

MINUTES

182st MEETING

**NEW YORK STATE BOARD FOR HISTORIC
PRESERVATION**

December 3, 2020

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

Before the start of the meeting, Kathy Howe verified that people checking in remotely to the WebEx had access and reminded all to mute their microphones when not speaking.

The following staff of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) participated in the WebEx remotely:

- Daniel Mackay, Deputy Commissioner for Historic Preservation
- Daniel Bagrow
- Virginia Bartos
- Jennifer Betsworth
- Daniel Boggs
- Erin Czernecki
- Linda Mackey
- Chelsea Towers
- Jennifer Walkowski
- Paige Barnum, OPRHP Planner, State Historic Preservation Plan

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

- Michael Lynch, Director, Division for Historic Preservation and board secretary
- Kathy Howe, Survey and National Register Unit Coordinator
- James Carter

Call to Order

The meeting was called to order at **10:08 a.m.** 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 for Anthropology, SUNY Buffalo
- Wint Aldrich: former Deputy Commissioner for Historic Preservation
- Carol Clark: former Deputy Commissioner for Historic Preservation, Adjunct Professor in Historic Preservation at Columbia University, Pratt Institute, and the NYU School of Professional Studies
- Jay DiLorenzo: President, Preservation League of New York State
- Kristin Herron: Program Director for Architecture + Design | Museums, New York State Council on the Arts
- Erika Krieger, R. A.: Assistant Director of the Variance Unit, Division of Building Standards and Codes, New York Department of State
- Jennifer Lemak: Chief Curator of History, New York State Museum, State Education Department
- Wayne Goodman: Executive Director, Landmarks Society of Western New York
- Lucy Waletzky: Chair, New York State Council of Parks, Recreation and Historic Preservation

Absent

- Paul Stewart, Executive Director, Underground Railroad Museum, Stephen & Harriet Meyer Residence
- Chuck Vandrei: Archaeologist, Agency Preservation Officer, Department of Environmental Conservation [note: he joined later during the meeting, as noted in the minutes]

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

[Note: the voting method for on-line meetings is: 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. If objections or abstentions are registered, a roll call vote will then be taken and recorded.]

Approval of Past Minutes

Secretary Lynch noted that comments received on the draft minutes had been incorporated into the final draft circulated to the board before this meeting. There were no corrections offered to the final draft minutes for the 181st meeting.

Motion to approve the minutes as submitted: J. DiLorenzo Second: E. Krieger

Vote: Opposed - none Abstaining - none

The minutes were approved by unanimous consent

Introduction of Guests

The following guests identified themselves and their interest in the relevant nomination:

- Main Street Historic District, Niagara Falls
 - John Cake, President of Blue Cardinal Studio
- Nassau County Courthouse
 - Daniel Looney, sponsor/Deputy Executive Assistant District Attorney for Nassau County)
- Eagle’s Nest:
 - Killian Taylor, nomination author/Curatorial Assistant at Suffolk County Vanderbilt Museum)
- Brockport West Side Historic District
 - Bill Andrews
- St. Stephen’s Chapel, Morris, Otsego County
 - Jessie Ravage, consultant
- Library Bureau-Remington Rand-Sperry UNIVAC Manufacturing Complex, Ilion, and Harder Manufacturing Co-Albany Woolen Mills Inc., Rensselaer
 - Kim Alvarez, consultant
- A.M.E. Zion Church and Mt. Zion Cemetery, Kingston
 - Maisha Tyler, Interim Secretary
- New York Central & Hudson River Railroad Power Station, Yonkers
 - Kevin McMahan
- Wethersfield, Amenia
 - Kerri Culhane, consultant
- Cossackie Village Cemetery
 - Dan Beechler
- Malone Downtown Historic District, Malone
 - Christine Bush, AARCH, consultant
 - Mary Scharf, President, Malone Revitalization Foundation, sponsor
- Tahawus Masonic Lodge, Au Sable Forks
 - Matthew Shoen, nomination author
- Rowhouses at 854-858 West End Avenue and 254 West 102nd Street, New York
 - Patricia and Peter Chick, owners of 254 W. 102nd Street

- The Church of the Heavenly Rest and the Chapel of the Beloved Disciple, New York
 - The Reverend Matthew Heyd, Rector
 - Gregory Dietrich, nomination author
 - Ruth Anne Giannetto
 - Gail Zimmermann
- Nichols Park, Spencer, Tioga County
 - Abbey Hendrickson, Community Development Specialist, Tioga County Dept. of Economic Development & Planning

In addition to those named guests, approximately ten additional guests were noted as having followed all or part of the WebEx.

REPORTS

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

D. Mackay noted that this is the third virtual SRB meeting and we are likely to have a fourth in March. He noted his appreciation for the staff, board, and members of the public who have adapted to this new format, and added that the virtual format has allowed for greater public interest and participation in the activities of the board. Once we return to in-person meetings, he hopes we can continue with some virtual participation as well.

The 2020 Statewide Preservation Conference just concluded yesterday. Originally scheduled to be held in person in Syracuse this spring, it had to transition to a virtual format, and from all reports, it was a strong success with well over 430 registrants. In particular, thanks to Dan McEneny, Fran Stern, and Christina Vagvolgyi for their work on planning the conference, shifting from an in-person to a virtual event without any apparent technical hitches, assembling a great on-line audience, and exposing New York State's preservation community to a very broad and experienced group of speakers from both in state and out of state.

The content this year was an evolution and continuum of the topics last year in Rochester, with two plenary sessions and several breakout sessions focused on issues related to implicit bias and lack of diversity in historic preservation. The speakers held out some challenges for the preservation community in New York State to achieve even more success in community engagement, and documenting, preserving, and telling the untold stories. The sessions were recorded so it will have an extended life. The recordings will be made available to the board in the new year and the board members will be notified when those can be accessed.

D. Mackay noted that although we are a leading state in that regard due to our early efforts to tell untold stories at our state historic sites and to use the National Register program to designate a wider sweep of New York State's remarkably diverse history, we know more can be done.

On the Division front, staff has been returning to the office on a part-time basis to maintain social distancing and density reduction. On any one day, about 35 percent of the staff might be at Peebles Island. The flexibility and adaptability the staff has demonstrated over these seven months are appreciated. The workload continues undiminished, with the number of both compliance reviews and tax credit projects running at about the same as last year. This is a good sign that beneath the pandemic, New York State's economy is keeping pace. The Federal fiscal year closed on September 30, 2020, and it appears that New York State will have returned to its number one ranking with over \$740 million invested in certified rehabilitations. The pace has continued since September.

One thing we are beginning to notice is it is no longer just the big urban areas like Albany, Buffalo, Rochester, and Syracuse. Multiple projects are starting to come in from smaller upstate cities like Niagara Falls and Utica, another canal corridor community. Rural areas too are starting to become active. Due to the recent efforts of the board to list historic districts in Sullivan County, we finally have several applications from Sullivan County. These are the first from that county in the history of the program.

D. Mackay announced that we, in partnership with the Landmarks Society of Western New York, are the recipients of \$750,000 from the Paul Bruhn Rural Revitalization grant program of the National Park Service to support a series of preservation initiatives in the Genesee Valley region. Fran Stern wrote the application and was successful on this, her first try. This will allow us to incentivize preservation activities in a rural part of the state, but among the beneficiaries will be gateway communities to some of our state parks such as Letchworth as well as the Genesee Valley Trail, a linear state park.

In closing, he noted we are keeping pace, doing good work, and thankful that no one on our staff has been sick. Daniel is looking forward to the board's actions today so that we can continue to advance preservation in support of community development and economic development.

D. Mackay invited J. DiLorenzo and W. Goodman, representing organizations that co-sponsored the Statewide Preservation Conference, to comment.

J. DiLorenzo concurred, saying it was an excellent conference. Although a virtual event is challenging for those who like to meet in person, it did open it up to more participants who did not have to travel. This also allowed us to bring in expertise from elsewhere that we couldn't get for an in-person event.

It is clear that preservation is not there in terms of diversity, equity, and inclusion, but we have done a lot of great work so we have a basis on which to build, but we have a lot to add.

W. Goodman thanked the organizing partners, the Preservation League of New York State, Preservation Association of Central New York, and the State Historic Preservation Office, in particular Dan McEneny and Fran Stern. We had about 480, or just under 500 registrants, which is a record for this conference. That was a testament to the content. So far we have received great reviews and useful feedback for planning next year's conference.

Director's Report: Michael Lynch

M. Lynch, building on what Daniel, Jay, and Wayne have said about the statewide conference, also thanked the staff who were presenters. He also noted that because it was virtual, in addition to a large registration, sixteen states and one Canadian province were represented by the attendees and participants. The conference included speakers from far and near, including Texas, Arizona, Georgia, Washington, DC, and Pennsylvania. One comment we have heard is that even when we can meet again in person, we should include a virtual option so that people who can't travel can still participate.

One of the things that was a particular strength for our staff is that many of the sessions dealt with topics that we are addressing in the development of our state historic preservation plan that is due to the National Park Service by March. Diversity; disaster preparedness, resilience, and recovery, and; reaching out to tell the stories of the under-represented.

Originally the state historic preservation plan was due at the end of December but because of COVID, the National Park Service has extended that until the end of February. Our staff are in the midst of developing the goals and objectives for multiple topics that will be addressed over the next five years. A draft of that plan will be circulated to the board in January for comment before it goes public.

Finally, usually the December State Review Board meeting coincides with the announcement of the annual state preservation awards. Because we are not doing the meeting or the awards in person this year, the schedule is slightly different. The awardees will be notified the week of December 22nd, and the Governor will announce them just before the new year. There will then be a gallery posted on the agency website of the award winners.

NOMINATION REVIEWS

Kathy Howe welcomed all the guests who are attending the virtual meeting from all over the state. She then showed a map prepared by Matt Shepherd of our Information Resources Unit (thank you Matt) that showed the distribution of the properties being presented today. The map shows good statewide coverage. K. Herron requested that copies of the map be distributed with the nominations as they are sent out for review. Secretary Lynch will include this map with the draft minutes when they are circulated (attached).

K. Howe thanked the staff who worked diligently with owners, sponsors, and consultants. Researching during a pandemic is particularly challenging because not everything is available online. She noted that three senior staff are mentoring the six NR staff-in-training: Bill Krattinger, State Parks Survey Coordinator; Dan McEneny, Coordinator of the Community Engagement unit; and Kath LaFrank, Parks Historian. Kath is also taking on all reviews of the Part 1/Preliminary Determination of Individual Listing (PDIL) for the commercial investment tax credit program. Some of these are very complicated, and Kath, the doyenne of the National Register program as Wint Aldrich has dubbed her, has great experience with these.

1. Main Street Historic District, Niagara Falls, Niagara County

Presenter: Jennifer Walkowski.

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Federal ITC program. Seven Part 1/PDILs already submitted

Guest Speakers:

John Cake, President, Blue Cardinal Studio: Blue Cardinal Studio is a commercial real estate development company focused on impact development projects. We have a great interest in the Niagara Falls community for several reasons: it is on the international border with Canada, Niagara Falls itself is an international brand, recent development activity in the city itself, and development pressure from Buffalo and Toronto.

In June 2019 we purchased a portfolio of thirty-eight properties, nearly all in this historic district. Our focus and commitment are to the revitalization of the historic downtown shopping district. We have ten buildings on Main Street in the shopping district planned for adaptive reuse. Seven are already filed with your office and three more are planned. The first floors will be retail or entertainment, and the upper floors will be offices or apartments. Apartments will be a mix of Class A market-rate and worker housing.

We are expecting significant job creation in the city as a result of this effort, both in construction, with a preference for Niagara County and Niagara city businesses, and new workers in businesses. We are very excited about the project and appreciate the consideration of the board for this historic district.

Board Discussion:

W. Aldrich: Thanked Jennifer for the historic image of the Roebling Suspension Bridge

D. Perrelli: This is a wonderful nomination and a great way to kick off the presentations today.

Motion to approve: **C. Clark** **Second: K. Herron**

Vote: Opposed - none Abstaining - none

The motion was approved by unanimous consent

2. Nassau County Courthouse, Mineola, Nassau County

Presenter: Jennifer Betsworth

- Letters of support: five (Rep. Kathleen Rice, US House of Representatives; Madeline Singas, Nassau County District Attorney; Daniel Looney, Deputy Executive Assistant District Attorney; Sarah Kautz, Preservation Long Island; William Garry and Brian A. Pinnola, Garden City Historical Society)
- Letters of objection: none
- Financial incentive program: grants

Guest Speakers:

Daniel Looney, Deputy Executive Assistant District Attorney for Nassau County: I have worked as a prosecutor in this building for over thirty years. I thank Deputy Commissioner Mackay and this board for making New York State a leader in historic preservation. The work you do is a great testament to the importance of historic preservation in New York State. Special thanks to Jennifer Betsworth, a public servant in the true sense of the word. She was always available and she shepherded this nomination through the entire process. Thanks also to the team at Columbia University's historic preservation program: Professor Andrew Dolkart and his student Micah Tichenor who drafted the nomination.

As a practicing prosecuting attorney for over forty years, I found the process of investigating criminal activity and researching historic properties to be similar. The challenge with the courthouse however is there was no evidence to speak of. The WPA records were thrown out in 1943 and the courthouse records were destroyed by a fire at Mitchell Field in 1974, so it took quite an effort to research the history of the building. My avocation is historic preservation and I have worked on designating other properties before. I feel very strongly about this application because I think civic architecture plays an important role in society.

This process has been a tremendous learning experience for me. It brought me to Buffalo, where Albert Stewart did the artwork on the city hall; to Ithaca, where the fans were built by General Electric; and to Queens and Manhattan. This shows the interconnected effort it took to bring this building to fruition. The building is a visual timeline. I see elements of Greece and Rome, and back to the founding of our country, in particular, Thomas Jefferson, who not only brought the key principles of government to our nation but for his belief that architecture made an important statement about where we stood as a nation. Classical architecture makes a statement about who we are, especially in civic architecture. The District Attorney made a statement in her letter of support about the importance of that aspect: that this courthouse speaks to the importance of the work that we do within the walls of this building.

The building is important for its architectural style, but I believe it is also the only courthouse design based on the Lincoln Memorial. But the building is also important for some of the cases that were tried here, including some that had national importance.

Historic preservation doesn't just deal with the past. It also deals with the present and the future. I believe we have an obligation of stewardship to make sure these buildings, and the messages that they carry, are preserved for future generations.

One recent but interesting fact about this building. When it was built in 1940, it served as the sole courthouse in the county. All court functions, civil court, family court, juvenile court, and surrogates court, were housed in this building. Over time, as Nassau County grew, many functions were split off and moved to other buildings in the complex. But, as a result of COVID, all those functions came back to their home in the Nassau County Courthouse. It turns out the building as designed was able to handle the spacing requirements, with its spacious rotunda and large courtrooms. Once again, in 2020, the building was the center of all court functions in Nassau County.

Mr. Looney closed by reading a quote from the District Attorney's letter of support.

Board Discussion:

K. Herron: Thanked Jennifer for the presentation and Mr. Looney for the additional comments. To clarify one issue, are all the original grounds included in the nomination? It appears that some of the original landscaped areas have been compromised by later buildings.

J. Betsworth: Only the grounds immediately around the courthouse and flanker buildings are included. The grounds away from the buildings shown in the original civic center plan have been compromised over time and are not included. I will make sure that is clear in the nomination before we finalize it.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

3. Eagle's Nest, William K. Vanderbilt II Estate Amendment and Boundary Increase, Centerport, Suffolk County

Presenter: Jennifer Betsworth

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

Guest Speakers:

Killian Taylor (nomination author/Curatorial Associate at Suffolk County Vanderbilt Museum): Killian noted that the original nomination in 1985 was limited to the primary property then owned by Suffolk County. The Normandy Manor property, which was part of the original estate, essential to the function of the estate, contained gardens that allowed the property to be self-sufficient, especially in the early twentieth century when transportation was limited, and included the oldest buildings, was sold out of the family in the 1950s. After the county acquired it, the county wanted to make sure it was included in the nomination and also wanted to stress the importance of the natural history museum, which was largely overlooked in the original nomination. Not only is this a Gold Coast estate, but it is also an early natural history museum.

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

NOTE: D. Perrelli noted at 11:02 that SRB member Chuck Vandrie had joined the meeting.

4. Brockport West Side Historic District, Brockport, Monroe County

Presenter: Virginia Bartos

- Letters of support: one (resident)
- Letters of objection: three
- Financial incentive program: funded with CLG planning grant

Guest Speakers: none

Board Discussion:

W. Goodman: this nomination is extensive, very thorough, and extremely well written. This district is going to enhance the continuity of the entire center of Brockport. It meshes well with already listed districts in Brockport.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

5. St. Stephen's Chapel, Morris, Otsego County

Presenter: Erin Czernecki

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

Guest Speakers: none

Board Discussion:

D. Mackay: What is the motivation for this nomination?

E. Czernecki: Purely honorary. The private owners are proud of the building and want it recognized.

Motion to approve: **J.DiLorenzo** Second: **J. Lemak**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

6. Library Bureau-Remington Rand-Sperry UNIVAC Manufacturing Complex, Ilion, Herkimer County

Presenter: Erin Czernecki

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Part 1 PDIL approved by NPS

Guest Speakers: none

Board Discussion:

W. Aldrich: It amazes me that in one comparatively small village there were two great industries: Remington Typewriter and Remington Arms. Is there any historical connection between the two?

E. Czernecki: Yes, it is the same family.

D. Mackay: I'd like to provide the genesis story for this nomination. About eighteen months ago I was invited to speak at an Environmental Protection Fund Brownfields forum in Albany. The focus of that meeting was almost entirely on brownfield clean-up and site clearance. I made the pitch that we should be trying to market former industrial sites like this as rehab-ready and that the most pro-active stance that local economic development authorities could undertake is to engage the SHPO, invite staff to make a site visit to assess National Register eligibility, and, if there was enough integrity in the complex, such as we have here, to pursue a nomination to qualify for the Federal and State commercial tax credits. I stressed that would be a critical part of marketing them. I am so pleased that John Piseck of the Herkimer County Industrial Development Agency picked up on that offer. We had a site visit on a very cold day in January 2020, he hired Kim Alvarez as a consultant to write the nomination, and she worked with staff

on a nomination that is complicated by the loss of two buildings at the site. But, with the evolution of this from a meeting that was about brownfield site clearing and demolition to a National Register nomination, we might be moving to a “save” and an adaptive reuse.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

7. A.M.E. Zion Church and Mt. Zion Cemetery, Kingston, Ulster County

Presenter: Chelsea Towers

- Letters of support: three (Kingston mayor, US Congressmemeber Anthony Delgado, and the Kingston Landmarks Preservation Commission)
- Letters of objection: none
- Financial incentive program:

Guest Speakers:

Maisha Tyler, interim secretary: Thank you Chelsea for that presentation. Speaking as interim secretary, and on behalf of Reverend Bruce, I can tell you the church is still of great importance to the community and we are very proud to preserve it as such. The Kingston chapter of the NAACP was founded in 1952 in this church by my grandmother, Bessie Smith Otis Tyler, and others. The cemetery is the final resting place for twenty-six veterans, including members of the 20th Colored Regiment who fought in the Civil War as well as the Buffalo Soldiers. As such we care for this cemetery with the local veterans’ group as a community asset. We are proud to see this nomination advance.

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

8. New York Central & Hudson River Railroad Power Station, Yonkers, Westchester County

Presenter: Chelsea Towers

- Letters of support: one (Yonkers Landmarks Preservation Board)
- Letters of objection: none
- Financial incentive program: Part 1 PDIL approved by NPS

Guest Speakers: none

Board Discussion:

C. Clark: I was so impressed that Reed & Stem competed against four other firms for this project, including Daniel Burnham, McKim Mead and White, and Warren and Wetmore, with whom they partnered on the design of Grand Central Terminal.

W. Aldrich: What is the proposed reuse for this extraordinary building?

D. Mackay: This building is such a familiar site for anyone commuting on Metro-North or taking AMTRAK. The building has been under one owner for a decade-plus. The current plan, which seems to be attracting significant support, is to develop this as a center devoted to climate change research. There appear to be emerging partnerships with academic institutions, such as MIT, and other incubator science initiatives. It could be a rather grand reuse right there on the waterfront

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E. Krieger: Our agency has had some involvement with some code questions but nothing that would prevent me from voting on this.

Motion to approve: **C. Clark** Second: **E. Krieger**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

9. Wethersfield, Amenia, Dutchess County

Presenter: Chelsea Towers

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

Guest Speakers:

Kerri Culhane, consultant: Thank you Chelsea for your presentation. You captured the story of Wethersfield in a nutshell. It is a deep and multi-layered story, that became more fascinating the more I researched it. The fact that the board that now manages Wethersfield makes this remarkable place publically accessible is a great asset to the state of New York.

Board Discussion:

W. Aldrich: I knew Chauncey Stillman and I know his two daughters. This extraordinary property is very much as it was fifty years ago. The nomination is very thorough and extremely persuasive about the importance of Wethersfield. The whole operation went through a tough time after Mr. Stillman died because of some management problems, but it is now out of the woods and in the sunlit uplands, as it were. The landscape is its crowning feature.

Motion to approve: **W. Aldrich** Second: **K. Herron**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

10. Harder Manufacturing Co-Albany Woolen Mills Inc., Rensselaer, Rensselaer Co

Presenter: James Carter

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Part 1 PDIL approved by NPS

Guest Speakers: none

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

11. Cossackie Village Cemetery, Cossackie, Greene County

Presenter: James Carter

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

Guest Speakers: none

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

12. Malone Downtown Historic District, Malone, Franklin County

Presenter: Dan Bagrow

- Letters of support: one (property owner)
- Letters of objection: none
- Financial incentive program: tax credit programs

Guest Speakers:

Christine Bush, AARCH, consultant: I commend the Malone Revitalization Foundation for pushing ahead with this nomination. It has been a couple of years in the making, but it can be a great benefit to the community. Thank you Dan for your dedication to this nomination.

Mary Scharf, President, Malone Revitalization Foundation, sponsor: This is very important to Malone because we need investment. We need to make this the tourist destination it should be. OPRHP staff came to Malone four years ago and gave us the go-ahead to proceed. They told us we had about 300 buildings and suggested we divide it into three parts. So this is the first of three potential historic districts that were identified and we will be back. Malone is on the Canadian border, a one-hour drive from both Montreal and Lake Placid. We're in the middle, and we need something for people to stop, stay overnight, and spend their money. The [Alonzo] Wilder Homestead is four miles away, the *Farmer Boy* home. We need people to stop, stay overnight, and invest in the community. We have one investor who came into Malone recently and bought the River Building, almost 5,000 square feet. He is almost finished with a restaurant and commercial on the ground floor and apartments on the upper floors. So it will make a big difference to our economy to have this district listed.

Also, thank you to Assemblymember Billy Jones, State Senator Betty Little, mayor Dumas of Malone, and supervisor Stewart of the Town of Malone for their support.

Board Discussion:

D. Mackay: Thank you, Mary. This is a huge first step for Malone and we are pleased to learn of the depth of support for this nomination. This is the gateway designation to preservation grants and commercial and homeowner tax credits. We will be in touch with you about how to promote the use of these programs.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

13. Tahawus Masonic Lodge, Au Sable Forks, Essex County

Presenter: Dan Bagrow

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

Guest Speakers:

Matthew Shoen, nomination author: Thank you to Dan for his help with the nomination, allowing me to complete my Capstone Project for my University of Vermont preservation degree. And thanks to Rebecca and Craig of the Applebee Foundation, owners of the building. This is the first building in Au Sable Forks to be listed, and I know Rebecca and Craig hope that this listing jump-starts other owners wanting to get their buildings listed too.

Board Discussion:

K. Herron: As a representative of the New York State Council on the Arts, I am always pleased to see a historic building being used by a non-profit arts organization. Because the nomination discussed the construction in so much detail, I also want to note how important it was to include photos of the hollow clay tile-they really helped me understand the use of the construction material.

Motion to approve: **D. Perrelli** Second: **W. Goodman**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

14. Rowhouses at 854-858 West End Avenue and 254 West 102nd Street, New York, New York Co.

Presenter: Linda Mackey

- Letters of support: one (New York Landmarks Preservation Commission, a Certified Local Government CLG)
- Letters of objection: none
- Financial incentive program: Part 1 PDIL approved by NPS for 254 W 102nd Street

Guest Speakers:

Patricia Chick, co-owner of 254 W. 102nd Street: We bought this house in 1972 and have spent a great deal of time and effort restoring it. We finished a massive facade restoration just two years ago. Many thanks to Jennifer Betsworth who assisted us with the Part 1 application, and to Linda Mackey who prepared this presentation today. We learned some things we didn't know before.

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

15. The Church of the Heavenly Rest and the Chapel of the Beloved Disciple, New York, New York Co.

Presenter: Linda Mackey

- Letters of support: one (NYC LPC)

- Letters of objection: none
- Financial incentive program:

Guest Speakers:

The Reverend Matt Heyd, Rector: Thank you for your consideration of this nomination. It is our hope and goal to sustain this beautiful place for our children and grandchildren, and not only for people who are members of the church but also for the neighborhood as a whole. That has been our focus and we appreciate your help.

Gregory Dietrich, nomination author: Thank you Linda Mackey and Kathy Howe for your insightful comments, as well as the church leadership for moving this forward. We all know the benefits from the involvement of a mentor, and to me this church embodies the fruitful results that can come through mentorship. The architect, Hardie Phillip, joined Goodhue's firm in 1914, so he was there for a considerable time. When Goodhue died in 1924, Phillip really took the ball and ran with it with the successor firm. I find this building endlessly fascinating. I also discovered the substantial holdings at the Avery Architectural Drawing Archive, research that proved to be very fruitful in the end.

Board Discussion:

W. Aldrich: This is a magnificent building and a very strong nomination that is well documented. I need some clarification on the café and its relationship to the chapel. Has it been inserted into the chapel or is it in the basement?

Gregory Dietrich: The café is in the chapel entry, an area formerly called the cloister. The chapel itself remains intact.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

16. Nichols Park, Spencer, Tioga County

Presenter: Dan Boggs

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

Guest Speakers: none

Board Discussion: none

Motion to approve: **C. Clark** Second: **L. Waletzky**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

ADDITIONAL BOARD BUSINESS

Report from Chuck Vandrei

We have completed the archaeological work at the Courtland Street site in Lake George. The utilities started going in on November 12th, the day after Veterans' Day. The archaeology crew remained on site while the utilities were being installed over the next several days and recovered the remains of seven additional individuals. The site is now done. At some point, I plan to discuss with Kathy Howe a possible National Register nomination.

D. Perrelli: Based on the position and of the human remains, do you have any sense of the cemetery structure or any better knowledge of the nature of this site?

C. Vandrei: The cemetery up there is rather large. It may well extend from Courtland Street all the way up the hill and the intervening blocks in between. In our research we found many newspaper accounts of graves being found, going back to the mid-nineteenth century. It's all around the area, so we're surrounded. The individuals we found seem to be from the 1776 hospital. We believe well over 1,000 died in that hospital that summer. So they are buried up on that hill.

NEW BUSINESS

The following dates were suggested for the four meetings in 2021:

- Thursday, March 11 (likely to be virtual)
- Thursday, June 10
- Thursday, September 9
- Thursday, December 9

Motion to approve the March 11 date: **W. Goodman** Second: **E. Krieger**

Vote: Opposed - none Abstaining - none

The motion was approved by unanimous consent

K. Howe noted that staff need to know the dates for all four meetings so they can schedule workload.

Motion to approve all four dates: **W. Goodman** Second: **K. Herron**

Vote: Opposed - none Abstaining - none

The motion was approved by unanimous consent

ADJOURNMENT

There being no additional action required of the board, a motion to adjourn was made by **C. Clark**, seconded by **E. Krieger**

Voice vote with none opposed. Motion carried.

Meeting adjourned at 12:45 PM

Prepared and submitted by board secretary Michael Lynch