

161st_HPStateReviewBoardMeetingNotes

I've been with the office a little more than two years now, and in that short time, I've been impressed by everything that has been going on in the City of Newburgh. As you know, Newburgh has always been architecturally spectacular but has faced challenges over the decades. I'd been intrigued by Newburgh for a while – my parents live in Newburgh, IN, a sleepy river town – and in my visits here I've been encouraged by the people I've met and their passion for the city. While I can't speak to the numerous community organizations that are active here, I do want to mention two bright spots from my side of the table.

Newburgh Community Land Bank

- One of the first five Land Banks created in New York State under the auspices of the Empire State Development Corporation; currently 10 located across the state.
- Land banks help address vacant and abandoned properties by acquiring them and rehabilitating them to productive use or demolishing them if severely deteriorated.
- Typically, the Newburgh Community Land Bank obtains the property, does environmental mitigation, and stabilizes and completes the rehabilitation of the property in concert with a local partner.
- Early on, the NCLB decided to complete as many of their projects with the assistance of the state and federal investment tax credit program. To date, I have received 19 Part I applications via the Land Bank. They're all in various stages in the process, and it has been exciting to see this resurgence in the short time I've been working with Newburgh. Aside from the Land Bank, I've also received Part 1's for 5 homeowner tax credit projects and 5 commercial tax credit projects over the past year – so you can see just how much of an impact they've made!

Newburgh East End Resurvey Project

- When it was listed in 1985, the Newburgh East End Historic District's 445 acres with 2,516 buildings ranked it among the largest historic districts in New York.
- Over the past 30 years, the district has seen a lot of change. Recently, the City of Newburgh obtained a Certified Local Government grant to improve and update their information, as well as evaluate whether the nomination should be amended with a new period of significance, additional context, and some changes to the boundaries.
- The City hired Walter Sedovic as the preservation consultant for the project, and staff in the planning department and assessor's office have been working tirelessly on the fieldwork. I'm looking forward to seeing the project progress and hope to report back to you in the near future.
- Elyse has kindly offered me a space here at Washington's Headquarters for meetings or work as we go through this process, and I'm looking forward to getting to know her better and having a greater connection with the site.

First Presenter William Krattinger

Jacob H. Patten House, Lansingburgh, Rensselaer County

Constructed in 1881–1882, the Jacob H. Patten house is significant under Criterion C as a distinctive local example of an Italianate-style townhouse of brick construction in Lansingburgh, Rensselaer County, New York. Built for Jacob H. Patten, a Troy blacksmith, the house reflects this tradesman's ambition and early economic success. Its brick construction and double lot, both of which served both practical and aesthetic purposes, are uncommon in south Lansingburgh, which was largely developed during the last quarter of the 19th century. The nominated house bears many distinctive hallmarks of the Italianate style, among them double-leaf entrance doors; tall, narrow windows; a bracketed cornice with geometric frieze; a second-floor oriel window; and side porch with chamfered posts and sawn ornament. Lintels on the façade bear incised floral motifs of Eastlake inspiration characteristic of this era. Original interior finish work, including the principal

staircase and other woodwork, is also typical of the style. In addition, the house received one notable historic-era retrofit, a bay window at first-story level on the façade, which was skillfully incorporated into that elevation beneath the original second-story oriel window. The property is additionally architecturally notable for its large, brick carriage house which housed Patten's blacksmith shop during the late 19th and early 20th centuries. The nominated house remains conspicuous in this part of Lansingburgh as one of a small number of dwellings that retains a fairly high level of physical integrity, inclusive of its associated land and secondary features.

Wilbur, Campbell, Stephens Company Factory, Troy, Rensselaer County

The former Wilbur, Campbell, Stephens Company Factory is an architecturally and historically significant resource located in the City of Troy, Rensselaer County, New York. It is one of a number of extant, large-scale industrial buildings that chronicle the growth and development of the collar and cuff industry, which fueled Troy's economy during the period between 1880 and 1920. The Wilbur, Campbell, Stephens Factory offers itself as the embodiment of this historical narrative. Founded by the Wilbur brothers, George W. and Harvey, around 1880, this firm constructed the nominated building in 1899, thereby joining a dynamic market that peaked then rapidly fell away as the era of detached cuffs and collars passed. The building satisfies National Register of Historic Places (NRHP) Criterion A, in the area of Industry, for its direct association with the manufacture of cuffs and collars in Troy between 1880 and 1920. The building also satisfies Criterion C, in the area of Architecture, as an example of period mill construction, and additionally as an example of Romanesque Revival-style factory design. This resource is being nominated in association with the Multiple Property Documentation Form Textile Factory Buildings in Troy, New York, 1880-1920 (2013). That documentation was prepared to address the NRHP eligibility of the city's collar and cuff factories, which tell the multifaceted story of Troy's domination of national cuff and collar production.

Christ Church, Greenville, Greene County

Christ Church, located in the hamlet of Greenville, Greene County, New York, is an outstanding and remarkably intact example of antebellum Gothic Revival religious architecture built to the mandates of the Ecclesiological movement and completed in 1857. Although long attributed to the office of Richard Upjohn (1802-1878), recent research efforts have instead definitively ascribed the design to architect Henry C. Dudley (1813-1894), the principal figure in the office of Dudley & Condit. Like Upjohn, Dudley was an English native and an important ecclesiastical architect working in the Gothic Revival idiom. The nominated building reflects a building type popular with Episcopal organizations during the 1850s, the principal features being a nave with offset bell tower and an engaged chancel, and it was executed in the Gothic Revival style as derived from distant English architectural precedents. The building is distinguished by its masonry construction, the walls having been laid up in red sandstone which is rough-hewn and laid in regular courses, which furthers the picturesque effect of its architecture. Gothic detailing is restrained, and as such the church relies in large measure on its proportions, steeply pitched roofs and stout bell tower for architectural effect. The interior, like the exterior, features all the expected hallmarks of the Gothic Revival movement as it relates to the Episcopal Church and the Ecclesiological movement in this period. These include the clear articulation between nave and chancel, the use of a center aisle around which pews are disposed, and the exposed roof trusses, which in the nave are of a hammer-beam type. The present building was erected to replace a building dedicated in 1827, which had been erected under the auspices of notable carpenter-builder Ephraim Russ of Rensselaerville, Albany County. In 1852 Christ Church's vestry began advancing plans for construction of a new church edifice and in 1854 received financial assistance from Trinity Church in Manhattan towards that end. The new building was consecrated in October 1857 and has served its organization faithfully since. It is being nominated in association with NRHP Criterion C as an outstanding example of Gothic Revival ecclesiastical architecture the design of which was prepared by the architectural office of Dudley & Condit. The nomination additionally includes the adjacent parish house, which was originally built to function as a parsonage.

Tracy Memorial Village Hall, Chatham, Columbia County

Tracy Memorial Village Hall, located in the Village of Chatham, Columbia County, is a Neoclassical-style civic building erected 1912-13 to the designs of architect and landscape designer Horace Whittier Peaslee (1884-1959), a native of Columbia County who rose to national prominence in the field of American design in the first half of the twentieth century. Funding for this building, in excess of \$40,000, along with a maintenance fund for its continual upkeep was provided by the locally prominent Tracy family in memory of Albert E. Tracy, who died in 1910. The nominated edifice is one of two important civic buildings which were presented as gifts by prominent local families to the Village of Chatham in this period; the other, the Morris Memorial building, was dedicated for use in 1910, its costs borne by Jane Cady Morris in honor of her late husband, George Morris. Tracy Memorial Village Hall was conceived of as an ornament to the village and as a signature feature of the Central Square area of Chatham, which the following year was further improved with the installation of a fountain. A fire station was erected behind the village hall in 1925, thereby rounding out the historic features of this municipal complex. Peaslee garnered the commission following an open competition, and by his own account the successful execution of the project helped to launch his career, which ultimately encompassed both landscape design and architecture. Landscape architect George Burnap (1885-1938), who like Peaslee was associated with the Office of Public Buildings and Grounds in Washington, D.C. and who was also a Cornell alumnus, collaborated on the site plan. Although a native of Columbia County, Peaslee moved to Washington, D.C. in 1911 and his professional work is most closely associated with that area and its public parks and monuments. Notable among his body of architectural work were the designs for the Korean and Peruvian embassies in Washington, D.C.; landscape projects included the Meridian Hill Park in Washington, D.C., and the grounds of the Marine Corps War Memorial in Arlington, Virginia. For the Chatham building Peaslee combined a hipped roof building with distinctive Colonial Revival-style features with a monumental Ionic order portico executed in grey marble, thereby affiliating the design with the prevailing Neoclassical sentiment of that period. The building remains in large measure as designed by Peaslee and dedicated for service in 1913, with the bulk of its character-defining features and historic plan remaining intact. It is a building that continues to satisfy the functions for which it was conceived and one that speaks to an important period of civic munificence in the Village of Chatham's history. It is being nominated in association with National Register of Historic Places Criterion A and C, in the areas of Architecture and Community Planning & Development, respectively, at the local significance level.

Eli & Diadama Beecher House, Edinburg, Saratoga County

The Eli & Diadama Beecher House is an architecturally and historically significant resource located in the Town of Edinburg, Saratoga County, New York, in a hamlet that bears the family's name in recognition of their contribution to its early settlement and development. The nominated dwelling was built ca. 1830 for Eli Beecher, who in N.B. Sylvester's 1878 *History of Saratoga County* was described as "one of the most prominent individuals in the affairs of this town during its earliest existence." A Connecticut native, Beecher came to this locale in 1802 from nearby Fish House and quickly rose to prominence, building or otherwise purchasing a number of commercial and industrial enterprises. He was equally visible in town politics, serving in a variety of capacities in local government— including as supervisor on five separate occasions—and also served in the New York Assembly. The Beecher house is significant in an architectural context as an example of the upright-and-flanker type dwelling, and it exhibits any number of first-phase design features that relate to the transitional phase between the Federal and Greek Revival period, ca. 1825-35. It additionally enjoys significance for its sometime functions as both a store and as the Beecher Hollow Post Office, the latter use spanning the period from 1880 to 1948, and it retains physical evidence of both of these historic uses. The house is being nominated in association Criterion B for its direct association with Eli Beecher, given it served as his residence following its completion and remains the principal resource associated with his time in Edinburg; significance in the area of Exploration/Settlement has been cited, reflecting Beecher's pivotal importance in the early settlement and industrial development of this locale. Additional significance is claimed under Criterion A, in the areas of Commerce and Politics/Government, given the building's sometime use as a store and post office; and in association with Criterion C, in the area of Architecture, as the house forms a highly interpretable example of local vernacular architecture reflecting

multiple themes.

V. Bartos—NR Presentation text 17 September 2015 Let's head a little further west from Oswego to the Finger Lakes, specifically Monroe County.

(CONGREGATION AHAVAS ACHIM ANSHI AUSTRIA, ROCHESTER, MONROE CO.)

Slide 1: Congregation Ahavas Achim Anshi Austria was built in the northeast section of the city of Rochester, which was heavily populated by new immigrants from Eastern Europe in the late nineteenth century. The extant building was built in 1928 to serve a large Austrian Jewish community, but in 1937, a group within the congregation reorganized as Congregation B'Nai Israel and bought the building as their house of worship. It is being nominated under Criterion A in the area of social history for its relation to the history of early twentieth century immigration and the Jewish community in the city of Rochester and is the only extant intact synagogue building still standing in the Joseph Avenue neighborhood. The largest synagogue in the area was Beth Hamodresh (seen in the upper right) that was on Hanover Street, less than one mile south of Congregation B'Nai Israel. Beth Hamrodesh was dedicated in 1911, but was demolished in 1960 for a housing complex. The two views seen here of Congregation B'Nai Israel are the façade and the north elevation.

Slide 2: The narrow lot size at 692 Joseph Avenue makes it extremely difficult to photograph the north and south sides of the building, but you can see enough of it to understand the fenestration patterns and exterior details. The building is also being nominated for its Georgian or Classical Revival architecture. The design is attributed to Lewis Friedman who worked in the office of the well-known Rochester firm of Dryer and Dryer and whose his name is on the building plans. Seen here are the south elevation, the entrance foyer and extant sliding wood partitions in the lower level.

Slide 3: Although the building has been vacant for a number of years and suffered a fair amount of deterioration, the worship space is relatively intact. The pews are original but the bimah appears to be of more recent vintage. The ark is intact and you can see portions of the balcony that go along the north, south and west sides of the room. You can also see some of the memorial windows.

Slide 4: A number of features survive such as the trompe l'oeil paintings in the interior of the night sky and a tabernacle over the ark. The ceiling has a spectacular metal and enamel lamp that is in remarkably good shape. The building is currently owned by a local arts group dedicated to the revival of Joseph Avenue and is seeking EPF grant funding to restore the building for use as a museum of religious history and an arts center and performance space. The organization has received support letters from the city of Rochester, the Joseph Avenue Business Association, Borinquen Dance Company, Young Audiences of Rochester and the Rochester Medical Orchestra. The nomination is a joint effort between the arts group and the Rochester city historian and our office has received a letter of support for the nomination from the Rochester Regional Community Design Center. The building was designated as a local landmark by the city of Rochester in January 2014. We don't have a letter of support from the Landmark Society but the building was mentioned in the society's latest newsletter.

Questions? Comments?

(CHARLES CHAUNCEY DWIGHT HOUSE, AUBURN, CAYUGA CO.)

Slide 1: Next we move onto the city of Auburn in Cayuga County and the Charles Chauncey Dwight House in the north end of the city. The house is being nominated under Criterion B as the primary residence of State Supreme Justice Charles Chauncey Dwight who served in the judiciary for 30 years before his death in 1902. As mentioned in the nomination, one of his important cases was his decision regarding constitutionality of the use of the electric chair as a means of execution. I don't need to tell you the outcome, since the first use of the electric chair took place in Auburn State Prison subsequent to his decision (1890).

Slide 2: The house is also being nominated as an outstanding example of late nineteenth century Queen Anne architecture. The main block of the house was originally built in 1835 by Captain Charles Brown Chase. Presumably the house followed the reigning Greek Revival style but there are few surviving clues. Dwight bought the property in 1871 and had the house substantially remodeled. An 1851 map indicates that Chase had a rear wing portion of the building added but only the foundation in the extant house can be attributed to his ownership. The carriage house seen in the lower right also dates from Judge Dwight's ownership.

Slide 3: The south side of the house features a partially enclosed porch that enters into the rear kitchen and into the dining room through sliding pocket doors.

Slide 4: Here's view of the dining room with another view of the pocket doors.

Slide 5: On the left is the facade exterior door and the main parlor to the right, and in both views, you can see some extant earlier period moldings, but the door itself and the fireplace mantel are late nineteenth century. Presumably the parlor is the room where Judge Dwight's funeral took place in 1902. Local papers mentioned that the funeral took place in the home before Judge Dwight's remains were taken to Stockbridge, Massachusetts to be buried in the Dwight family plot. (Next time I'm in Stockbridge, I plan to stop at the cemetery. . .)

Slide 6: One of the major alterations done for Judge Dwight was to add a new, larger staircase housed in a wood framed, two story bay on the north side of the house. This slide shows the main hall and the "new" stair and a detail of two of the three decorative windows that provided natural lighting for the staircase. Auburn is a CLG and we have received a letters of support from the commission and the mayor.

I'd like to introduce Mike Long, the owner of the house. . . (Mike comments?)

Questions? Comments?

(LINCOLN SCHOOL, HORNELL, STEUBEN COUNTY)

Slide 1: Moving on, the next nomination is a federal and state tax credit project for rehabilitating the Lincoln School as affordable housing (part 1 approved). The school was one of four elementary schools built in Hornell, Steuben County, this one in 1924 after a previous building was destroyed by fire.

Slide 2: Part of the rehabilitation includes removing the window infill and replacing it with banks of windows similar to the historic appearance. Windows in the gymnasium wing (seen in the lower left) are original. The Lincoln School is being nominated under criterion C for architecture as a design by the well-known NYC firm of Tooker and Marsh and for representing a building that fully incorporated state requirements for school construction in the early twentieth century. As stated in the nomination, the building also reflected the trend of school buildings, rather than school houses, developing its own vocabulary and standard forms rather than mimic domestic architecture. Styles of architecture adopted for school use were often collegiate gothic, tudor revival and classical revival, the latter used in the Lincoln School.

Slide 3: Except for windows, the building retains much of its exterior neo-classical historic features and its interior configuration. Seen here are the main hall in the upper left, the gymnasium/auditorium in the lower left and the former principal's office on the right.

Comments? Questions?

(HOUSE @ 288 WIMBLEDON ROAD, IRONDEQUOIT, MONROE COUNTY)

Slide 1: Back to Monroe County, this time to Irondequoit, just across the eastern border with the city of Rochester. This house is being nominated under Criterion A for community planning and development as a model home for the Rogers Estates/Wimbeldon Road residential neighborhood, designed and built by Fred Tosch, who was the developer of a number of residential areas in Rochester and Buffalo throughout the early and mid-twentieth century. The construction of the house was filmed by Eastman Kodak and the films were used as part of the marketing of the house and the residential subdivision. Tosch designed four types of houses (two variations each of Tudor Revival and Colonial Revival) that were built on Wimbeldon Rd—yes, all houses on the street between Seneca and St. Paul were built by Tosch.

Slide 2: The blue house in the upper right slide was another model home, also on Wimbeldon. The street is clearly a potential district and the plan is to use the house at 288 Wimbeldon again as a “model home” to encourage other property owners and the Town of Irondequoit (which is a CLG) to sponsor and support a district nomination. The house is in an eligible census tract, which is another encouragement for property owners to support a district nomination. With help from friends and the Rochester Young Urban Preservationists group, the homeowner is in the process removing the vinyl siding and restoring the exterior. The house was mentioned in the latest issue (along with the synagogue at 692 Joseph Avenue) of the Landmark Society of WNY’s newsletter and the two lower images are courtesy of the society. The left image shows a pile of removed siding and the right is the Rochester YUP group, as they call themselves.

Slide 3: The house is also being nominated for social history as being part of the larger Better Homes and Small House Movement that promoted the building of smaller homes that could be more efficiently managed by the female head of the household. The movement promoted their ideals through the use of the model or demonstration home. The nomination goes into more detail about this, which is interesting in terms of women’s history, which we can discuss more in detail at lunch, if you are so inclined. In short, the house at 288 Wimbeldon was chosen as the Rochester & Democrat and Chronicle Master Model home for 1928 and as a result, received full coverage in the paper during construction and when it was open to the public.

Slide 4: The house retains much of its 1928 fabric and the homeowner has even recovered some items from the attic and a light fixture from an antique store in Buffalo. The lower right is the room where the Kodak movies were shown to the public before they were guided through the rest of the house. The films have yet to be located, and I’ve been told, that with Rochester being a Kodak town, if the films exist, they will eventually surface. Maybe this listing will help find the films as well as promote the listing of historic district in Irondequoit.

Comments? Questions?

(Coon Family Log Cabin, Beaver Dams, Schuyler County)

Slide 1: If you're not familiar with Beaver Dams, I'm not surprised. It's a very small, very rural community that's hard to pinpoint. Let's just say that if you had a map showing Corning and Elmira to the south and Montour Falls and Watkins Glen to the north, Beaver Dams is pretty much midpoint between them. In the late 1930s, a high school teacher and his new bride acquired land on Hornby Road in Beaver Dams, but had little cash left over for a house. The solution was to build their own, inspired by his night class students and the work they were doing in the state parks through the Civilian Conservation Corps. Using government issued instructional materials, Ed and Florence Coon built a log cabin out of locally felled logs, scrounged materials and with labor from family and friends. The top left is a current image of the cabin, the lower left is a CCC cabin from Watkins Glen State Park for comparison purposes and the two images on the right are the cabin under construction circa 1938.

Slide 2: The image on the left is another construction photo, shot through the window frame, looking at the fireplace and chimney. You can see part of the chimney in the image in the upper right. The chimney is partially obscured by brush in the lower left and you can see the 1940s master bedroom section extending to the west.

Slide 3: The main portion of the cabin and kitchen wing were completed by 1941—the kitchen wing is seen in the lower left image with an interior view in the upper right. A barn and shed were added around 1955, again built with scrounged materials. Also on the property are two low concrete raised beds that were used for horseshoes, one of them seen in the lower right image. As the nomination stated, the family held community parties and gatherings on the property and horseshoes was just one of the popular entertainments.

Slide 4: The cabin was vacant for several years before being recently purchased. I'd like to introduce David Anderson, the current owner who is restoring the building for use as a residence and is retaining as much of the historic fabric as possible, including a built-in corner cabinet, the vertical plank doors and wainscoting and kitchen cabinets. (David comments?)

YMCA

- 5 Letters of support from the Y (owner), Metroplex (developer), CLG, Mayor, and County Legislature

The Schenectady Young Men's Christian Association (YMCA) Building is located near the western gateway to the city – it backs on to the Stockade. The Y is **significant** in **Social History** and: **Architecture**. Completed in 1928, the Schenectady Y is associated with the national YMCA movement, which spread throughout the United States during the late-nineteenth and early-twentieth centuries with the mission to improve the spiritual, mental, social, and physical condition of young men. Locally, it is directly associated with the tremendous industrial and urban growth in Schenectady at that time. Starting in the second half of the nineteenth century, the city experienced a population boom, as workers and their families were attracted to training and jobs in the factories of ALCO, General Electric, and other important industries. With the support of progressive civic and corporate leaders, the local Young Men's Christian Association worked to provide the increasing numbers of boys and young men – many who were new to the city and far from home and family – with a wholesome environment and healthy leisure activities and to mold them into morally upright citizens and employees.

As an intact example of a purpose-built YMCA building from the 1920s, the Schenectady building is also associated with the national YMCA's efforts during the early twentieth century to standardize its building practices by merging facility planning at the national level with local architectural expression. With an exterior designed by the New York City firm Helme and Corbett, the building's interior plan fully embodies the YMCA Building Bureau's standardized arrangement of spaces – athletic facilities, a swimming pool, lobbies, social rooms, and dormitory rooms –

In 1968, the addition of more athletic facilities and the remodeling of some interior spaces also furthered programmatic goals as the Schenectady YMCA responded to the needs of the increased family membership, as well as more male members. With the exception of a third set of modifications in 1992 (mostly limited to residential services on the second floor of the building), the Schenectady Young Men's Christian Association (YMCA) Building retains extremely strong integrity within its period of significance, 1926-1968.

The Y is a tax credit applicant and its Part 1 has been submitted to NPS; its proposed use is housing.

Rockville Cemetery and the Bristol and Mexico Monument

45 Merrick Road, Lynbrook, Nassau County

[Overview] The Rockville Cemetery is locally significant under Criterion A for its association with the early settlement of Near Rockaway, a region which eventually developed into the villages of Lynbrook, Rockville Centre, and East Rockaway. The site is an early settlement cemetery that became a primary burying ground for communities in Near Rockaway for over two hundred years.

[Church location] A Methodist church was established on the land in 1791. A churchyard cemetery developed soon afterward and the first recorded burial dates to 1799. Though a church no longer stands in the cemetery, its location remains evident. *open area just beyond the stones in this image

[Historic church photos] As a small crossroads community developed around the church and cemetery in the early 19th century, the settlement cemetery grew into one of Near Rockaway's primary burying grounds. Although the hamlet of Parson's Corners had begun to fade by the mid-19th century, the congregation remained vibrant and built a new church in 1874. A third church, built in 1897, was lost to fire in 1912.

[Cemetery Photos x2] Community leaders, including the founders of Lynbrook and Rockville Centre, and generations of prominent families are all interred in the cemetery. In addition, for the majority of the historic period, a portion of the

cemetery was used as a “free ground” where the community’s poorest could be buried without incurring a burial fee.
**a variety of markers in the cemetery illustrating the diversity of individuals buried in the cemetery as well as change in stylistic preferences for monuments over time.

[Mariners Monument / Historic Photo] The cemetery is additionally significant for its association with the local response to the shipwrecks of the *Bristol* on November 21, 1836 and the *Mexico* on January 2, 1837 and the impact that they had on residents of Near Rockaway. The cemetery holds the mass grave of 139 people, the majority of whom were Irish immigrants who died in these two wrecks. Beginning in the 1820s, Irish immigration to New York began to increase dramatically as a result of poor economic conditions exacerbated by population growth. Many hoped to escape these conditions by immigrating to America and the promise of good wages and new opportunities; most came through New York City’s port. As the number of Irish immigrants grew, conditions on ocean-going ships deteriorated as did their reception upon arrival.

[Mariners Monument / Closeup] The residents of Near Rockaway reacted to the disasters by creating the Mariners Burying Ground and the Bristol and Mexico monument at the Rockville Cemetery. They prepared the bodies for burial and they organized perhaps the longest-ever funeral cortege on Long Island; the procession included 300 horse drawn wagons. The Bristol and Mexico monument, erected in the center of the cemetery in 1840 using local contributions and money found on the victims’ bodies, commemorates the event and has become the focus of renewed 21st century interest in the cemetery; the 175th anniversary of the erection of the monument will be recognized later this year.

LETTERS OF SUPPORT

- **President, Historical Society of East Rockaway & Lynbrook Patricia C. Sympson**
- **Town of Hempstead Senior Councilman Anthony J. Santino**
- **Lynbrook Mayor William J. Hendrick**
- **East Rockaway Mayor & Board of Trustees Bruno F. Romano**
- **NYS Assemblyman Brian Curran**

VISITORS IN ATTENDANCE (Historical Society of East Rockaway & Lynbrook)

- **Patricia C. Sympson, President**
- **Madeline Pearson, Executive Director**
- **Patricia McGivern, Director**
- **Robert L. Sympson, Director**

Franklin Square National Bank

925 Hempstead Turnpike, Franklin Square, Nassau County

[Overview] Franklin Square Bank is significant at the local level under Criterion A in the area of commerce and at the state level under Criterion B for its association with innovative banker Arthur T. Roth. Chartered in 1926, Franklin Square Bank was the first bank to be established in the hamlet of Franklin Square.

[Roth/1929/1939 bank] The small bank, which initially operated from a repurposed storefront, laid the cornerstone on its first bank building one month before the October 1929 stock market crash. When Arthur T. Roth was hired as one of the bank's cashiers in the spring of 1934, the small institution was struggling to regain profitability. The son of Bavarian immigrants, Roth brought a nontraditional perspective as well as the experience gained through his eleven years at Manufacturers' Trust Bank in New York City to Franklin Square. Conservative bankers, who had become even more so in the aftermath of the Great Depression, were wary of new federal banking regulations and housing programs. Under Roth's direction, the bank embraced the new Federal Housing Administration's mortgage program. In 1934 and 35, the bank was handling about 75% of all FHA mortgages in Nassau County. Within five years, the flourishing bank was in a position to expand. **note 1939 expansion

[1946 bank / outdoor teller] During the 1940s and 50s, Franklin Square Bank continued to grow, in large part due to Roth's innovations, including the first bank-owned parking lot, the first outdoor bank teller, the first bank credit card, and a banking ethic centered on customer and community service. The outdoor teller was geared toward the bank's female customers and aimed to provide a more casual, comfortable atmosphere than the impressive, formal banking room. The bank also provided free lollipops to children, a program which Roth began despite wartime rationing. When the bank expanded in 1946, it included a large, second banking hall called the "Family Lobby" with a special area for children.

[Façade & Detail] This building served as Franklin Square Bank's headquarters until 1960. Roth was removed from the bank's leadership in 1968, and the bank was declared insolvent in 1974 in the largest American bank failure to date. Roth committed the remainder of his career to work at other Long Island banks and as a philanthropist; he died in 1997.

[Banking hall / historic image] **photos restricted as still a banking hall

[Stairs / Oval room] **oval room the central room on the second floor – a receptionist sat here and directed customers to mortgage and loan offices

[Safe Deposit / Basement safe] **located in basement in 1946 addition

First Reformed Church

361 Ferdon Avenue, Piermont, NY

[Façade] The First Reformed Church, built in 1946, is significant under Criterion C as an excellent example of mid-twentieth century Colonial Revival architecture in Piermont. Founded in 1839, the First Reformed Church was the first congregation to be organized in the community. In 1850, the congregation purchased land on the Sparkill Creek to build a new church and parsonage; though in a different incarnation, the building remains on this site.

[Side View & Parsonage] Expanded and beautified, the church served the community for nearly 100 years before it was lost to fire in 1944; the parsonage, fortunately, was saved. The congregation quickly made plans to rebuild the church and hired the Manhattan architectural firm of Cherry and Matz which specialized in ecclesiastical architecture. Their design features many of the hallmarks of the traditional Wren-Gibbs type, including a central tower and steeple, squarish massing...

[Sanctuary 1] and an interior designed to optimize lighting and sound quality. In reference to modest New England Congregational Churches, the architects covered the church in white shakes and chose higher style Colonial Revival ornamental details to decorate the entranceway, central tower, and sanctuary. ** facing the entranceway into the sanctuary

[Sanctuary 2] **facing the chancel

[Sanctuary 3] **colonnaded aisles to the north and south lead to small, rear rooms connecting the church to the parish hall

[Parish Hall Addition] In 1952, a parish house designed by Cherry and Matz was built as an addition to the rear of the church. The parish house blended seamlessly with the original church and, tucked into the hill and screened by landscaping, is minimally visible from the road.

[Parish Hall 1] **a simply finished, functional space with a meeting hall, kitchen, theater, and smaller meeting rooms.

[Parish Hall 2]

Beaver Falls Grange #554

Beaver Falls Grange Hall #554 (Beaver Falls, Lewis County) is **significant in social history and agriculture** for its association with the late 19th/early 20th century development of community and agriculture in the Beaver River Valley. Membership in the grange appealed to progressive members of the second generation of Americans and German, French, and Swiss immigrants who were inheriting and improving family farms in this part of Lewis County. Unusual for the time, both women and children over the age of 16 were full members and full participants in the ritual and activities of the grange. Programs included educational lectures provided by local members, the state grange, and the NYS Cooperative Extension; members also engaged in cooperative purchases of farm supplies and insurance and socialized to reduce the isolation of rural farm families

The Beaver Falls Grange, built in 1892, is also **a representative intact example of a subordinate grange** built on the late 19th century “grange room” plan. This plan requires an anteroom, reception room, and stage for use in ritual. The Beaver Falls building originally used both floors for its social and ritual functions. After the 1915 conversion of the first floor to commercial use, all of the grange functions were concentrated on the second floor; nevertheless, the hall retains all the distinctive characteristics of a typical grange.

The building is currently vacant. The exterior was painted and partially restored by members of the community in 2008 – led by a local high school history teacher. Although only nominally active, with a membership of about twenty people, this is one of only two active granges in Lewis County.

Jacob T. Miers House

The Jacob T. Miers House is significant under **Criterion C** as an distinctive intact example of Second Empire style domestic architecture. Built c1872, it appears to be a pattern book house and bears a strong resemblance to Design 1 in the *Supplement to Bicknell's Village Builder* (1871). The residence was constructed for Jacob T. Miers, a local merchant who operated a store on Main Street in Schoharie from 1865 to 1914. Miers died one of the wealthiest men in the county.

The Miers House is also significant as the second home of the Schoharie Free Library in Schoharie. The Schoharie Free Library Association was founded in 1916 by members of the Schoharie DAR and reflects a local response to the desire for public libraries throughout the United States in the late nineteenth and early twentieth centuries. In 1963, the library moved into the Miers house from the DAR headquarters in Lasell Hall (National Register listed, 2002)

The library suffered significant flood damage in Hurricane Irene; water came into first floor of the building and you can see its mark on the window frame. It has since been renovated and renewed through community effort. Even better, this has spurred a “preservation revival” in the village. After Hurricane Irene, Mark Peckham called the mayor of Schoharie and personally offered to write an NR nomination for the village so that people could take advantage of tax credits to help them recover. Unfortunately, he was rebuffed – But just a few weeks ago, Schoharie was awarded a Preserve New York grant for a village survey – so we’re thrilled about that!

And finally, this nomination was written by students at the Cooperstown Graduate Program

Shepard Family Houses

The Shepard Family Houses are **significant** under **criterion C as two large, prominent and intact examples of early twentieth-century architecture in the village of Skaneateles**. The two houses, which were built on a single lot at the western entrance to the village, are also significant under criterion A in the area of Social History for their association with Norman Orlando Shepard and his son, Norman Joseph Shepard, both prominent local businessmen and civic leaders. You can see the sketch plan of the two houses on the right and the left shows the view from the first house to the second – and Emilie tells me that this is really a very prominent location overlooking the lake.

The house at 28 Genesee Street, originally built in 1840 in the Greek Revival style, was purchased by the Norman Orlando Shepard in 1898 [you can see the original house on the lower right]; a decade later [in 1908] Shepard substantially enlarged and remodeled it in the contemporary Colonial Revival style. Although it retains some interior Greek Revival features, the large house is characterized by its hipped roof, overall symmetry, full-width first-floor porch, cross-gable with Palladian window; grouped porch columns, and three-part windows.

The house at 6 Hannum Street, which occupies the rear of the same lot, was constructed in 1901 by the elder Shepard as a wedding present for his son, Norman Joseph Shepard. As built, the house is an expression of the somewhat earlier Queen Anne style. The asymmetry, bay windows, stained glass transoms, wraparound porch, and interior moldings and trim have all survived.

Both houses were converted into two-family houses during the period of significance, in part to accommodate changes in family needs; nevertheless, both clearly illustrate their respective styles, materials, plans, and embellishment both outside and in and can be fully understood as single family houses

There is also a carriage house, also shared by the two families – the yellow portion belongs to one house and the red to the other. The carriage house has been altered to some degree, and I'm not sure it's contributing

The two Shepards, descendants of a settlement-period family, made many and varied contributions to their local community. The elder Shepard was an important dry goods merchant who later became involved in tourism and the boat building industry. He served as town supervisor and highway superintendent and made his most important contribution to local history by leading the county's Highway, Bridges, & State Roads Committee (one of the most important committees of the county board of supervisors) and by bringing the Good Roads Movement to Onondaga County at the beginning of the twentieth century. Under Shepard's leadership, Skaneateles became one of the first towns in Onondaga County to propose a system of macadam roads. The

younger Shepard was elected to the town board, served as its representative in charge of WPA projects for the country, and was also involved in road improvement projects. He is best known in the community, however, for establishing (with his own son) an important plant nursery.

The Shepard Family Houses remain excellent examples of the homes of middle-class, long term residents of Skaneateles, a community better known for the summer homes of wealthy businessmen and industrialists from throughout New York State. They are now owned by the adjacent Sherwood Inn, which is applying for tax credits for both

Parkside Candy Shoppe and Factory 3208 Main St, Buffalo, Erie County

Slide 1:

The Parkside Candy Shoppe and Factory is locally significant as a largely intact example of an early-twentieth-century confectionary production and sales facility. The Parkside Candy Shoppe and Factory are significant under criteria A in the area of commerce for their associations with one of Buffalo's leading candy manufacturers for almost 90 years. The store and factory complex is a good representative example of the type of independent candy store and small scale factory that frequently existed in American cities, but has struggled to compete with large national manufacturers. The buildings are also significant under C as intact representatives of their types, and the store is additionally significant for its outstanding Adam Revival interior design.

Slide 2:

Located on Main Street in Buffalo's University Heights neighborhood, the Parkside Candy Company complex consists of three separate buildings located on the same parcel: a two-story commercial building; a two-story candy factory building; and a garage to the west

side of the factory. Local architect G. Morton Wolfe, a noted architect for many commercial buildings during the 1920s and 30s, designed the commercial building and the factory in 1925. The buildings were constructed between 1925 and 1928.

The period of significance for the Parkside Candy Shoppe and Factory begins with the initial construction of the commercial building and factory in 1925. It ends with the installation of the large neon sign over the entrance to the candy shop in the mid-1950s, which has become a long-time visual landmark on the building.

Slide 3:

Candy making is still done the old fashioned way here, still made in small batches and largely by hand. Many of the machines and candy molds, while not original to the factory, date from the early twentieth century.

Slide 4 and 5 and 6:

Perhaps the most notable interior space of the building is the candy shoppe retail space which is exceptionally intact to its original design and details. Much as it did in the 1920s, the space transports patrons to a fantasy of sweets and treats. The space is an excellent example of the early 20th century soda fountains and shops that were found throughout American cities. I've contrasted some current images with photos from a 1928

promotional booklet issued when the shoppe first opened. Today, Parkside Candy still sells not only long-time favorites like lollipops, chocolates and the Buffalo favorite “sponge candy,” but they serve ice cream and milkshakes.

The owner is currently pursuing a tax credit project for the buildings, to help restore and repair the buildings. This is the Parkside Candy Shoppe and Factory. Are there any questions?

Sinclair, Rooney & Co. Building **465 Washington St, Buffalo, Erie County**

Slide 1:

The Sinclair, Rooney & Co Building is significant at the local level under Criterion A in the area of Commerce for its association with Sinclair, Rooney, & Co., wholesale milliners, and later with the Remington-Rand Corporation, a well-known office technologies company. The building is also significant under Criterion C in the area of Architecture, as a good representative example of the type of flexible, light-industrial manufacturing building being constructed in downtown Buffalo in the early 20th century. Designed by the prominent local firm of Esenwein and Johnson in 1909, the building demonstrates the evolution of tall buildings during this era, retaining the tripartite organizational system pioneered by Adler and Sullivan with a simplification and structural expression that would lead towards more modern

designs in subsequent decades. The period of significance related to these criteria is 1909-1967, beginning with the construction of the building and ending with the exit of the Sperry-Rand Company.

Slide 2:

The building's original owner, Sinclair, Rooney & Co., was originally founded in 1901 by John Sinclair and Edward A. Rooney for the manufacturing and importing of millinery and straw goods. The business was located in what we're informally calling the "hat district" as several other millinery companies were located in the vicinity during the turn of the 20th century. The design of their new six-story open-plan, fireproof building, at a cost of \$140 thousand dollars, reflects the evolution of hat making during this era. In previous decades, hats were generally individually hand-made, and sold in small shops. However, by the early twentieth century, hat making like many industries was becoming increasingly standardized and mechanized, and larger volume milliners sold to department stores, like those found on Main Street in Buffalo. Sinclair, Rooney & Co. remained in business in the building until 1926.

Slide 3:

The building was subsequently occupied as office space for the Remington Rand, later Sperry-Rand Company, makers and retailers of office equipment and technologies. Between 1971 and 2013, the building served as the University at Buffalo Foundations, Educational Opportunity Center. Currently the building is undergoing a tax credit rehabilitation and will become apartments and retail space. This is the Sinclair Rooney & Co. Building, are there any questions?

The Great Atlantic & Pacific Tea Company Warehouse 545 Swan Street, Buffalo, Erie County

Slide 1:

The Great Atlantic & Pacific Tea Company (A&P) Warehouse is locally significant under Criterion A in the area of industry for its association with the Great Atlantic & Pacific Tea Company, the largest retail grocer

in the United States for much of the twentieth century. The building was originally constructed for the Keystone Warehouse, by the construction firm of John W. Cowper & Company between 1903 and 1917. The Keystone Company shared space with the A&P Company, who began using portion of the building in 1918. Beginning in 1921, the building served as the Buffalo regional headquarters and divisional warehouse and offices of A&P and marks a period of decentralized management within the growing company which put more emphasis on divisional operations. A&P began in 1859 as a mail-order business in downtown Manhattan, but by 1925 operated more than thirteen thousand grocery stores nationwide with more than forty thousand employees. This company is credited as the originator of the supermarket, with the company's history serving as a chronicle of how America's shopping industry shifted from small merchant-based specialty shops to full service markets with unlimited merchandise.

Slide 2:

The A&P warehouse building is additionally significant under Criterion C in the area of architecture as an example of daylight factory design and reinforced concrete fireproof construction. This warehouse also incorporated two engineering innovations applied to reinforced concrete construction; that of the flared "mushroom" columns that initially allowed for a flat-slab construction for greater clear spans of girder-less concrete floors and the use of the "drop or paneled slab" for increased floor loading capacity.

Slide 3:

The building is located within the dense, mixed-use Hydraulics Neighborhood. This neighborhood was one of Buffalo's earliest, distinct neighborhoods and Buffalo's first manufacturing district, located east of downtown. The industrial history of the neighborhood dates to the 1820s, when the focus was on canal and water power, but by the post-Civil War era, the Hydraulics neighborhood emerged as a major rail hub for the City. The neighborhood attracted many companies and industries, including the nationally-prominent Larkin Soap Company, because the rail connections made importing raw materials and exporting finished goods easy and cheap. The A&P Warehouse still reflects its connection to an adjacent rail spur, with its open ground floor bay once used to shelter the loading and unloading of boxcars.

Slide 4:

Although the A&P Company vacated the building in 1975, it has continued to function as a warehouse and storage building and still retains much of its original integrity. The first floor has an exceptionally high ceiling, presumably to accommodate equipment for loading and unloading goods. A mezzanine accommodates offices and work spaces. Upper floors of the interior remain largely open, flexible storage areas. Some of the massive doors used for cold storage rooms also still remain intact.

The building is currently undergoing a tax credit rehabilitation which will restore some of the original integrity to the building, specifically through restoring the window openings above the spandrel panels, transforming the building into apartments and commercial space.

This is the Great Atlantic & Pacific Tea Company (A&P) Warehouse, are there any questions?

University Presbyterian Church 3300 Main Street, Buffalo, Erie County

Slide 1:

The University Presbyterian Church is significant under Criterion C in the area of architecture as a distinctive and substantially intact local example of a Georgian Colonial Revival style church of the Wren-Gibbs type, with its prominent pedimented entry portico and tall brick and wood steeple. However, unlike a typical rectangular Wren-Gibbs type church, the University Presbyterian Church has an unusual V-shaped plan erected in two phases; the original 1927 sanctuary wing aligned along Niagara Falls Boulevard designed by notable Buffalo architects North & Shelgren, and the 1955 education wing oriented along Main Street. Fenno, Reynolds & McNeil's 1955 design for the education wing addition realized the original design intent and conceptual plan originally proposed by North & Shelgren. This uncommon plan for the church maximizes its visibility at this angled intersection, orienting the main elevation of the building to the street traffic so that the entry and tower are highly visible when driving north on Main Street.

The church is additionally significant under Criterion A in the area of social history for its ministry and outreach programs. The Buffalo Presbytery recognized the growth of the city toward the suburbs in the early 20th century, and the need to construct a church to minister to these developing neighborhoods. The University Presbyterian Church established an outreach program with the University of Buffalo (now known as the South Campus). The church had a number of ministries that catered to the congregation and community, including Troop 6 of the Boy Scouts of America.

Slide 2:

The University Presbyterian Church began as a small wood frame church built by a small congregation founded in 1921 in the growing University Park neighborhood in North Buffalo. Before construction was even completed the original wood church was too small for the congregation and the growing population of the suburban university neighborhood. To meet the needs of their ministry and outreach programs, fundraising and plans to construct a new church and education facility began in earnest in 1927. The sanctuary wing, with classroom and assembly spaces in the basement, was dedicated in 1928. As neighborhood growth continued, the classrooms could no longer accommodate the number of students enrolled in Sunday school. In 1956 construction of the education wing as envisioned by the church and North & Shelgren in 1927 to balance the composition of the irregularly shaped site was completed to the design of Fenno, Reynolds & McNeil. The plan for a modern, efficient, working church had been fulfilled.

Slide 3:

This view is looking into the main entry vestibule at the church, and shows the bend of the main stair into the sanctuary space.

Slide 4:

Once inside the sanctuary, the church interior has an “auditory” configuration, common to Wren-Gibbs type churches. This type of simple, clean, Classically derived interior was common to Presbyterian Churches designed during the early twentieth century. It’s similar to the 1926 Robert North interior redesign of the Lafayette Avenue Presbyterian Church, which was listed on the registers in 2009.

This is University Presbyterian Church, are there any questions?

Mount St. Mary's Hospital

Niagara Falls, Niagara County

Slide 1:

Mount St. Mary's Hospital is significant as a good representative example of an early twentieth century hospital. The Sisters of St. Francis first established the Mount St. Mary's Hospital in Niagara Falls in 1907 in a former private residence that became known as "The House on the Corner." When this building could no longer accommodate the growing need for services, the Franciscan Sisters developed plans for a large-scale modern hospital, which was constructed in 1912-1914. Mount St. Mary's Hospital operated here until 1966, when the hospital moved outside the city and the facility was renovated into a 104-bed nursing home called St. Mary's Manor, which operated until 2003. The building has been vacant since then.

Slide 2:

The hospital is locally significant under Criterion C in the area of architecture as an excellent example of hospital design and planning from the early 1900s by Ohio architect William P. Ginther. Ginther's design for the building was actually published in *The Ohio Architect, Engineer and Builder* in 1922, shown at the top. The Neoclassical Revival style building illustrates period hospital design in features such as its large-scale massing, a rectangular multi-ward plan with connecting corridors, a central pavilion featuring an entry porch with Ionic columns and full entablature, limestone belt coursing and trim, repetitive fenestration, stone cornice, and flat roofs. The hospital's original design remains largely intact and in good condition, shown in the aerial image below.

Slide 3:

Difficult building to photograph given its large scale and close proximity to a residential neighborhood.

Slide 4:

The former hospital is also eligible for listing under Criterion A in the area of health care for its important role in the early development of a therapeutic approach to health care in the City of Niagara Falls. Mount St. Mary's was cited as a model for contemporary hospital design and operation at the time. It served as a representative for modern general hospital design and operation for its innovations of the time including fire proof construction, segregated hospital departments and "ward" layout, a sterile and segregated operating plant, patient accommodations designed to aid in their recovery with an arrangement of spaces providing natural light and ventilation to each patient room, and the introduction of music therapy for the care of patients.

These are a few historic photos depicting the operating room in 1957, and undated but pre-1975 images of a typical hospital room and the laboratory.

Slide 5:

While the building has been vacant for more than a decade, it still retains much of its interior integrity, with just some minor plaster damage. At the top left, that's a view of the chapel space, the top right shows the main stair, the lower left shows a view in a corridor looking into a typical patient room, and the lower right is the fifth floor community room/originally the "Palm Room."

This is Mount St. Mary's Hospital, are there any questions?

Prospect Heights HD (Boundary Expansion)

The original Prospect Heights Historic District was listed in 1983. At that time, roughly 300 buildings – almost exclusively intact brownstones - were documented and added to the Registers. Today, looking more holistically at both the neighborhood's pattern of development and its intact building stock, we are proposing to add an additional 630 buildings to the district. The history of the neighborhood is not too dissimilar to other Prospect Park adjacent areas, with development spurred by the creation of the park and numerous transportation

enhancements between 1850 and 1870. Due to this somewhat muddled history between neighborhoods, the district and its boundary expansion are being solely nominated under criterion C for architecture – although the nomination does provide valuable information about the development of areas within the district, as well as individual streets and buildings that are important to the identity of Prospect Heights.

So what are we proposing to add to the district?

SLIDE

Many more row houses that shape the character of this well established Brooklyn neighborhood.

SLIDE

Individually significant landmarks, including public buildings, houses of worship, and larger scale apartment buildings....

SLIDE

And important commercial thoroughfares like Flatbush and Washington Ave. Our nomination follows on the heels of the Landmark Preservation Commission's boundary expansion. The nomination today is a bit more generous in its evaluation of the boundaries, largely due to the commercial corridors. Our sponsors are the Prospect Heights Neighborhood Council, who have done an excellent job with outreach on both the LPC and National Register fronts. To date this nomination of an additional 600+ buildings has resulted in only one letter of objection from a property owner.

1969-1940

Greenwood Baptist Church

Now - headed south of Prospect Heights to Park Slope - The Greenwood Baptist Church was constructed in 1901, to serve as the third home for the Greenwood Baptist Mission, who formed in the mid-19th century and were then based south of Park Slope at the northwest corner of Green-Wood Cemetery. For their role in the growth of the Baptist faith in Brooklyn, the church is eligible under criterion A in the area of social history.

SLIDE

The Church is additionally significant under criterion C in the area of architecture as an intact example of the Gothic Revival style with an auditorium plan. The nomination provides information about the building's architect, Adolph F. Leicht, a relatively unknown architect working in New York at the turn of the century who went on to design eclectic homes in revival styles in southern California in the 1920s. Of particular note is the Akron plan, the stained glass – which as of the time of this nomination remains uncredited, and the elaborate oak paneled ceiling. A period of significance has been established from the 1900 date of construction, to 1927, when the congregation constructed an addition.

The B&B Carousell

Designed on Brooklyn's Coney Island, the B&B Carousell's represents a period in amusement park history known as the golden age of the American carousel, which ran from roughly 1880 to 1930. During this time, Coney Island became a major center of American carousel manufacturing and carving in the hands of European immigrants. Created in 1906, all of the parts for the B & B were assembled on Coney Island for operation at a site in New Jersey. The carousel returned to Coney Island during the Great Depression.

SLIDE

The frame of the carousel was built by renowned carousel manufacturer and inventor, William F. Mangels, in 1906, which you can see on the upper right. Mangels was responsible for importing and improving the jumping horse mechanism in America, as well as other significant inventions in the technology of amusement park rides. Also from 1906, the original horses of the carousel were carved by Marcus Charles Illions. Only one of Illions horses remain – the signature Lincoln Horse seen at the bottom left. This is due to the brunt of the Illion horses being replaced for unknown reasons (likely a fire) by those of Charles Carmel in 1927. The carousel is also embellished with rounding boards, seen at the upper left, were painted by August Wolfinger, known as the “Michelangelo of the Midway,” as a later addition in the 1940s.

In 2005, the carousel was auctioned off and was acquired by the City of New York through an anonymous donor. After being temporarily stored in the Brooklyn Army Terminal, the carousel was shipped to Marion, Ohio, where it was meticulously restored to its original 1920s and 1940s appearance by Carousels and Carvings under the supervision of Todd W. Goings in 2008. The five-year restoration by Goings’s firm involved repairs and repainting of the carousel to its original color scheme respectively. It was also Going who discovered the original Illion Lincoln horse. On May 24, 2013, the carousel was reopened to the public in a new building on the Coney Island boardwalk.

The B&B gains a national level of significance as the only remaining historic carousel on Coney Island – and as luck would have it – a carousel that was engineered, carved, and painted by masters of the iconic Coney Island style.

Hudson View Gardens

Hudson View Gardens is significant under criterion A in the area of Community Planning and Development as an example of a key real estate project that resulted in the development of the Fort Washington section of the New York City neighborhood of Washington Heights and as an important example of the middle-class cooperative apartment complex in New York in the 1920s. The complex is also eligible under criterion C for its design and planning, undertaken by architect George Pelham, a prolific local apartment house designer, in 1923-24, for developer Dr. Charles Paterno, one of the most active apartment house developers in the city.

SLIDE

The complex is a significant example of Tudor Revival style apartment design, displaying many key elements of the style, including asymmetrical massing, vitrified brickwork with randomly placed clinker bricks, stucco

and half-timber detail, irregular rooflines, and steel casement windows. The complex occupies only a portion of its lot area, with a substantial area given over to landscaped lawns and gardens and to paths and a private drive. The original landscaping was under the direction of Robert B. Cridland, an important landscape designer of the early twentieth century.