

MINUTES

191ST MEETING

**NEW YORK STATE BOARD FOR
HISTORIC PRESERVATION**

March 9, 2023

**625 Broadway – Room 129A
Albany, New York
Virtual option for the public via WebEx webinar**

[191st Meeting of the NYS Board for Historic Preservation | March 9th, 2023 - YouTube](#)

The meeting was held in person at 625 Broadway, Albany.

The following people attended the meeting (*denotes remote participation via WebEx):

SRB Members

Doug Perrelli, Chair
Wint Aldrich
Carol Clark
Jay DiLorenzo
Bryan Erwin
Kristin Herron
Erika Krieger
Jennifer Lemak

Absent: Wayne Goodman, Gretchen Sorin,* Chuck Vandrei*

OPRHP Staff

Daniel Bagrow
Virginia Bartos
Jennifer Betsworth
Daniel Boggs
Olivia Brazee*
Sloane Bullough*
James Carter
Gabi Cohn*
Beth Cumming
Erin Czernecki
Weston Davey*
Molly Donahue*
William Floyd*
Kathy Howe
William Krattinger
Kathleen LaFrank
Aine Leader-Nagy
Daniel Mackay
Linda Mackey*
Michelle O'Clair
Derek Rhode*
Michael Schifferli*
Robyn Sedgwick*
Sydney Snyder*
Chelsea Towers
Jennifer Walkowski
Michelle Wiegert
Andy Youngs

Guests

Kelly Besaw*
John Bonafide*

Carolyn Coppola
Amanda Costanza*
Kristin Edwards*
Anne Maxwell Foster*
Esther Jacobs*
Jamie Johnson*
Jesse Kling*
Cheryl Manna*
Cara Macri
Molly McDonald*
Rebecca McLain*
Dwayne Nicholson*
Tabitha O'Connell*
Marie Sarchiapone*
Eiryn Dheades*
Joyce Sheetz*
Drew Somoray*
Tianyi Sun*
Vasken*
James Wagman*
Richard Walkes*
T. Warman*
Andrea Zlotucha-Kozub*

Call to Order

The meeting was called to order by Chair Douglas Perrelli at 10:31 a.m. He welcomed everyone to the 191st meeting of the New York State Board for Historic Preservation. This hybrid meeting included guests both in person and virtually through WebEx. The roll was called, during which the following responded as present and in-person and briefly described their role or function as it relates to their service on this board.

- Douglas Perrelli, Board Chair, Archaeologist, Clinical Assistant Professor of Anthropology, SUNY Buffalo; President of the New York Archaeological Council
- Bryan Erwin: Acting Chair of the State Council of Parks and also Chair of the Long Island State Park Commission.
- Kristin Herron: Program Director for Architecture and Design and Museums at the New York State Council on the Arts
- 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
- Jay DiLorenzo: President, Preservation League of NYS
- Erika Krieger: Registered Architect representing the NYS Department of State
- Jennifer Lemak: Chief Curator of History, New York State Museum, State Education Department

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

Absent board members: Wayne Goodman, Gretchen Sullivan Sorin, and Chuck Vandrei. Note: Gretchen Sullivan Sorin and Chuck Vandrei participated in the meeting remotely via WebEx but could not vote or be counted as part of the quorum due to the Open Meetings Law, which requires in-person attendance.

Doug welcomed new board member Bryan Erwin to the board.

Approval of Past Minutes

Kathy Howe, board secretary, noted that she had not received any corrections or comments from board members for the draft minutes of the December 8, 2022, State Review Board meeting (190th Meeting). Doug asked board members if they had any comments or questions; there being none, he asked for a motion to approve the minutes.

Motion to approve: Jay DiLorenzo

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

The minutes were approved by unanimous consent.

Historic Albany Foundation Presentation on 48 Hudson Avenue, Albany

Cara Macri, Director of Preservation Services, Historic Albany Foundation, gave a presentation on the history and ongoing rehabilitation of the State and National Registers-listed Van Ostrande-Radliff House at 48 Hudson Avenue. Following the meeting, the board was invited to tour the progress of the work at this historic Dutch house. For more information on this preservation project see <https://www.historic-albany.org/48hudson>.

Deputy Commissioner's Report: Division for Historic Preservation Highlights

Kathy Howe reported on behalf of Deputy Commissioner Daniel Mackay, as Daniel and Dan McEneny, Division Director, were traveling back from Washington, DC following Congressional meetings and the National Council of State Historic Preservation Officers spring board meeting.

There are a number of highlights to feature since the December State Review Board meeting:

- The Executive Budget proposal is notable for its strong support for the agency's operational budget, capital program and staffing. The capital program is proposed to continue at level funding of \$200 million annually; last year the Legislature added an additional \$50 million to Parks' capital fund.
- The Executive Budget also proposed a five-year reauthorization of the commercial and homeowner rehabilitation tax credit programs. This proposed reauthorization is welcomed a year early, ahead of its current December 2024 sunset, and would extend the program through 2029.

- In related news, Assemblymember Carrie Woerner and Senator Tim Kennedy have introduced legislation to further enhance the NYS commercial rehabilitation credit. This bill would 1) reauthorize the program for a ten-year period, and 2) raise the cap on the commercial credit from \$5m to as high as \$15m for buildings that have long been vacant.

In the Bureau of Historic Sites, the hiring of a new painting conservator brings the conservation labs to full capabilities after a series of retirements and pandemic-delayed hirings. Daniel and Greg Smith, Bureau Director, are most appreciative of the Commissioner's and agency's commitment to assuring the Bureau's long-term capabilities to serve state historic sites and agency collections with these hires. The National Park Service announced this week that New York State led the nation in the use of the federal rehabilitation credit in Federal Fiscal Year 2021-2022, totaling \$1.195 billion in private investment in historic, income-producing structures. NYS also led the nation in the five-year cumulative use ranking, with over \$3.9 billion in historic structure investments realized in New York State over that timeframe.

As noted earlier, senior staff at the Division met with nineteen Congressional offices in Washington DC to discuss agency funding and legislative priorities. The Division for Historic Preservation receives 40 percent of its annual operational funding from the National Park Service. Staff requested members of the NYS Congressional delegation support a \$225m allocation from the Historic Preservation Fund in support of funding SHPO offices nationally (NYS receives as much as \$1.6m annually in operational support). This allocation also funds multiple grant programs administered by the National Park Service, including the Semiquincentennial grants for Revolutionary War-affiliated sites and funding for Underrepresented Communities (which NYS has used to nominate LGBTQ sites to the National Register).

Staff also requested that NYS Congressional members consider co-sponsorship of legislation enhancing the federal rehabilitation tax credit program; legislation is being introduced today in Congress to make the federal credit more impactful for small projects (increasing the federal credit to 30 percent for these projects) and providing not-for-profits with easier access to the incentive by making it easier to bring for-profit partners into redevelopment partnerships. That legislation is being introduced today in the House of Representatives. Daniel and Dan report productive and encouraging conversations with House members on both sides of the aisle in these matters.

Finally, the National Park Service awarded OPRHP \$85,000 in funding from their Underrepresented Communities (URC) Grant program. DHP will receive \$60,000 to develop a nomination for Marcus Garvey Park in New York City which hosted the 1969 Harlem Cultural Festival, which took place on six Sundays between June and August and featured performances by Stevie Wonder, Mahalia Jackson, Nina Simone, the 5th Dimension, the Staple Singers, Gladys Knight & the Pips, Sly and the Family Stone, and the Chambers Brothers, among others. The 2021 Academy Award-winning documentary *Summer of Soul* has brought renewed attention to the festival, which

occurred the same summer as the Woodstock Festival (previously nominated by this office).

The office also received a \$25,000 URC grant to develop a nomination for the Yiddish Art Theatre in New York City, an avant-garde theater group with a notable history of breaking narrative and casting barriers in its performances, and thus recognized as an important site in New York's LGBTQ history.

State Council of Parks Meeting report

Doug Perrelli attended the State Council of Parks (SCOP) meeting remotely this week. At the SCOP meeting, he reported on the York Hall nomination that the board will be considering for nomination today. He noted that this is a facility that is being renovated by outside partners as a venue for musical and theatrical productions and will likely be the first State Parks facility to utilize state and federal rehabilitation tax credits regardless of the census tract limitations. He is looking forward to attending SCOP's fall meeting at John Brown Farm in the North Country.

Park Advocacy Day report

Bryan Erwin reported on yesterday's Parks Advocacy Day in Albany. Parks Advocacy Day is an annual advocacy event hosted by Parks & Trails New York (PTNY) and the Open Space Institute (OSI) to meet with state legislators to advocate for the value our great parks bring to their constituencies, economy, and communities. He said that PTNY had robust attendance from throughout the state including not just state park commissioners but also advocates and interest groups. He said that we are starting to get some of our state legislators to visit our state parks so they can not only see how beautiful these parks are but also to provide us with the opportunity to point out a few things that our system may need. This awareness can help when we go to prepare our budget requests in March, and some of these needs may also become part of a State and Municipal (SAM) grant. As an example, he said that he was thinking about noting to our legislators some of the great things happening at York Hall in Nissequogue River State Park but then also to pivot and raise awareness of the needs of the many other buildings and public safety issues related to our parks buildings. Park Advocacy Day is the "punctuation mark" on the sentence that's written throughout the year. All in all, we had a great day but the work continues throughout the year.

Doug said that the other thing he would add in attending the SCOP meeting is recognizing the importance of friends groups. He said that he was previously not very familiar with friends groups but he is now involved in starting one for the Cataract House Park in Niagara Falls. In terms of funding, resources, and getting people together, friends groups are really important for some of these state parks and their buildings.

Nomination Reviews

Chelsea Towers, Survey and National Register Coordinator, thanked everyone for joining us in person today as well as any guests participating remotely through WebEx, especially nomination sponsors and consultants who have worked tirelessly with our National Register staff to prepare the nominations you will see today. She said that we have a great mix of nominations today that recognize the significance in a wide range of areas of significance

including architecture, civil rights, LGBTQ rights, health and medicine, Jewish heritage, entertainment, and recreation. The majority of today's nominations are honorary with three in support of commercial tax credit applications. She thanked Kathleen LaFrank, who reviewed the nominations for commercial tax credit projects. She also thanked Erin Czernecki for preparing the slide presentation. She apologized to guests joining the meeting via WebEx for not being able to verbally communicate with us but some of our nomination sponsors have prepared comments ahead of time and provided them to the National Register staff so they'll be reading those at the end of each presentation.

Nomination 1: Lustron House Westchester Model #MO2 01310, Eden, Erie County
Presenter: Jennifer Walkowski

Discussion:

Wint said that he recalls the Board reviewing another Lustron house nomination from Schenectady a few years ago. He asked if that was the only other one that has gone through board review. Jennifer responded that there is a handful of ones and a small historic district of Lustrons in Albany that have been listed. That said, she noted that those that have survived and that retain enough integrity to be NR eligible are relatively rare across the country.

Carol commented that fundamentally these Lustron houses consist of a kit-of-parts and the Lustron's manufacturing process producing one piece at a time underscores how the kit-of-parts is very well suited to the disassembly, moving, and reconstructing the home. She said that we should compliment the owner who undertook with such great care the dismantling and reconstructing of the house. Jennifer responded that the owner kept a blog and was meticulous in documenting the house through extensive photos. She said that every piece of the house was numbered and keyed to a chart. The house was painstakingly disassembled and reassembled. She added that there are other Lustrons, she believes in Virginia, that have been dismantled, moved, and reassembled.

Jennifer complimented the owner of the house, Joyce Sheetz, for her hard work and outstanding visual documentation.

Motion to approve: Jay DiLorenzo

Second: Carol Clark

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 2: York Hall, Nissequogue River State Park, Kings Park, Suffolk Co.
Presenter: Chelsea Towers

NOTE: This property is owned by state parks and the nomination was prepared by SHPO staff in order to enhance its opportunities for its rehabilitation.

York Hall was constructed in 1930-32 at Kings Park Psychiatric Center, now Nissequogue River State Park. It was designed by State Architect William Haugaard's office as a mixed-use theatre and assembly building for a wide-range of functions. The red-brick Colonial Revival style design was compatible with the campus's existing architectural program. The interior has been damaged by water penetration following the illegal removal of copper flashing. Rehabilitation is currently underway, spearheaded by the Nissequogue River State Park Foundation. This project seeks to use state and federal commercial tax credits; National Register listing is an important step in that process. York Hall is being nominated for Criterion A/Social History and Criterion C/Architecture.

York Hall is a Colonial Revival-style theater located on the grounds of the former Kings Park Psychiatric Center ("KPPC") in Kings Park, Suffolk County. It was a keynote feature of the former psychiatric center and is now located within the bounds of Nissequogue River State Park, which was formed from lands once associated with that now-defunct mental health facility. It is being nominated to the State and National Registers in association with Criterion A, in the area of Social History, for its longstanding use for a wide range of both hospital and community functions, and under Criterion C, in the area of Architecture, as an example of institutional theater design rendered in the Colonial Revival style. The period of significance begins in 1932 with the construction of the building and terminates in 1973, with the current fifty-year mark, given the building's continued use as an active community space until the psychiatric center's closure in the mid-1990s.

York Hall was a component of the KPPC campus, which was established in the mid-1880s by the Kings County legislature to address overcrowding at its existing Kings County Asylum in Flatbush. York Hall was dedicated in May 1932 and was named in honor of Monsignor John C. York, a Catholic reverend and respected figure at the hospital, and additionally an important force in securing funding for the building's construction. The campus continued to grow and ultimately reached the height of its physical development and patient population in the mid-twentieth century, but ultimately ceased operations in 1996.

The former campus had previously been determined eligible; however, after substantial building loss and contemporary development, the overall physical integrity of the campus had been eroded. Subsequent survey and reevaluation of the campus led to two individual eligible buildings, York Hall and Building 93, along with a smaller eligible historic district containing the Veteran's Memorial Hospital Unit in the northeast section of the campus.

The building was conceived to function as a flexible, mixed-use space that could accommodate a wide range of hospital and community activities. Among these were theatrical productions, movies, hospital social functions like holiday dinners and

religious services, and even sporting events like full-court basketball. Much as York had conceived it, the building quickly assumed a central role in the lives of KPPC hospital patients and staff. In time, the surrounding Kings Park hamlet grew up alongside the hospital with many of the residents employed in various capacities on the campus. Soon community events such as graduations, dances, and fundraisers were also conducted at York Hall. These events and shared social interactions between the community and the hospital created an inseparable bond between the two.

York Hall was erected to the plans of the state architect's office, then headed by architect William E. Haugaard. Architecturally, the building reflects the campus's stylistic preferences from the 1920s and 30s, during which time red-brick buildings of Colonial Revival design were the prevailing stylistic type. While deterioration of finishes has resulted from water penetration, the basic spatial premise of the interior remains intact, as do numerous historic-period features.

Rehabilitation efforts are currently underway at York Hall, spearheaded by the Nissequoque River State Park Foundation. A comprehensive rehabilitation of the slate-shingle roof was the first phase, during which deteriorated wood decking and copper flashing that had been removed illegally were replaced in kind. This is the first step towards placing the building back in contemporary use as a theater venue, the rehabilitation of which will be leveraged using state and federal commercial tax credits.

York Hall remains a building of exceptional significance to the former hospital campus and the outlying Kings Park community. Its construction formed an important episode in the history of the institution, as it quickly came to assume a central role in the lives of the staff and patient population, while also affording numerous social opportunities to the outlying community. Few if any extant Kings Park Psychiatric Center buildings more aptly and effectively portray this bond between the two. It remains largely as designed and built, and active measures are currently being implemented to address the building's deterioration in more recent times.

We have one letter of support from the Town of Smithtown.

Discussion:

Bryan said that York Hall was once one of ninety-four buildings that made up the former campus of the Kings Park Psychiatric Center. It has been a challenge for Parks staff to keep vandals from getting into the vacant buildings at the park. Unfortunately, our agency has had to raze some of the vacant buildings at the park through the years which had presented many public safety issues. Bryan stressed that Parks is now at a good point where policy and politics are nicely aligning to allow the agency to reclaim York Hall. He endorsed all of the efforts going into saving this building and noted that Parks is getting private funding as well for this building.

Doug asked if the deterioration of the buildings at this site happened before it became a state park. Bryan said that the former psychiatric center was handed over to State Parks in the 1990s and that the agency did not have the capacity to manage this property not only from a policing aspect but also from a preservation aspect. About ninety buildings, including high rises, greenhouses, detached homes, and dormitories were deteriorating rapidly and were being infiltrated by vandals. The buildings that remain vacant with no current or proposed uses are financially challenging to preserve but many are historically significant. By preserving this one building – York Hall – we hope that other successful rehabilitation projects may follow at the park.

Wint reminded the board that one of the reasons that Parks acquired the former psychiatric center property was that it had water frontage on the sound and attractive open space. Bryan agreed, adding that it is a beautiful site and being turned into a state park saved the site from outside development. That said, Bryan gave the agency low marks from a preservation standpoint of the historic buildings. Carol added the fact that since 1960 there have been nearly as many buildings demolished at this park –fifty-seven buildings - as remain - sixty buildings.

Motion to approve: Bryan Erwin

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 3: Todd Union (University of Rochester), Rochester, Monroe County

Presenter: Virginia Bartos

Discussion:

Doug asked if this building was being nominated for Criterion A only and Virginia confirmed that that is correct.

Motion to approve: Carol Clark

Second: Bryan Erwin

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 4: Oak Hill Country Club, Pittsford vic., Monroe County

Presenter: Virginia Bartos

Discussion:

Doug remarked that judging from the images in the presentation that the course looks very challenging as it appears to be largely sloped and rolling.

Motion to approve: Doug Perrelli

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 5: First Church of Christ, Scientist, Utica, Oneida County

Presenter: Erin Czernecki

Discussion:

Wint said that he thought that the Oneida County Historical Society was based in Rome, where they have a wonderful facility and a magnificent collection; he was wondering if this building in Utica served as a branch location for that historical society. Erin corrected this by saying that the building in Rome is the home of the Rome Historical Society and that the one presented today, in Utica, is the home of the Oneida County History Center, so these are two different institutions.

Erin read the following prepared remarks by Rebecca McLain, Executive Director of the Oneida County History Center:

To the members of the New York State Board for Historic Preservation, thank you for considering the nomination of the First Church of Christ, Scientist in Utica New York. The Oneida County History Center is the current owner of the property and fully supports its inclusion on the State and National Registers of Historic Places. Listing this beautiful and historic property would benefit our organization, our community and our state. Listing would acknowledge the building's architectural significance and highlight our community's rich cultural heritage. This property is already located in the city of Utica's Scenic and Historic District; inclusion on the State and National Registers would amplify this distinction. The History Center strives to protect and preserve the past of Oneida County and hopes that this nomination will encourage historic preservation throughout our community. We strongly urge you to vote in favor of including the First Church of Christ, Scientist on the State and National Register. Thank you for your time and consideration.

Motion to approve: Kristin Herron

Second: Erika Krieger

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 6: The Beeches Historic District, Rome, Oneida County

Presenter: Erin Czernecki

Discussion:

Erin noted that we received four letters of support for the nomination from Rome Mayor Jacqueline Izzo, Rohann Destito, Assemblywoman Marianne Buttenschon, and Senator Joseph Griffo. This is a tax credit project with an approved Part 1.

Doug asked about the story behind Capitoline Wolf sculpture, which depicts a she-wolf nursing Romulus and Remus, the mythical twin founders of ancient Rome. In 1958 this sculpture was sent to Rome, New York, by Italian citizen Alfonso Felici and the Italian Friends for Eisenhower Club. The city decided against displaying the statue in a public place so Frank Destito, who was on the local “Roman Wolf Committee,” offered to install the statue on the lawn of the restaurant at the Beeches where it remains today.

The current owner of the property is Nascentia Health and they plan on turning this into senior housing. The motel will be rehabilitated for senior apartments and the main residence and restaurant will be a community space with dining.

Motion to approve: Doug Perrelli

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

**Nomination 7: Temple Israel of the City of New York, Manhattan,
New York County**

Presenter: Jennifer Betsworth

Discussion:

Jennifer noted that this nomination was drafted by a Columbia University student in partnership with Sacred Sites. We received a letter of support from the New York City Landmarks Preservation Commission. Carol said that it is surprising that the architect only designed this one synagogue, which is quite exquisite on the interior.

Motion to approve: Carol Clark

Second: Erika Krieger

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

Nomination 8: Westminster Presbyterian Church, Yonkers, Westchester County

Presenter: Jennifer Betsworth

Discussion:

Jennifer said that this nomination was prepared by another Columbia student brought to us in partnership with Sacred Sites. We received a letter of support from New York City Landmarks Preservation Commission.

Wint said that this church has an interesting history especially its later phase as the Messiah Baptist Church and its Civil Rights and housing activism.

Doug shared a comment that Gretchen Sorin provided in the chat room referring to the previous nomination, Temple Israel, that the term “demographic population shifts” is a euphemism that historians would call “white flight.” Jennifer said that the Temple Israel nomination gets into that in more detail.

Jennifer said that for anyone who is interested in learning more about Yonkers but is not familiar with the housing issues in this city, there are several books and a new television series that came out a few years ago about the topic.

Motion to approve: Erika Krieger

Second: Kristin Herron

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

**Nomination 9: English Evangelical Lutheran Church of the Reformation,
Brooklyn, Kings County**

Presenter: Jennifer Betsworth

Discussion:

Jennifer said that this nomination draft was prepared by a student though not from Columbia University like the previous ones. It was also done in partnership with Sacred Sites. We have a letter of support from the New York City Landmarks Preservation Commission.

Bryan asked what the motivation was for congregations to seek listing. Jennifer said that all three of the religious buildings that she presented today are interested in applying for Sacred Sites grants and listing is a requirement. She explained that congregations reach out to Ann Friedman of Sacred Sites and she then talks to Andrew Dolkart at Columbia University to see if he has any students interested in preparing drafts once we have determined if a religious building meets the eligibility criteria. This is a good learning experience for the student and it helps congregations secure much-needed funding for preservation work. In the case of the English Evangelical Lutheran Church of the Reformation, the student/consultant was from Texas.

Motion to approve: Wint Aldrich

Second: Jay DiLorenzo

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

**Nomination 10: Columbia Turnpike East Tollhouse, Move Request, Hillsdale,
Columbia County**

Presenter: Jennifer Betsworth

Discussion:

After giving her presentation, Jennifer shared the following comments from Peter Cipkowski, Founding Member, Friends of East Gate Inc., and former Hillsdale Town Supervisor. Peter thanked Bill Krattinger who first evaluated the historic tollhouse in 2015 and that the friends group acquired the building and began the process of securing it at that time. Peter wrote that the structure is one of few surviving tollhouses in New York State and was added to the National and State Registers of Historic Places in 2016. It stands on a narrow curve near the Massachusetts border on the very busy State Route 23 – what was once the Columbia Turnpike. The Turnpike was authorized in 1799 by the New York State Legislature for “improving the road from the City of Hudson to the line of Massachusetts, on the route to Hartford.” Approval was given at that time for the construction the tollgate house.

Peter wrote that Hillsdale is very proud of the unique role the East Gate Tollhouse played in the economic development of Columbia County and how it is part of the bigger historical narrative that predates the Erie Canal and the railroad. The tollhouse was in operation until 1907 when the county bought the rights to the turnpike. The community has also contributed generously, helping the group successfully secure and stabilize the structure. And while it is very much the same structure that it was in the early nineteenth century, the turnpike is very much changed – putting the building at risk. Snowplows, bearing tons of weight, are only inches from the façade. Snow and salt pile onto – and into – the vulnerable structure. Vehicles speed by, as do enormous sixteen-wheeler trucks shaking the house and rattling its early windows. The tollhouse rests partly on Department of Transportation land. The DOT could alter the road at any time and put the tollhouse at further risk and most likely result in demolition.

Peter commented that the community is very concerned and believes that the building should be moved away from the road. Community dollars also have funded a study to evaluate the possibility of moving the building to a safe new foundation, only feet away from the current location. The Friends proposal, which he hopes the State Review Board will support, achieves three goals: (1) It keeps the building on the original historic site, (2) Safely moves it off DOT property and away from a dangerous state road, greatly reducing the risk of catastrophe, and (3) maintains the same 224-year-old view that passersby have of the historic tollhouse. The Friends believe that shifting the structure, virtually unnoticeably, far surpasses the possible loss of this important structure.

In closing, Peter wrote that his organization is grateful for the work of the State Review Board and depends on an ongoing partnership with the NYS Division for Historic Preservation.

Doug said he felt that the argument for this building being threatened in its current location is very well made and the remedy of moving it back from the road is fairly minor. He requested to return to the image that showed the existing location and the proposed thirty-foot setback side by side. He wanted to know if the move takes into

account the topography, noting that the land by the road is very sloping. Does this image of the proposed relocation show the actual elevation that the building will be at once moved? Jennifer said that this is the image that the Friends group provided and that they are paying careful attention to the topography as the land slopes behind this building dramatically. She said that they will need to bring in quite a bit of fill to the site.

Doug said that this move is predicated on the understanding that they're going to build the ground up so that it maintains the sight lines. Jennifer confirmed that. He also noted that archaeology will be occurring here as part of a Bard College field school this summer. Jennifer said, yes, that archaeology was one of the requirements the National Park Service said had to be addressed at the site. Doug then asked what happens if they do an archaeological project and they find a builder's trench and they establish Criterion D as one of the NR criteria because of intact archaeological deposits and then you move the building off of those? Jennifer responded that this is all part of the pre-approval process so that they have a plan should that occur. She said that one thing that she has considered is that often with a building that has a sloping site behind it that all of the trash is going to get thrown down the hill so there may very well be more there than they think. But, having that understanding and that plan in place is all part of the project.

Doug added that there is a basement in the building now and wondered if there would be a basement in the new location and if the existing would be filled in. He asked if this would all be part of the archaeological consideration. He said that there is a lot to think about here. Jennifer said that they have architects on the team and that a lot of ideas have been explored and speculative vision drawings prepared. She advised the Friends group to not include any of these drawings in today's presentation to the board because we are here to discuss the move only and we don't want to be distracted by a restoration plan. That is not what the board is talking about right now. Seeing drawings would only make the issue more complicated and it is already a very complicated issue.

Doug reiterated that he feels that the move is a good compromise. Carol agreed that the move, as proposed, is an excellent compromise and, notwithstanding Doug's excellent questions, felt that it is very defensible to support the request of the Friends. She added that the Friends need to be applauded for their considerable effort and accomplishments to date with regard to the stewardship of the property. Doug said that he is not asking those questions to poke holes in the notion of moving the building but it is so people think about the ramifications of what's being proposed here.

Wint said that he thinks that it is nice that Bill Krattinger is given credit for actually pointing out to the community that this is important and should be addressed. He said that one thing he didn't quite understand is where the access and parking would be for visitors after the building is relocated. Jennifer said the parking may possibly be on the flat land on the shoulder of the road at the front of the building once it is moved back.

Jay said that moving it back, however, would make the building look just like a house and not a toll house. He asked if there is any suggestion in their plans to rebuild the actual gate after the move. Jennifer said that the Friends would like to do that.

Doug said that the building is truly threatened by its proximity to the road.

Motion to approve: Doug Perrelli

Second: Carol Clark

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

Nomination 11: Prospect Lefferts Gardens Historic District, Kings County

Presenter: Linda Mackey

Discussion:

Linda said that we received letters of support for the district from the New York City Landmarks Preservation Commission and one property owner. Four letters were received from owners objecting to the listing. She added that this area is within a qualifying census tract so homeowners have largely been supportive because they want that state homeowner tax credit program. Should the district get approved she foresees a boost of tax credit activity in this neighborhood.

Carol said that she found several typos throughout the text so she trusts that they will be corrected. She strongly urged that a different name be given to this district. The reason is that in 1979 the NYC Landmarks Preservation Commission designated a local historic district under the same name of Prospect Lefferts Gardens and it encompasses an almost entirely different geographic area. The name as proposed would create substantial confusion. She said that it makes no sense for us to create a National Register district called Prospect Lefferts Gardens when one exists locally under the same name that is largely in a completely different location.

Linda said that she will reach out to the project sponsor to discuss the possibility of a different name.

Kristin asked if there is a neighborhood association involved with this nomination and the naming of the district. Linda said that the nomination is sponsored by the Prospect Lefferts Gardens Heritage Council and that is the name of the neighborhood association as well. Carol said that the staff should engage with the nomination sponsor to come up with a clearer name for the proposed district. She said that there is an identity to the local historic district that is different from the area being proposed today as a National Register district.

Doug made a motion to approve the nomination with the understanding that staff will reach out to the sponsors of this nomination and ask them to explore a change to the name of the district that may be more appropriate given Carol's comments.

Motion to approve: Doug Perrelli

Second: Carol Clark

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

Nomination 12: Tioronda Estate-Craig House Historic District, Beacon vic., Dutchess County

Presenter: James Carter

Discussion:

James's presentation project consultant, Carolyn Coppola, spoke to the board saying that she was honored to be able to study and share the story of this extraordinary property and the people who dreamed it, created it, lived in it, and cared for it. The district represents movers and shakers in different fields over an extended period of time. The story of the Tioronda-Craig House begins with the visions of both Joseph Howland and Andrew Jackson Downing. Carolyn is a long-time fan of Downing, who popularized the Gothic Revival style of domestic architecture in the United States. Downing believed the style provided an emotional refuge for inhabitants and a defense against the bitterness and strife of the world. Downing, though not an architect, saw the land and house as a unit; his partner and disciple Frederick Clarke Withers and colleague Henry Winthrop Sargent designed the buildings and landscape of Tioronda Estate creating a country escape for the Howland family. Howland's brother-in-law and an AIA founder Richard Morris Hunt continued the enhancement of not only Tioronda but of the surrounding area designing buildings that the Howlands gifted to the community, some of which still stand today.

When psychiatrist Clarence J. Slocum first saw Tioronda in 1915 - this was after looking at other properties in the Hudson Valley - he instantly knew that he had found the perfect place for his new sanatorium, where he could provide moral therapy. Craig House may have been the first sanitarium in the United States to offer this kind of treatment. Carolyn said that Slocum may have felt that sense of refuge that Downing believed was embodied in Gothic Revival buildings in specific settings. Slocum purchased adjacent country estates including Wodenethe, the estate of landscape architect Henry W. Sargent, to accommodate his expanding client base so the Craig House property ended up encompassing over 365 acres. When Dr. Slocum died in 1950, his son Jonathan, also a psychiatrist, took over the hospital but, due to the regulations and treatment of the mentally ill, much of the property was sold. In the case of Wodenethe, when that was sold, it was used by the fire department as practice and it was burnt down. It is interesting to note that while great portions of Craig House had to be sold, the younger Slocum held on to the original Tioronda Estate until 2000, when he closed the doors for good. Because of the stewardship of both Dr. Slocums seven buildings remain, four on the original Tioronda estate property, and these buildings have found new stewards willing to carry the history forward, adding more to the story of this remarkable place. The old Tioronda Estate is poised to become a boutique inn that

pays homage to all the people who envisioned its beginning and its future. Carolyn thanked the board for considering this property for listing.

Wint said that he is reasonably familiar with the property and that he is delighted that it is going to find a new use and a new future. He said that one of the features that he hopes will be protected is the character of the open space and the extraordinary plantings. He commended the collection of historical photographs that were shown. He said of special note is Sargent's weeping hemlock tree. He believes that there were one or two next to the house. This particular tree was a novelty discovered by Henry Winthrop Sargent in the high hills of the Highlands and named after him.

Motion to approve: Wint Aldrich

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

Nomination 13: Stewart Park, Ithaca, Tompkins County

Presenter: Dan Boggs

Discussion: Dan said that we received letters of support from Ithaca Mayor Laura Lewis and the Ithaca Landmarks Preservation Commission.

Bryan said that Stewart Park is within walking distance from downtown so it is easily accessed by the working communities of color that live nearby in downtown Ithaca. This park provides easy access to the lake and is a real gem for these communities.

Wint suggested that a couple of sentences be added to the nomination about Louis Fuertes, who was an enormously gifted ornithological artist but also a great believer in the study of ornithology for the young. His influence was huge and he died young as the nomination reports. The fact that Cornell University is the leading institution in this country in the field of ornithology must have a direct bearing on the fact that Fuertes lived in Ithaca and frequently lectured there.

Motion to approve: Bryan Erwin

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

Nomination 14: Prattsburgh Commercial Historic District, Prattsburgh, Steuben County

Presenter: Dan Boggs

Discussion:

Kathleen LaFrank said that these buildings first came in as a compliance project and then the owner was informed of the commercial rehabilitation tax credits so Dan and Kath took this project on as a nomination and wrote it together. Three tax credit projects have been submitted thus far. As you can see, this is the entire commercial center of Prattsburgh and so we're excited about restoring historic downtown Prattsburgh. Dan said that the owner of the tax credit buildings has been very eager to work with the technical staff to do the best that he can with the money that he has.

Daniel said that it will be ironic that this little community in Steuben County might be the first to be 100 percent tax credit redevelopment funded.

Motion to approve: Jay DiLorenzo

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 7 in favor, 0 opposed

New Business

Update on the *Fireboat McKean* nomination – Chelsea Towers

Chelsea reminded the board members that the *John D. McKean Fireboat* was unanimously approved for listing to the State Register of Historic Places at the December State Review Board meeting following extensive discussion about the request for delay by the Village of Tarrytown. At the time, the municipality had requested a delay in order to allow for additional time to review the nomination, but no additional information about their concerns was initially provided. The board moved to list the fireboat and allow for a sixty-day holding period before the nomination was to be sent to the National Park Service thereby allowing time for Tarrytown to provide comments.

Since the December meeting, the village has provided the State Historic Preservation Office with further clarification about their concerns, including those involving health and safety. The board was provided the Tarrytown response letter prior to this meeting. After thoughtful evaluation and due diligence at the local level, Tarrytown has ultimately objected to the National Register listing. Subsequent to this objection, the Fireboat McKean Preservation Project, the owning entity, has moved the vessel to Stony Point with the intent to make the Panco Terminal marina its new homeport.

The SHPO continues to actively work with the sponsor to make the necessary changes to the nomination before submitting it to the National Park Service. We feel that the change of homeport address does not affect either the current State Register listing or its status as eligible for listing on the National Register of Historic Places. Upon confirmation of the boat's new homeport location, the National Register listing process will move forward. Furthermore, the board's proactive listing of the vessel on the State Register has already enabled the owners to apply for grants to help facilitate the

restoration of the historic fireboat. She added that we are doing our due diligence on our end as well so we have a letter of support already from the Stonypoint marina owner. Wint asked if that marina is privately owned. Chelsea responded that that is correct; the marina is not municipally owned.

Date Change for December SRB – moved to Monday, Dec 4th

Chelsea let the board members know that the date for the December meeting has been moved to Monday, December 4th.

Budget and Legislative items follow up by Daniel Mackay

Daniel joined the meeting late, as he had just returned from Washington, DC. He reported that he had a productive trip for Congressional Advocacy Days. He said that we will know more over the next few weeks as we try to get signatories for the appropriations letters and we'll see who the initial co-sponsors are for federal tax credit changes.

Wint said that Daniel's report, as read by Kathy, suggests once again that New York is the beating heart and the teeming brain of historic preservation in the nation. We are seeing more money, more enthusiasm, and more applications in this state. Daniel said that at Monday's meeting of the National Council of Historic Preservation Officers (NCSHPO) that we were set up in a large conference room with reports given by the various SHPOs in state-by-state alphabetical order. Ohio presented before New York and one of the Ohio SHPO staff members reported that Ohio leads the nation in terms of number of part one tax credit applications and the number of part two applications and then there was a pause and she said "so take that New York." And then when it came time for Daniel to report out he said that he had prepared a very different report in terms of both substance and tone but now that the Buckeye state has "thrown down" please note their failure to mention part three applications in which case New York State just did 1.2 billion dollars' worth of activity in federal fiscal year 21-22 setting a new national record so we just left it at that.

The Ohio SHPO representative said that they get their quarterly reports from the National Park Service which list every bit of activity in the tax credit program state by state and the representative said that they are always looking at what New York does first.

Adjournment

A motion to adjourn was requested. Jay DiLorenzo moved and Bryan Erwin seconded. The motion was carried by unanimous consent and the meeting was adjourned at 1:50 p.m.

Minutes prepared and submitted by board secretary Kathy Howe.