

Ancram Hamlet Historic District, Town of Ancram, Columbia County

The Ancram Hamlet Historic District, located in Columbia County, New York, is a rural historic district comprised largely of vernacular buildings and structures that collectively portray the growth of this locale during the nineteenth and early twentieth centuries. Principal among these resources are a number of modest story-and-a-half dwellings which exhibit features corresponding with the popularity of the Greek Revival style, in addition to buildings which are representative of later architectural fashions and periods of development. The hamlet's initial development dates to the 1740s, at which time the Livingston family established an ironworks there on the course of the Roeliff Jansen Kill, the first such iron processing operation in the Province of New York. Once contained within the bounds of Livingston Manor, which at one time embraced a large portion of present-day Columbia County, the hamlet evolved in association with the Livingston ironworks which was transformed, after 1850, into a paper manufactory, a use that continues to the present day. By the dawn of the nineteenth century Ancram remained a sparsely populated hamlet centering on the ironworks; however, during the second and third quarters of that century, it experienced a modest but sustained period of growth which was expressed architecturally in the construction of new housing stock, two churches, a number of stores, and two hotels. Most of the domestic building stock can be generally characterized as folk housing, exhibiting as it does a conspicuous modesty of scale and ornamentation that continues to convey the social and economic background of this historic community's tradespeople, iron workers and mill hands. The prevailing architectural sentiment expressed in Ancram's nineteenth century architecture is the Greek Revival style, the popularity of which corresponded with the hamlet's growth in the middle decades of the nineteenth century; any number of its houses and commercial properties, along with the Lutheran and Methodist churches, display the influence of this architectural fashion. Expressions of Picturesque and Late Victorian architecture are also present, though to a more limited extent, as are a small number of buildings of more recent conception, namely twentieth century houses of the bungalow and Cape types. Also included within the district boundary is the Union Cemetery, where many former Ancram residents are interred. The district is being nominated in association with NRHP Criterion A, in the areas of Commerce and Industry, in addition to Criterion C, in the area of Architecture.

Calvary Episcopal Church, Burnt Hills/Town of Ballston, Saratoga County

Calvary Episcopal Church, located in Burnt Hills, is an important and relatively early example of Gothic Revival ecclesiastical architecture in Saratoga County, New York. The nominated building, first used for religious services by its organization on Christmas Eve 1849—and dedicated the following year by Maryland Bishop William Rollinson Whittingham, acting on behalf of the New York Episcopal Diocese, once the parish was freed from its construction debts—was subsequently modified in 1858, at which time transepts were added to accommodate seating for additional parishioners. Its exterior is characterized by a number of original or early features, among them vertical board-and-batten siding, an engaged central tower with open belfry, low gable-roofed transepts, and Gothic ornamental features crafted from wood. While conservative in overall form—the use an engaged central tower in concert with a gable-roofed main block represented the continuation of longstanding Wren-Gibbs church traditions, albeit cast in Gothic stylistic terms—the building nevertheless displays distinctive attributes of the Gothic Revival mode as applied to frame construction, the board-and-batten sheathing furthering the verticality manifest in this architectural style. The Rev. Edward Davis, Calvary's first rector—who served this parish tirelessly for its first six years, and without salary—was instrumental in the formation of this church and the building's construction, which he helped to finance personally. Both he and his wife, Belinda Emmot Davis, were constant patrons of the fledgling parish, and also donated the lot and

paid for the construction of the rectory, the land on which a sexton's house was built, and stained glass windows in the church, among other items. The establishment of Calvary church and the construction of a dedicated house of worship was driven by the arrival in Burnt Hills of large numbers of English mill hands, who had come there to work in the wallpaper factory established by Cady Hollister, another influential figure in the church's early history. In 1966 the building was badly damaged by fire, the result of arson; after swiftly debating the merits of restoration, the parishioners decided to hire Douglas Hedlund, a Schenectady-based architect, to guide the repair and augmentation of the building, which occurred between 1966 and 1978. The church today presents itself largely as a result of two major phases of development, those being the initial 1849-58 campaign and the 1966-78 restoration campaign, the latter which was responsible for the building's rehabilitation following the fire. Given its relative rarity as an important early example of Gothic Revival ecclesiastical architecture in this region north of Albany, and its survival alongside a complex that includes the 1877-95 parish hall (since expanded), the 1849 cemetery and the 1856 rectory, the building and associated features are being nominated in association with Criterion C, in the area of Architecture. The cited period of significance terminates at 1966, given the work undertaken to restore the building following the fire, but thus excludes the 1978 work, which was nevertheless part of a plan first developed following the fire.

Newton-Taber-Marvin Farm, Town of Nassau, Rensselaer County

The Newton-Taber-Marvin Farm is an architecturally and historically significant resource located in the Town of Nassau, Rensselaer County, New York, with a continuous history of farming activity and occupancy that dates back to the eighteenth century. The first identified owner of the nominated land was Abner Newton, a native of Worcester, Massachusetts and a veteran of the American Revolution, who improved and farmed these lands under a lease agreement from the Van Rensselaer family in the later eighteenth century. Around 1800 the Newton farm, consisting at that time of upwards of 400 acres, was subdivided and sold off, a portion of it being purchased subsequently by the Taber family; at that time the Van Rensselaer lease obligations for that acreage were taken on by two brothers, Gershom and William Taber, sons of Peleg Taber, a Quaker and Rhode Island native. Next the land was farmed by the Marvins, who had intermarried with the Taber family, beginning in the early 1870s; their occupancy spanned over a century and ended in the 1970s, during which time the property remained actively farmed. The nominated farmstead, which continues in active agricultural use to this day, retains a number of contributing buildings and structures, principle among them a commodious English three-bay threshing barn, likely dating to the late eighteenth century and the Newton family period, and a story-and-a-half dwelling built in the early years of the nineteenth century, for the Taber family, and which has been subsequently aggrandized; that house incorporated into its physical fabric building components likely salvaged from a house on site. The Newton-Taber-Marvin farm is set within an evocative and compelling agrarian landscape that contrasts open fields and pasture aligned by stone walls with wooded lots and expansive views of the Taconic Mountains to the east. The property is being nominated under NRHP Criterion A, in the area of Agriculture, given its long-established and documented history as a functioning farm, during which time the focus of its agricultural endeavors evolved in response to local and regional trends; both the landscape and the farm's various outbuildings attest to this long and layered history of usage. It is additionally being nominated under NRHP Criterion C, in the area of Architecture, given the survival of a number of significant buildings which portray various themes in regional vernacular architecture, among them the commodious threshing barn and the early nineteenth century dwelling.

St. Paul's Evangelical Lutheran Church, Town of Berne, Albany County

St. Paul's Evangelical Lutheran Church, which since 2009 has operated as the Helderberg Evangelical Lutheran Church, is a cornerstone of the Berne community and a building of considerable architectural and historic interest to both the

town and to the greater Helderberg region. Begun in 1835 and completed and dedicated in May 1836, the church remains this rural Albany County hamlet's most impressive work of nineteenth-century architecture, as manifested in its overall scale, brick construction, and tall bell tower. The first work of brick architecture in the immediate area, the nominated building was constructed under the auspices of builders John Wolford and John McDonald, using brick which was prepared and fired on a nearby farm and with locally sourced timber and plank. Its design recalls traditional Protestant meetinghouse models as developed by the first decades of the nineteenth century under Wren-Gibbs influence, with a rectangular-shaped plan, gable entrance, separate lower and upper window units, and a multi-stage bell tower; the preeminent interior concern was a well-lighted auditorium with seating at floor and gallery level, the balance of the plan being given over to a narrow entrance vestibule across the front of the building. While modified and renovated at multiple points during its history, the building nevertheless retains its basic interior spatial layout and many design features reflecting its original mid-1830s construction date, at which time the Greek Revival style was gaining widespread acceptance in rural areas of New York State. In addition to its considerable local architectural importance, the building is additionally significant for its direct association with the anti-rent agitations of the 1840s, during which time the efforts of the Van Rensselaer family to collect back rents on perpetually leased lands from tenant farmers in Albany County and elsewhere were met with concerted resentment and resistance. Berne was among those areas deeply affected by anti-rent sentiment, and in January 1845 the building was chosen as the meeting site for the first Anti-Rent State Convention, at which time the movement began to assume a formal organizational structure and political goals. It is being nominated under NRHP Criterion A, in the area of Social History, for its direct association with the Anti-Rent War, and also under Criterion C, in the area of Architecture, as an impressive specimen of masonry religious architecture built during the 1830s in rural Albany County.

Emilie Goild:

**[Following Calvary Episcopal Church, Burnt Hills – Bill]
Second Walton Armory (33rd Separate Co.), Walton, Delaware County**

- Nomination driven by Commercial Tax Credits
- Listed as part of the “Army National Guard Armories in New York State” Multiple Property Listing
 - Meets the criteria for significance laid out in the MPDF (Multiple Property Documentation Form)
- **Locally-significant**
 - **Criterion A: Military History and Recreation and Culture**
 - Designed by State Architect Isaac Perry (1822-1904); built 27 armories upstate; 19 survive
 - Impetus (statewide) to check class warfare; invoke the authority of the state to avoid immigrant/labor union unrest
 - More importantly, in rural communities, served to recruit soldiers and provide reserve units; many elements support use as local social clubs
 - **Criterion C: Architecture**

- Excellent example of Isaac Perry’s blend of Medieval Gothic + Richardson Romanesque style
- Armories always consist of 2 parts – Admin Bldg + Drill Shed
- Functions as military facility, clubhouse, and civic monument for civic pride
- Adjoining facility already on the NR: **Walton Grange/Former Armory** (Listed 1998)
- **Period of Significance: 1895** (Date of construction) to **1963** (National Guard Unit moved to Third Walton Armory)
- Great military history – 33rd Separate Company served in Hawaii during the Spanish-American War; Company F, First Infantry fought in WW1; and Company F, 156th Field Artillery fought in the Pacific Theater in WW2.
- Civil War mortar associated with the armory lost to the WW2 scrap drive
- Retains high level of integrity in terms of design and decoration
 - Current owner planning to expand his restaurant into a destination wedding facility with bed and breakfast
- Visual elements: Magazine storage for ammunition under front door; graffiti made by National Guardsmen on the hatch to the top of the tower

Page Break

James M. and Eleanor Lafferty House, Niskayuna, Schenectady County

Submitted by the current owners and their daughter, Amelie, aged 9

- **Locally-significant**
 - **Criterion B: Invention** – associated with James Martin Lafferty, GE Research Laboratory physicist
 - Joined GE in 1942 to do war work on radar and proximity fuses; working with Saul Dushman (“Father of Vacuum Science”)
 - Earned 67 patents and became head of the Power Electronics Laboratory
 - Varied career in vacuum science spanned cathode tubes to color TV to microwave relays to electric cars (1979 GE Centennial Car; 1981 hybrid ETV)
 - **Criterion C: Architecture** – associated with Victor Civkin, Architect and Head of the GE Kitchen Institute

- Born in Kiev into a family that designed and manufactured jewelry; father member of the Duma; family associates included Faberge and Marc Chagall
- Studied both art and engineering; served in Russian Army against the Bolsheviks
- Emigrated to US; worked with a Chicago architecture company until 1932
- Took trial job with GE designing kitchen layouts [Symbol] became head of the GE Kitchen Institute
 - Designed some of the GE exhibits at the 1939 World's Fair
 - Redesigned White House kitchen (1935)
 - Focus on efficiency [Symbol] concept of "*Triangle Plan Kitchen*"
- Retained right to work privately; completed almost 1000 commissions in NY and CT (Fairfield) – between 12-15 in the Schenectady area; marketed to GE executives and research staff
- **Period of Significance – 1947** (development of blueprints) to **1966** (Fifty years from present)
- Laffertys did much of their own construction
 - Both James and Eleanor involved with art
 - Strong use of materials and attention to detail
- Civkin's first influence = International Style [Symbol] strong Frank Lloyd Wright influence
 - Split Level – 5 levels allowed him to segregate living activities on different floors
 - Bringing the outside inside – steel windows, terraces, landscaping, window wall
 - Materials – stone fireplace, wood shingles, redwood, glass and glass brick, oak floors, stainless steel, Montel metal, linoleum
 - Spare functionality – GE Institute Kitchen
- Current owners have the blueprintsPage Break

Hepburn Library of Lisbon, Lisbon, St. Lawrence County

- Nomination prepared by Matt Shoen, Historian at Preservation Studios, Buffalo, NY
 - Grew up in Lisbon; wants to give back to the community
- **Locally-Significant**

- **Criterion A: Education** – one of 7 Hepburn Public Libraries in St. Lawrence County built by Alonzo Barton Hepburn between 1912-1920
 - Hepburn had been a Commissioner of Schools in the rural part of the county
 - Elected to NYS Assembly (1875-1879) and, later, NYS superintendent of banking and federal comptroller of the currency
 - Became rich as President of Chase National Bank
 - Knew the lack of educational opportunities in his county and focused his charity there (libraries and Hepburn Hospital in Ogdensburg)
 - Three other NR listed Hepburn Libraries: Waddington (in district, 1992), Norfolk (2004), Colton (2012)
- **Criterion C: Architecture** – only one of the 7 Hepburn libraries built by Samuel D.P. Williams of Ogdensburg; all others built by Ehrich Kensett Rossiter of NYC
 - Active been 1894 and 1936, mostly in the North County
 - Four NR-listed buildings: Edwards Town Hall (1896, NR 2004), Young Memorial Church (Brier Hill, 1908, NR 2010), and Russell Town Hall (1921, NR 1996) PLUS Ingleside (aka Twin Cottages on Cherry Island, 1900, NR 1980)
- **Period of Significance = 1917** (Commissioned) **to 1966** (Fifty years from present)
- All Hepburn Libraries combine a ground-floor community room with a second-floor library
 - Rossiter set the pattern
 - Each community had to vote to accept the library and raise \$1,000
 - Hepburn provided the building and \$50,000 endowment
 - Community Room open to both religious and secular groups – Altar and Rosary Society [Symbol] Jersey Cattle Club
- Hepburn Library of Lisbon unusual in combining a mixture of styles – Richardsonian Romanesque, Tudor, Dutch/Colonial Revival
- Completed last due to lack of labor (probably, influence of WW1)
- Still a vital and very active community resource
 - First high-speed Internet in the township
 - Spiral staircase...

Old Lowville Cemetery, Lowville, Lewis County

- Nomination materials developed by Charlotte Beagle, Town and City of Lowville Historian
- **Locally-significant**
 - **Criterion A: Settlement/ Exploration and Social History**
 - Lowville settled in 1798 (McComb's Purchase [Symbol] Number Eleven of the Eleven Black River Towns); first settlers from Westfield, MA
 - Town of Lowville established 1800; first town meeting (1802) called for a public cemetery; TOWN STILL OWNS (though now in Village of Lowville)
 - Burials split into two groups – before and after the development of the Lowville Rural Cemetery (opened, 1868)
 - Early burials – founding families and civic notables (Jonathan Rogers, Perry family, US Representative Ela Collins, War of 1812 and Civil War burials)
 - Later burials – African-American burials and others
 - **Criterion C: Art (Funerary Art)**
 - Excellent early stones
 - Mix of iconography as Protestant theology moved from Puritan hell (pointing finger) to the hope of heaven (hand reaching down from the clouds, weeping willows, lilies, and other flowers)
- **Period of Significance: 1810** (first burial) to **1933** (last burial)
- Notable burials
 - Isaac A Perry (apparently, father of Rev War officer) – FIRST BURIAL
 - Jonathan Rogers (on the first boat)
 - State and US Representative Ela Collins (backed the wrong side in 1824 Presidential Election (decided by US House)
 - Second doctor in Lewis County (Dr. David Perry), clergymen, Superintendent of Lowville Academy
 - Many veterans – some thought to have been removed to the Lowville Rural Cemetery after 1868
- Second group of burials
 - Milo Tuttle (1846-1865): Civil War veteran; joined as a drummer boy weighing 185 lbs; imprisoned in Andersonville Prison for eleven months; died a week after his mother brought him home to Lowville

- Henry Diefendorf (1824-1869): African-American Civil War veteran; part of the regular New York Volunteers
 - Appears that the Tuttle family lived in the same household as Henry Diefendorf's brother
- William Herbert Thompson (1884-1914): African-American; only black family in town; buried from the Baptist Church with support from the community; front page news

Virginia Bartos:

NYS Board for Historic Preservation Meeting 22 June 2016 PIRC-----Auditorium

Text for V. Bartos presentations

DENNIS-NEWTON HOUSE, ITHACA, TOMPKINS COUNTY

Slide 1: This modest looking two-story wood-frame house was built around 1869 by Norman Dennis that was inherited by his daughter, Lula Newton in 1893. The house was recently saved from the wrecking ball through the efforts of Historic Ithaca, Inc., who is the sponsor and author of this nomination and the City of Ithaca, which is a CLG.

Slide 2: As you can see from these recent images, the house is in rough shape but is structurally sound and retains much of its historic fabric to its period of significance (1869-1932), reflecting the ownership Norman Dennis and his daughter and son-in-law. The building is being nominated under Criterion A in the area of social history and Criterion C for architecture.

Slide 3: Here we are looking toward the main entrance and the main stair that is immediately opposite the doors. As you saw in the nomination, the house is connected to the history of the founding of Alpha Phi Alpha, the first Greek letter African American fraternity in the United States, established at Cornell in 1906. Edward Newton was a steward at one of the fraternity houses at Cornell and saw first-hand the difficulty for students of color to find meeting and study space on the Cornell Campus-----there were fifteen African American students enrolled at the University in 1905. He and Lula rented a room to one of the students, Charles Pointdexter, who had the idea to form a study and social group and the Newtons supported his request that the group meet at the house. By 1906-1907 academic year, the idea of forming a fraternity was introduced, and the rest, as they say, became history.

It is my understanding that the current owner of the house plans to use tax credits to rehabilitate it as rental property. As previously stated, the sponsor of the nomination is Historic Ithaca, Inc., and the nomination received a letter of support from the Mayor of Ithaca (Svante Myrick).

WEBSTER GRANGE NUMBER 436, VILLAGE OF WEBSTER, MONROE COUNTY

Slide 1: Constructed in 1899, the Webster Grange was designed by the Rochester architectural firm of Walker & Briggs, with a prominent façade, rarely seen in rural Grange buildings. Prominent features on the façade are the recessed entrance, Palladian window and barrel vaulted roof parapet. The building was built into a north facing slope and is basically a two story building with a full basement and a two-story north addition. Like most Grange buildings, members assisted with construction funds and donated materials, in this case the stone for the foundation. The building is being listed under Criterion A for social history with its connection to the Grange movement and Criterion C for its architecture.

Slide 2: The building was described in the January 1900 edition of the New York State Granger and again the June 20, 1903 edition of the Rural New Yorker. At street level, the building featured a large, open auditorium, made possible by steel girder supports, had/has stage at the far end and a ticket booth in the entrance lobby, seen in the lower right.

Slide 3: The upper level featured the Grange room seen in the upper right and next to it, the current use as the rehearsal room for the barbershop group. The basement level has a dining room and kitchen and as you can see in the side by side images, retains much of its historic fabric and character. The nomination goes into great detail about the building's construction and current use by the Chorus of the Genesee and it should be emphasized that they still use the auditorium space for community gatherings and as an entertainment venue, as was done since the early days of the Grangers. The Grange still uses rooms in the north addition but the main caretaker of the building is now the Chorus of the Genesee. This is the second unusual rural "fraternal" building now used for community entertainment in the Finger Lakes area, brought before the board, the first being the Knights of the Maccabees building just south of Canandaigua in nearby Ontario County, NR listed in 2013.

Note to self: POS is 1899-1966

AUSTIN R. CONANT HOUSE, FAIRPORT, MONROE COUNTY

Slide 1: The Austin Conant House in Fairport is being nominated under Criterion A for social history as representing a lifestyle of some of the village's prominent citizens and Criterion C. for architecture as an excellent example of late Gothic Revival residential architecture and a rare example in the small Finger Lakes community. Constructed around 1876, it was the home of Austin & Mary Conant. After passing through two subsequent family ownerships, it was divided into three apartments (1961) and the north wing was added.

Slide 2: Here we have the south side wing and two of the porches, described in the nomination. The building is two stories with a full basement and the entrance to it is barely visible in the lower right slide. When new owners bought the building in 2005, they began the restoration of the house back into a single family residence, a process being continued by the current owner.

Slide 3: The view on the right is looking from the front parlor to the entrance and the other image is the current staircase. You can see where the stair hall was closed off for an apartment. Just to refresh your memory, Conant was the bookkeeper for the Delong & Company in Fairport that made baking powder.

Slide 4: The view on the left is the ceiling medallion in the dining room, one of many period details extant and the other view is looking from the library east through the dining room toward the parlor. The sponsor of the nomination is the owner, who also wrote the nomination. I should mention that he is also a supporter of historic preservation and his work on this nomination inspired him to apply for an appointment to the local preservation commission. I should also mention that the house was recently locally landmarked earlier this year and a letter of support was received from the Mayor of Fairport.(Fitz May).

Note to self-----POS is 1876-1961

MAPLEWOOD HISTORIC DISTRICT BOUNDARY INCREASE, ROCHESTER MONROE COUNTY

Slide One: When it was listed in 1997, the Maplewood Historic District contained 487 resources (436 of these being contributing with a boundary that roughly formed a T, extending west from the Genesee River and

Maplewood Park, along Maplewood and Lake Avenues and Seneca Parkway, depicted here by the green line. The district was listed for its architecture, primarily for its collection of fine examples of largely residential architecture represent styles prevalent from the late nineteenth through the early twentieth century, many of them by Rochester architects. The boundary is being expanded to include 432 contributing resources resulting from the results from additional survey work

Slide Two: As explained in the nomination document, the justification for the nominated boundary expansion was to include resources previously omitted that fell within five real estate tracts that display similar integrity as found in the listed district. The tracts also show the rapid residential expansion experience in this section of Rochester that began in the late nineteenth and continued through the early twentieth century. Just to refresh your memory, the period of significance is ca. 1870-1945, the same as for the currently listed district.

Slide 3: The boundary expansion was sponsored by the Maplewood Neighborhood Association, with funding from the Preservation League of New York State and the Rochester Area Community Foundation. Maplewood

Slide 4: In addition recognition for the expanded district, Maplewood is in an eligible census tract and the expansion will allow more homeowners to take advantage of tax credits.

Slide 5: Some of the expansion includes ends of Maplewood and Lake, adding eligible resources and making a more coherent, logical boundary.

Slide 6 & 7: The largest areas being added are Albemarle Street (change slide) and Alameda Street between Lake and Dewey Avenues.

Slide 8: Small portions of Augustine, Burke Terrace and Birr Street are included in this expansion. Several of the houses being added were architect designed, similar to the listed district and by many of the same architects. A few commercial buildings along Dewey were also added, which may encourage the owners to take advantage of rehabilitation tax credits.

Jennifer Betsworth: Fort Independence Historic District

Kingsbridge, Bronx County

[Map / Map] The Fort Independence Historic District is significant under Criterion C in the areas of architecture and community planning. The hilly neighborhood was the site of a major Revolutionary War fortification, Fort Independence, but remained generally undeveloped into the late 19th century. The neighborhood draws its physical character from its unusual 1877 Frederick Law Olmsted serpentine street plan which conforms to the challenging terrain. This remnant of the plan is a rare survivor in the Bronx, where Olmsted's plans were largely rejected in favor of the Manhattan street grid.

[Cannon Place] During the early twentieth-century, single-family homes and apartment houses, many of which were architect-designed, were built along Olmsted's streets. The neighborhood was attractive for its proximity to public transportation and promise of a more suburban lifestyle and primarily features homes in styles common to the period, including bungalows, mission and Spanish revival, colonial revival, and neo-georgian.

[Tudor] The completion of the Tudor Revival Sholem Aleichem Houses in 1926 at the center of the neighborhood inspired designs for Neo-Tudor row and single family houses on surrounding streets.

[Garden Houses] The district also features a grouping of stuccoed, English cottage style Garden Homes designed by the firm of Hoppin and Koen.

[Other]

[Sholem X2] The district is also significant under Criterion A in the area of social history for its association with two individually eligible apartment complexes which reflect innovative responses to increased demand for housing. The Sholem Alechem Houses are a significant example of early 20th century working-class cooperative houses pioneered by immigrant Jewish communities. The socialist founders of the cooperative aimed to help preserve secular Yiddish culture and emphasized cultural activities.

[Park Reservoir] The Park Reservoir Housing Cooperative, built in 1957, is one of the city's very first Mitchell-Lama housing complexes. Designed to encourage the construction of middle-class housing, Mitchell-Lama was the first New York housing program intended to fill the gap between public housing and unrestricted development. Park Reservoir's "tower in the park" design is typical of early Mitchell-Lama projects.

Letter of Support from Landmarks Preservation Commission

Benner-Foos-Ceparano Estate

99 Van Brunt Manor & 6 Osprey Lane, Poquott, Suffolk Co.

[Maps] The Benner-Foos-Ceparano Estate, built 1893-95, is significant under Criterion A for its association with the development of summer estates along the North Shore of Long Island during the late 19th and early 20th centuries. Charles Benner, a New York City lawyer interested in yachting and fishing, established the estate on Port Jefferson Harbor.

[Façade + drawing] The estate is additionally significant under Criterion C for its exceptional Lamb & Rich design which blends the shingle and colonial revival styles in a way that balances informality and asymmetry with high-style formal elements. The Benner Mansion is particularly notable as the only one of their designs with a bowed plan. Rich may have been inspired by the bowed McKim, Mead & White design for the John Cowden home in Far Rockaway, which is no longer extant.

[Façade + elevation] This unusual form results in a concave façade which faces onto the entry road and a convex rear elevation which effectively serves as an expansive secondary façade visible from the water. This design harmonizes with the landscape and adds playfulness to the more formal elements.

[Interiors]

[Landscape / Landscape] Vestiges of the landscape designed by J. Wilkinson Elliott, a Pittsburgh landscape architect, remain. Elliott framed the mansion with rows of trees that both serve as a screen and draw the eye to the water; in addition, he established the property's meandering roads, ornamental plantings, specimen trees, and the location of its orchard and kitchen garden.

[Farmhouse] The farmhouse, situated downhill from the mansion, has a simpler design but features elements that complement those of the mansion, such as its combination of clapboard and shingle, use of Palladian windows and wide, Dutch door.

[Interiors]

Letter of support from State Assemblyman Steve Englebright

Suffolk County Legislator Kara Hahn

Owners Michael Schaefer, Jane Corrarino, Rosemarie Sabatelli

Brookhaven Town Historian Barbara Russell

*Letters of objection from Christina & Felecia Sabatelli

Church of Our Lady of Kazan

2 Willow Shore Avenue, Sea Cliff, Nassau Co.

[Facade] The Church of Our Lady of Kazan is significant under Criterion A in the areas of social and ethnic history for its association with the establishment of a Russian cultural and religious community in Sea Cliff and the national trend of twentieth century Russian immigration. Russian immigrants began arriving in Sea Cliff during the 1920s. By the early 1940s, the community of immigrants and refugees was growing substantially, and in 1942, a group of 35 families established Our Lady of Kazan.

[Elevation] The church is also significant under Criterion C as an unusual and rare example of Russian Orthodox Folk architecture. Its design is based on northern European wooden churches and is specifically modeled after small sixteenth century sketes, small monasteries, in northern Russia. The church is additionally significant for its collection of Byzantine style icons completed by masters of the trade.

[Early church] Architect Boris Riaboff donated land and a small garage for the church, and drew up architectural plans for the conversion and oversaw the move of the building. While Riaboff established the design, the project was a parish affair. Community members worked on the building, sewed vestments and banners, acquired church vessels, and carved wooden church furnishings under Riaboff's direction.

[Expanding church / architect] The church underwent a series of expansions during the 1940s, all designed and overseen by Riaboff, as the Russian community in Sea Cliff grew. This photo shows the first expansion – the construction of a one-and-a-half story outer narthex topped by a copper-clad dome.

[Interiors x 3]

[Associated buildings] In addition to the church, the nomination includes the parish house, a bungalow moved to the property in 1948, a midcentury rectory, and a hand carved gate, Riaboff's last project on the site, and a bell tower he designed.

Alton B. Parker Estate

14 Lamont Landing Road, Esopus, Ulster Co.

[Aerial] Rosemount, the Alton B. Parker Estate, is nationally significant under Criterion B for its association with Alton B. Parker, Chief Judge of the New York State Court of Appeals and Democratic Party candidate in the United States presidential election of 1904. Well-respected and a leader in New York's Democratic party, Parker was persuaded to run against Roosevelt as an alternative to William Jennings Bryan who lost the two previous presidential contests and divided the party.

[Cartoons] Although he was known as a progressive, humanitarian, and hard-working judge, he proved less effective as a political campaigner. Believing that a sitting judge should not express political opinions, he did not campaign for the nomination. Furthermore, he did not attend the Democratic National Convention, where he won the nomination. A month later, party officials and press assembled at Rosemount to hear Parker's acceptance speech.

[Façade] Unwilling to travel, Parker ran his campaign from home. Over the weeks leading up to the election, Rosemount, Esopus, and the Hudson River were constantly referenced in written press coverage and images representing the isolation of the candidate and his expectation that supporters would come to him. His landslide loss to Roosevelt was the worst margin of defeat recorded to that time.

[Elevations] Rosemount is also locally significant under Criterion C as a distinctive example of mid-19th century country house architecture and landscape design in the Hudson Valley and particularly the Town of Esopus. The house, which has an 18th

century stone house hidden in its core, evolved in a series of campaigns extending from ca. 1760 to ca. 1860.

[Parlors] After he purchased the house in 1898, Parker made substantial updates to the first floor interior.

[Dining Rm / Library] Dining room and library Parker additions

[Staircase x2]

[Attic / Basement]

[Outbuildings]

[Outbuildings]

Haxtun-Tower House

4 Baker Road, Beekman, Dutchess Co.

[Facade] The Haxtun-Tower House is significant under Criterion C as a noteworthy regional example of late Greek Revival residential architecture in Dutchess County. Built ca. 1850 for William Haxtun and reputedly expanded ca. 1870 for Albert Tower, the house clearly reflects the influence of period builder's guides.

[Elevations] In 1846, at age 14, William Haxtun discovered substantial iron deposits on his family's property. Within a few years, he had begun to establish his own farm.

[Hall / Dining Rm] Seeking to project his youthful success, and status as an eligible bachelor, he sought out a skilled builder who copied details directly from Minard Lafever's builder's guides.

[Kitchen] The design and level of decorative detail of the house speak to the wealth Haxtun had achieved as a young man, as well as the importance and value of iron mining in Beekman during the 19th century.

[Parlors] (parlors are spectacular, directly copied from Lafever) Poughkeepsie iron baron Albert E. Tower purchased Haxtun's land and house between 1867 and 1871. After first developing the Beekman mine, located across the street from the house, Tower modified the Haxtun house into a summer retreat. The property remained in the Tower family until 1929.

[Basement]

[Spiral]

[Second Floor]

Bushwick Avenue Central Methodist Episcopal Church

1139 Bushwick Avenue, Brooklyn, Kings Co.

[Corner] The Bushwick Avenue Central Methodist Church, completed between 1900 and 1912, is significant under Criterion A for its association with the development of the Bushwick neighborhood of Brooklyn. The church was built and expanded during a prosperous period in the neighborhood's history, when a great diversity of churches were built to cater to its growing population.

[Façade] The church, designed by architect George W. Kramer, is additionally significant under Criterion C for its Renaissance Revival design and combination church plan. Kramer specialized in religious architecture and designed around 2,200 churches over the course of his career.

[Sanctuary] During the 1880s, Kramer worked for Jacob Snyder's firm in Ohio, where he became familiar with Snyder's Akron Plan. Kramer built upon the Akron Plan, which featured an attached, but fully separate Sunday School, to develop his own variant: the combination church. Rather than having the sanctuary and Sunday school platforms back-to-back, a combination church places them side-by-side to allow for the use of the entire space at once if necessary.

[Sunday School Room] Elaborate stenciling and decoration, a feature of the Akron Plan, is used on the ceiling and doors of Bushwick's Sunday School room. While the neighborhood has continued to change over the course of the 20th century, the church still plays an active role in its community and is used by its original congregation.

Columbia student draft

Letter of support from Landmarks Preservation Commission

Jennifer Walkowski:

June 2016 SRB Presentation Notes – Jennifer Walkowski

Orator F. Woodward Cottage, Wyoming County

Slide 1: Title

The Orator F. Woodward Cottage is significant as a good representative example of a late nineteenth century summer residence designed in a rustic variation of the

Queen Anne style. It is noteworthy as one of the largest and most ornate examples of a Queen Anne style cottage, among dozens of smaller, more simplistic examples, in the Silver Lake Institute area, a Chautauqua – like summer community begun by Methodists in 1873.

The cottage was built in 1894 as a summer residence for successful entrepreneur Orator F. Woodward and his family. Shortly after construction of the cottage, in 1899 Woodward would purchase the Jell-O formula and turn that product into a national brand.

There is an existing Silver Lake Historic District, listed on the National Register in 1985, however as was the case when the nomination went through, a lack of architectural integrity didn't allow for an expansion of the district. Instead, the cottage is being individually nominated.

Slide 2: Exterior

The Orator F. Woodward Cottage is significant under criterion C in the area of Architecture, as a locally significant example of a Queen Anne style summer cottage, rendered in a sort of rustic manner that emphasized wood paneling and an exterior connection to nature through its large two-story porch. For its associations with the Silver Lake Institute, a prominent local Methodist summer retreat, the cottage is also being nominated under criterion A in the area of Social History.

Slide 3: Interior

The cottage was in the Woodward family until 1915, when the family sold it to Reverend Owen C. Baker. Rev. Baker was the founder of the Epworth League, a Christian Methodist youth movement across western New York. He opened the first institute for the Epworth League on the grounds of the Silver Lake Institute in 1908. Rev. Baker had a long association with the property, often using it to house guests and speakers at the Silver Lake Institute. The period of significance begins with the building's original construction in 1894 and closes in 1966, the year that Rev. Baker sold the cottage. The only significant modification to the cottage occurred in 1996, when it was winterized to become a year round residence.

Received letter of support from President of the Silver Lake Institute.

This is the Orator F. Woodward Cottage, are there any questions?

***** The rest of these nominations are related to commercial tax credit projects, and all have Part 1 approval from NPS. *****

Ascension Roman Catholic Church Complex, North Tonawanda, Niagara County

Slide 1: Title

The Ascension Roman Catholic Church Complex is significant as a largely intact complex of religious buildings reflective of the growth and prosperity of the City of North Tonawanda, in Niagara County, in the late nineteenth and early twentieth centuries. The complex is eligible under Criterion A in the area of Social History as the first Roman Catholic Church built in the City of North Tonawanda and for its association with various immigrant groups for over 100 years before closing in 2007. Is the city's first Roman Catholic parish, Ascension also had the first catholic school in the city of North Tonawanda, which played an important part in the lives of generations of immigrant children. The Ascension parish was founded to serve the growing immigrant population that came to North Tonawanda at the turn of the twentieth century. Like many churches in Western New York, it began as a German parish and changed as newer immigrant groups arrived in the city.

The Ascension Roman Catholic Church Complex also satisfies the requirements of Criterion C in the area of Architecture. The church complex consists of four buildings related to the functioning of the parish, built over a 75 year span: 1) the Church and Rectory, 2) the School 3) the Convent and 4) the Parish Hall. The church is a good representative example of a Gothic Revival cruciform plan church, while the other buildings of the complex drew from this architectural vocabulary in more modest, but complementary, ways.

Slide 2: Church and Rectory

Church built in 1894 partially on the 1888 foundation; Rectory built in 1922 to replace an earlier frame building.

Slide 3: School

Built in 1907, its interior rebuilt after a fire in 1945

Slide 4: Convent and Parish Hall

Convent built in 1910, Parish Hall built in 1969 to house various social and meeting facilities for the parish. The period of significance begins in 1888 and closes in 1969. This era begins with the earliest extant portion of the building was constructed; the foundation of the original 1888 church which was later incorporated into the existing building. This period ends with the construction and

opening of the last element of the original church complex, the parish hall. This era encompasses all major architectural campaigns related to the Ascension Church complex, as well as marks the period in which the church was at its most prominent in the community.

This is the Ascension Roman Catholic Church Complex, are there any questions?

St Teresa's RC Church Complex, Buffalo

Sponsored by property owner

Commercial tax credit project

Slide 1: Title

St. Teresa's Roman Catholic Church Complex is locally significant under Criterion C in the area of Architecture, as a good representative collection of ecclesiastic related buildings spanning more than a half-century of architectural development. The church complex is located in the South Buffalo neighborhood of the City of Buffalo and consists of five buildings; a church, rectory, school, parish hall, and garage.

St. Teresa's was the first Roman Catholic parish established in the area now known as South Buffalo, which grew to become a major enclave of predominantly Irish Catholic parishioners. The parish was formed in 1898 to serve the burgeoning South Buffalo community, and expanded as the neighborhood grew over the following fifty-years as more Catholic families moved to the area. St. Teresa's reflects the growth of the South Buffalo community throughout the twentieth century, expanding with the neighborhood around it and still serving the community today.

The period of significance related to this criterion is 1897 to 1959, starting with the relocation of the rectory from its original location on Bailey Avenue to its location in the church campus and ending with the construction of the parish hall in 1959.

Slide 2: Church

The St. Teresa's Roman Catholic Church Complex features a variety of architectural styles that represent the expansion of the parish over a sixty-year period from its founding through the peak of its growth. St. Teresa's Roman Catholic Church is a good example of a Late Victorian Gothic Revival church, designed in 1898 by architect Albert Asa Post, and later expanded in 1926.

Slide 3: Rectory

Adjacent to it is the Queen Anne-style rectory building. Initially a ca. 1880 private residence located around the corner, the building was sold to the new parish shortly after its founding in 1897 and relocated to its present location shortly thereafter.

Slide 4: School

The school, while reflecting Gothic Revival detailing, represents the evolution of school design over the course of the early twentieth century. The original 1907 portion embodies late-nineteenth century elements that were already falling out of favor by the time of its construction, with a single central staircase and large-walk in hallways for each classroom. The 1926 addition demonstrates attempts to rectify some of the shortcomings of the original design by bringing it up to national standards, such as adding additional staircases. Lastly, the 1959 conversion of the second floor gymnasium into classrooms represents the modernization of school designs, with shorter ceilings and no transoms at all due to the use of modern light fixtures, simplified detailing, and rotating chalkboards that doubled as cubbies.

Slide 5: Parish Hall (1959)

The 1959 parish hall is a subdued example of an International Style designed multipurpose facility for the school and parish, containing a large gym, cafeteria, and some classrooms and offices. Its construction parallels a national trend in the post-World War II era, when many churches saw renewed growth in their congregations.

Currently, the church, rectory, and parish hall are all owned by the Buffalo Catholic Diocese, however they have not objected to the listing of the church complex. A developer has purchased the school building for reuse as apartments.

This is St. Teresa's Roman Catholic Church Complex, are there any questions?

Depew High School, Depew, Erie County

Sponsored by property owner

Commercial tax credit project

Slide 1: Title plus historic photo

The former Depew High School is locally significant under Criterion C in Architecture as a good representation of twentieth-century standardized school planning. The building, originally constructed in 1914 and significantly expanded in 1927, was designed in accordance with state and national regulations of school design that stemmed primarily from concerns for student safety. In response to school fires and scientific theories pertaining to health, bodies like the New York State Department of Education codified regulations for light, ventilation, heating, and fire safety.

Slide 2: Exterior views

The Depew Union Free District commissioned Edgar E. Joralemon to design the former Depew High School on the site of a previous school that burned down in 1913. Joralemon designed the school in his signature style that embodied Progressive-era theories of sanitation calling for ample light and air circulation. The building opened in 1914 and was expanded in 1927 by architect Frank Spangenberg to accommodate the growing school-age population in Depew. Beyond simply adding onto the building at that time, Spangenberg also altered elements of the original design to conform to new standards of fire safety.

Together, the 1914 and 1927 components of the building represent the guidelines and regulations pertaining to school design during this era of nationwide school standardization.

Slide 3: Interior classrooms

Like many schools, the former Depew High School underwent several additional renovations between 1960 and 1991, as the building was used as an elementary school and subsequently altered for administrative offices. Many of the alterations are reversible and involved non-structural changes. Despite subsequent renovations, the building retains considerable integrity that conveys the feeling and experience of both the 1914 and 1927 designs.

Slide 4: Interior, gymnasium, auditorium, skylights

The Depew High School exemplifies many features typical for early twentieth-century standardized school design and planning, in particular the U-plan, maximization of light exposure in classrooms, and multiple stairways leading to central circulation. The period of significance is 1914 to c.1955, from the construction of Joralemon's original design until the building ceased to be used as a high school.

This is Depew High School, are there any questions?

Buffalo Public School #63 (PS 63), Buffalo

Sponsored by property owner
Commercial tax credit project

Slide 1: Title Slide

Buffalo Public School #63 (PS 63) is locally significant under criterion C in the area of architecture as a good representative example of standardized school design in the early twentieth century. The school was designed in 1917 by the City of Buffalo's Building Bureau architect, Howard L. Beck. An addition, consistent with the material fabric and standardized plan of the 1917 building, was added to the northwest corner and northeast corner of the H-shaped plan in 1925, designed by Associated Buffalo Architects, Inc. – a consortium of the city's leading architects.

Like Depew High School, the design of PS 63 reflects the evolving late nineteenth and first decade of the twentieth century school design standards based upon

considerations for hygiene and the physical, mental and moral health of the student.

The period of significance begins in 1917 with the construction of Beck's design and ends in 1925 with the addition by Associated Buffalo Architects, Inc. This era encompasses all major construction campaigns associated with this school building.

Slide 2: Cornice elevation, details

Perhaps the most notable alteration to the building is the loss of the cornice, and its replacement with the corrugated metal paneling. Research has shown that the historic cornice was relatively simple, consisting of a decorative molding accenting a brick parapet. Part of the cornice is still intact on a rear elevation. During the course of the tax credit project, the architect has designed the restoration of the cornice, matching the profile of the existing fragment.

Slide 3: Exterior views

The plan of PS 63 is two stories above the ground floor, giving the appearance of a three-story building. The classrooms are located around the perimeter to maximize light penetration. The auditorium, gymnasium and pool are centrally located within the wings of the H-shaped plan.

Slide 4: Interior, circulation, halls

PS 63 retains a good level of interior architectural integrity, as a standardized school.

Slide 5: Classrooms, auditorium

The school closed to new students in 2004 and was a "swing" school for students from other schools during renovation. It closed in 2010.

We've received letters of support from the Mayor of Buffalo and the Preservation Board.

***** For the following projects, we're currently working on preparing a Multiple Property Cover Document for Middle-class Apartment Buildings of Buffalo. Provide registration requirements based on typology and plan. Reminder, each building will be individually NR listed through this MPDF*****

Karnak Flats, Buffalo

Slide 1: Title

The Karnak Flats is significant as an intact, locally significant example of a late nineteenth century apartment building in the city of Buffalo, Erie County, New York. The Karnak was constructed ca. 1898 in the Colonial Revival style and was designed to cater to a middle-class apartment dweller.

The Karnak is being nominated under Criterion C in the area of Architecture and Criterion A in the area of Social History for its contribution to an understanding of apartment dwelling history in the city of Buffalo. The property is significant for its association with a period in Buffalo's history when a large number of apartment buildings were constructed in residential neighborhoods, catering to a market of middle and upper class professionals looking to move out of the city's downtown to enjoy "suburban" living. The building retains a good level of integrity, especially to its main façade, circulation pattern, architectural features in the main public areas, and in the general apartment configuration and layout.

The period of significance begins with the construction of the Karnak in ca. 1898, and ends in ca. 1930, which marks the decline in the building's use as a middle-class professional apartment building.

Slide 2: Front elevation

The building was designed to cater to an emerging middle class market, more modest than some luxury apartments in the city, but more commodious than earlier tenement housing. Many of the early residents were young professionals, including doctors, clerks, electricians and others. While designed for a more modest use, the front elevation of the building especially demonstrated an interest in architectural detailing to signify the prominence of the building, and its residents.

Slide 3: Interior, hallways

After the 1930s, some of the apartments were divided to create additional, smaller units. The building also transitioned to serve lower income, unskilled workers as the neighborhood demographics shifted. As the young middle-class professionals moved out they were not replaced with young, middle class professions, marking the beginning of a change for "apartment" living in the city.

This is the Karnak Flats, are there any questions?

Rae Flats and the Raleigh, Buffalo

Sponsored by property owner

Commercial tax credit project

Slide 1: Title Slide

The Raleigh and The Rae are two adjacent apartment buildings located in downtown Buffalo. While the two buildings are not historically or functionally associated, because of their common function and close proximity, they are being nominated together on the same form. Both the Rae Flats and the Raleigh are significant under criterion A in the area of Architecture and criterion C in the area of Social History for their contribution to an understanding of the social and architectural history of apartment living in Buffalo in the late nineteenth and early twentieth centuries. Each building is an intact example of an apartment type that reflects the evolution of apartment living in Buffalo during this era.

Slide 2: The Rae Flats

Built in 1892, The Rae is significant as a distinctive example of a “housekeeping” apartment type in the city of Buffalo. “Housekeeping” type apartments would have all the necessities of a residence, including kitchen and dining spaces in each apartment unit.

Slide 3: Rae exterior

The Rae is a load-bearing brick masonry building, three stories tall above a raised basement with Norman-inspired ornamental motifs in its delicate, polychromatic brick.

Slide 4: Rae interior

The Rae illustrates the distinctive characteristic of its type retaining its original plan that featured two apartments per floor flanking a central circulation core on each floor. The Rae retains its original interior floor plan, and features in the shared public spaces including the historic wood stair remains intact, retaining a high degree of integrity.

Slide 5: Raleigh

The Raleigh was originally built around 1896 as a Jewish social club called “The Phoenix.” However, not long after in 1900, the building was outfitted as a non-housekeeping apartment and named the Hotel Raleigh. The term “non-housekeeping” indicates a type of apartment building where individuals would have full-time residence, but shared common dining and laundry facilities. This

1900 conversion was done to accommodate an influx of long-term lodgers during the 1901 Pan American Exposition held in Buffalo. In 1936, the building was subsequently converted into a “housekeeping” building.

Slide 6: Raleigh exterior

The building was designed by locally significant architect John H. Coxhead in a sort of Renaissance Revival style. One uncommon feature of the building is the recessed main entrance, which is protected by a loggia, and features curved walls leading to the main entry door.

Slide 7: Raleigh interior

The interior of the Raleigh reflects the apartment conversions of 1900 and 1936, and retains a good level of interior integrity to this era. The building retains its double-loaded corridor, with apartment units flanking the hallway.

Together, the Rae Flats and the Raleigh demonstrate the evolution of the middle-class apartment building around the turn of the twentieth century. *Are there any questions?*

Colonial Flats and Annex, Buffalo

Sponsored by property owner

Commercial tax credit project

Slide 1: Title

The Colonial Flats and Annex, located on Delaware Avenue in Buffalo, is an intact, locally significant example of a turn-of-the-twentieth century apartment building that evolved in three distinct phases of construction in response to the changing residential and commercial growth along Delaware Avenue. The Flats portion was constructed around 1896 and the Annex added in ca. 1900, both commissioned by the Colonial Corporation. The Flats was designed by Boughton & Johnson and the Annex by Esenwein & Johnson. Both were designed in the Colonial Revival style. In ca. 1926 a classically inspired single-story commercial storefront, commissioned by Philip B. Dold, was added to the Delaware Avenue elevation.

The Colonial Flats and Annex meets Criterion C in the area of Architecture and Criterion A in the area of Social History for their contribution to an understanding of apartment dwelling history in the city of Buffalo. The building is also significant for its contribution to an understanding of the changes that occurred along Delaware Avenue in the early twentieth century.

The period of significance begins with the construction of The Colonial Flats in ca. 1896 and ends with the storefront addition ca. 1926. This era encompasses all major architectural changes and developments, as well as marks the era in which the development of apartment dwelling is best understood in this building.

Slide 2: Historic view

In the mid through late nineteenth century Delaware Avenue was a residential thoroughfare in the city. The character of the street changed significantly during

the early decades of the twentieth century. New suburban residential areas further north in Buffalo were made newly accessible, as the city's streetcar network expanded rapidly at the end of the 1800s. A few residences remained; however, most had been converted to retail enterprises. Hence, around 1926 the commercial storefront was added to the building by prominent local businessman Phillip B. Dold.

Slide 3: Interior commercial space/circulation

The Flats and Annex functioned as separate properties, with separate entrances off Delaware Avenue until 1926, when the storefront was added along the west elevation of the apartments. At this time an internal corridor, connecting the two buildings was added.

Slide 4: Interior apartment view

The interior of Colonial Flats and Annex retains a high level of integrity. The Flats has an H-shaped plan, while the Annex is U-shaped in plan. In each building the apartment units are located east and west, while light wells and vertical and horizontal circulation are located between.

This the Colonial Flats and Annex, are there any questions?