

MINUTES

185th MEETING

**NEW YORK STATE BOARD FOR HISTORIC
PRESERVATION**

September 9, 2021

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

<https://www.youtube.com/watch?v=WCry-J-6FwU>

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

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

- Michael F Lynch, Director, Division for Historic Preservation, and board secretary
- Daniel Bagrow
- Jennifer Betsworth
- James Finelli
- Kath LaFrank
- Daniel McEneny
- Chelsea Towers
- Jennifer Walkowski

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

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

Call to Order

The meeting was called to order at **10:02 AM** by Chair Douglas Perrelli.

Roll Call

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

SRB Members Present

- Doug Perrelli: Board Chair, Archaeologist, Clinical Assistant Professor of Anthropology, SUNY Buffalo; President of the New York Archaeological Council
- Wint Aldrich: Historian, former Deputy Commissioner for Historic Preservation
- Carol Clark: former Deputy Commissioner for Historic Preservation, Adjunct Professor of Historic Preservation at Columbia University, Pratt Institute, and the NYU School of Professional Studies
- Kristin Herron: Program Director for Architecture + Design | Museums, New York State Council on the Arts
- Erika Krieger, R. A.: Architect, 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
- Gretchen Sorin: Director of the Cooperstown Graduate Program in Museum Studies
- Lucy Waletzky: Chair, New York State Council of Parks, Recreation and Historic Preservation
- Chuck Vandrei: Archaeologist, Agency Preservation Officer, Department of Environmental Conservation

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

NOTE: Jay DiLorenzo logged into the meeting several minutes after the role was called, but appeared on the list of meeting participants, bringing the total to **eleven** members present. Jay's introduction occurred later in the meeting

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

Approval of Past Minutes

Secretary Lynch noted that there had been no comments received on the draft minutes and the final draft circulated to the board before this meeting. There were no corrections offered to the final draft minutes for the 184th meeting held on June 10, 2021.

Motion to approve the minutes as submitted: **K. Herron** Second: **L. Waletzky**

Vote: Opposed - none Abstaining - none

The minutes were approved by unanimous consent

REPORTS

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

Good morning and thank you to our State Review Board members for your time and attention today. We appreciate your flexibility with our format as it changed from an in-person meeting to a virtual one. I thank you for your commitment to the work of this board.

This adaptation was made possible by Governor Hochul's extension of virtual access to public meetings under New York State's Open Meetings Law; this extension allows New Yorkers to virtually participate in local government meetings during the COVID-19 pandemic. Virtual access was initially implemented by Executive Order during last year's State of Emergency and allows state and local government meetings that are normally held in person to be held remotely instead, as long as the public has the ability to view or listen to the meeting and as long as the meeting is recorded and later transcribed. This statutory change will reduce the need for congregating at public meetings while the Delta variant is prevalent while ensuring public business can continue.

Welcome, too, to members of the public. We acknowledge and appreciate that the virtual components of this meeting allow for increased public attendance and participation with nominations before the board.

There is much to report today as much has transpired since our last meeting in June.

First, let me welcome Dr. Gretchen Sorin, Director of the Cooperstown Graduate Program at SUNY Oneonta based in Cooperstown and Distinguished Professor in that program. She is also an author and influencer in the world of museum and cultural studies and education. We are so pleased to have her expertise join this board.

Secondly, let me share news of a pending departure. Michael Lynch, director of the Division for Historic Preservation and secretary to this board, will be retiring from that position later this fall. Michael has served many roles here at the division during two extended stints with OPRHP and has performed a remarkable range of duties with diligence and overseen and administered a remarkable time of growth, reorganization, and new responsibilities for our piece of NYS Parks. Michael will be honored with a resolution from this board in December; Chairman Perrelli and I will prepare and coordinate that with members of this board for our next meeting.

Among other transitions on our senior leadership team, I want to share that Nancy Herter has been named as our new director of the Technical Preservation Services Bureau, succeeding the retired John Bonafide in that title. Nancy will oversee the Technical Preservation Services Bureau, coordinating consultation for SHPO's environmental review programming for both above-ground and below-ground resources – more than 15,000 reviews per year.

Nancy Herter, in her former capacity as coordinator of the Archaeology unit, hired Jeff Bendremer to serve as the division's NAGPRA coordinator to implement the Native American Graves Protection & Repatriation Act. Jeff is a preservation professional and educator with over thirty years of expertise in administration, anthropological and archaeological research, undergraduate instruction, and tribal government consultation. This is a three-year contract position that will address our agency's responsibilities under this federal statute. Jeff will update and complete an inventory of OPRHP's historic sites and museum collections related to any Native American artifacts and facilitate any needed repatriations to Native American representatives to ensure full compliance with this act.

Beth Cumming, coordinator of our Technical and Tax Credit consultation unit, has hired Sara McIvor to join that unit. Sara comes to SHPO from an impactful career at the MTA, where she coordinated that agency's often complex submissions of transit projects to this office. Sara is relocating from the NYC metro area and will start within the next week or so. Beth will also be hiring a second staff person for this unit.

Finally, I will note that we will shortly announce the first round of awards for the Genesee Valley Rural Revitalization Program. The Genesee Valley Rural Revitalization Grant Program (GVRR) provides grant funds to rural units of government, not-for-profit organizations, and commercial property and business owners to rehabilitate historic buildings. This program is made possible by a generous grant from the Paul Bruhn Historic Revitalization Fund as administered by the National Park Service, Department of the Interior.

Announcement of Round 1 awards to eligible organizations and individuals in the Genesee Valley is imminent and will total \$300,515. Matching funds have been provided by the Rochester Area Community Foundation, Letchworth Gateway Villages, and the Landmark Society of Western New York, thank you, Wayne. An application round for a second and final round totaling \$400k in funding will be announced later this fall (2021).

I want to recognize the work of Fran Stern on our staff for taking on the responsibility of coordinating the administration of this program. And Wayne, credit to your staff's engagement on this as well.

The state and this agency are experiencing significant transitions as Governor Hochul comes on board. Our new lieutenant governor, Brian Benjamin, was sworn in just this morning. We feel significant optimism because our agency has had extensive contact with Governor Kathy Hochul over her term as lieutenant governor. She is a frequent visitor to the NYS Parks System, both professionally and personally, is an avid boater on the Erie Canalway, and knows our parks and our park regions well. We look forward to a strong relationship.

State Historic Preservation Plan Update

Daniel McEneny thanked the members of the board for their thoughtful comments, which have been incorporated in the draft plan. Per SEQRA requirements, we are doing a public meeting on September 28th. Following that meeting we will finalize the plan by October 15th, incorporating any additional comments and satisfying SEQRA. We are working closely with a graphic design firm doing a layout with stunning photos. We are doing a very limited printing, only providing hard copies to the legislature. In our commitment to remain more paper free, this will be a digital document. By the next time we meet, the plan will be available to the public.

Report of the Chair

- **State Historic Preservation Plan**

The board members did review the draft plan that I distributed on July 14th, asking for comments to be returned by July 28th. Thanks to Carol Clark, Kristin Herron, and other members of the board for providing constructive comments.

The one comment I had was the idea of a land acknowledgment statement. As president of the New York Archaeological Council and as a member of numerous boards and organizations throughout the state, I see more and more entities and agencies including a land acknowledgment statement when opening a meeting. It is simply acknowledging the fact that Native American groups resided on this land before we did. It is giving deference and some respect to the groups that came before us.

- **State Council of Parks**

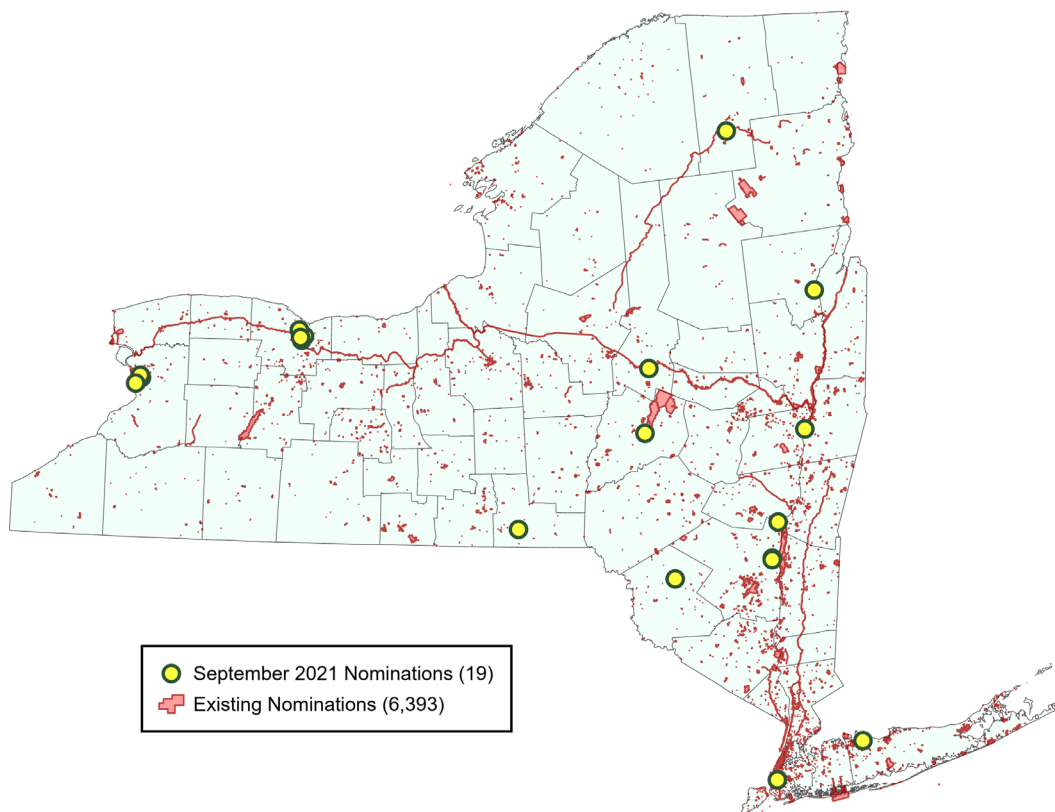
The State Council of Parks meeting will be September 28th and 29th in the Allegany region. I will attend that and report back to this group at the next board meeting.

- **Congratulations** to Nancy Herter on her promotion. Nancy and I both got our Ph.Ds from the University of Buffalo in the same year. She is a close friend and colleague, and I take my hat off to her and congratulate her on her career.

NOMINATION REVIEWS

K. Howe announced that staff are presenting nineteen nominations for a wide range of properties and histories, including a stone castle built by a Catskill photographer and aviator, a Buffalo bakery famous for its Wonder Bread, and an early Arabic-language Christian church in Brooklyn. Of the nineteen, seven are pursuing the commercial investment tax credit and two are pursuing the homeowner tax credit. Kathy brought up a map that shows the distribution of the properties being presented today in yellow.

K. Howe thanked the many property owners, sponsors, and consultants who worked hard to prepare today's drafts, working with our highly skilled staff. Guests with an interest in a specific nomination will be introduced after each staff presentation and should feel free to offer comments.



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

Note: Alexis Abernathy, our National Register reviewer at the National Park Service in Washington, D.C., joined the meeting today as an observer.

1. St. John Kanty Roman Catholic Church Complex, Buffalo, Erie County

Presenter: Jennifer Walkowski

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Approved Part 1 for Commercial Investment Tax Credit (ITC)

*The St. John Kanty Roman Catholic Church Complex, located at 101 Swinburne Street in the City of Buffalo, consists of four contributing ecclesiastical buildings: a **church** (in the Gothic Revival style-1891), **rectory** (in the Federal Revival style with Neoclassical details-1917), **convent** (1927), and **lyceum** (1930; addition in the Modern style-1966).*

*The complex is locally significant under **Criterion A in the area of Ethnic History** for its association with the Polish immigrant community that had emerged in the late nineteenth century in the surrounding area due to its proximity to the railroad lines and other industrial employment opportunities. The complex is also locally significant under **Criterion C in the area of Architecture**, as a good representative collection of four ecclesiastic buildings demonstrating multiple architectural styles that were constructed as the parish grew from the late nineteenth through the mid-twentieth century. The two-story lyceum addition built in 1966 was designed in the Modern style by local architect Edward Trautman.*

The period of significance begins when the church was constructed in 1891 and ends in 1966 when the addition to the lyceum was completed.

Guest Speakers: none

Board Discussion:

D. Perrelli: The history of the Polish community and the detailed history of the development of the church complex were interesting and very well written.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

2. Perot Malting Company Facility (American Grain Complex Boundary Expansion), Buffalo, Erie County

Presenter: Jennifer Walkowski

- Letters of support: none
- Letters of objection: none
- Incentive program: Approved Part 1 for ITC

*The Perot Malting Company Facility, which facility includes the elevator building (ca 1906-1907, 1933), the malthouse (1907, 1936), and railroad tracks coming in and out of the facility, is locally significant under **Criterion A for Industry**, as it accommodated every aspect of grain production and malting activity, including off-loading, storage, and malting, followed by shipment of the manufactured product throughout the United States. The facility is also significant for its affiliation with the Perot Malting Company, which is one of the oldest continuously operating business in America and one of the nation's largest malting companies.*

*The facility is also locally significant under **Criterion C in the areas of Architecture and Engineering** as one interconnected building that illustrates significant innovations in the process and technology of malting and grain processing.*

*The **period of significance** starts in 1906 when construction of the facility began and ends in 1963 when the company was dissolved and the facility was sold.*

Guest Speakers: none

Board Discussion:

D. Perrelli asked for an explanation of how this is a boundary expansion.

J. Walkowski: The Perot facility is physically attached to the previously listed American Grain Complex. A National Register boundary should not cut through a physical connection. We discussed this question with our National Register reviewer at the National Park Service to figure out how best to list the Perot facility, and we were advised to handle it as a boundary expansion.

D. Mackay: Because there is an extraordinarily complex set of processes present in the buildings, it is going to be a fascinating rehabilitation project to undertake within the rules, restrictions, and opportunities of the tax credit program. This is a project on which the board might like to receive updates as the project works its way through the process.

D. Perrelli: The property has really good integrity as shown in the excellent interior photographs in the nomination that show that all that equipment is still there.

Motion to approve: **D. Perrelli** Second: **E. Krieger**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

3. Continental Baking Company Factory, Buffalo, Erie County

Presenter: Jennifer Walkowski

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Approved Part 1 for ITC

*The Continental Baking Company Factory consists of one building with three interconnected parts that were all historically and functionally related during the period of significance. The factory is locally significant under **Criterion A for Industry**, as the building was designed as an industrial bakery and occupied by several, related, nationally significant baking companies during the twentieth century.*

Constructed as the company headquarters for Ward & Ward Inc. in 1915, the factory later became a branch of the Continental Baking Company (1924-1968) and was operated by the Interstate Bakeries Corporation (1968-2004) before its closure in 2004. Numerous new products that became widely popular across America were produced at the plant during this long period, including Wonder Bread (1925), the Twinkie (1930), Sno Balls (1947), Ding Dongs (1967), and Ho Hos snack cakes (1967).

*The property is also locally significant under **Criterion C for Architecture**, as the building architecturally expresses ideals typically upheld by the food industry overall. Advertised often as a “snow white temple of bread-making cleanliness,” this building was exemplary of the baking industry’s emphasis on scientific and sanitary conditions.*

*The **period of significance** begins in 1915, when the building was constructed and ends in 1971, fifty years ago, which marks the period during which the facility was at its most significant in the national baking industry and encompasses all major changes and additions to the building.*

Guest Speakers:Board Discussion:

D. Perrelli: The level of detail in this nomination is excellent. I was fascinated to learn that Wonder Bread was the first bread to be pre-sliced in packaging, but that during WWII there was a slicing suspension because steel blades for the slicers were so rare because of recycling steel for the war effort. As an archaeologist with a special interest in the work of “garbologists,” those who excavate landfills, I note that Twinkies and hot dogs are often found in a state of high integrity-they appear virtually indestructible.

Motion to approve: **W. Aldrich**

Second: **J. Lemak**

Vote: Opposed - none Abstaining - none

The motion was approved by unanimous consent

4. Main Street Historic District, Binghamton, Broome County

Presenter: James Finelli

- Letters of support: City of Binghamton (CLG and the sponsor of the nomination)
- Letters of objection: four
- Financial incentive program: ITC

*The Main Street Historic District is locally significant under **Criterion A in the area of Community Development** as it illustrates the commercial, residential, civic, and religious development of a concise nine-block section of Main Street west of the Chenango River that developed in the late nineteenth century.*

*The district is also locally significant under **Criterion C in the area of Architecture** because the district is characterized by a collection of buildings exhibiting both high-style and vernacular forms of architecture popular during the period of significance. Residences, churches, a school, and social clubs were interspersed, and many were designed by some of Binghamton's best-known architects*

*Additionally, the American Civic Association (ACA) building located at 131 Front Street is considered individually eligible for listing on the National Register of Historic Places **under Criterion C in the area of Architecture** as a rare and excellent example of New Formalism within the city of Binghamton.*

*The district has **two periods of significance**. The first, **1858-1940**, begins with the earliest extant building in the district and ends with the last significant construction within the district (former Montgomery Ward building).*

*The second period of significance for the individually National Register eligible American Civic Association Building encompasses the period of design and construction from **1965 to 1966**.*

Guest Speakers: none

Board Discussion:

D. Perrelli: Is the ACA building not part of the district but is only individually eligible?

J. Finelli: The ACA building is part of the district. The National Register allows you to include a property that is not within the primary period of significance or the main area of significance for the district if it is significant enough on its own that it could be listed individually. It gets called out separately in the nomination, with a separate description and separate argument for significance.

K. Herron: Do you know the reasons why owners objected?

J. Finelli: I spoke with at least two of the owners and it seems they did not see the benefit to them. One owner felt his property lacked sufficient integrity. We took his argument seriously, looked at the additional photos he provided, and compared his building to the methodology spelled out in the nomination. Although there was some decrease in historic integrity, we felt it still met the methodology.

D. Perrelli: I like the maps and how they showed contributing and non-contributing buildings. Did you struggle at all with the integrity of the west end of Main Street and the relative proportion of contributing to non-contributing buildings?

J. Finelli: We did discuss this and the status of the ACA building with the National Park Service. Originally, we thought the period of significance would be brought up to 1971 to capture the ACA, but there are too many post-1940 buildings, like gas stations, supermarkets, and buildings with low integrity, that do not contribute to understanding the development of the historic district. The vast majority of the non-contributing buildings are secondary buildings.

D. Mackay: I would just note that the casual visitor driving Main Street would almost automatically assume that this part of the city is already listed on the National Register. This is long overdue, and I thank James for bringing this to completion. We can expect to see tax act activity in this district.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

5. Consolidated Car Heating Company Complex, Albany, Albany County

Presenter: James Finelli

- Letters of support: City of Albany (A Certified Local Government-CLG)
- Letters of objection: none
- Financial incentive program: Approved Part 1 for the ITC

The Consolidated Car Heating Company (CCHC) Complex consists of one interconnected factory building with four major components constructed in stages (1893, 1906, 1913-14, and 1965), plus a stand-alone one-story brick garage constructed ca. 1920.

*The complex is locally significant under **Criterion A in the area of Industry** as the headquarters and factory of CCHC, a national leader in the manufacture of heating equipment for railroad cars, trolleys, buses, and ships. During both World Wars, CCHC also produced weapons and other items for the Russian and United States governments. In 1934 the company introduced a metal alloy that was well adapted for the manufacture of partial dentures.*

*The complex is also locally significant under **Criterion C in the area of Architecture** as an example of the evolution of design in industrial buildings. The 1893 portion reflects nineteenth-century industrial architecture in mill construction; the 1906 addition illustrates the transition to early twentieth-century industrial architecture; the 1913-1914 portion of the building exhibits features common to early twentieth-century daylight factory architecture; and the 1965 addition typifies metal and concrete construction of this era.*

*The **period of significance, 1893-1965**, begins when CCHC constructed the four-story brick factory and ends with the construction of the 1965 addition.*

Guest Speakers: none

Board Discussion:

W. Aldrich: I am surprised that this factory wasn't located on a rail line, as were so many of the factories built in North Albany. The nomination mentions Robert Pruyn as possibly the founding chairman or at least an early member of the board. In addition to him serving for fifty years as president of the National Commercial Bank of Albany (now Key Bank) and a great supporter of local businesses, Mr. Pruyn was responsible for Adirondack Great Camp Santanoni in Newcomb, a National Historic Landmark and great tourist attraction in the area.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent

6. Residence at 272 Albany Avenue, Kingston, Ulster County

Presenter: James Finelli

- Letters of support: City of Kingston (CLG)
- Letters of objection: none
- Financial incentive program: Approved Part 1 for homeowner tax credit (HTC) program

*The residence at 272 Albany Avenue is locally significant under **Criterion C in the area of Architecture** as an outstanding example of the Colonial Revival style that illustrates the changing social, economic, and cultural development of the Albany Avenue neighborhood. The property also contains a contributing two-story carriage house at the rear of the lot now used as a two-car garage (ca. 1910).*

*The **period of significance, ca. 1890-ca. 1914**, begins at the approximate date of initial construction and ends ca. 1914, the earliest date that historic insurance maps indicate all significant additions and alterations were complete.*

Guest Speakers: none

Board Discussion: none

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

Vote: Abstaining – none Opposed - none

The nomination was approved by unanimous consent.

7. Hillig Castle, Liberty Vicinity, Sullivan County

Presenter: Kathleen LaFrank

- Letters of support: one, owners
- Letters of objection: none
- Financial incentive program: Approved Part 1 for HTC

*Hillig Castle, built ca. 1935-37 on a hill outside of Liberty, is locally significant under **National Register Criterion B for Recreation and Commerce** for its association with the important regional photographer and bon vivant Otto Hillig and under **Criterion C for Architecture** as a distinctive example of picturesque castle architecture in the Catskill Mountains. Otto Hillig (ca. 1876-1954) immigrated to the United States from Germany as a teenager. He amassed a sizeable fortune as a commercial photographer, selling over a million postcards of views and landmarks in the southern Catskills. Although modest in scale the building is a one-story, rectangular domestic form with wood-frame gables, a tile-pattern metal roof and a massive river-rock chimney; the principal features that distinguish it as a castle are its hilltop site, stone exterior, and crenelated three-story tower.*

*The **period of significance** starts ca. 1935, when Hillig began construction, and ends with his death in 1954.*

Guest Speakers: *Scott Kochlefl and Tyler Barnet, owners, thanked the board for its consideration and thanked Kath for the presentation. Construction is underway and going well with very few problems. They were able to source so many of the original materials, including Neversink river stone, the exact profile of the metal roofing, and are restoring the windows to historic specifications. As owners, we are really excited that it is all coming together.*

Board Discussion: none

Motion to approve: W. Aldrich Second: **G. Sorin**

Vote: Abstaining – none Opposed - none

The nomination was approved by unanimous consent

8. Gregory Tract Historic District, Rochester, Monroe County

Presenter: Virginia Bartos

- Letters of support: none
- Letters of objection: six
- Financial incentive program: potential HTC

The Gregory Tract was subdivided and developed into residential housing in the late nineteenth and early twentieth centuries by the Gregory family and targeted working and middle-class clients looking for affordable housing. The district includes a total of 629 contributing buildings (509 primary and 120 secondary, mostly garages) that are vernacular interpretations of late-nineteenth and early twentieth-century architectural styles, mostly reflecting modest Queen Anne and Colonial Revival forms. Nearly all buildings in the district were built as single-family houses, with a small number built as two-family houses. A handful of buildings were constructed for commercial or religious use or mixed commercial and residential use.

*The Gregory Tract is locally significant under National Register **Criterion A in the area of Community Planning and Development** for its association with the growth of the city of Rochester in the mid-to-late nineteenth century.*

*The district is also locally significant under **Criterion C in the area of Architecture** as a highly intact collection of modest middle-class and working-class housing. Buildings and streetscapes in the tract are typical of mid-to late-nineteenth-century streetcar suburbs, characterized by one- and two-story frame vernacular houses typical of the period.*

*The **period of significance** begins with the initial development of the Gregory Tract (ca. 1845) and ends in 1970, reflecting the addition of garages to many of the properties necessitated by the post-WWII movement of factories to the suburbs, requiring many residents to purchase/own a vehicle for travel to work.*

Guest Speakers: none

Board Discussion:

D. Perrelli: I liked the level of detail distinguishing this district from other adjacent districts. Has consideration been given to ending the period of significance at the 1930s?

V. Bartos: We are looking into that. We have asked the consultant to look at some of the questionable garages to see if we can adjust that end date. For now, we're keeping the end at 1970, but it might end up being more like 1968.

D. Perrelli: Is that to account for the construction of garages for houses that didn't have them originally?

V. Bartos: Yes. Many of them are contemporary and compatible in their design.

K. Herron: I feel it is important to put on the record the reasons that some owners have objected. Please summarize what these owners objected to.

V. Bartos: Most of them are the typical reason that they don't want their individual house listed. But I did receive two where there might have been some confusion about the homeowner tax credit program. Both stated they did not have the financial resources to keep up their house. I need to respond and assure them that the HTC is a voluntary program and they are not required to participate if the district gets listed.

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

Vote: Opposed - none Abstaining – **W. Goodman (Landmarks Society is nomination sponsor)**

The nomination was approved by all those voting.

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9. Lawyers Cooperative Publishing Company Complex, Rochester, Monroe County

Presenter: Virginia Bartos

- Letters of support:
- Letters of objection:
- Financial incentive program: Approved Part 1 for the ITC

The Lawyers Cooperative Publishing Company Complex is a printing and warehouse complex consisting of five contributing buildings, one non-contributing building, and a large parking area. The contributing buildings are examples of different types of factory construction that include common mill, structural iron, steel frame, and reinforced concrete construction.

*The Lawyers Cooperative Publishing Company (LCPC) Complex is locally significant under **Criterion A in the area of Industry** as a nationally prominent publisher of lawbooks and materials throughout the twentieth century that was significant in supporting continuing legal education and information with affordable, easily distributed contemporary law publications. It was also one of the first in the nation to offer this service.*

The period of significance for Criterion A is 1901 to 1961, representing the company's major presence in the city of Rochester and reflects the use of the buildings by a nationally known publishing company headquartered in Rochester.

*The Lawyers Cooperative Publishing Company Complex is also locally significant under **Criterion C in the area of Architecture** as a collection of factory buildings built between 1870 and 1948 that were either expanded with additions or acquired and adapted. The last expansion/acquisition was in 1953. The construction period also reflects a period of rapid urban growth and industrialization in Rochester in the late nineteenth and early twentieth centuries.*

The period of significance for Criterion C is 1870-1953, reflecting the various construction dates of the buildings that represent different types of mill construction prevalent during the period.

Guest Speakers: none

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

10. Leander McCord Houses Historic District, Rochester, Monroe County

Presenter: Virginia Bartos

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

All five houses in the Leander McCord Historic District were designed by Rochester architect Leander McCord (1884-1953) and built between 1923 and 1924 in the English Tudor Revival style with stucco exteriors, cross-gabled roofs, sloping rooflines, and attached two-car garages on the rear.

*The Leander McCord Houses Historic District is locally significant under **Criterion C in the area of Architecture** as a small and very intact enclave illustrating the important residential designs of Rochester architect Leander McCord (1884-1953). They illustrate his talent for eclecticism and revival styles popular at the time.*

The period of significance, 1923-24, encompasses the construction of the five houses designed by Leander McCord.

Guest Speaker: Cheryl Lenhard Giachero, homeowner, sponsor, and author of the nomination. When you come off the 104 expressway and are forced to slow down for a traffic signal, it is such a unique experience to drive by these houses on the left and the Olmsted-designed park on the right; you are MINUTES for the 185th meeting, September 9, 2021

suddenly thrust into the 1920s. It gives one a calming experience as you travel this road to connect to Lake Avenue, a north-south arterial. This is a wonderful introduction to city life. I am grateful that this designation will encourage further investment in their future.

Board Discussion:

W. Aldrich: Is the service lane at the rear of the lots owned in common or are they individually linked to each house lot with a common right-of-way?

C. L. Giachero: It is my understanding that it is commonly owned and that is how we manage it. We all chip in for snow plowing and treat it as community property.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

11. J. Hungerford Smith Company Factory, Rochester, Monroe County

Presenter: Virginia Bartos

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Approved Part 1 for the ITC

The J. Hungerford Smith Factory is a large four-story industrial building that was constructed in six stages, with the oldest section built in 1888 for the Rochester Furniture Company, a subsidiary of the Langslow, Fowler & Co. furniture company. The J. Hungerford Smith Company purchased the property in 1900 and the building was expanded five more times in 1902, ca. 1907, 1910, 1917, and 1920. The various additions are unified through historic exterior features that include brick walls with denticulated and corbelled cornices, full-height brick pilasters, brick panels between floors, even fenestration, exposed steel members in the walls, historic painted signage on the south elevation, a tiled smokestack, and design elements in the office wing that reflect the Neoclassical style.

*The J. Hungerford Smith Company Factory is locally significant under **Criterion A in the area of Industry** as it reflects the era of industrial diversification in Rochester and the city's growing reputation as the location of several industries that had national reputations, one of the most important being the J. Hungerford Smith Company, a leading producer of fruits and fruit syrups for soft drinks and soda fountains.*

*The factory is also locally significant under **Criterion C in the area of Architecture** as an excellent example of a large factory complex built using mill construction, prevalent at the time and used in several factory expansions.*

*The **period of significance is 1888 to 1963** and begins with the construction of the furniture factory in 1888 and extends through the years of subsequent expansion by the J. Hungerford Smith Company. The period of significance reflects the company's role in the era of industrial diversification in Rochester and ends when the factory became surplus real estate for the company and was sold in 1963.*

Guest Speakers: none

Board Discussion:

W. Aldrich: Several years ago, we reviewed and sent along for listing the country house of someone known as "the soda king." I have to assume he would have been a primary consumer of this factory's products.

On page 26 of the nomination, there appears the term a "pulvinated cornice." Can you explain what that is?

Julian Adams: Pulvinated means an outward projection, so it is an outward projecting cornice.

W. Aldrich: So, it is a design feature not a treatment of the metal.

D. Perrelli: Is there any concern regarding the truncated smokestack and overall integrity of the property?

V. Bartos: We don't think it is a concern.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

At 11:36 **D. Perrelli** called for a brief five-minute break.

The meeting resumed at 11:40 and **D. Perrelli** confirmed there was a quorum present and requested that Jay DiLorenzo introduce himself.

Jay DiLorenzo: President, Preservation League of New York State

12. St. Peter's Protestant Episcopal Church, Brooklyn, Kings County

Presenter: Jennifer Betsworth

- Letters of support: NYC LPC (a CLG)
- Letters of objection: none
- Financial incentive program: Sacred Sites program of New York Landmarks Conservancy

St. Peter's Protestant Episcopal Church, now Saint Nicholas Antiochian Orthodox Cathedral, built in 1856, is a three-bay by six-bay, rectangular, front-gabled two-story Gothic Revival building featuring pointed-arch windows and doors with water tables, buttress caps, cornices, and quoins in a stucco of contrasting color. After St. Peter's became the Saint Nicholas Antiochian Orthodox Cathedral in 1920, Byzantine-style decorations and iconography were added to both the exterior and interior.

*Saint Nicholas Antiochian Orthodox Cathedral is locally significant under **Criterion C in the area of Architecture** as an impressive example of a mid-nineteenth century, English-inspired Gothic Revival church building designed by one of the leading proponents of this style, English architect Frank Wills.*

*The church is additionally locally significant under **Criterion A in the area of Ethnic History** for its association with the growth of the Syrian American population in Boerum Hill. The church played a key role in fostering the largest Arabic-speaking Orthodox Christian community in Brooklyn and is the oldest, continuously used church within the Antiochian Orthodox Christian Archdiocese of North America and is its Mother Cathedral.*

*The **period of significance, 1856-1936**, encompasses the design and construction of the St. Peter's Protestant Episcopal Church in 1856 through the subsequent sale of the building in 1920, renovations to convert the building to meet the needs of the St. Nicholas Antiochian Orthodox Cathedral congregation and ends in 1936 when the congregation paid off the mortgage.*

Guest Speakers: none

Board Discussion:

D. Perrelli: It is a beautiful building with an amazing amount of detail in the nomination form about the history and social context. The Columbia University student and Landmarks Conservancy are to be commended for this nomination.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

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13. St. Paul's Methodist Episcopal Church, Northport, Suffolk County

Presenter: Jennifer Betsworth

- Letters of support: none
- Letters of objection: none
- Financial incentive program: Sacred Sites program of New York Landmarks Conservancy

The St. Paul's Methodist Episcopal Church complex includes four contributing resources: St. Paul's Methodist Episcopal Church (1872 with 1892 and 1931 additions); Church Thrift Shop (1889, Davidson House, purchased by St. Paul's in 1961); Parsonage (late nineteenth century built for Dr. Heyen, purchased by the church for use as a parsonage in 1967); and a two-story, three-bay by two-bay ca. 1950 side-gabled garage at the rear of the lot.

*St. Paul's Methodist Episcopal Church, now known as St. Paul's United Methodist Church, is locally significant under **Criterion C in the area of Architecture**.*

*The property is additionally locally significant under **Criterion A in the area of Social History** for its association with the establishment and growth of its congregation and the village of Northport.*

*The **period of significance is 1872 to 1963**, beginning when construction of the church began in 1872, through 1967, when the congregation purchased Dr. Heyen's house for use as a parsonage.*

Guest Speakers: none

Board Discussion:

D. Perrelli: It is interesting to see buildings purchased so late in the history of the property, in the mid-1960s, added to something that is so obviously of greater age, but it is a testament to the vibrancy and growth of the church in the community. I thought that was very well portrayed in the form, that and the history of Methodism going back to the 1700s.

Motion to approve: **E. Krieger** Second: **K. Herron**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

14. Kingston Gas and Electric Co., Kingston, Ulster County

Presenter: Chelsea Towers

- Letters of support: Kingston city mayor (a CLG)
- Letters of objection: none
- Financial incentive program: Parts 1 & 2 approved for ITC

The Kingston Gas & Electric Company Building is a three-story tall reinforced concrete commercial building with a flat roof and an early twentieth-century Commercial Arts & Crafts-style facade. All exterior elevations are finished with red brick. It was built in 1911 and opened to the public in 1912. Until 1945, the building functioned as the administrative center for company managers and its salesforce and as a retail store for home appliances, which, in the early days, was integral to selling novel appliances—and by extension subscriptions to the utility service—to a skeptical public.

*The Kingston Gas & Electric Company building is locally significant under **Criterion A in the area of Commerce** as the former headquarters of a utility company that directed the city's adoption of gas and electricity in the early twentieth century, thus helping usher Kingston into the modern era.*

*The **period of significance is 1911-1945**, when the building functioned as the headquarters of the Kingston Gas & Electric Company.*

Guest Speakers: none

Board Discussion: none

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

15. Asbury Historic District, Saugerties, Ulster County

Presenter: Chelsea Towers

- Letters of support: one property owner
- Letters of objection: none
- Financial incentive program: CLG-funded nomination-honorific

The Asbury Historic District contains just under 250 acres and is composed of four farms created in the eighteenth century, three of them by the division of the Trumbour Homestead, which was settled in the 1730s (NR-listed 1983). The fourth farm was purchased by a Trumbour family member in 1805. The farms are essentially intact with their associated buildings and agricultural land. All are distinguished by limestone houses ranging in design from Dutch Colonial to Early Republic. All have barns surviving from different eras, one being a New World Dutch Barn type and another a concrete-block barn with a patent gambrel roof built ca. 1945 after a nineteenth-century complex burned.

*The Asbury Historic District is locally significant under **Criteria A in the areas of exploration and settlement, ethnic heritage, and agriculture** as a rare surviving example of a rural landscape representing nearly 250 years of agricultural use initiated by Johannes and Christina (Fiero) Trumbour in the 1730s and sustained by their heirs into present times.*

*The district is also locally significant under **Criterion C for its surviving domestic and farm architecture**, ranging in time from the early 1700s into the mid-1900s. Although commercial and trade buildings have been lost, as well as a church and schoolhouse, the district retains virtually all the houses depicted on nineteenth-century maps. Stone houses associated with each of the Trumbour family were built at various times in the eighteenth century and are distinctive examples of this Ulster County architectural tradition.*

*The **period of significance is ca. 1730 to 1971** and begins in ca. 1730, when the Trumbour Homestead was purchased by Valentin Fiero and initial construction on the homestead began. The Trumbour Homestead remains in family ownership. The rural landscape has maintained its significance up to the 50-year limit.*

Guest Speakers: none

Board Discussion:

W. Aldrich: Fifty years ago, the Trumbours, who owned the listed homestead, became ardent opponents of the State Power Authority's proposal to build an immense nuclear power plant in nearby Cementon. They, along with many other individuals and organizations, were very effective.

D. Perrelli: Is this nomination expanding the existing listed property by adding additional family farms?

C. Towers: It is being treated as a new historic district that includes a previously listed property.

D. Perrelli: The summary chart provided in the nomination is fantastic. I wish all forms had a chart like this.

C. Clark: I thought it was great that this is a CLG-funded nomination

Motion to approve: **W. Aldrich**

Second: **C. Clark**

NOTE: at 12:02 and prior to the vote, Secretary Lynch noted that **G. Sorin** had just signed out from the meeting, but with **ten** remaining members, a quorum was maintained.

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent of the ten members voting.

16. Van Slyke House, German Flatts, Herkimer County

Presenter: Erin Czernecki

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

The Van Slyke House is a mid-nineteenth century dwelling built in 1860 in the Greek Revival style. In 1953 the residence was moved about 180 feet south from its original location in order to accommodate the construction of the New York State Route 5S Thruway overpass. However, it is still sited on Lot 43 of the Burnetsfield Patent and is appropriately sited in a semi-rural setting on its original parcel.

*The Van Slyke House is locally significant under NRHP **Criterion C in the area of Architecture**; although moved, it is an excellent representative example of Greek Revival rural domestic architecture in the Mohawk Valley.*

*Because the building is significant under Criterion C for its Greek Revival design the **period of significance is the date of construction, 1860.***

Guest Speaker: **Virginia Rogers**, owner and nomination author. Thank you, Erin, for help and encouragement beginning with my initial inquiries and through the entire process. And thanks to the board for considering this nomination.

Board Discussion:

W. Aldrich: What happened to the farmhouses of the Millers and Dockstaders. Were they on the site where this house was moved to?

V. Rogers: Those houses were closer to the river where the highway is now. There is no indication that there was anything at the new site of this house.

D. Perrelli: Can you verify that the house was moved within the bounds of the original land patent?

E Czernecki: Yes, it was moved just 180 feet south within the original land patent.

D. Perrelli: How common is it for a moved property to retain its sense of setting?

E. Czernecki: That is one of the requirements of the National Register program, that a moved building retains its context and sense of place.

D. Perrelli: I recommend adding the fact that it was moved only 180 feet to the opening paragraph because when I first read the nomination, I was concerned with how far the building might have been moved.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

17. Evangelical Lutheran Church, Hartwick Seminary, Otsego County

Presenter: Erin Czernecki

- Letters of support: Town of Hartwick Planning Board
- Letters of objection: none
- Financial incentive program: honorific

The Evangelical Lutheran Church, built in 1839, is a Greek Revival, wood-framed building on a concrete block foundation with a rectangular footprint. The church underwent renovations in 1887 to accommodate a narthex added at the front of the building, plus new pointed arch window openings, eleven memorial stained-glass windows, and interior ornamentation in the Gothic Revival style.

*The Evangelical Lutheran Church is locally significant under **Criterion A in the area of Social History** for its role as a rural protestant church that served both the local community as well as the former Hartwick Seminary, the first Lutheran seminary in the United States.*

*It also is locally significant under **Criterion C in the area of Architecture** as a representative example of an early nineteenth-century wood-frame, Greek Revival style church that was remodeled in the late nineteenth century to reflect new ideas about ecclesiastical design.*

*The **period of significance, 1839 to 1956**, encompasses the original construction of the church and renovations made in 1887, 1921, and 1956 that represent the social, programmatic, and architectural needs of the congregation and the community of Hartwick Seminary.*

Guest Speakers: none

Board Discussion:

W. Aldrich: Is Hartwick Seminary now Hartwick College or are they independent institutions?

E. Czernecki: The seminary ceased operation in the 1920s and the money was used to establish Hartwick College. The college separated from the Lutheran Synod in the late 1960s.

D. Perrelli: I think the Cooperstown Graduate Program students deserve a lot of credit for a nice nomination, artfully done, with beautiful use of historic photos. This was a beautiful nomination to read.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

18. Church of the Ascension Chapel and Rectory, Saranac Inn, Franklin County

Presenter: Dan Bagrow

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

The Church of the Ascension was completed in 1884 and, although Gothic Revival in form, with steeply pitched gable roof, a belfry straddling the roof ridge, and tall narrow window openings, has a distinct rustic Adirondack style as a result of its wood log construction and decorative elements. In 1903 the chapel was repaired and expanded by cutting the church in half between the chancel and the pews. The chancel end was moved directly back (to the north) and a new 24-foot section was built in between. At the same time the church was being expanded in 1903, a parcel of land across the street and directly on the lake was chosen for the construction of a modest Craftsman style rectory. A small woodshed and a two-story garage were built as ancillary utilitarian structures. Likely built in the 1930-40s, they are clad with cedar or pine novelty or drop-lap clapboard siding.

*The Church of the Ascension chapel and rectory are locally significant under **Criterion A in the area of Social History** as they represent the phenomenon of seasonal communities in the Adirondacks. Together the chapel and the rectory*

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with its ancillary outbuildings are integrally related to the summer worship community that began with the prominent guests of the Prospect House/Saranac Inn and later with the seasonal residents that have camps of their own throughout the Saranac Lake area.

The property is also locally significant under **Criterion C in the area of Architecture** with the church reflecting the vocabulary of the Gothic Revival style made popular in small rural communities by architects like Richard Upjohn (1802-1878); it is also uniquely rustic and representative of Adirondack log construction methods.

The **period of significance, 1884 to 1971**, represents the date of construction through the fifty-year mark.

Guest Speakers: none

Board Discussion:

J. Lemak: That rustic stickwork pulpit is fantastic.

D. Perrelli: This was an interesting nomination, including the history of the Adirondacks with its rustic architecture, seasonal churches, Great Camps, and grand hotels.

Motion to approve: **J. Lemak** Second: **L. Waletzky**

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

19. Mountainside Free Library, Queensbury, Warren County

Presenter: Dan Bagrow

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

The 1904 main block of Mountainside Free Library is a simple, one-story, wood-frame, front-gabled building with a rectangular plan and stone foundation. A cross-gabled and shed-roofed addition was added to the length of the north elevation and completed in 1909. The interior of the library consists of two connected rooms: the main room of the original building and the addition, with nearly every wall in both rooms lined with built-in bookshelves.

*Mountainside Free Library is locally significant under National Register **Criterion A in the area of Education**. The library as an institution was founded in 1894 for the express purpose of sharing books and periodicals with area residents. The building was constructed in 1904 following the organizational and fundraising efforts of regional author and historian Edward Eggleston (1837-1902).*

*The **period of significance, 1904 to 1971**, begins the year the library was built and concludes in 1971 in deference to the NRHP fifty-year rule, though the library remains active and continues to occupy the building.*

Guest Speakers:

D. Bagrow: This nomination was researched and written by Kit Seele, the great-great-granddaughter of Edward Eggleston and a writer for the New York Times, with Linda Long, president of the Friends of the Mountainside Library. They had intended to speak, but we are so far ahead of schedule that they have not logged in to the meeting yet.

Board Discussion:

D. Perrelli: The writing style and description are beautiful, and the references and quotes are fantastic. Eggleston seems like an American hero to me.

The form says because of the fifty-year rule, you have to end the period of significance at 1971. What happens decades from now when that timeline moves forward? Would there be a return to this to extend the period of significance considering that it is still being used as a library?

D. Bagrow: If someone in the future wanted to update the nomination it would not be that difficult because there wouldn't be a boundary change.

K. Howe: That is a good point. As nominations start to age, we are beginning to revisit some of the older ones and in some cases if there is a reason to update the period of significance or to add a reason it is significant, we are updating those.

W. Aldrich: When the Seele-Eggleston property next door was designated a National Historic Landmark in 1971 for the writer's prominence in the nineteenth century, why wasn't this library included in that designation?

D. Bagrow: When this first came in we looked at that, but there is no direct relationship in the areas of significance, so we decided to stick with education for the library and treat it as separate.

E. Krieger: Is there any additional information on the Carnegie connection referenced on the sign out front?

D. Bagrow: We researched that but could find no documentation to support that claim. This library is not included on the list of libraries funded by the Carnegie Foundation. If there was a direct personal connection between Eggleston and Carnegie, we are not aware of it and there is no documentation.

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

Vote: Opposed - none Abstaining - none

The nomination was approved by unanimous consent.

NEW BUSINESS

The following date was confirmed for the last meeting in 2021, presumed to be in person, with online streaming as well:

- Thursday, December 9 at Peebles Island

ADJOURNMENT

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

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

Meeting adjourned at 12:32 PM

Prepared and submitted by board secretary Michael Lynch