

**MINUTES**

**186th MEETING**

**NEW YORK STATE BOARD FOR HISTORIC  
PRESERVATION**

**December 9, 2021**

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

**<https://www.youtube.com/watch?v=6ZC6m8eMFVk>**

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

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

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

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

### **Call to Order**

The meeting was called to order at **10:03 AM** by Chair Douglas Perrelli

### **Roll Call**

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

#### SRB Members Present

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

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

- NOTE: Erika Krieger logged into the meeting several minutes after the roll was called, bringing the total to **eleven** members present. Erika's introduction occurred later in the meeting

## **Approval of Past Minutes**

Secretary Mackay noted that there had been no comments received on the draft minutes and the final draft circulated to the board before this meeting. There were no corrections offered to the final draft minutes for the 185th meeting held on September 10, 2021.

Motion to approve the minutes as submitted: **First: L. Waletzky**      **Second: Carol Clark**

**Vote:** Opposed - none      Abstaining - none

**The minutes were approved by unanimous consent**

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

## **REPORTS**

### **Daniel Mackay, Deputy Commissioner for Historic Preservation and Deputy State Historic Preservation Officer**

Staff is working a hybrid schedule, 50% time in office, 50% time from home. A delight to see staff back in person, and full units in place on select days during the week.

New hires: Sara McIvor in compliance and tax credit unit, coming to SHPO from a former position with the MTA. A second hire in the tax credit and compliance unit will be announced at the March meeting.

Jeff Bendremer has joined the archeology unit to assist OPRHP in achieving full compliance with the Native American Graves Protection and Repatriation Act (NAGPRA).

Interviews have been scheduled for the position of Director of the Division for Historic Preservation, recently vacated by Michael Lynch due to retirement. Attention will then turn to hiring the Director of the Community Preservation Services Bureau & Tax Credit Unit, the vacancy created by the retirement of Julian Adams.

Interviews are also being scheduled for retirement-created vacancies in the conservation labs: both the framing/guilding and furniture conservation positions are vacant.

The Division greatly appreciates the support the agency is giving to allocating critical fill slots to our needs.

A pending retirement was also noted. Marie Sarchiapone will be retiring from the Community Engagement unit, where she has supported grant and historic homeowner tax credit application reviews. She spent many years working in the agency’s NYC office, supporting OPRHP grant administration in the NYC Parks Region.

The March presentation will include a report on State of the State and Executive Budget proposals.

W. Aldrich: asked if the Environmental Bond Act will include a substantial benefit to Division and SHS?  
D. Mackay: The bond act has not been completely tooled and agency is advocating for a larger role and benefit. The Environmental Protection Fund (EPF) is also proposed for a \$100m increase. D. Mackay to provide additional details at March meeting of the SRB.

## **NYS Business Legacy Program**

Christina Vagvolgyi introduced the Historic Business Legacy Program, a new OPRHP/DHP program, catalyzed by the 2021 passage of legislation introduced by Senator Jose Serrano and Assemblymember Danny O'Donnell. The program recognizes that long-established NYS businesses are valuable cultural assets, shaping the history and identities of the communities that they serve and thus can be the backbone of villages, towns and cities across the state. This program will allow the state to recognize and honor such businesses while providing promotional assistance and guidance to OPRHP resources, such as the National Register and rehabilitation tax credit programs.

The nomination process is not competitive and quite straightforward. Businesses need to have been in operation for 50 or more years with no break in operations exceeding two years, they must demonstrate a contribution to the history and or identity of the municipality in which they are located and they must be committed to maintaining the physical features and traditions that define their business such as a craft a culinary or an art form. The Governor, Lt. Governor, and each legislator are authorized two nominations per term.

DHP is developing maps and storyboard for launch on the agency's website in March 2022. Initial response has been very strong, with an initial slate of nominations that will be named when the website launches.

Wint Aldrich: Does this new law embrace farms as well? Yes, farms with a commercial operation are eligible for nomination.

## **NOMINATION REVIEWS (10:28 AM)**

**K. Howe** announced that staff are presenting a diverse roster of twenty-one nominations from around the state and thanked the many property owners, sponsors, and consultants who worked hard to prepare today's drafts. Staff will introduce guests with interests in specific nominations to make additional comments after each staff presentation.

**K. Howe** thanked **J. Carter** for providing technical support during this meeting and **V. Bartos** for assembling the PowerPoint presentation.

(27:00) **Erika Krieger** joined the call (and added to quorum) and introduced herself: Erika Krieger, R. A.: Architect, Assistant Director of the Variance Unit, Division of Building Standards and Codes, New York Department of State. Erika acknowledged the possibility that she would be intermittently unavailable during the meeting.

## **1. Thousand Islands Park Historic District (Update/Expansion), Town of Orleans, Jefferson County**

Presenter: Dan Bagrow

- Letters of support: none
- Letters of objection: none
- Financial incentive program:

*The Thousand Island Park Historic District was listed in the National Register in 1982. The current proposal covers both a Boundary Increase and Additional Documentation on the history of the community. The boundary increase is being undertaken to extend the boundaries to include the boathouses, which were excluded from the original nomination because they were considered to have low integrity. The boathouses are important to the history of recreation and design in Thousand Island Park, and thus are now being re-evaluated as a contributing resource type to the Park's significance. In addition, with the passage of time, the period of significance is being extended from the original end date of 1920 to 1940, to better reflect the significance of the Park in the early twentieth century.*

*Thousand Island Park is significant under Criterion A in the areas of Religion and Entertainment / Recreation for its association with the evolution of the Methodist campground tradition, and specifically as a distinctive merging of two historical trends: the evolution of the Methodist camp meeting tradition, and the rising popularity of summer vacations for middle- and upper-middle-class families in the Thousand Islands and similar regions. By the time Thousand Island Park was established in 1875, Methodist camp meetings, which had originated around 1800 as highly emotional, demonstrative events lasting a week or two at temporary campgrounds, had become more sedate and intellectual, occurring in more formal, permanent settings. Meanwhile, regions like the Thousand Islands and the Adirondacks, newly accessible by train, were becoming popular vacation destinations, where families could experience beautiful scenery, fresh air, and outdoor activities while staying in hotels, cottages, or camps that ranged from rustic to luxurious. Thousand Island Park combined elements of both experiences, appealing to those seeking an intense, immersive religious experience in the form of the traditional two-week camp meeting, and to families interested in the new experience of a vacation in the outdoors, in a setting designed to be more family-oriented than typical summer resorts. These two aspects of the Park's appeal, present from the beginning, were sometimes in tension, as when enforcement of religiously motivated rules rankled those with more secular expectations for their leisure time. Over time the religious nature of the Park became more of a backdrop to what was increasingly a fashionable summer cottage community rather than a camp meeting, one that was (and remains) distinctive for its strong sense of community.*

*Thousand Island Park is also significant under Criterion C in the areas of Architecture and Community Planning and Development. Architecturally, Thousand Island Park features an outstanding, highly intact collection of cottages built between 1875 and the 1920s.<sup>3</sup> The earliest cottages have simple gabled forms and are often decorated with elaborate, Eastlake-style ornamentation that displays the ingenuity of builders who combined stock elements available at local lumber yards in inventive ways, in some cases gradually transforming canvas tents into frame cottages. Many of these cottages were then expanded to accommodate growing families and budgets. Later nineteenth-century cottages were often built with similar forms and ornamentation at a grander scale, with cross-gable massing and even more impressive sawn and pierced ornament. Some "cottages" built around the turn of the twentieth century are grand summer houses in fashionable domestic styles, sometimes still incorporating design elements similar to earlier campground cottages. Early twentieth-century cottages include bungalows and other Craftsman-style houses, which are particularly prevalent in an area of the Park that was devastated by a fire in 1912. There was little cottage construction from the 1930s through the 1970s. More recently, as interest in the Park has revived in the last several decades, new cottages have been built representing Contemporary and Neotraditional styles. In the*

*area of Community Planning and Development, Thousand Island Park is significant for the practical and symbolic coherence of its site plan, designed by engineer Frank A. Hinds in 1875 and modified by Hinds in the 1880s. The plan is a creative amalgamation of multiple nineteenth-century planning approaches, combining a regular grid in one part of the Park with a romantic, curvilinear street plan in another, and featuring a broad, tree-lined formal avenue creating a strong axial relationship between two key functional and symbolic focal points. As the community developed and matured from a rustic campground to a sophisticated, family-oriented summer resort, Hinds's plan continued to shape its physical growth.*

**Wint Aldrich** noted this nomination as documenting a spectacular district and noted that the boundary increase will now include a part of the river, so to speak, which is the purpose of the creation of this community in the first instance. He added that a number of residents in the Thousand Islands Park have volunteered to become the stewards of the state-owned Rock Island lighthouse across the navigation channel which was abandoned by the federal government and not functional for a long time it's been restored and is now centerpiece in the view from these boathouses and many of these houses; it's a wonderful example of an exchange of commitment and values between the state and the community like this.

Motion to approve: W. Aldrich                      Second: L. Waletzky

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

Resident Julie Mathien joined late, but spoke in support of the nomination and acknowledged the work of consultant Katie Comeau, who wrote this nomination when on staff at Bero Architects.

## **2. Basselin House, Town of Croghan, Lewis County**

- Letters of support: 1 (Assemblymember Ken Blankenbush)
- Letters of objection: none
- Incentive program: NYS Historic Homeowner Tax Credit program

*The Theodore Basselin House located at 9757 Route 812 in Croghan, Lewis County, New York possesses significance for its association with American lumber magnate Theodore Basselin (1851-1914) a wealthy local businessman whose lumber mills were the largest employer of Croghan residents from the 1880s until his retirement in 1909. As Theodore Basselin's primary residence, and his business office after 1900, the Basselin House is locally significant under Criterion B in the area of Industry. The Basselin House is also significant under Criterion B in the area of Conservation due to its close association with Theodore Basselin, one of New York State's first three New York State Forest Commissioners. Organized in 1885 the Forest Commission managed state lands in the Adirondacks and Catskill Mountains. The commission promulgated rules to prevent forest fires, hired men to patrol state lands in search of trespassers and illegal logging operations, and purchased land to expand the forest preserves. The commission's most important act came in 1891 when they proposed the State of New York set aside the entire Adirondack Mountain region as a state park under the management of the Forest Commission. After sending men into the wilderness to survey boundaries the Forest Commission presented the state with boundaries that define the present-day limits of the Adirondack Park (NHL 1963, NRHP 1966), America's largest protected natural area outside of Alaska. Theodore Basselin lived the majority of his life in Croghan and the Basselin House served as his home from ca. 1855 until his death in 1914. The period of significance for the Theodore Basselin House extends from ca. 1855 until 1914.*

Assemblymember Blankenbush joined the call to support the nomination.

Motion to approve: D. Perrelli                      Second: C. Clarke

Vote: Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **3. Lily Dale Assembly Historic District, Town of Pomfret, Chautauqua County**

Presenter: J. Walkowski

- Letters of support: 1 (email)
- Letters of objection: None
- Financial incentive program: Residents are interested in the Homeowner Tax Credit program and potential historic preservation grants

*The Lily Dale Assembly Historic District (Lily Dale) is significant at the statewide level as the first and largest Spiritualist camp community in the United States. Established in 1879 and located in rural western New York, it is one of only four Spiritualist camps remaining in the nation. The district is eligible for the National Register of Historic Places under Criteria A in the areas of Social History and Religion as a key meeting place and public face of the Spiritualist movement in western New York during its peak in the late nineteenth and early twentieth century and later resurgence in the mid-1950s. Lily Dale is significant at the statewide level for the role it played in the development of the Spiritualism. In the late nineteenth century it was one of a handful of Spiritualist camps in the state; the others being Lake George, Freeville, and Oneida Lake.*

*Of those camps it was not only the largest, but it was the only one founded by Freethinkers. Today it is the sole surviving Spiritualist camp in the state. The historic district is associated with events surrounding the development of Lily Dale as it grew from a small summer campground for Spiritualists to a mature permanent community. Originally named "Cassadaga Lake Free Association," Lily Dale was founded as a religious community to provide a permanent campsite where Spiritualists could come to vacation, picnic, worship, and commune with nature. Spiritualism served as the motivation from which the community developed, and Lily Dale remains a Spiritualist center today.*

*In addition to being a Spiritualist center, Lily Dale played an important role in support of the Women's Movement on a local basis. Spiritualism and the Women's Movement were closely aligned in the late nineteenth and early twentieth century, sharing similar ideologies regarding individualism and women's rights. Lily Dale provided a public platform to important leaders such as Susan B. Anthony and served as a major vehicle for the dispersal of women's rights advocacy throughout western New York.*

*The nominated district is also eligible under Criterion C in the area of Architecture as a largely intact example of a summer community, containing a historic collection of houses, civic, religious, educational, and commercial buildings representing vernacular interpretations of popular architectural styles typical in late-nineteenth and early-to-mid-twentieth century western New York. The period of significance begins from Lily Dale's inception in 1879 with the purchase of the land and ends in 1955 with the construction of the Healing Temple, the last significant religious architectural building associated with the Lily Dale Assembly.*

Jen Lemak expressed surprise that this nomination was not already on the State and National Registers; staff responded that this application has been slowly developing in office and now had its moment to advance.

Kristen Herron commended the nomination and level of detail. She asked why this nomination is not being advanced for National significance. Staff wanted to advance the nomination for immediate benefit

to the community, but felt further research and context development for national significance was warranted.

Motion to approve: J. Lemak                      Second: K. Herron

**Vote:** Opposed - none    Abstaining - none

**The motion was approved by unanimous consent**

#### **4. Fedder's Manufacturing Company, Buffalo, Erie County**

Presenter: J. Walkowski

- Letters of support: Owner supports
- Letters of objection: None
- Financial incentive program: Federal and State Rehabilitation Tax Credit programs Approved Part 1 from NPS

*The Fedders Manufacturing Company Factory is locally significant as the long-time location of the Fedders Manufacturing Company, which specialized in manufacturing automobile radiators before becoming nationally known for their air conditioning products. Located on the east side of Tonawanda Street just north of Niagara Street in Buffalo, Erie County, New York, the Fedders Manufacturing Company Factory encapsulates the area's industrial character as a primary manufacturing center for transportation-related industries in the early twentieth century. This factory complex comprises the two primary remaining buildings of what was a large multi- building industrial complex during the early twentieth century. As an excellent example of this company's history and patterns of industrial development during this time, this historic complex reflects the manufacturing boom that occurred in relation to transportation-oriented development located along Tonawanda Street during the early twentieth century. Associated with the MPDF for the Historic Resources of the Black Rock Planning Neighborhood, Buffalo, the factory demonstrates many of the same themes, architectural styles, and historic uses that were typical of this area during the early nineteenth century.*

*The buildings are significant under Criterion A in the area of Industry for their association with the history of the important Fedders Manufacturing Company, where they served as the factory complex for the family-run company that produced automobile radiators and cooling units.*

**Doug Perelli:** This is nominated under Criterion A only and I assume that Criterion C is not included because the lack of integrity of the overall building, because of the loss of some of the areas which have collapsed. Staff responded that this building was being nominated solely for the association with the feters company, which was a very significant company

Motion to approve: C. Clarke    Second: W. Goodman

**Vote:** Opposed - none    Abstaining - none

**The nomination was approved by unanimous consent**

#### **5. The Architecture of James H. Johnson MPDF**

Presenter: V. Bartos

- Letters of support: 2 letters of support, including a letter from Assemblymember Jennifer Lunsford and the Pensfield Preservation Board.
- Letters of objection:
- Financial incentive program:

Virginia Bartos provided a preliminary comment that this nomination takes the form of a multiple property document form (MPDF), which gives a context to important resources that are too scattered to MINUTES for the 186th meeting, December 9, 2021



be listed as a district or some other cohesive unit. Additionally, it is a way to document resources that represent a common theme trend or pattern of history in this case the work of Rochester architect James H. Johnson during his most productive and creative years. As most of his work was done in Monroe, Ontario and Wayne counties, with some fewer projects in Livingston and Genesee counties, the document's geographic area is amorphously defined.

*The Multiple Property Documentation Form (MPDF) for The Architecture of James H. Johnson documents and contextualizes the career and buildings of architect James H. Johnson in the greater Rochester, New York, area, where he worked from 1957 nearly until his death in 2016. During this period, Johnson was responsible for a remarkable body of work that includes some of the Rochester area's most distinctive public, private, and religious buildings, as well as an iconic piece of public art. The historic context is organized into the following themes: Establishing a Solo Practice, 1961-65; Organic Design, 1965-77; and Multifamily Housing, 1965-1977.*

*The MPDF covers the period of Johnson's work from 1961-1977. The year 1961 was selected as the start date because it was in that year that Johnson established his own office in his apartment on Bobrich Drive in the city of Rochester. During the first 15 years of his solo career, Johnson was astonishingly productive, completing several major commissions every year along with a large number of more conventional projects. The year 1977 was chosen as the end period for this MPDF because most of Johnson's most creative and unusual buildings, including all of his earth-cast concrete work and most of his other sculptural and highly complex faceted or angular projects, were built before 1977. Johnson had no more major religious or public projects after the mid-1970s and rarely attempted the kind of boundary-pushing, attention-generating projects that built his reputation. The year 1977 was also an appropriate date because projects completed in the early 1970s are nearing 50-years and can be evaluated with a sense of historical perspective that is not yet possible for projects completed in the last 40 years.*

*In a career spanning nearly 60 years, Johnson designed hundreds of buildings in the greater Rochester area. He is known locally as the designer of the Antell-Whitman House (better known as the "Mushroom House"), Liberty Pole, and Temple Sinai, but his other works are not generally well known, nor is the sheer number of buildings he designed appreciated either by the general public or the architectural community. The Antell-Whitman House is well known, but his other buildings have not received attention outside the Rochester area. His projects were never written up in architectural journals or reviewed by critics. He did not teach or write; he worked with only a handful of associates over the years, none of whose later work suggests a similar interest in defying mainstream architectural currents as thoroughly as Johnson did in his most notable projects. In part his lack of broader recognition may be due to his naturally modest personality; while he did not shy away from attention and was quietly confident in his own artistic vision even in the face of controversy, he was not given to self-promotion, preferring to focus on his work, his clients, and his family. His self-effacing demeanor endeared him to his friends, colleagues, and clients, who likely appreciated (as did the authors of this document, both of whom had the opportunity to meet him) the contrast between his unusual, sometimes otherworldly designs and his reserved, unassuming character.*

*Johnson's most notable buildings are significant as the region's best examples of twentieth-century Organic architecture. As most famously expressed by Frank Lloyd Wright, principles of Organic architecture included unity of site and building, flowing interior space, simplicity and honesty in materials, and an overall harmony of design, often enhanced by the repetition of a common element or motif from small to large scale. Johnson credited Bruce Goff, who had worked with Wright, as a strong influence on his "free" approach to design, and like Goff, he interpreted and applied Organic principles to local conditions in support of his own novel architectural vision.*

Motion to approve: W. Goodman      Second: E. Krieger

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

## **6. James H. and Sarah Johnson House**

Presenter: V. Bartos

- Letters of support: 2
- Letters of objection: None
- Financial incentive program:

*Built in 1975, the James H. and Sarah Johnson House is an outstanding example of twentieth-century organic/sculptural architecture by Rochester architect James H. Johnson. Located at 86 Mountain Road in the town of Penfield, New York, the two-story house was the personal residence and family home of Johnson and his wife, Sarah Genung from 1975 and until 2015. Known for his sculptural designs, Johnson's Mountain Road house design is harmonious with its natural setting. The James H. and Sarah Johnson House is significant under National Register Criterion C in the area of architecture as an outstanding example of James H. Johnson's innovative work, and as one of his best local examples of residential organic sculptural design in the Rochester, New York area. Johnson was responsible for a remarkable body of work that included some of the area's most distinctive public, private, and religious buildings, as well as an iconic piece of public art known as the Liberty Pole (NR listed 2017). For these reasons, the nominated property is also significant under Criterion Consideration G for achieving significance within the past fifty years. Built during a period of suburban expansion, the house was located on a street in the town of Penfield that began as a mid-twentieth-century residential development in what was formerly a largely rural area. The site Johnson selected for the house was an important part of his organic design goals as it was in a hilly part of the town and adjacent to a golf course, now a public park. Most houses built along the subdivision's streets were traditional mid-century architectural styles making the nominated property different from any of its neighbors, a goal of Johnson's that he nurtured since his early training. He purposely sited the house at the edge of a low hill to appear as a one-story, minimally decorated public face on the west and a two-story more private east side with several large windows to take advantage of the scenic view. According to the Multiple Property Document Form, The Architecture of James H. Johnson in the Greater Rochester Area 1961-1977, the house falls into the category of organic sculptural projects (section F-1) and meets the registration requirements as outlined in the document that include integration with the site, asymmetrical footprint, curved walls and roof, and wall features finished in concrete, stone, and/or stucco. The house was constructed during the period of Johnson's organic sculptural work and displays most, if not all, of the character-defining features of that typology.*

Virginia Bartos thanked owner Mary Bayer for drafting this nomination and Christopher Brandt and Katie Comeau, authors of the survey and Gina DeBella who assisted with the research. Chris Brandt, Chairman of the Pensfield Preservation Board, thanked NY SHPO staff for their assistance with this nomination, as well as staff at the Landmarks Society of Western NY.

Motion to approve: G. Sorin      Second: D. Perrelli

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

## **7. Ellwanger and Barry Building, Rochester, Monroe County**

Presenter: V. Bartos

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The Ellwanger and Barry Building is significant under Criterion A in the area of community development as representing the move in the late-nineteenth-century toward multi-story office buildings that transformed the Four Corners area of Rochester, New York, from an overlooked residential and small commercial area into a center of commerce and a desirable location to locate offices and business operations. The Four Corners was the original settlement core of Rochester that by the mid-to-late nineteenth century was recognized by prominent business leaders for its potential to be a showcase for the city, as it contained important civic buildings and had ready access to transportation. The result was the construction of substantial, high-style buildings with amenities to attract local residents and travelers that included galleries, apartments, hotel space, and, most important, offices. Over time, the Four Corners became a sought-after business address with companies like the Ellwanger and Barry Real Estate Company adding attractive, multi-story buildings that reflected their success. The building is also significant under Criterion C in the area of architecture as a representative example of a new building type and as the work of the prominent local architectural firm of Warner and Brockett. When it opened its doors in 1888, the Ellwanger and Barry Building was one of three tall buildings in the Four Corners, all of which revolutionized the scale of the built environment in downtown Rochester. Although not technically a skyscraper, the Ellwanger and Barry Building used new technology such as elevator systems that made the construction of tall buildings possible. Warner and Brockett used features of the Romanesque Revival style, popular in the United States during the late nineteenth century, that conveyed a sense of permanence and grandeur in the Ellwanger and Barry Building. The period begins with the construction of the building in 1888 and ends in 1973 when the last major tenants left the building, leaving it vacant. The period represents its long period of use as a prestigious office building in the Four Corners commercial area of Rochester.*

Motion to approve: D. Perrelli                      Second: J. DiLorenzo

Vote: Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

(The board paused the meeting at 11:23 to break until 11:28. Kathy Howe confirmed quorum and the meeting resumed.)

## **8. Elaine de Kooning House and Studio, East Hampton, Suffolk County**

Presenter: J. Betsworth

- Letters of support: One – Assemblymember Fred Thiele, Jr.
- Letters of objection: None
- Financial incentive program:

*The Elaine de Kooning House and Studio located at 55 Alewife Brook Road in the hamlet of Northwest Harbor in East Hampton is locally significant under Criterion B in the area of Art for its association with Elaine de Kooning, her late career, and involvement with the community of expressionist artists in the Springs and East Hampton. The property meets Criterion Consideration G, properties that have achieved significance in the past fifty years as the place where Elaine de Kooning, a significant female abstract expressionist artist, lived and worked for the longest duration of her productive career. During her late career, when she lived*

*and worked here, Elaine experimented with new themes and series, engaged with the local community of abstract artists, and gained increasing recognition for her current and earlier work.*

Property owner Chris Byrne spoke to the artist's legacy and described hosting artists and other collaborative efforts as continuing in the spirit of Elaine de Kooning.

Kristen Herron inquired about the period of significance begins less than 50 years old. What conditions are necessary for this to be allowed.

Kristen Herron also asked if, given the emerging recognition of significance for Elaine de Kooning's work, whether this property should be listed for National significance.

Jennifer Betsworth responded that these two questions are intertwined in this instance. The entire period of significance for this property falls period between 1975-1989. Because of that, we do have to make an argument that the property is exceptionally significant, it requires more work to show that this period of her life is especially important and more effort to make that argument even within the context of what the level of significance is. Because that period of significance was such a push and entirely beyond that 50-year cutoff, it was a bit of a strategic decision to focus on the local significance of the property and really emphasize Elaine's impact and role within the local community. I don't think that there's any question that she is a figure of national significance and its possible that this nomination could be revisited and expanded in the future. From a strategic perspective, if we have a choice about making the case for exceptional significance and national significance at the same time, sometimes we try to do that.

Motion to approve: K. Herron                      Second: G. Sorin

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

## **9. John Jackson II House, Wantagh, Nassau County**

Presenter: J. Betsworth

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The John Jackson II House is locally significant under Criterion C in the area of architecture as a rare surviving early house updated over two hundred years. The building preserves the original eighteenth century build, a large Greek Revival addition, and late nineteenth and early twentieth century modifications. Originally one of several Jackson houses built along both sides of Wantagh (formerly Jerusalem) Avenue, the John Jackson II House is only one of two such historic houses standing today. The eighteenth and nineteenth-century Samuel & Elbert Jackson House (NR listed, 2006) is located nearby at 1542 Wantagh Avenue. Each house preserves the evidence of eighteenth-century origins consistent with their family's history of ownership and also grew larger over time, acquiring greater historical and architectural significance in the process. The John Jackson II House retains the structural evidence and form of a mid-eighteenth-century period dwelling in its center section, but substantial additions constructed in the mid-to-late nineteenth century, as well as interior alterations associated stylistically with the late nineteenth and early twentieth century. The house's period of significance spans from its approximate date of construction in ca. 1710 through 1936, the death of Charles Bradley, the last owner associated with significant architectural changes to the house.*

*It is additionally significant under Criterion A in the area of settlement for its long association with the Jacksons, an early and prominent family in Wantagh. John Jackson II built the first portion of this house two generations after Robert Jackson helped found the Town of Hempstead during the seventeenth century.*

*The evolution and expansion of the house reflect the fortunes and success of the family over several generations. While the home he constructed was modest in size, John Jackson II played an important role in building the community through his work as a farmer, mill owner, and through his association with the free black community of the Brush. The house was later the site of a murder during the British occupation of Long Island. Other members of the Jackson family associated with this house served as judges, justices of the peace, sheriffs, and other public offices during the eighteenth and nineteenth centuries. The house's Greek Revival expansion is associated with the success of Thomas Birdsall Jackson's political career; he served as County Judge, member of the State Assembly, and a member of Congress during the 1830s and 1840s. The Jackson family owned the property until 1899.*

**Motion to approve:** L. Waletzky      Second: W. Goodman

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

## **10. Ridgewood Fresh Pond Road-Myrtle Avenue Historic District, Ridgewood, Queens County**

**Presenter:** J. Betsworth

- Letters of support: NYC LPC
- Letters of objection: Six letters of objection among 400+ owners in the proposed district
- Financial incentive program:

*The Ridgewood Fresh Pond Road-Myrtle Avenue Historic District is locally significant under Criterion C in the area of architecture for its cohesive collection of small-scale, mixed-use buildings built in a relatively short span of time. The neighborhood of Ridgewood, Queens developed rapidly in the early twentieth century once fast and inexpensive rapid transit brought the area into close connection to the business districts of Brooklyn and Manhattan. While the neighborhood was largely residential—it was essentially a commuter suburb within the city limits—a few of its larger and busier streets were lined with small-scale retail establishments catering to a local clientele. The district encompasses two of these commercial thoroughfares: Fresh Pond Road and Myrtle Avenue, both of which were built up primarily with three-story store-and-flats buildings containing storefronts on the ground floor and apartments on the upper stories. The rapidity at which Ridgewood developed led to a notably cohesive building stock. Most of the buildings in the neighborhood date to the two decades between 1905 and 1925, and many were produced by a relatively small group of developers collaborating with an even smaller group of architects. Often, they produced long rows of similarly-designed buildings, speculatively built in anticipation of finding ready buyers for the row houses, tenements, and store-and-flats buildings. Initially, most of the buildings in Ridgewood were designed in the Renaissance Revival style of architecture; within the historic district, nearly half of the buildings employ this style. By the 1910s the neighborhood's architects began using a slightly broader palette of architectural styles—particularly the Colonial Revival and Mediterranean Revival, often mixed with Arts and Crafts motifs. While most of the district was built out by 1930, commercial alterations were common through 1960. These ranged from smaller storefront alterations to new architect-designed facades and reflected the need to update buildings for continuing commercial use. The period of significance begins in 1900—just before the Myrtle Avenue elevated extension opened and the first buildings in the district were completed—and extends through 1960, the point by which all of the architecturally significant buildings and alterations in the district were complete.*

Motion to approve: W. Aldrich      Second: D. Perrelli

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

Chairman **Doug Perelli** asked why this commercial core was ignored during earlier efforts to list on the State and National Registers.

**Jen Betsworth** reported that due to so many storefronts alterations since the date of original construction, there was a demonstrable lack of support for landmarking in the past. **Kath LaFrank** indicated that staff at SHPO had been less supportive, resulting in a number of smaller districts being established in the neighborhood rather than one larger district.

### **11. John James Audubon Houses, Hamilton Heights, New York County**

Presenter: Linda Mackey

- Letters of support:
- Letters of objection:
- Financial incentive program: Federal and State HTC programs

*John James Audubon Houses, located in the Hamilton Heights neighborhood of Manhattan, is a public housing high-rise that was completed in 1962. Construction of the building was accomplished through state-based funding efforts. The building is significant at the local level under Criterion A in the category of politics and governments as a representative and intact example of early vest-pocket, or scattered-site, housing development by the New York City Housing Authority (NYCHA).*

*The earliest vest-pockets housing developments were conceived in the 1950s, as NYCHA sought alternative, less destructive means of providing affordable housing units in the city. The conception, therefore, was a direct response to the issues resulting from superblock, or campus-style, complexes. By the mid-1950s, NYCHA grew increasingly aware of the disruption caused by superblocks, namely large-scale demolition and residential displacement. As a result, the housing authority turned to vest-pocket housing, which originally consisted of infill construction, or small “pocket” developments, typically smaller than a full city block and sited on individual sites within existing communities.*

*Vest-pocket developments by design required little demolition and minimal tenant displacement, targeting little used or vacant properties. The vest-pocket concept sought to house at least 50 percent more people than it displaced. Despite these differences, the earliest examples of vest-pocket housing, of which the subject building was the first to be completed, evolved out of the tower-in-the-park concept and consisted of isolated housing towers, similar in design to those located in superblock developments.*

*Between 1962, following the completion of Audubon Houses, and 1968, approximately twenty-four vest-pocket housing towers were constructed in a similar manner on underutilized properties. By 1966, however, criticisms of the early vest-pocket design, paired with President Johnson’s Model Cities program, resulted in NYCHA’s development of a new form of vest-pocket housing, which saw an even smaller-scale approach that also included the rehabilitation of existing buildings.*

*This second iteration of vest-pocket design sought to conform more closely to the respective neighborhoods, often resulting in low- or mid-rise construction. Audubon Houses serves as an excellent representation of NYCHA’s initial vest-pocket housing concept. The site chosen for the building was largely undeveloped and little to no displacement occurred as a result, highlighting NYCHA’s goal of housing more people than they displaced. Furthermore, the building’s design illustrates the isolated tower-in-the-park form that dominated early vest-pocket designs. Audubon Houses retains integrity and marks an important stage in the history of*

*public housing in New York City, just prior to the introduction of major changes under the Model Cities Program. The building has remained in use as affordable housing since its opening on April 30, 1962. The period of significance extends from 1961 to 1962, inclusive of the period of construction.*

Gretchen Sorin commented that the nomination reads in such a positive way as if all these projects were positive – the history seems a bit skewed.

Kath LaFrank stated that she felt the NYC Housing Authority (NYCHA) was trying to do something positive in attempting a scattered-site build-out for public housing. Shortly after, NYCHA further evolved their housing plans to smaller scale projects. The nomination documents what NYCHA sought to aspire.

Gretchen reiterated that she felt it was important for this documentation to not just reflect what was aspired to, but the actual effect.

Carol Clark noted that she has a different perspective on this matter, stating that it is exciting to see this series of NYCHA properties being considered. New York has a very proud history in the development of public housing in the United States and the Audubon Houses appear to be clearly worthy of listing.

Motion to approve: C. Clark Second: D. Perrelli

**Vote:** Opposed - none Abstaining - none

**The nomination was approved by unanimous consent, with stipulation that nomination be modified regarding social history components per request of G. Sorin and review by G. Sorin.**

## **12. Mary McLeod Bethune Houses, Washington Heights Neighborhood, New York County (2:10)**

Presenter: Linda Mackey

- Letters of support:
- Letters of objection:
- Financial incentive program: Federal and State HTC programs

*Mary McLeod Bethune Houses is a senior public housing tower constructed by the New York City Housing Authority (NYCHA). Located on the southernmost border of New York's Washington Heights neighborhood, the tower has served in its original capacity since opening in March of 1967. The Mary McLeod Bethune Houses is locally significant under Criterion A in the category of POLITICS/GOVERNMENT as an early, intact, and representative example of a federally funded senior high-rise in New York City. Before 1956, affordable housing dedicated specifically to senior citizens was virtually non-existent. As the need to develop housing for the elderly grew increasingly necessary at the halfway point of the twentieth century, the government took action. The Housing Act of 1956 expanded federal affordable housing programs to accommodate seniors, and, as such, funded the development of specifically built senior housing complexes. Subsequent housing acts, including those in 1961 and 1965, further expanded this aspect of the program, providing significant funding from the federal government for the construction of affordable senior housing. At that same time, NYCHA focused its efforts on expanding the total number of city-owned units in the city, while making an effort to provide alternatives to the development of superblocks and the inevitable large-scale demolition and displacement that followed. Federal funding for senior housing, therefore, opened the door for NYCHA to increase its total unit count and meet the demand for affordable housing for senior citizens. The Mary McLeod Bethune Houses was among the first federally funded senior housing developments in New York City. Additionally, as an example of early vest-pocket development, the building was also among the city's first senior housing high-rises not associated with an existing campus-style, or superblock, housing development. The period of significance for the building extends from 1965 to 1967, inclusive of the period of construction.*

Gretchen Sorin expressed her disappointment that the only two nominations presented on this agenda related to African Americans were “projects.”

Motion to approve: W. Aldrich      Second: C. Clark

**Vote:** Opposed - none    Abstaining - none

**The nomination was approved by unanimous consent.**

W. Aldrich inquired as to why the Hunt’s Point Rail Station nomination was pulled from the agenda. L. Mackay replied that the nomination will be presented in March 2022, delayed assuring proper notification of all owners in a complex ownership arrangement.

### **13. Lillian Wald Residence at 265 and 267 Henry Street, Lower East Side, New York County**

Presenter: K. LaFrank

- Letters of support: NYC LPC
- Letters of objection:
- Financial incentive program:

*The Lillian Wald Residence, at 265 and 267 Henry Street, is nationally significant under criterion B in the areas of health, social history/women, and social history/LGBT for its association with the life and work of the nationally influential public health nurse and progressive reformer Lillian Wald (1867-1940), founder of the Henry Street Settlement. The settlement was founded in 1893 in a Lower East Side tenement at 27 Jefferson Street (demolished) and moved to nearby 265 Henry Street in 1895. Wald moved into the building the same year, and her living and working space extended to 267 Henry Street in 1906, the year that building was acquired by the settlement. Wald lived and worked in 265 and 267 Henry Street until her retirement in 1933. Wald’s bedroom/sitting room was located in 265, and she also had access to a sleeping porch immediately off her bedroom; however, the dining room, where Wald ate and held meetings, was located in the adjacent building at 267. She moved freely between the two spaces in the course of the day and in both spaces, as well in the other communal spaces of these buildings, she organized the work of the settlement, socialized, and served as the head of “the Family” (the term she used to describe the women who lived and worked there with her). Her private spaces were also the places she experienced intimate relationships with women. As such, these two resources are those most closely associated with her productive life and significant achievements. In 1906, the two buildings were physically interconnected, facilitating their use as both a settlement house and a home. The nature of the interconnection has left 265 and 267 substantially intact to Wald’s period, and the spaces she inhabited (her bedroom, sitting area, sleeping porch, dining room) remain substantially intact and able to illustrate the period of her residence. Because this nomination specifically recognizes Wald’s life and work, the boundary has been drawn to include only 265 and 267 Henry Street, her home for thirty-eight years.*

Barbara Kancelbaum, Vice President for Marketing & Communications thanked the review board for thoughtfully considering the nomination: “the team at Henry Street Settlement had long felt that it was important to acknowledge our site's LGBTQ history and had reached out to the NYC LGBT Historic Sites Project several years ago with an interest in re interpreting our National Register listing and while we’re very careful not to ascribe words or feelings to our trail blazing founder Lillian Wald, we can't help but think she would be thrilled with this designation.”

Motion to approve: C. Clark    Second: W.Aldrich

**Vote:** Opposed - none    Abstaining - none

**The nomination was approved by unanimous consent**



#### **14. Smith-Voorhees-Covenhoven House, Town of Glen, Montgomery County**

Presenter: E. Czernecki

- Letters of support: Town of Glen Historian
- Letters of objection:
- Financial incentive program: New York State Historic Homeownership Rehabilitation Credit

*The Smith-Voorhees-Covenhoven House, located in the Town of Glen, Montgomery County, is significant under NRHP Criterion C in the area of Architecture. The nominated dwelling, built ca. 1786 and modified subsequently, is significant for its representation of shifting architectural tastes in the immediate post-Revolutionary period, and the adaptations made to traditional building practices to accommodate them. The house is of the two-story, end-gabled, center hall type that became increasingly common in the Mohawk Valley after the Revolution, it being a type strongly associated with New England building traditions. Yet the house is framed in the New World Dutch manner with a series of closely spaced H-bents, a framing system typically employed for story-and-a-half constructs in Dutch and German-settled areas, but in this instance modified to accommodate a full second story. As such, the building portrays the adaptation of existing building traditions and techniques in the face of architectural and cultural change. Many of the interior features date to the occupancy of Peter Voorhees, who appears to have finished or otherwise redecorated the center hall and western rooms in the Federal style early in his ownership, from 1796 to 1815. In 1826 Seth Covenhoven bought the house, and he appears to have added the kitchen ell—a reused structure constructed ca. 1800— and reoriented the house to a new highway opened after 1828. Covenhoven’s son, also Seth, made few changes and established a pattern of preservation sustained through subsequent ownerships that allows for some understanding of how different construction and stylistic traditions intersected in the post-Revolutionary period in rural Montgomery County. The cited period of significance, ca. 1786-ca. 1830, encompasses all of the architecturally significant changes made to the residence early in its history.*

Chairman Doug Perelli noted an inconsistency in the Contributing/Non-contributing building count; this will be corrected in the final nomination submitted to NPS.

Motion to approve: W. Goodman      Second: J. DiLorenzo

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

#### **15. Olbiston Flats Apartments, Utica, Oneida County**

Presenter: E. Czernicki

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The Olbiston Flats, constructed in 1898, represents a significant contribution to Utica’s social and architectural history as an illustration of apartment-style living in the late nineteenth and early twentieth centuries. Organized on a large rectangular site situated at the northeast corner of Genesee Street and Clinton Street, the large apartment complex was purpose-built with about one hundred original units to accommodate middle- to upper-class multi-family housing in Utica’s Genesee Hill neighborhood at a time of population growth. In anticipation of the need for more prestigious housing for the upper and middle classes in this area of the city, real estate developers Milton H. Northrup and Seymour D. Latcher hired architect*

*Richard A. George to design the Olbiston Flats in 1898, replacing the previous Genesee Flats building, which was destroyed by fire on the same site in 1896. This apartment building, reminiscent of the row house typology with Renaissance Revival styling, illustrates a distinctive architectural response to the issue of fireproofing and designing urban housing, recalling an important aspect of the turn-of-the-twentieth-century residential growth and development in the city of Utica. The Olbiston Flats is significant under Criterion A in the area of social history for its impact on the residential settlement patterns and development of Utica's Genesee Hill neighborhood, specifically apartment dwelling for the upper and middle classes in the early to mid-twentieth century. In this way, the construction and design of the Olbiston Apartments substantially encouraged a denser type of residential settlement for this neighborhood in a pattern that became characteristic of the early twentieth century.*

*The Olbiston Flats is significant under Criterion C in the area of architecture as an example of an Apartment building type using Renaissance Revival style details. Designed by Richard A. George, the building exhibits a repetitive interior plan that reflects an interest in maximizing fireproofing and cost efficiency in its design and construction while providing large, airy, light-filled spaces to the units inside. This emphasis on fireproofing was accentuated with ornamental details on the exterior lending a sophisticated aesthetic approach to this otherwise repetitive design. Renaissance Revival details such as undulating bay windows, carved ornamental stone details, and sandstone columns and entablatures at each entrance would have made the repetitive façade, reminiscent of the Row House typology, attractive to upper and middle-class tenants.*

*The period of significance begins in 1898, when the Olbiston Flats was constructed, and ends in 1960, when the broader historic context of residential settlement patterns had fully changed the Olbiston Flats to a working-class tenant population due to the predominant trend of upper- and middle-class residents moving to the suburbs. By this time, the original 100 units had been subdivided into 150 units and the building had been sold multiple times.*

Motion to approve: J. DiLorenzo      Second: K. Herron

Vote: Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

## **16. Schenectady Savings Bank, Schenectady, Schenectady County**

Presenter: J. Finelli

- Letters of support:
- Letters of objection:
- Financial incentive program:

*Schenectady Savings Bank is significant under Criterion A in the area of commerce for its long association with one of the city's most important financial institutions and specifically for its association with nationwide changes in the banking industry that began after the Depression and culminated after World War II as banks sought to restore confidence in the banking industry and redefine themselves as part of the retail sector. These themes were manifest in changes to the bank's facade and especially in its interior plan, materials, and finishes. The bank was constructed in 1905, altered in 1927, 1952, and 1973 and generally retains integrity to the 1952 and 1973 periods. The period of significance begins with the date the first section of the building was constructed and extends to 1973 to encompass the last significant alteration. As completed in this period, the building represents its long association with the banking industry in Schenectady.*

Jay DiLorenzo noted his curiosity with this building over years of passing through Schenectady and appreciated the nomination's detailed description of phases of modernization and design to bring the building to its current look. James Finelli noted this is only being listed under Criterion A.

Motion to approve: J. DiLorenzo      Second: C. Clark

Vote: Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **17. Schenectady Public Market and Scale House, Schenectady, Schenectady County**

Presenter: J. Finelli

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The Schenectady Public Market and Scale House is eligible for listing on the National Register of Historic Places under Criterion A in the areas of Commerce and Government for its role in the development of government-regulated public commerce. The Schenectady Public Market was established in 1915 near downtown Schenectady to serve the city's growing industries and commercial spaces in the early twentieth century. Growing traffic congestion and increasing concern among city officials about consumer safety led the city to establish the public market as a centralized location where both regional farm produce and locally butchered meat could be weighed and inspected before public purchase. Constructed at the same time as the market, the scale house served both as a place to weigh goods and as city offices for market regulators. Over time the uses of the scale house evolved with the public market, and in 1939 it was converted from a weigh house to a comfort station, replacing the earlier comfort station at the public market. The Schenectady Public Market continued until 1970 even as supermarkets replaced open-air markets, though by that point it had become a wholesale market. The period of significance begins with the construction of the public market and scale house in 1915. The open-air public market continued in some form until 1970, and while the scale house had ceased to be used for its intended function by the late 1930s, it continued to function as a public comfort station for the market through the market's existence. Consequently, the period of significance ends in 1970. The Scale House is additionally eligible under Criterion C in the area of Architecture as a unique and rare surviving example of an early-twentieth-century market building typology. Scale houses and weigh houses were once a ubiquitous function of the public markets dating back to the colonial period. Typically, simple one-story buildings, these buildings often functioned as an office or even little more than a shed for the storage of scales to be used by a publicly appointed weighmaster. By the early twentieth century, expansive and commanding public market buildings had largely replaced outdoor markets or stalls as places for commerce. Scale houses appear to have been incorporated into these buildings as dedicated offices or spaces for weighing goods. The Schenectady Public Market did not have a market building and instead used outdoor stalls. Consequently, the scale house took on a greater role within the market, serving as a form of gatehouse, offices for variously the scale keeper, city sealer, and meat inspector, and a weigh station. A large central arch permitted the passage of trucks and wagons which were weighed on a set of scales that were likely embedded in the ground. Additionally, this singular building was constructed in the Dutch Colonial Revival style; the building's decorative features stand apart from the surrounding industrial architecture. The use of the Dutch Colonial Revival style shows a continued fascination with Schenectady's Dutch past even during unprecedented early twentieth-century growth.*

Jay DiLorenzo requested that the unique floor and circulation plan for the building be further detailed in the final nomination submitted to NPS.

James Finelli noted this nomination was initiated as a Cooperstown Graduate Program project. Professor Cindi Falk and student Mary Zell Galen expressed their appreciation to NY SHPO staff for support in developing this material and bringing it to the board.

Wint Aldrich asked if this building was architecturally designed. James Finelli reports that plans are missing from the City of Schenectady and the answer to that question remains elusive.

Motion to approve: J. DiLorenzo      Second: W. Aldrich

Vote: Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **18. McKownville-Country Club Highlands Historic District, Guilderland, Albany County**

Presenter: J. Carter

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The Country Club Highlands Historic District is a residential enclave that chronicles the suburban development of the greater Albany, New York region during the early to mid-twentieth century. Located in Town of Guilderland's McKownville neighborhood, the latter named for a prominent early family that operated a turnpike tavern, the nominated district area was surveyed and subdivided in 1912 by the Witbeck family, which had come to own the former McKown tavern and farm property, in association with A.F. Pitkin. This residential development was in part facilitated by the presence of a trolley line, later replaced by bus service, which provided neighborhood residents with regular and convenient transportation to downtown Albany's commercial core. Nevertheless, by the 1920s, many of the houses located in the Country Club Highlands neighborhood had associated freestanding automobile garages, those being positioned in relation to secondary service streets that formed an important aspect of the development's rectilinear circulation plan. The land to the immediate north, now the State University of New York's sprawling uptown Albany campus, had already been transformed by the establishment of the Albany Country Club in the 1890s, an indication that the area was transitioning away from its earlier agrarian character. Soon after the 1912 survey was completed and filed, parcels within the subdivision were offered for sale in newspaper advertisements, which touted the location's amenities and proximity to Albany. During the mid- to later-1910s, new housing was built, following accepted patterns relative to the developing field of American suburban domestic architecture. Prominent among the district's building stock are distinctive examples of popular residential architectural idioms, among them expressions of the progressive Arts & Crafts movement and various popular revival styles. The district presents as a cohesive assemblage, accounted for by its collection of characteristic pre-Second World War suburban architectural housing types and by the uniformity provided for by consistent setbacks, modest landscaping elements, building orientation, and the overarching circulation system of main roads and secondary service alleys. The Country Club Highlands Historic District is being nominated to the NRHP in association with Criterion A, in the area of Community Planning & Development, as an intact example of an early twentieth-century residential subdivision, and Criterion C, in the area of Architecture, for its largely intact collection of domestic suburban architecture from the first half of the twentieth century.*

*The cited period of significance, ca. 1910-52, corresponds with the original layout and development of the Country Club Highlands subdivision; the terminal date of 1952 accords with the first decades of development and closely corresponds with the 1951 Sanborn fire insurance map, which depicts development to that date and which has been used to make determinations relative to contributing and non-contributing building*

*status. The district includes a small number of post-1952 buildings that have been deemed non-contributing, as they collectively portray design trends corresponding with that decade; conversely, most of the contributing building stock relates to pre-Second World War design trends and tastes.*

Ellen Manning, representing the McKownville Improvement Association, spoke in favor of the nomination and expressed her thanks to James Carter and Bill Krattinger from NY SHPO staff.

Motion to approve: L. Waletzky      Second: D. Perrelli

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **19. Reynolds House, Alfred, Allegany County**

Presenter: D. Boggs

- Letters of support: Village of Alfred Historian
- Letters of objection:
- Financial incentive program:

*Located in the village of Alfred, Allegany County, New York, the Reynolds House is significant under Criterion C in the area of architecture as a highly intact local example of Picturesque villa architecture with eclectic elements. Completed ca. 1864 by local feed mill owner James Lester Reynolds, the asymmetrical composition and tower are Italian Villa in form yet the design draws freely from other sources including the Italianate, Second Empire, and even the Gothic Revival. Named for the family who owned it for more than a century, the house is also commonly known among locals as the Christmas House due to its historic red and green exterior paint scheme that has been replicated based on physical and documentary evidence. The south-facing façade of the house exhibits distinctive features of contemporary villa architecture, particularly in its prominent multi-story tower, which is surmounted by a Second Empire style mansard roof; other period features include a front-facing cross-gable with ornate bargeboard with pendants, arched window openings, a projecting bay window, deep bracketed eaves, decorative window lintels, and a porch with chamfered posts. The exterior design features are eclectic in derivation and the façade is decidedly asymmetrical in composition. Inside, the Reynolds House retains much of its historic floor plan and features including a front hall with cantilevered open-stringer staircase, a well-lighted parlor, paneled doors, and original window trim. The cited period of significance is ca. 1864, the date of construction of the house.*

Property owner Tim Nichols spoke in support of the nomination and expressed his appreciation to Dan Boggs and NY SHPO staff.

Motion to approve: W. Goodman      Second: K. Herron

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **20. The North Main & West Water Historic District Boundary Increase, Elmira, Chemung County**

Presenter: D. Boggs

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The North Main & West Water Historic District Boundary Increase is significant under Criterion A for association with commerce important in the development of Elmira, and Criterion C for its collection of late 19<sup>th</sup> to early 20<sup>th</sup> century commercial, religious, and civic architecture. The expansion adds two areas to the listed district: The western part of the boundary increase, along West Water Street, encompasses contiguous commercial and governmental buildings that retain their integrity and directly relate to the adjacent commercial development in the original historic district; the northern extension, centered around Wisner Park, with its monuments and churches encompassing a significant public gathering place, tells a more complete story of the historic and architectural development of this neighborhood. The original district included twelve of the city's significant commercial buildings. The expanded district considers the neighborhood in a broader context—commercial, religious, recreational, and governmental activity. The expansion includes some of Elmira's most architecturally significant buildings, some designed by important local and regional architects, including Horatio Nelson White, Richard M. Upjohn, Henry Dudley, and Pierce & Dockstader. Others highlight the commercial growth of Elmira noted in the original district nomination. Wisner Park and the surrounding churches reflect the multifaceted use of this downtown and reflect the broad trends of Elmira's development seen throughout the original district and this expansion.*

Motion to approve: J. Lemak                      Second: W. Aldrich

**Vote:** Opposed - none    Abstaining - none

**The nomination was approved by unanimous consent**

## **21. The J. Garner West House, Stony Point, Rockland County**

Presenter: C. Towers

- Letters of support:
- Letters of objection:
- Financial incentive program:

*The J. Garner West House, located in Stony Point, Rockland County, is an architecturally significant resource. Erected in the early 1880s, the Garner House remains a noteworthy local example of Second Empire- style domestic architecture, despite the loss of its original front and rear porches, along with minor interior modifications. It exhibits many features linking it directly to this French-inspired architectural mode, as manifested in its exterior massing, ornamental treatments, and mansard roof, the latter a key feature of this period style; inside, the high-ceilinged principal spaces and remaining original finishes speak effectively to the house's quality and the economic and social stature of its original occupants. The house was resided in by J. Garner West and family until around 1900, at which time the family moved to an adjacent property; by the 1940s it had fallen into a relative state of dereliction, before being purchased by Rollo Peters, a member of the New York City theater community. It is being nominated in association with NRHP Criterion C, in the area of Architecture, as a notable and largely intact example of Second Empire-style residential architecture in the Stony Point area of Rockland County, New York. The cited period of significance, ca. 1882, corresponds with the date of construction of the house.*

Property owner Catherin Donnelly thanked Chelsea Towers and the State Review Board for their respective roles in developing and advancing this nomination.

Wint Aldrich noted that Thomas Garner was the owner and developer of Cohoe's beloved Harmony Mills, among other industrial investments around NYS.

Motion to approve: W. Aldrich          Second: J. DiLorenzo

**Vote:** Opposed - none      Abstaining - none

**The nomination was approved by unanimous consent**

### **REPORT OF THE CHAIR** – Doug Perrelli

Doug Perrelli noted the fall meeting of the State Council of Parks, on which he serves in his capacity as Chairman of the SRB. The meeting was held in and around Allegany State Park in southwestern New York and included.

Doug reiterated his interest in the SRB meeting at least once per year at a State Historic Site. He also appreciated the full attendance evident today as well as active discussion of the nominations.

### **NEW BUSINESS**

Kathy Howe recommended continuation of the current "second Thursday of the month" quarterly meeting schedule:

Thursday, March 10, 2022

Thursday, June 9, 2022

Thursday, September 8, 2022

Thursday, December 8, 2022

No immediate conflicts to this proposed schedule were noted.

Board resolutions were presented to Michael Lynch and Lucy Waletzky honoring their service to the NY SHPO, OPRHP, and State Review Board, respectively.

### **ADJOURNMENT**

There being no additional action required of the board, a motion to adjourn was made by D. Perrelli, seconded by **W. Aldrich**.

**By voice vote, with none opposed, the motion carried.**

**Meeting adjourned at 1:49 PM**

Prepared and submitted by board secretary R. Daniel Mackay

# ATTACHMENT 1

## NEW YORK STATE BOARD FOR HISTORIC PRESERVATION

### RESOLUTION

Commending Lucy Rockefeller Waletzky for Exemplary Service to the People of the State of New York and to the Cause of Historic Preservation

December 9, 2021

WHEREAS, this Board wishes to honor Lucy Rockefeller Waletzky on the occasion of her last meeting in service to the New York State Board for Historic Preservation and pay tribute to her unflagging and devoted service to the People of the State of New York and the cause of historic preservation;

AND WHEREAS, Lucy has served as Chair of the New York State Council of Parks, Recreation and Historic Preservation since March 2007. She has been Chair of the Taconic Region Parks Commission and a member of the New York State Council of Parks since February of 2004. In her capacity as Chair of the State Council of Parks, she has held a seat on this board;

AND WHEREAS, during her fourteen years of service to this board, including a term as Chair, Lucy has contributed to the detailed consideration of over 1100 nominations representing the listing tens of thousands of historic structure and sites to the State and National Registers of Historic Places in every county of New York State;

AND WHEREAS, Lucy has also devoted herself to the betterment of the New York State Park system, supporting projects and initiatives that have enhanced this agency's landholdings, stewardship and environmental practices;

NOW THEREFORE, BE IT RESOLVED, that the New York State Board for Historic Preservation hereby recognizes with gratitude the decades of devoted public service performed by Lucy Rockefeller Waletzky, that we celebrate her



accomplishments as highlighted above, and welcome her continued involvement in historic preservation causes and initiatives.

Approved by unanimous vote.

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Douglas Perrelli, Chair  
New York State Board for Historic Preservation

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Date

# ATTACHMENT 2

## NEW YORK STATE BOARD FOR HISTORIC PRESERVATION

### RESOLUTION

Commending Michael Lynch for Exemplary Service to the People of the State of New York and to the Cause of Historic Preservation

December 9, 2021

WHEREAS, this Board wishes to honor Michael F. Lynch on the occasion of his retirement from the post of Director, Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation, and pay tribute to his twenty-seven years of productive and devoted service to the People of the State of New York and the cause of historic preservation;

AND WHEREAS, Michael began his service in the State Historic Preservation Office in 1977 as a Junior Restoration Coordinator, and initially left the agency in 1999 as Senior Restoration Coordinator;

AND WHEREAS, in this initial service to the NYS Office of Parks, Michael accrued such accomplishments as certifying the first tax-leveraged rehabilitation project in the country (Sibley Mansion, Rochester, 1978), assisted in organizing national conferences on windows and interiors, contributed to NPS and National Trust publications, wrote for the Preservation League of New York State and New York Landmarks Conservancy, and became President of the Association for Preservation Technology International;

AND WHEREAS, upon leaving public service, Michael had a varied and accomplished career with both the not-for-profit Society for Preservation of New England Antiquities (now Historic New England), the oldest and largest regional heritage organization in the nation and in corporate and private architectural/engineering practices;

AND WHEREAS, Michael has volunteered his expertise to numerous organizations and properties, most notable is his role as Chair of the National Trust for Historic Preservation's Advisory Council for Chesterwood, the home of sculptor Daniel Chester French in Stockbridge MA.

AND WHEREAS, with this broad experience in hand, Michael returned to NYS Parks in 2016 to serve ably in the role of Director, Division for Historic

Preservation for Commissioners Rose Harvey and Erik Kulleseid, directing the work of a nation-leading State Historic Preservation Office;

NOW THEREFORE, BE IT RESOLVED, that the New York State Board for Historic Preservation hereby recognizes with gratitude the decades of devoted public service performed by Michael F. Lynch, that we celebrate his accomplishments as highlighted above, and that we wish him renewed health and a productive life in retirement, in hopes that he may accomplish a diverse list of preservation and family-themed projects, research, and publications.

Approved by unanimous vote.

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Douglas Perrelli, Chair  
New York State Board for Historic Preservation

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Date