass Gilbert. The period of significance is 1908 to 1909, the years the station and its underlying plate girder bridge were constructed as part of the newly expanded Harlem River Branch line. Despite substantial deterioration and the loss of most of the original south facade, the Hunts Point Rail Station retains substantial integrity, illustrates several important themes, and is a representative example of the suburban railroad stations constructed at the turn of the century in New York City.

Presented by: Linda Mackey  
Motion: Wint Aldrich  
Second: Carol Clark  
Abstentions: None  
Carried by unanimous consent.

Comments:  
James Chase, co-developer, noted that the personal history his team has with the property. To be redeveloped as a performance venue.

Wint Aldrich noted his familiarity with the building. He noted the nomination's rich and detailed railroad history. He expressed his appreciation for Amtrak's cooperation.

#### **Nomination 10: Paddy's Market Historic District, New York, New York**

The **Paddy's Market Historic District** is significant under Criterion A in the areas of commerce and ethnic heritage. The district reflects the history of how working-class New Yorkers sold and purchased food on the west side of Manhattan in the late nineteenth and early twentieth centuries.

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The market was a central feature of the Hell's Kitchen neighborhood, supported and operated by those living in neighboring tenements, but also a destination within the greater New York City region. Many of the carts and stalls were family businesses handed down from one generation to the next, and there was a symbiotic relationship between the street vendors and the shops, which were considered part and parcel of the market. The district is also associated with the history of immigration to the United States in the late nineteenth and early twentieth century, especially the tendency of immigrants to settle in crowded urban neighborhoods such as Hell's Kitchen, which, with its low housing costs and large foreign-born population, enticed generations of newcomers who were looking to gain a foothold in the city. The immigrants brought their customs, preferences, and food traditions. To many, especially those from the larger cities of Europe, the street market on Ninth Avenue was a familiar sight, not unlike the markets they had known across the Atlantic. The only difference was, perhaps, the multitude of cultures put on spectacular display. The district is also significant under Criterion C in the area of architecture as a collection of buildings that embody the characteristics of a distinctive urban building type: the working-class tenement with ground-floor store, which developed in New York City in the mid-to-late nineteenth century. Almost all of the buildings in the district are either pre-law or old- or storefronts, which functioned as part of the original Paddy's Market and then as the Ninth Avenue successor to the market following its closure. The period of significance is from ca. 1845 (the estimated date of the district's earliest buildings) to 1974, the first year of the Ninth Avenue International Festival, which celebrated the worldwide array of foods available in Hell's Kitchen, especially on the stretch that had once been known as Paddy's Market. Because the end of the period is only two years shy of the 50-year mark and the district illustrates a consistent pattern of development and use from the mid-nineteenth century through this date, exceptional significance has not been justified.

Presented by: Linda Mackey

Motion: Wint Aldrich

Second: Kristen Herron

Abstentions: None

Carried by unanimous consent.

Comments:

NPS has approved four Part 1s in the proposed district. Seven letters of support, including Manhattan Community Board 4, NYC LPC and others.

Two letters of objection received from property owners.

Joe Restuccia from Clinton Housing Development expressed the value of the listing to provide access to critically needed financing.

Christine Herron requested details on the objections. Linda Mackey said one objection did not state a reason; the other implied that there was a concern that NR listing would impede redevelopment of the block. There are more than 60 property owners.

### **Nomination 11: Canal Boat Wrecks of Lake Champlain MPDF, Clinton, Essex, Warren, and Washington Counties**

The **Canal Boat Wrecks of Lake Champlain in Vermont and New York Multiple Property Documentation Form (MPDF)** is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of this historically related set of underwater archaeological resources. This cover document has been prepared by the Vermont SHPO with additional review and editing by the NY SHPO.

Presented by: Dan Bagrow

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Motion: Chuck Vandrei  
Second: Wint Aldrich  
Abstentions: None  
Carried by unanimous consent.

Comments:

Wint Aldrich asked how many vessels may be wrecked in NY and VT waters to date? An answer was not immediately available. Is there an effort to document other vessels? There have been no discussions to date.

Chuck Vandrei noted that the US EPA and National Park Service provided funds for the original survey which identified many additional wrecks in addition to the vessels that serve as subjects of this survey.

**Nomination 12: Woodstock Artists Association, Woodstock, Ulster County**

The building known as the **Woodstock Artists Association**, known in its early years as the Woodstock Art Association, is locally significant under Criterion A in the areas of Art and Social History as a long-standing exhibition space that supported the diverse artist colony at Woodstock. The gallery space, located at 28 Tinker Street, is purposefully placed in the heart of Woodstock's commercial core. Built in 1921 to the design of architect William Boring, and financed by the Artists Realty Company, the property has continued to provide exhibition opportunities and to support the needs of artists for 100 years. The period of significance for the gallery extends from 1921 with the construction of the building, until 1971 when the Artists Realty Company, the financiers of the initiative to establish a gallery space in Woodstock, dissolved and conveyed the building to the Woodstock Artists Association, who then owned the property outright. The Woodstock Artists Association is an integral part of the art colony's continued history and represents the community's commitment to diversity and inclusion of all artistic styles.

Presented by: Chelsea Towers  
Motion: Kristen Herron  
Second: Jen Lemack  
Abstentions: None  
Carried by unanimous consent.

Comments:

Letter of support from the Woodstock Town Historian

Chairman Perelli noted that this was an honorific nomination.

Kristen Herron noted the relationship between this nomination and the Byrdcliffe and Maverick Concert Hall properties already listed on the National Register.

**Nomination 13: Albany Perforated Wrapping Paper Co., Albany, Albany County**

The **Albany Perforated Wrapping Paper Co.** is significant under Criterion A in the area of industry as one of the largest global producers of paper products for the home, specifically toilet paper and paper towels, in the late nineteenth and early twentieth centuries and under Criterion C in the area of architecture as a transitional example of industrial architecture that combines load-bearing walls with a steel skeleton structure and large, steel, multi-pane windows. This mix of characteristics shows the evolution from brick masonry and heavy timber typical of mill construction to early twentieth century building practices that expanded factory volumes and introduced well-lighted, cleaner, expanded space that together fostered a safer work environment. The plant was designed by George F. Hardy, an internationally known architect who specialized in paper mill

design. Hardy designed mills across the United States, Canada, and Mexico. In 1918, A.P.W. undertook a massive building campaign under Hardy's direction, constructing four mills in approximately four years at the current location. Described at its early twentieth-century zenith as the largest maker of toilet paper and paper towels in the world, Albany Perforated Wrapping Paper Co. (A.P.W.) was founded in 1877 by Seth Wheeler, credited as the inventor of rolled toilet tissue, a product that remains essentially unchanged since his first patent in 1871. A.P.W. flourished, with branches in major U.S. cities, as well as in London and Paris. The company held a pulp mill and forests in Nova Scotia and a plant in England. There was a smooth transition when the Wheeler family relinquished control in 1930 to Roger W. Babson, the famous, colorful economic theorist, entrepreneur, and college founder, under whose leadership A.P.W. remained a stable, self-sufficient enterprise into the 1950s. Following a succession of disruptive quick sales, the A.P.W. mill closed in 1964. The period of significance begins with the initial construction of the first stage of the mill complex in 1918 and extends to 1964, when the mill closed after a series of brief, unsuccessful ownerships.

Presented by: James Finelli  
Motion: Wint Aldrich  
Second: Jay DiLorenzo  
Abstentions: None  
Carried by unanimous consent.

Comments:

Chairman Perelli noted that the building has already gone through one cycle of adaptive reuse, converting from factory space to Huck Finn's warehouse (1985). Finelli noted that due to shift to an online business model, the majority of space is being converted to residential uses. The Playland features are not a component of the nomination.

Wint Aldrich was greatly appreciative of the detailed history.

**Nomination 14: Lion Factory, Troy, Rensselaer County**

The **Lion Factory** of James K.P. Pine is an architecturally and historically significant textile mill that recalls the heyday of the shirt and collar manufacturing industry in the city of Troy, Rensselaer County, New York. It is also the only textile factory in the Lansingburgh neighborhood, the city's northernmost section, which had been an independent village from the eighteenth century until its unification with Troy in 1901. It is also one of nine surviving factories surveyed and documented in the Multiple Property Documentation Form (MPDF) entitled "*Textile Factory Buildings in Troy, New York, 1880-1920*" and the sole factory in the city that has continuously remained in use as a textile mill. The Lion Factory's initial construction and all significant additions took place within the date range of 1880 and 1920, meeting basic registration requirements for the MPDF. The cited period of significance, 1884-1970, corresponds with the building's physical evolution, which was initiated with the construction of the original portion of the Lion Factory in 1884. It includes the subsequent alteration dates between 1884 and 1910. The terminal date (1970) corresponds with the end of Lion Factory's occupancy. The property meets the MPDF registration requirements for Significance and is being nominated in association with the National Register of Historic Places Criterion A, in the area of Industry. The Lion Factory is one of the few early large-scale textile mills that remain standing as a relic of the industry that helped earn Troy the national nickname "the Collar City." James K.P. Pine's textile empire, known nationwide as the Lion Brand of the United Shirt and Collar Company, was an industry leader in the production of shirt cuffs and collars. Although no longer operating as a cuff and collar manufacturer, the Standard Manufacturing Company has owned and occupied the Lion Factory since 1970, and, as such, represents the continued use of the building by a locally based textile manufacturing company. The Standard Manufacturing Company has made few changes to the original interior factory spaces. The building retains

interior spaces that demonstrate its use as a textile mill, for example, large, open spaces with numerous windows.

Presented by: James Finelli  
Motion: Wayne Goodman  
Second: Erika Krieger  
Abstentions: None  
Carried by unanimous consent.

Comments:

Consultant Carolyn Coppola noted the continued use for the same purpose over time, and emphasized the high degree of integrity of this site. The proposed project is a pilot program with NYS Homes and Community Renewal and the adaptive reuse will utilize Climate Leadership and Protection Act funds while developing affordable housing units and commercial space.

**Nomination 15: Wedgeway Building, Schenectady, Schenectady County**

The **Wedgeway Building** is locally significant under Criterion A in the area of Commerce based on its significant contribution to the commercial development of the city of Schenectady due to the scale of its commercial use, and the wide variety of services it provided to the community from its construction ca. 1885 until the last commercial tenant left in 2021. The period of significance begins with the date that the first section of the building was constructed ca. 1885 and extends to 1972. Throughout this period, the building was an important office and retail structure bordering on State Street, the oldest trading route in the city, and first the Erie Canal and later Erie Boulevard. The Wedgeway advertised itself as the largest office building in the city and its mix of commercial tenants continually evolved to reflect the economic conditions within the community and nationally. Tenants included lawyers, real estate agents, insurance agents, architects, barbers, tailors, dressmakers, restaurants, a department store, a camera store, a shoe store, collection agencies, contractor offices, vacuum salesmen, a business school, the library, telegraph service, two theaters, and a wide variety of other tenants that reflected the evolving needs of the city. Important dates include the building's initial construction ca. 1885, significant enlargements and modifications in 1912 and 1922, and removal of the Erie Theater in 1957 and the State Theater in 1984. The period of significance begins with the construction of the original office building (ca. 1885) on the wedge lot adjacent to the then Erie Canal and ends in 1972 in deference to the fifty-year rule and the long commercial history of the resource. It includes all major building campaigns reflecting the building's evolving commercial use and changing consumer tastes in the city of Schenectady.

Presented by: James Finelli  
Motion: Jay DiLorenzo  
Second: Carol Clark  
Abstentions: None  
Carried by unanimous consent.

Comments:

Consultant Mark Thaler noted that the building is currently vacant. Intent is for first floor to be repurposed into commercial space with residential above; the project will utilize the tax credit program.

**Nomination 16: H.A. Moyer Factory Complex, Syracuse, Onondaga County**

The **H.A. Moyer Factory Complex** is a substantial collection of late-nineteenth and early-twentieth-century industrial buildings that represents the history of what was one of the largest carriage and automobile manufacturing companies in Syracuse, New York. This complex spans



nearly the entire block between Wolf, Park, N. Salina, and Exchange Streets and is significant from 1881 to 1917. It contains one major building with four main contributing portions, which are all physically interconnected and functionally intertwined as part of the complex-wide manufacturing process, and one freestanding building at 301 Wolf Street. The complex is significant under Criterion A in the area of Industry for its associations with the H.A. Moyer Company, an important and nationally known carriage and automobile manufacturer, and with the development of industry in Syracuse in general. The H.A. Moyer Company was one of the largest industrial employers in Syracuse around the turn of the twentieth century, producing carriages and then later automobiles that were sold nationwide. The complex contains good, intact examples of the typologies of industrial manufacturing buildings of mill construction from the late nineteenth and early twentieth century that remain sufficiently intact to tell the story of their association with this major company and its manufacturing process. Constructed in several stages, primarily from 1882 to 1909, the buildings were originally built to serve as the primary manufacturing space and company headquarters for the H.A. Moyer Company, which produced, assembled, and distributed products like carriages and, later, automobiles. Overall, the buildings reflect their function in design in a manner consistent with late-nineteenth and early twentieth-century industrial architecture, but they also feature ornamental details such as tripartite arched windows, garland motifs, and a notable two-story false dwelling, an iconic company emblem, on the rooftop. As the only remaining factory complex affiliated with the nationally renowned H.A. Moyer Company, the complex is an excellent representative of industrial development in this portion of the city of Syracuse. The complex's period of significance reflects the time in which the H.A. Moyer Company owned and occupied the entire complex as its carriage and automobile factories. It begins in 1881, when the H.A. Moyer Company first moved to the site at the corner of Wolf and Park Streets. This period also includes the construction of all contributing portions of the complex as it developed into a prominent industrial complex into the early twentieth century. The year 1917 marks the end of the period of significance, as that is the date that the company terminated its automobile manufacturing and subsequently sold the west portion of the complex to the Porter Cable Machine Company, which later occupied the entire complex when the company closed entirely.

Presented by: James Finelli

Motion: Doug Perelli

Second: Carol Clark

Abstentions: None

Carried by unanimous consent.

Comments:

Letter of support from the City of Syracuse. Project has an approved Part 1 from NPS.

Chairman Perelli noted the nomination's incorporation of a succinct section re Native American history in the Syracuse region.

The stabilized section of the building will be reinforced and rebuilt. Non-historic portions of the building nearby will be removed.

### **Nomination 17: Rome Cemetery, Rome, Oneida County**

**Rome Cemetery** is significant under Criterion C for landscape design and funerary art for embodying characteristics of both the mid-nineteenth century rural cemetery movement and the modern memorial park movement. The historic core of 25 acres was designed by landscape designer Howard Daniels (1815-1864) of New York City in 1853. His training and experience included a thorough study of the eighteenth-century English landscape school and an application of those ideas to designs for urban parks, planned suburbs, and rural cemeteries in the mid-

nineteenth century. Daniels used the contours and lay of the land to emphasize scenic views by providing an aesthetically pleasing space for the bereaved as they paid their respects. The establishment of the Rome Cemetery originally outside the city limits was a way to reinter burials from the city center which was becoming overcrowded. In 1889, 36 acres were added to the cemetery with a design in 1903 reflecting changing aesthetic tastes and social attitudes from the Victorian period to the modern. The markers and burial plots that make up the cemetery include fine examples from the nineteenth century from simple sandstone headstones to elaborate granite and marble markers, monuments, and statuaries. On the grounds of Rome Cemetery are examples of cemetery architecture and funerary art that reflect the changing aesthetic tastes and social attitudes about death from the founding of the cemetery in the Victorian period up to the modern era. Rome Cemetery is also significant under Criterion C for the outstanding architectural design of its Late Gothic Revival Kingsley Chapel (1892), receiving vault (1914), and office building (1926). The period of significance begins with the first burial in 1853 and ends in 1972 reflecting its continued use.

Presented by: Erin Czernecki  
 Motion: Wint Aldrich  
 Second: Erika Krieger  
 Abstentions: None  
 Carried by unanimous consent.

Comments:  
 This is an honorific nomination.

Two letters of support, from the Mayor of Rome and the Rome Historical Society.

#### **Nomination 18: The Reformed Dutch Church of Mamakating, Wurtsboro, Sullivan County**

The **Reformed Dutch Church of Mamakating** (now known as The Community Church of Wurtsboro) is locally significant under NRHP Criterion C as an excellent local example of Greek Revival style ecclesiastical architecture built in 1848. The modest design is well-proportioned and incorporates a distyle-in-antis façade, marked by the recessed central porch with Doric columns, flanked by enclosed bays and pilasters, a variation of Greek Revival design which became popular for church architecture in the 1830s. Although late, the church is a highly recognizable representation of its type, which was popularized in the works of Asher Benjamin, among other sources. As the building is significant under Criterion C for its Greek Revival design the period of significance is the date of construction, 1848.

Presented by: Erin Czernecki  
 Motion: Gretchen Sorin  
 Second: Jay DiLorenzo  
 Abstentions: None  
 Carried by unanimous consent.

Comments:  
 This is an honorific nomination.

#### **Nomination 19: Erwin Town Hall, Painted Post, Steuben County**

The former **Erwin Town Hall**, at 117 West Water Street, Painted Post, is locally significant under Criterion A in the areas of government and politics for its association with the development and growth of the town of Erwin and the village of Painted Post. The building is also locally significant under Criterion C as an intact representative example of a public building designed by the regionally renowned firm Pierce and Bickford in New York's Southern Tier. The building is a good

example of a small-scale town hall designed in the Colonial Revival style and an early example of Pierce and Bickford's use of reinforced concrete and terra cotta to achieve fireproof construction. The building is unusual in combining both village and town government offices and was designed to serve multiple functions, including firehouse, court house, jail, and town meeting hall. The period of significance extends from construction of the building in 1921 to the separation of town and village halls in 1953. This encompasses the building's most important period of use and includes all important alterations.

Presented by: Daniel Boggs  
Motion: Wayne Goodman  
Second: Kristen Herron  
Abstentions: None  
Carried by unanimous consent.

Comments:  
This is an honorific nomination.

Consultant Elise Johnson-Schmidt noted the appreciation of the family who purchased this property. The reinvestment in this building is also appreciated by the community of Painted Post, as it is the sole surviving historic commercial structure from the floods of 1972. Property is being renovated for retail use and a learning center.

Chairman Perelli noted the context statement acknowledging the Native American history of the property.

#### **Nomination 20: Avon Village Historic District, Avon, Livingston County**

The Avon Village Historic District is significant under Criterion A in the areas of transportation and recreation, both associated with the growth and development of Avon as it became a regional transportation center by the late nineteenth-century and continuing well into the twentieth century. For a brief period, the village became a resort destination made possible by improvements in transportation as it capitalized on the local mineral springs. The Genesee Valley developed as an important transportation link in the movement of people and goods across Western New York beginning with the opening of the Rope Ferry in 1789 and expanded in importance as major roadways were opened through the village, aided by the construction of the first bridge to cross the Genesee River, and finally, with the arrival of the railroad in 1853. The roads and railways linked Avon to other communities in the region and the resulting growth in the village attracted new commercial ventures. With the expanding economy came an increase in population and the demand for more housing. The nominated district achieved significance from the early nineteenth century settlement era through the mid-1940s when the decline of the railroad began after the last passenger train left Avon in January 1940. The district is also significant under Criterion C for its large collection of commercial, civic, and residential buildings reflecting the village's vibrant nineteenth and early twentieth-century growth. The period of significance is ca. 1804 to 1945.

Presented by: Virginia Bartos  
Motion: Wint Aldrich  
Second: Doug Perelli  
Abstentions: None  
Carried by unanimous consent.

Comments:  
Wayne Goodman recused himself from a vote on this nomination, as he is ED of the organization that sponsored the nomination, the Landmark Society of Western NY.

Minutes for the 187<sup>th</sup> meeting, March 10, 2022

One letter of objection from a residential property owner.

Chairman Perelli appreciated the application of methodology. Virginia Bartos noted the varying levels of integrity, but stated that the village architecture is being judged as a group.

Chairman Perelli noted language referring to Native Americans that needs to be detailed or corrected.

**Nomination 21: Kent Manor, Kew Gardens, Queens**

**Kent Manor** is significant under Criterion C in the area of architecture as a good example of an early twentieth-century garden apartment complex in Queens. While the Kew Gardens originally developed as a wealthy suburban enclave of single-family homes, it was increasingly accessible to rapid transportation and the target of new apartment construction. Kent Manor was designed by Jewish architect Benjamin Braunstein, who designed several award-winning apartment buildings throughout New York City. Braunstein's Georgian Revival design for the garden apartment complex maximized light, air, and open space while also creating a variety of apartment types suited to middle-class renters. At Kent Manor, the garden apartment concept was emphasized by its somewhat unusual surroundings: a large public park, Forest Park, surrounding the complex on three sides. The complex's Georgian Revival aesthetic adds visual interest to the buildings and, through the repetition of similar motifs, creates a continuity of design uniting the complex. The buildings feature Flemish bond brick, highly decorative entrances flanked by Corinthian columns, arched and Palladian window detailing, brick quoining, beltcourses, and cornices, and solariums featuring large gables with Palladian window forms. The period of significance for Kent Manor is the date of construction, 1937.

Presented by: Jennifer Betsworth  
Motion: Carol Clark  
Second: Doug Perelli  
Abstentions: None  
Carried by unanimous consent.

Comments:

This cooperative is nominating this property under Architecture, but there is social history included in the nomination. Some owners may utilize the Homeowner Tax Credit program.

**Nomination 22: Downtown Albany Historic District (Boundary Adjustments), Albany, Albany County**

Over forty years have passed since the original listing of the **Downtown Albany Historic District**, which had a period of significance of 1815-ca. 1928. Since that time, Albany's history in the period after 1928 has undergone much study and analysis, as have the larger themes of Urban Renewal and Modern architecture. The purpose of this amendment is primarily to extend the period of significance for the Downtown Albany Historic District to 1973. In addition, we have made a number of other technical corrections to the nomination, including two small changes to the boundary, as well as providing a new and up-to-date list of properties.

Presented by: James Carter  
Motion: Carol Clark  
Second: Erika Krieger  
Abstentions: None

Carried by unanimous consent.

Comments:

Letter of support from Albany's Historic Resource Commission.

James Carter clarified potential confusion about the number of buildings incorporated into the district.

### **New Business**

None as "new business" was moved and addressed earlier in the agenda.

Chairman Perelli and Kathy Howe confirmed meeting dates for the remainder of the year:

- June 9<sup>th</sup>
- September 8<sup>th</sup>
- December 8<sup>th</sup>

### **Adjournment**

A motion to adjourn was requested. Doug Perelli moved; Erika Krieger seconded.