

# **162<sup>nd</sup> NYS Board for Historic Preservation Meeting Transcript 12/03/2015**

## **BAYARD RUSTIN APARTMENT**

**Building 7, Penn South**

**New York, New York**

### **Sponsor:**

Bayard Rustin, who lived between 1912 and 1982, is a person of great importance in American political and social history. Over his long life he worked on important campaigns in non-violence, pacifism, civil rights, economic injustice, human rights and LGBT rights, and he had an significant impact on a number of important social justice achievements between the 1930s and his death. Among the most significant was his unacknowledged organization of the 1963 March for Jobs and Freedom in Washington

The fact that he lived as an openly gay man in the 1950s and 60s (and, in fact, was arrested on a morals charge in 1953) meant that Rustin had to relinquish credit for much of his work and/or forgo leadership roles. Some of the most well-known proponents of non-violence and civil rights, including the Fellowship of Reconciliation, the American Friends Service Committee, the Southern Christian Leadership Council, and the National Association for the Advancement of Colored People, at various times shunned him, refused his assistance, and/or employed him without recognition. These episodes, along with his earlier membership in the Young Communist League, his refusal to be drafted into the army during WWII (for which he served a prison sentence), and his later willingness to be arrested as part of non-violent civil rights protests (which led to 30 days on a chain gang) testify to his integrity, as well as to his continual outsider status from many of the groups within which he might have found shelter. More than once he stepped aside or worked behind the scenes in order to achieve a major social goal, thus exemplifying the indignities imposed on lesbian and gay Americans in the decades before the Stonewall riots of 1969.

As a social activist and organizer, Rustin lived in a number of different homes throughout out his adult life, but the most significant is Apartment 9J, in Building 7 of the Penn South Complex, in Chelsea. He purchased the apartment in 1962, and it was his longest and most permanent home. In the course of his quarter-century residence, Rustin achieved some of his most notable accomplishments, including his work on the 1963 March on Washington.

Penn South, which has been determined eligible in its own right, is a 10-building complex designed by Herman Jessor and built in 1962-63 by the International Ladies Garment Workers Union and the United Housing Foundation. It was, and still is, known as the Mutual Redevelopment House, Inc.

Now, we cannot list a piece of a building [or just the apartment] on the National Register, so we are nominating Building 7 itself. Like the other Penn South buildings, Building 7 was constructed with a steel frame, red brick exterior and metal windows. Other than window replacement, it's in an excellent state of preservation.

Rustin's apartment is located in the northeast corner of 9<sup>th</sup> floor and includes a living room, galley kitchen, bath, two bedrooms, and a rectangular deck.

The apartment retains all of its original finishes. Walter Naegle, Rustin's partner, still lives there and he has maintained Rustin's original furnishings.

This is also one of the nominations we are submitting as part of the under-represented properties initiative LGBT grant that we received last year

Penn South supports the nomination, as does the 15<sup>th</sup> Street Monthly Meeting, which Rustin attended. And the meeting has actually asked to co-sponsor the nomination....

**WARREN FERRIS House**  
**Springfield Center, Otsego County**  
**Sponsor: owner**

This is the Warren Ferris House, on the outskirts of the hamlet of Springfield Center in Otsego County. Springfield Center is just south of US 20 and it's one of four hamlets in the town of Springfield.

This house was designed and built by Warren Ferris, a prominent local builder, in 1894. It is an outstanding and exceptionally intact example of the Queen Anne style and by far the most sophisticated example of this style in the hamlet. Warren built this as a home for his own family, and it's been speculated that he used such elaborate decoration as an advertisement for his business.

The house has survived with a very high level of integrity, both outside and in, although the current owners have spent many years restoring its details. I believe the only thing that has been lost are some stained glass transoms from the living room windows.

There is also a matching carriage house

Questions about the Ferris house?

## **USCO CHURCH**

**Garnerville, Ulster Co**

**Sponsor:**

The USCO Church in Garnerville, Ulster County, is significant for its association with the 1960s counterculture, in which artists, musicians, and writers used their respective media to express artistic critiques of existing society and/or used new means of expression to expand consciousness, alter perception, and suggest alternate realities in the interest of fostering social change. [oppositional stance towards US middle class culture]

Specifically, the nominated building served as the communal living, working and exhibit space for the “Company of US,” or USCO, a group of artists who formed a collective and communal environment in this former Methodist church in 1964. USCO members were pioneers in the art of “immersive multimedia events,” installations that were developed, constructed and sometimes exhibited at the church. Their installations were also featured at venues in New York City and San Francisco and on more than 15 college campuses nationwide.

Some of the key members of the group, such as Gerd Stern, Steve Durkee, and Michael Callahan, were followers of Marshall McLuhan; some had been part of the Beat poets, and some had roots in Pop Art, producing shows that specialized in collages, kinetic art, light shows, and surround sound. USCO’s early installations involved projected slide and film collages, paintings that flashed, and kinetic sculptures whose parts turned and scintillated and thrust up jets of water -- all in an attempt to open audiences to non-linear or even mystical experiences. [some said it was a sensory overload akin to the effects of psychedelic drugs] The aim was to shock consciousness and then bypass it in order to reach to deeper levels of the unconscious. Later shows moved beyond this to explore other aspects of non-linear perception–

Of course, all this work was produced on the much less sophisticated electronic equipment of the time, such as Kodak carousel projectors and ampex tape recorders. They also used old IBM mainframes they found in junkyards and certain kinds of transistors and semiconductors

Among USCO’s most noted works was a show at the Riverside Museum. Interestingly, the Riverside Museum was located in the Masters Building, which you approved earlier. The nomination for the Master Building

noted that it hosted the first exhibit of psychedelic art, which I haven't had time to verify, but just may have been the USCO show. The Riverside show was well attended and well covered in the media, including The New York Times and NBC News. Another important exhibit was the Tabernacle installation at the church itself, which reused part of the Riverside exhibit. When the new exhibit opened, the church was overrun with visitors. USCO was well known and perhaps influential in the counter culture scene – we found pictures of Andy Warhol and other prominent artists and critics leaving the Tabernacle show at the Garnerville church in 1966, the era in which Warhol began to move from his silkscreened work to psychedelic art. The USCO collective fragmented in 1968, where we have chosen to end the period of significance –

Recent important critical evaluations have included:

- a major show this year at the Walker Art Center in Minneapolis called “Hippie Modernism- The Struggle Toward Utopia,” which includes 4 major USCO works
- An exhibit at Seton Hall University Gallery Orange NJ
- and the recent acquisition by Stanford University of a huge cache of USCO material

As for the building, the exterior retains general integrity to 1872 - - it's only major change was the loss of the upper part of the tower in Hurricane Sandy

The interior of the building reflects its use during the USCO period, when it had a main studio and assembly area; dining /meeting room, kitchen, bathroom, closets, bedrooms, office, studios and the Tabernacle environment (upper rights). There were of course some changes following USCO – but the basic division of spaces and character remains the same. and part of ceiling has collapsed

**Caldwell Presbyterian Church**  
**Lake George, Warren County**  
**Sponsor:**

The Caldwell Presbyterian Church is significant as a distinctive, intact example of mi-nineteenth century Protestant church architecture. It is located on a prominent corner lot in the village of Lake George, directly across the street from St, James Episcopal Church, a stone gothic revival building that has already been listed on the register .

The Caldwell Church was built in 1855-56; it replaced an 1801 church on the same site and was built on land donated by two heirs of James Caldwell, the patentee who had donated the original church. The wood-frame church has a heavy timber frame and a stone foundation. It was built in the Wren-Gibbs form with Greek Revival details, both characteristic of rural protestant church architecture in the period.

The interior retains its basic auditorium plan and original decoration; however, there are also contributing features from later periods, such as the 1890s decorative pressed-metal ceiling and the 1930s stained-glass windows.

Attached to the rear of the church is a contributing 1893 social hall.

There are also two attached non-historic features: an 1958 education wing and a 1978 pre-school, which, together give the entire complex an L shape.

### **POTSDAM CIVIC CENTER COMPLEX**

**Potsdam, St. Lawrence Co**

**Sponsor:**

This is a very interesting proposal: The Potsdam Civic Center Complex is significant for its association with Depression-era social relief programs and local community planning efforts in the village of Potsdam, St. Lawrence County. Built c1924-35, the civic center was built using labor employed through New York's TERA program and the federal CWA (which was modeled after TERA), both of which hired unemployed local building tradesmen using state and federal funds. The project also fulfilled the village's need for a community center that could serve as offices, provide space for community meetings, and incorporate a new village library.

Designed by the firm of Lansing, Green and Bisnett of Watertown, the complex is also significant as an excellent example of Neoclassical style civic design executed in Potsdam sandstone, a distinctive regional building materials

The complex is especially interesting because two of the three buildings were constructed with reused sandstone from an earlier town hall on the site, while the third is actually a redesign of an 1876 church that had been donated for use as a library. Within these constraints, the architects managed to create a unified expression of civic architecture that served as Potsdam's center for all government functions and numerous community activities

## **OGDENSBURG HARBOR LIGHTHOUSE**

**Ogdensburg, St, Lawrence Co**

**Sponsor:**

Located on a spit of land at the confluence of the Oswegatchie and St. Lawrence Rivers, the Ogdensburg Harbor Lighthouse is significant for its association with the region's maritime history. The building was completed in 1871 (to replace an earlier structure) and it served as a beacon for safe navigation on this part of the St. Lawrence River until it was decommissioned in the 1940s.

It is also significant as an example of an integral lighthouse type, which meant that the building included both the tower and the keepers quarters. Both parts of the building were constructed of load bearing cut stone walls; however, both were also altered in the 1890s: the tower was raised with a brick extension and the house was enlarged with a frame addition; the house also reviewed enlarged dormers at a later date.

Now in private ownership, the interior has had some modernization but it retains its basic form and plan... The nomination includes 3 contributing features: lighthouse/cottage, stone wall and iron fence

## **ESSEX COUNTY MUNICIPAL COMPLEX**

**Elizabethtown, Essex Co.**

**Sponsor:**

This nomination is for the Essex County Municipal Center, in Elizabethtown. It has a long and complicated history, but it has been the seat of county government since 1824, when a new courthouse was erected to replace an earlier building. That 1824 building forms the core of the nominated complex.

The original courthouse has since been expanded and modified many times, specifically with the addition of a second story in 1843, a wing around 1880, a jail, sheriff's office and country clerk's office in 1910-11, and a hyphen connecting the office and the courthouse in 1928. The final stage was a third building on the west end of the building added in the mid-1960s. Today, all of the components the entire complex is linked by its Neoclassical forms and embellishment.

Some of the later work on this building was designed by prominent regional architects, including the firm of Coulter and Westoff and William C. Distin

One of the things I was surprised to learn from this nomination, and that I found quite moving, is that on Dec 6, 1859, the body of John Brown lay in state here on its way to burial on his farm in North Elba. Four local men stood vigil overnight; some local citizens followed the cortege to North Elba, and local histories report that the event fueled anti-slavery sentiment in the region

**Stanton Hill Cemetery**  
**Hannacroix, Greene Co**  
**Sponsor:**

The Stanton Hill occupies a pastoral site in the Town of New Baltimore, Greene County. The small, triangular-shaped burial ground was laid out on the hillside following the site's natural contours and is surrounded by woods and open fields. It is significant first for its association with the early Quaker settlement of the area. It was set aside in 1828 for members of the Coeymans Monthly Meeting, who had a meeting house west of the cemetery [no longer extant]. The Quaker stones are fashioned from locally quarried bluestone and are standard in size, 36 inches high, 18 inches wide and 2 ½ inches thick. They have simple engraved inscriptions and represent the artistic plainness that characterized Quaker culture. The earliest date to 1826 and the latest to the 1870s

The cemetery also includes a small family burial ground belonging to the Thorn farm that was reserved from a sale to expand the Quaker cemetery in 1856... The same family subsequently sold off a number of other cemetery plots to private owners, and in 1907, the lot owners decide to form a cemetery association to care for the burial site... Wm Harden and his wife, Emma Genie Harden, undertook much of the fundraising for perpetual care of the site in the 1920s.

There is also includes a potter's field, a strip on the east side of the cemetery, set aside through the generosity of the same william harden in the late 19<sup>th</sup> . In 2015, a formal agreement was drawn up to recognize all of the burials on Stanton Hill as one cemetery.

The cemetery is additionally significant in funerary art: for the Quaker stones, and for its nice collection of markers representing changing tastes in funerary art from the early 19<sup>th</sup> century to the current day

## **AFRICAN AMERICAN CEMETERY**

**Kinderhook, Columbia Co**

### **Sponsor:**

The Kinderhook African American Cemetery is significant in ethnic heritage for its association with an important and underrepresented aspect of history in the village of Kinderhook. A quarter-acre of land for the cemetery was set aside for the use of the area's black population in 1816 by John Rogers, an Irishman who settled in Kinderhook in 1795.

With New York having the largest slave population in the north in the 18<sup>th</sup> century, Rogers recognized the need for a burial place for the village's African Americans, some of whom were former slaves, and deeded a narrow, rectangular strip of his own land near the center of the village for this purpose.

Although the cemetery was reportedly "used until full," and, in fact, some burials were placed on top of others, we do not know the exact number of burials or when they ceased. The site is a simple, flat expanse of lawn with a group of about 19 markers aligned in rows near its center. Several date to the 1860s.

Despite the fact that we have much to learn about it, the cemetery remains of value in documenting a significant and underrepresented aspect of this well-known village's history

### **Master Building**

The Master Building is a twenty-nine-story Art Deco skyscraper that was built in 1929 with the goal of combining art and spiritual education with everyday living. The building was the brainchild of Russian born artist and spiritual leader Nicholas Roar-ick, and his benefactors, Louis and Nettie Horch. The design of the Masters is primarily attributed to Harvey Wiley Corbett is considered by many to be one of the best examples of an Art Deco-style skyscraper in NYC.

SLIDE – Upon completion, the building contained the Roa-ick Museum, which showcased much of the artist's work, the Master's Institute of the United Arts, a center dedicated Roar-ick's utopian vision of art and culture uplifting human consciousness –AND the Corona Mundi International Center, which was created with the mission to create touring exhibitions that would show in international school, hospitals, and villages without easy access to art.

SLIDE - The first floors of the building contained classrooms and lecture halls for architecture, painting, sculpture, interior design, music and dance, a theater, conference rooms, a dining room, and two libraries. The upper floors were designed as an Apartment Hotel to support the museum and school. Apartment Hotels were very popular at the turn-of-the-century, as they allowed developers to evade the regular height restrictions imposed on residential buildings; hence, the Master Building's status as the tallest building on Riverside Drive.



Though hailed by critics, the building opened in October 1929, just weeks before the stock market crash. By 1931, the Roerich Museum was in financial trouble. After lengthy court proceedings, control of the building was granted to Louis Horch. In 1938, Louis Horch closed the Roerich Museum and reopened it as the Riverside Museum with Nettie Horch as the director. The Riverside Museum and the school continued to operate to great success until they closed in 1971.

### **Congregation Chevra Linath Hazedek**

Located in the Kensington neighborhood of Brooklyn, Congregation Chevra Linath Hazedek is an example of early 20<sup>th</sup>-century "tenement-style synagogue." Tony Robbins prepared the draft, in which he lays out a very nice context for the tenement-style synagogue – a name which clearly has its origins in the establishment of New York City's Jewish population and their synagogues in the lower-east-side. Though more generously sized, the synagogue fits the paradigm in its lot orientation and tripartite design.

SLIDE Constructed by architect Benjamin Goldberg between 1928 and 1932, most likely as an alteration to an existing building, the synagogue housed a congregation founded in 1926. The congregation reflects the history of Brooklyn Jews in the early 20<sup>th</sup> century, when Brooklyn became home to one of the world's largest Jewish populations in the world.

SLIDE – On the interior, the gallery walls are adorned with a series of 12 small wall paintings of the Hebrew months depicted as zodiac signs– a rare survival of the type, though they have recently been repainted. Each gallery wall has six paintings; with a zodiac symbol is placed within a circle; the circles are connected to each other by painted vines which meet in a small painted *magen david*. Following the traditional Eastern European synagogue layout, there is a plain wooden *bimah* in the center towards the south, surrounded by a wooden balustrade, all the wood painted to resemble marble.

The Congregation comes to us today as part of the New York Landmarks Conservancy's Sacred Sites program. The synagogue, which is still active, survives today as a distinctive architectural, cultural and religious landmark of the Yiddish-speaking Eastern European Jewish community of Brooklyn.

### **Crown Heights North Historic District (Boundary Increase)**

The Crown Heights North Historic District (Boundary Increase) is located immediately to the east of the previously district. The 600+ buildings in the expansion areas are similar in size, scale, age, function, and developmental history to the roughly 1,000 buildings included in the original district.

Slide - The district expansion includes single- and two-family row houses, flats, and apartment houses primarily built from the 1870s to the 1930s. The district meets Criteria C in the area of architecture as a district containing a wealth of architectural styles that flourished in Brooklyn during this period, including the Neo-Grec, Queen Anne, Romanesque Revival, Renaissance Revival, Beaux Arts, Colonial Revival, Arts and Crafts, and Art Deco.

Slide - The district is additionally significant in area of Community Planning and Development. Social change occurred in the district at the onset of the 1940s, with demographics of the area evolving into large African- and Caribbean-American population. Although redlining and increasing suburbanization encouraged disinvestment in the neighborhood, the Bedford-Stuyvesant Restoration Corporation, which began operations in 1967, sponsored the makeover of St. Mark's Avenue and Prospect Place into two "superblocks." Completed in 1969, the renovations to these two streets, which remain largely intact today.

In the area of African American History, the district is significant for its association with Shirley Chisholm—the country’s first black Congresswoman—who lived in four locations in the historic district. In addition to her congressional status, Chisholm undertook a dramatic run for the Presidency in 1972. Although the presidential bid failed, her campaign was inspirational to many young African-Americans and women, who later went on to pursue elective office or otherwise work for social and political change.

### **Richmond Terrace Cemeteries**

The Richmond Terrace Cemeteries are eligible under Criterion C in the area of funerary art, and Criterion A in the areas of settlement and social history. The nomination comprises three contiguous burial grounds - Trinity Chapel, Staten Island, and Fountain Cemeteries - with intermingled histories and permeable boundaries. The cemeteries - which developed generally during the same time period - served a mix of cultural and ethnic groups who helped to found the Factoryville/West New Brighton area.

Trinity Chapel Cemetery was established in 1802 as the burial ground for an early Episcopal church. When the church was demolished, some of its interments were moved into the Staten Island Cemetery.

Slide- Staten Island Cemetery, officially established in 1851, contains interments related to several different groups. In the 1840s West New Brighton saw an influx of Irish immigrants who sought employment in the neighborhood’s factories. A Public Poor Ground was also developed to the far rear of Staten Island Cemetery to serve children. The Staten Island Cemetery also incorporates an earlier African American cemetery founded by Joseph Ryerss, who established a family burial ground on his property in 1829. No headstones from this early cemetery survive, but its location was documented by Staten Island historians in the 1920s.

Slide - As a non-sectarian neighborhood cemetery established during the nineteenth century, Fountain Cemetery was a choice burial ground for the ordinary resident. Documentation suggests that the site also has the potential for significance under Criterion D in the area Archeology because of Trinity Cemetery’s possible significance as a site of Native American burials. Although the site has been documented in literature, at this time the requisite level of testing has not been completed to support an archeological nomination.

## **FARGO ESTATE HISTORIC DISTRICT**

### **Buffalo, Erie County**

Sponsor: Kleinhans Music Hall Management, Inc.

Funded by: Preserve NY grant

Slide 1:

The Fargo Estate Historic District is a largely residential neighborhood that developed in the vicinity of, on land surrounding, and later on the site of, the large estate built by Wells Fargo founder William G. Fargo in 1872. Demolished in 1900, the house and its extensive grounds were subsequently replaced in the early twentieth century by houses for middle class occupants. The district developed with a mixture of some high-style, architect designed buildings, as well as many more modest structures built by local carpenters and builders following the fashionable architectural trends of the era. After the removal of the Fargo Mansion in 1900, the

neighborhood retained the family association. As early as 1903, real estate developers advertised property for sale in the area as “The Fargo Estate Property.” After its initial development, the area evolved into one of Buffalo’s largest enclaves of Italian and Italian-American residents in the 1920s and 30s.

Slide 2:

Slide 3:

The Fargo Estate Historic District is nominated under criteria C for architecture. The neighborhood contains a good collection of largely intact buildings that reflect the nationally popular architectural styles and trends, including Italianate, Queen Anne and Colonial Revival styles, common during the late 1800s and early 1900s.

Slide 4:

The Fargo Estate Historic District is also nominated under Criteria A for community planning and development, as a representative of the development of a late-nineteenth-and-early-twentieth-century middle-class urban residential neighborhood.

Slide 5:

The Fargo Estate Historic District is also significant under criterion A in the area of social history, for its associations with LGBTQ history during the 1980s and 1990s, during the height of the AIDS epidemic. During this era, when the disease was little known and little understood, the Benedict House was established at 303 Jersey Street as a center to house and care for more than a half dozen men ill with the disease. The community also established the Life Memorial Park around 1990, using a vacant lot in the district, which was created as "A place of hope, education, healing and remembrance for those men, women and children who died from an AIDS related illness."

We have 6 letters of support for this district, and no letters of objection. This project was funded by a Preserve NY grant, and there is great interest in using the homeowner tax credit here.

This is the Fargo Estate Historic District, are there any questions?

## **ELMWOOD HISTORIC DISTRICT (EAST)**

### **Buffalo, Erie County**

Sponsor: Buffalo Common Council Members Michael LoCurto (former), David A. Rivera, Joel Feroletto, and Darius Pridgen, Assembly Member Sean Ryan, State Senator Marc Panepinto

Funded by: Preserve NY grant, Council Member David Rivera, Assembly Member Sean Ryan and State Senator Marc Panepinto, donations

Slide 1:

I'm pleased to present to you today the Elmwood Historic District (East) in Buffalo.

Slide 2: Modern map

Some of you may recall that the Elmwood Historic District (West) was nominated back in 2012. The Elmwood Historic District is significant under Criterion A in the area of Community Planning and Development and C in the area of Architecture as an exceptional, highly intact residential neighborhood located in the City of Buffalo. Much of the district's architecture and planning represents the first era of street-car suburbanization in Buffalo, which occurred during the golden age of industrial, economic and population growth following the Civil War. The entire district contains 5,214 resources. For the purposes of managing the National Register listing process, the district has been divided along the commercial spine of Elmwood Avenue into the Elmwood Historic District (West) and the Elmwood Historic District (East).

Slide 3: Old Elmwood map

The "Elmwood district," as it was called beginning in the 1890s, developed rapidly within a relatively short amount of time due to several simultaneous, converging forces. While the implementation of Frederick Law Olmsted and Calvert Vaux's parks and parkways beginning in 1867 began to attract people to the area...

Slide 4: Streetcar

...it was the growth of the streetcar lines in the neighborhood in the late nineteenth century that led to a dramatic real estate boom, spurring the "Elmwood District." During especially the 1890s and into the 1910s, houses were being constructed at the average rate of 2 per week.

Slide 5: Streetscape

Slide 6: Streetscape

Today, the Elmwood Historic District contains one of the most intact collections of built resources from turn of the twentieth century in the city of Buffalo and western New York State. The majority of the nominated resources are single and multiple family, free standing houses. To this day, this area of the city represents Buffalo at the height of its economic, commercial and industrial power, as this was the neighborhood that attracted scores of prominent middle and upper-middle class residents who had built their wealth in owning and managing many of the city's thriving commercial and industrial endeavors.

Slide 7: Elmwood

The district also contains the east side of Elmwood Avenue, which serves as the spine for the larger Elmwood district. Known also as the "Elmwood strip," the street transitioned from its late nineteenth century residential character into a mixed-use commercial and residential street. Many of the commercial buildings reflect 1920s and 30s commercial block additions, with older houses still visible behind.

Slide 8: High Rise Apartments – swap slide 8-9

Elmwood East contains several resource types which were not present in Elmwood West, which was predominantly residential in character. The district contains a few good examples of high-rise apartment buildings, catering to an upper-middle class resident. The building at the left is known as 800 West Ferry, and was built for Darwin R. Martin, son of Darwin D. Martin, in 1929. The building at the right is another example, built about the same year. These types of resources reflect not only the desirability of the neighborhood well into the 20th century, but also demonstrate new patterns of apartment living which offered less maintenance and upkeep than a single-family house.

Slide 9: Firehouse

A notable building in the Elmwood Historic District (East) is the former Chemical No. 5 fire station on Cleveland Avenue. Designed by prominent Buffalo architect Edward Austin Kent, the building reflects a

combination of Gothic Revival and Art Nouveau design, and is a noteworthy service building in the Elmwood area.

#### Slide 10: Modern

Because of the continued popularity of the neighborhood, development continued into the mid-20th century. Unlike Elmwood West, the east area contains a few good examples of mid-century architecture, which reflect more modern architectural styles. Shown here is the Tudor Plaza Apartments, designed by the firm of Backus, Crane and Love around 1947, and also the Crane Branch library on Elmwood Avenue, designed by the same firm around 1955.

#### Slide 11: Previous listed

The Elmwood Historic District (East) contains 17 resources that have been previously listed on the State and National Registers of Historic Places. These resources include the Lafayette Avenue Presbyterian Church, Buffalo Seminary, a private girls high school, and First Unitarian Church of Buffalo, which you may recall was reviewed by this board earlier this year.

#### Slide 12: Olmsted

Also previously listed, and a key component of the character of the Elmwood district, are five resources that pertain to the Olmsted Parks and Parkways, including Lincoln Parkway (shown at left), Gates Circle (shown at right) and Soldier's Circle (shown at bottom).

#### Slide 13: FLW

Perhaps the most hidden gem in the district is the William R. Heath House, located on Soldier's Circle. The house was designed by Frank Lloyd Wright in 1904–1905 for lawyer and Larkin Soap Company office manager William R. Heath. The design for the house is notable as it is contained on a deep, narrow lot with a lot of foot traffic from the large traffic circle, which necessitated that Wright adapt his Prairie Style designs to be a more insular, private design, said to be a precursor to the famous Robie House in Chicago, built four years later on a similar type of property. The Heath House was also featured in the famous Wasmuth portfolio, and it is a good embodiment of the type of resident living in the Elmwood district during the era of its development.

We have 25 letters of support, and five letters of objection. This district has received funding from a Preserve NY grant as well as from Council Members Michael LoCurto (former), Council Member David Rivera, and Council President Darius Pridgen.

This is the Elmwood Historic District (East), are there any questions?

## **Pittsford Village Historic District Boundary Increase**

### **Pittsford, Monroe County**

**Slide 1:** For those not familiar with Pittsford, it's a small village southeast of Rochester, mostly residential with some commercial buildings along what is known as the Four Corners, part of which is seen in the upper image. Pittsford's economy was tied to the Erie Canal through much of the nineteenth century and when a historic district was listed in 1984, most of the 200+ resources reflected that nineteenth century history. As an older nomination, it also had a nebulous period of significance of the 1800s to the 1930s.

**Slide 2 (map):** The heavy blue line on the map shows the listed historic district. The black line shows the proposed boundary expansion and the red is the extent of the municipality. As you can see, nearly most of the village is being added to this expansion. The sponsor of the nomination is the Village of Pittsford, which is a CLG and this is being funded in part by a CLG grant. Also being incorporated into the boundary increase are three individually listed properties—the Phoenix House (a federal style building at the 4 Corners), the Lomb house, currently on the high school property, and the Powers Farm in the north section of the village.

**Slide 3:** The properties being considered in this boundary increase reflect the much of the mid twentieth century development of the village as part of the criterion A argument under community development to include its period of post WWII suburbanization. The period of significance was given more accurate dates of 1810 to 1960 as determined by the historic resources. The area north of the canal also contains an example of the village's industrial heritage with a former pickle factory seen in the lower left and company housing on the

adjacent streets. It also takes into account other former industrial buildings along the canal that have been converted to shops, restaurants and offices in an effort to capitalize on canal tourism.

**Slide 4:** Resources in the south end of the village reflect most of the post-war development and include a 1950s development of ranch houses along a curved street known as East Jefferson Circle, seen in the lower image.

**Slide 5:** The west side of the village contains buildings from the era of what the consultant calls the “suburban farm estate period” that began prior to World War II and are most evident in the houses on Sutherland Street and Stonegate Lane. Sutherland Street also contains the high school building, initially built in 1952 by Rochester architect Carl Ade. You may remember the name—he was a prolific designer of schools and also designed the school in Watkins Glen that was recently brought before the board and subsequently listed. This is a later design of Ade’s. As mentioned in the nomination, the school is part of the Adolph Lomb estate and the Lomb house is one of the individually listed properties in the village. The house is used as school administrative offices and ironically, the school district has sent in a letter of objection for the district expansion.

**Slide 6:** Other properties added to the nomination are more modest versions of nineteenth and early twentieth century houses. Non-contributing properties within the listed boundary were also reexamined and some of them are now contributing by exhibiting the age, feeling and association with the larger district boundary. Including the school’s letter, we’ve received 24 letters of objection, but not all are valid since some have come from property owners in the currently listed district. We’ve received one email and three letters of support for the nomination, including one from the mayor and the preservation commission.

Questions? Comments?

## **NORTH MAIN & WEST WATER STREETS COMMERCIAL HISTORIC DISTRICT**

**Elmira, Chemung County, NY**

**Slide 1:** The North Main and West Water Streets Commercial Historic District encompasses what was historically the heart of the commercial area of Elmira from roughly the mid nineteenth century through the mid



twentieth century. The district contains twelve contributing and three non-contributing buildings that still convey the historic commercial sense in this small group of buildings. The nomination is funded in part by a grant from the Preservation League of New York State and the sponsor is Johnson-Schmidt Associates Architects, on behalf of one of their clients who owns property in the district.

**Slide 2:** The L-shaped district is bookended on the northeast by the 1929 Mark Twain Hotel (seen on the left) and the Gorton Coy Building (in the upper right), also 1929, at the intersection of North Main and West Water Streets. These architect designed buildings represent the continued importance of the area for commerce in the early twentieth century and its updating to include more “modern” buildings in the district.

**Slide 3:** Buildings in the district have seen some modernization of store fronts but some retain their original configuration or as in this case, cast iron. The district is being nominated for architecture (Criterion C) and for its role in commerce in the region (Criterion A).

**Slide 4:** Here we’re looking at the north side of West Water Street from Water Street Place toward North Main. Water Street place is another example of an Art Deco commercial building in the district, this one constructed around 1935 and with a number of surviving details, including at least one storefront.

**Slide 5:** We’ll end with the south side of West Water Street, the side closest to the Chemung River. You may have noticed in the draft nomination sent to you that there is some discrepancy over the end dates of the period of significance. The nomination text has been corrected where mentioned to list the end date as 1972. Even though the opening of the suburban Arnot Mall in 1967 marked the beginning of the decline of the district’s commercial dominance, it was flooding caused by Hurricane Agnes in 1972 that sounded the death knell. The area is now slowly coming back and building owners are looking to the federal tax credit program for assistance. We have five letters of support for the district nomination and one objection, this time from the

preservation commission withholding support due to their belief that three discontinuous properties should be added. One of the letters of support is from the mayor, which overrules their objection.

## **Questions, Comments?**

### **BROCKPORT CEMETERY, VILLAGE OF BROCKPORT, MONROE COUNTY**

**Slide One:** The village of Brockport in northwest Monroe County is also a Certified Local Government and this nomination is funded by a CLG grant. The historic cemetery at the east end of High Street is a classic example of a settlement era cemetery that served the village until a new cemetery was opened that was larger and more accommodating for the region. The Brockport Cemetery's layout of north to south rows and nineteenth century funerary art underscore its age and history.

**Slide Two:** The cemetery is being nominated for its age (Criterion Consideration D). It did have a deliberate layout/design as documented by historic maps. The cemetery was divided into three sections with subdivisions in each section. As you can see from the 1861 map, two roadways separated the sections and later, it was paved. This roadway is still the main road through the cemetery grounds.

**Slide 3:** The cemetery was established in 1829 and contains roughly 1800 burials, including the founders of the village and some of its more prominent families. It also contains demographics and other social history information, such as family relationships. The grounds also contain a historic iron gate and cast iron water spigot that are contributing to the nomination.

**Slide 4:** Active throughout the nineteenth century, the Brockport Cemetery faced increasing competition from the new Lake View Cemetery that opened in 1891. Most burials in the Brockport Cemetery took place between

1829 and 1889 and steadily declined well into the twentieth century. The cemetery is now owned by the Town of Brockport, which supports the nomination. The cemetery is technically no longer active but occasionally an interment takes place in a family owned lot, the most recent being in 2011.

Questions? Comments?

## **GLENWOOD CEMETERY AND MAUSOLEUM, WAVERLY, TIOGA COUNTY**

**Slide 1:** The village of Waverly, for those who don't know, is about as far south in the Southern Tier as you can get. Glenwood seems to be a popular name for cemeteries in the region and there is one across the border in Pennsylvania, but we are concerned here with the cemetery in Tioga County, established in the village of Waverly in 1895. It features a spectacular stone and marble mausoleum in the lawn area between the road and cemetery entrance and is one of the major contributing features to the cemetery. In front of the mausoleum is a noncontributing pavilion that houses a historic cannon that was moved from the GAR section of the cemetery in 2011.

**Slide 2:** Glenwood was the third cemetery established in the village, the first two being Forest Home and its neighboring Roman Catholic Cemetery. Glenwood was founded when all the lots in Forest Home were completely sold. The grounds selected by the cemetery association was part of a farm at the northwest end of the village but they only were able to secure six acres along a sloping hill. They capitalized on the contours of the grounds to layout the sections and plots and limited the plantings (mostly trees) to the edges of the roadways.

**Slide 3:** It is clear that the association members at the time were current in cemetery trends and followed the landscape principles of the lawn-park plan, first introduced at Spring Grove Cemetery in Cincinnati in the late nineteenth century. For this, the Glenwood is being considered for its design and for the architecture of the 1923 Mausoleum that was designed by local architect, Claude W. Smith. As part of the original design, the association gave the center plot to the GAR with the purpose of establishing a monument. The upper left shows the remnants of the GAR monument that housed the cannon that was moved in 2011. The other images show the one white bronze family monument in the cemetery and one of the period family markers.

**Slide 4:** In 1946, a substantial amount of land was donated to the association for future expansion at Glenwood. Only a small amount was immediately developed for cemetery use, this following the early twentieth century memorial park concept of cemetery design. The total acreage of cemetery land in use is roughly 11 acres, which includes the lawn portion with the public mausoleum. This has been amended in the nomination draft and the acreage determination is due to the efforts of our staff GIS person, Mike Schifferli.

Questions? Comments?

Back to Monroe County, this time just east of Pittsford to another canal village known as Fairport.  
**THOMAS L. HULBURT HOUSE, FAIRPORT, MONROE COUNTY**

**Slide 1:** Built for Richard Reed around 1853, the house is a side gabled Greek Revival style residence with a side wing. Reed's property amounted to one square acre around the house built near the canal in the village of Fairport. The current property contains the house and a non-contributing garage, built in 1948 (after the period of significance).

**Slide 2:** The house is being nominated under Criterion B in the area of community development for its association with Thomas L. Hulburt, a lawyer by training and land speculator, credited with creating the first residential developments in the village and adding to Fairport's economic growth in the late nineteenth and

early twentieth centuries. Hulburt acquired the land between the house and Church Street to the north and proceeded to subdivide and sell off the lots. He named the road that ran from the house to Church Street “Hulburt Avenue” and it still bears that name. Hulburt owned other lands in Fairport and after his death in 1919, his business partners established the Fairport Development Corporation and continued to sell the lands until the Great Depression put the company out of business. Hulburt’s name remained on the land deeds and well into the mid twentieth century, real estate transactions still referenced houses being built on Thomas Hulburt’s lands.

**Slide 3:** The house is also being nominated under Criterion C as an example of Greek Revival architecture in the Finger Lakes area of New York State. Hulburt expanded the side wing in the late nineteenth century but kept it in the Greek Revival style. In the 1940s, the fireplace in the parlor was rebuilt and built-in shelving added to the south wall, covering an entrance. The current owners removed the 1940 updates, replacing them with a fireplace mantel and French doors salvaged from an 1834 house in the village that was demolished.

**Slide 4:** The current owners also upgraded the plumbing and electric but kept as much of the historic fabric, replacing in-kind when needed. Here we’re looking at the sitting room and entry hall.

**Slide 5:** These are views of some of the rooms in the second floor. I won’t bore you with descriptions as you’ve read them in the nomination. Fairport is a certified local government and supported the owners in their sponsorship by researching the house and drafting the nomination. We also have a letter of support from the Mayor.

Comments? Questions?

My final nomination takes us west to Steuben County

**TEMPLE BETH-EL, HORNELL, STEUBEN COUNTY**

**Slide 1:** Tucked away behind commercial buildings is Temple Beth-El, on Church Street. Built of concrete block and brick, it is a modest building constructed for the congregation in 1946 and 1947. Just a quick side note, your copy of the nomination may reference the façade as being constructed of yellow brick—as you can see in the historic image, the façade is faced with yellow brick and the reference has been corrected in the nomination (along with several typographical errors).

**Slide 2:** Temple Beth-El is being nominated under Criterion A in the area of social history for its connection to the history of the Jewish community in Hornell and for its architecture (Criterion C and Criterion Consideration A) as a modest but recognizable temple form seen in other synagogues throughout the region. The land for the building was donated by Max and Margaret Landsman; one of the windows in the sanctuary is dedicated to the Landsmans. The building is highly intact to its period of significance (1946-1965) with the only major change made to the building in 1976 when necessary roof repairs also required that the ceiling in the synagogue be replaced. Other than that, the wall surfaces, furniture, bimah, lights, windows and memorial plaques are original.

Slide 3: The basement level of the building is used for social functions and it, too has seen little change. The kitchen has newer appliances but retains its original 1946 cabinetry. A historic structures study was done on the synagogue by architecture students at Alfred State College, which provided the research and architectural description for this nomination.

Questions? Comments

Quogue Historic District  
Quogue, Suffolk County

[Map/Aerial] The Quogue historic District is locally significant under Criterion A in the areas of settlement, social history, and recreation. The district is additionally significant under Criterion C for its remarkable

collection of architecture that reflects Quogue's history as an early agricultural community that transformed into a predominantly seasonal community during the nineteenth century.

[Houses] Stagecoach travelers were introduced to the Quogue's meadows and beaches during the early 18<sup>th</sup> century, and a few hotels in the village existed to cater to them. Summer tourists began coming in more substantial numbers by midcentury, and more so after a railroad station was built in Quogue in 1876. New roads were laid out, new amenities were created, and new businesses, especially inns and boarding houses, sprang up to meet the demand.

[Houses] Quogue's long tradition of accommodating summer travelers, whether for a night or a longer stay, helped it to gain a connection to and reputation among families of means. During the late 19<sup>th</sup> century, the small building lots laid out on new roads were quickly snapped up as sites for summer cottages. Typically frame and shingle-clad, Quogue's cottages typically feature porches or sleeping decks to take advantage of ocean breezes and views and balance informality with a level of architectural sophistication.

[Recreational] Quogue Field Club and Shinnecock Yacht Club both founded in 1887.

[Commercial/Institutional] By the turn of the 19<sup>th</sup> century, Quogue's business district was thriving and both locals and seasonal residents alike began working to expand or create new amenities. A flurry of companies and associations brought improvements including public utilities, a library, a fire department, and eventually the formal incorporation of the village.

[Religious] Church of the Atonement (Episcopal, 1884, architect Sidney V. Stratton) / St. Paul AME Zion (1921) / Presbyterian Chapel (1870/1901) / Quogue Cemetery

## **LETTERS OF SUPPORT**

- **Village of Quogue Mayor, Peter Sartorius**
- **One from a homeowner**

## **VISITOR IN ATTENDANCE: Zach Studenroth**

Old Field Club and Farm  
Old Field, Suffolk County

[Club/Historic Club] The Old Field Club and Farm is locally significant under Criterion A in the areas of Social History and Recreation. Constructed in 1929-1930 as a membership-led amenity for Frank and Ward Melville's planned residential development, the Old Field Club quickly became a social center in Setauket. Situated on West Meadow Creek just east of Long Island Sound, the club included a clubhouse, schoolhouse, beach, and horse show grounds.

[Club interiors] Designed for use in the warm summer months, the clubhouse was intended to serve as the center of social life in the community and included several spaces for entertaining, service spaces, and rooms for the club's caretaker. The district is additionally significant under Criterion C for its simple, consistent design

and as an early example of Richard Haviland Smythe's architectural commissions for the Melville family in the region. Smythe, a New York City architect, created simple designs with Colonial Revival touches for the clubhouse and efficient beach cabanas.

[Schoolhouse] The schoolhouse next to the club was completed in September 1930. In addition to serving as a private school for area residents, the building served as a winter clubhouse and a summer residence for club staff. (now privately owned)

[Beach Club] The Old Field Beach Club, situated on the Long Island Sound, includes a beach pavilion and a seven cabana courts. The pavilion, originally built ca. 1945 on the beach, was moved closer to the hill about 20 years later to provide it with greater protection.

[Cabanas1] Richard Haviland Smythe created the original design for the beach cabanas, as well as their organization into courts. The number of cabana courts grew over time in response to demand by the membership; the beach currently holds 89 cabanas. (mention popularity of cabins, inherited in families – someone has to die for you to get one)

[Cabanas2] Club members lease the cabanas and the club carefully maintains them and has done an excellent job of retaining their simple character and design despite the challenges presented by their oceanside location. (point out NC cabanas)

[Cabanas3] Although the cabanas have seen subtle changes over time, they retain a remarkably consistent historic appearance, integrity of material class if not material type, and have a high degree of integrity of feeling and association.

[U Barn] An avid equestrian, Ward Melville spearheaded the creation of Old Field Farm as the site of the North Shore Horse Show, a prominent competition held on Long Island. The show arose out of a dispute at the Smithtown Club and was first held in 1930 on the open land west of the clubhouse. Ward hired Smythe to design the primary buildings for Old Field Farm, notably its U-shaped barn with a central cupola. Over the next several decades, Smythe served as Ward Melville's architect both for the Melville Shoe Company and for buildings he sponsored within the Three Villages.

[U Barn 2] The barn, main ring, and grandstand were all complete for the second annual North Shore Horse Show in 1931. Other rings were completed by the 1940s. Competitors typically stayed at the show for days on end, parking their trailers and trucks at West Meadow Beach, staying at the Three Village Inn, and attending days of social events such as the Melvilles' tack room dinner or the annual horse show ball at the clubhouse. The show remained an important part of the show circuit through the 1960s, and gradually fell into decline in the 1970s.

[Stables] Suffolk County acquired the property during the late 1980s to prevent its subdivision and development and sought out a partner to manage the property and undertake its restoration. Old Field Farm Ltd was created in 1996 and has been an active steward of the property for the past 20 years.



[Competition grounds] In addition to rehabilitating the barn, grandstand, and some of the stables, the rings have been rebuilt and the grounds are once again home to five United States Equestrian Foundation sanctioned horse shows.

[Main Ring] Now over 80 years old, Old Field Club and Farm remain active and have lived up to the promise of the Melville family's vision of a place that serves as the recreational and social center for the community. F.R.

#### Bain House

57 Montgomery Street, Poughkeepsie, Dutchess County

[Façade/Historic Façade] The F.R. Bain House, built in 1888, is significant at the local level under Criterion C as a good, intact example of a Queen Anne style residence created by architect Arnout Cannon. Ferdinand Bain grew up in the hotel business and moved to Poughkeepsie in his late teens. Aware of the opportunities presented by Poughkeepsie's growth, Bain left the family business and opened an insurance, investment securities, and real estate brokerage firm in 1886 at age 24. He developed a keen interest in public utilities, which he recognized as vital to real estate investment, and became active on the city council and in local politics.

[West elevation] As a mark of his success, the newly-married F.R. Bain purchased a lot on Montgomery Street, adjacent to the fashionable Garfield Place neighborhood in 1888 and promptly commissioned Arnout Cannon to design his first home. Cannon, one of Poughkeepsie's most prominent late 19<sup>th</sup> century architects, was known regionally for his mastery of the ostentatious style and was responsible for many residential, commercial, and institutional projects in Poughkeepsie. Cannon applied the hallmarks of the Queen Anne style, including an asymmetrical plan and exuberant use of materials, textures, and details, with an unstinting hand despite the constraints of Bain's narrow urban lot.

[Staircase/Parlor/Fireplace] This level of detail extended to the interior, which features a dramatic stairhall, original woodwork and built-ins, and multi-paned stained glass windows. The house and its location reflected Bain's arrival as he continued to increase his local influence in real estate, transportation, and utility development in Poughkeepsie.

[Dining Room/Window]

[Hall/Bedroom]

**VISITOR IN ATTENDANCE: Kim Breden**

## **Norton-Burnham House, Henderson, Jefferson County (1814-1818)**

### **Themes:**

- 2 Letters of support from Town of Henderson, Henderson Historical Society/Town Historian
- Part of a listing effort by the Stone Building Society of Jefferson County (Anne Maureen Barros)
- Outstanding example of Jefferson County stone building tradition
  - French and New England/Hudson Valley NY traditions
  - Built by Chester Norton, early industrialist in Henderson

- Building predates – and may have been used as a model for – two buildings in Watertown (city and town): **Orville Hungerford Homestead** (built 1823-1825; dismantled and moved circa 1966) and **John Losee House** (circa 1828, National Register listed, 2014)
- Associated with Social History – Settlement
  - Part of the **Black River Tract** taken from Macomb’s Purchase; surveyed into 12 towns (1796)
  - Settlement: Henderson Harbor (Naples) first settled 1802; **Henderson itself settled ~ 1807**
  - **Chester Norton** = early investor in the Henderson Woolen-Manufacturing Company and a founder of the first library society in the township; left around 1835 for Ohio
- Birthplace of **Daniel Hudson Burnham**
  - First Postmaster = **Reverend Holland Weeks** (circa 1768-1843): Swedenborgian minister defrocked and forced to leave his Congregationalist Church in Abington MA; Swedenborgian theology focused on living a moral life and helping others
  - Early convert = **Edwin Burnham**; married Weeks’ daughter, **Elizabeth** in 1832
  - **Son Daniel Hudson Burnham** born 1846 → lived in Henderson until family moved to Chicago in 1854
    - Lifelong adherent to Swedenborgianism learned in the family home in Henderson
    - “**Dream no little dreams**” = actually a strong **statement of Swedenborgian belief in action and social improvement**

**Period of Significance: 1814-1818 (construction) – to 1930 (house achieved its final form)**

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The Norton-Burnham House (built 1818) is **locally significant** under **criterion C** as an **outstanding example of stone building construction in Jefferson County**. In the early nineteenth century, both French and New England settlers in the county built with local Trenton limestone and established a vernacular style that synthesized elements from both traditions.

The building is also **locally significant** under **criterion A** for its association with the **initial settlement of Jefferson County and the Town and Village of Henderson** and for its **connection to the Burnham family**. Its builder, Chester Norton, was one of the first settlers in the community, investing in a woolen mill in 1814 and helping found the Henderson Social Library in 1819. Less than thirty years later, it became of the home of Edwin and Elizabeth Burnham and the birthplace of Daniel Hudson Burnham (1846-1912), Chicago architect, urban planner, and key proponent of the City Beautiful Movement (1893-1920s). Burnham lived in Henderson until age eight and was strongly influenced by parents’ Swedenborgian faith (brought to Henderson by his grandfather, the Reverend Holland Weeks). The period of significance for the Norton-Burnham House runs from its construction in 1814-18 to 1930, when it is known to have achieved its final form.

## Johannes Lawyer House, Schoharie, Schoharie County (c. 1790)

### Themes:

- Associated with the initial settlement of Schoharie by the Palatine Germans in 1712-13
  - Part of one of the original seven dorfs – Brunnendorf (Fountain Town)
  - Family assimilated (original name = Leyer) and owned +20,000 acres at one time
  - Johannes Lawyer Sr. (originally Johannes Leyer) – merchant and patentee
  - Johannes Lawyer Jr. also involved with land patents and surveying
  - Layout of homestead, meadowland, and fields reflects communal pattern of the Palatines interspersed with patents granted the Seven Partners of Schoharie
  - Original Lawyer house burned in the Great Raid by Col. John Johnson on Oct 16, 1780
- Rebuilding of the valley waited to the end of the Revolutionary War
  - Residents believed to have sheltered in Schenectady and Albany
  - Lawyer family recorded as back in Schoharie as of 1790 Census
  - House shows Dutch-English transitional elements
    - **Dutch construction:** H-bent timber frame of New World Dutch building tradition
    - **English form:** two-story house w end-gabled roof, side entrance plan, jambed fireplace
  - Extended at least 4 more times – turned first into a Federal house; then added ell with Greek Revival details; finally, “ell on ell” added rear stair and expanded kitchen; garage
- Stenciling added 1825-1830
  - Appears to be work of an itinerant who was working his way across New York
  - Similar stencils (especially, an “oak leaf column” in house 65 miles west – Columbus (Shelburne Village, VT)
  - Three additional sightings: Ephraim Cleveland House (Naples, NY, almost 200 miles west Elijah Northup House (Stafford, NY, 50 miles from Naples and 220 miles from Schoharie); John Brown House (St. Catherines, ON)

**Period of Significance:** 1790 (house rebuilt after the Revolutionary War) – 1920 (current form.)

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The Johannes Lawyer Jr. House is locally significant under **Criterion A: Settlement** for its association with the **settlement of Schoharie by the Palatine Germans** in 1712-13 and the **resettlement of the village after it was destroyed in the Revolution**. **Johannes Lawyer Sr.** was the leader of Brunnendorf, one of the “dorfs” (villages) created by the Palatines when they left Dutchess County for the lands they believed promised to them by Queen Anne. As the century progressed, Lawyer and his son, **Johannes Lawyer Jr.**, became successful merchants, surveyors, and land owners. The house itself dates from the reconstruction of Schoharie after the Revolutionary War, when most of the original settlement was destroyed by Tories and Haudenosaunee during the Great Raid of 1780. With peace, the people of Schoharie returned, rebuilt the settlement, and the community became a prosperous farming area. The outbuildings associated with the property testify to the transition from grain to dairy farming that took place in the early-mid nineteenth century.

In addition, the Lawyer House is also locally significant under **Criterion C: Architecture and Art**. Built in five phases, it incorporates **stylistic features from a variety of building traditions** – New World Dutch, Federal, and Greek Revival; it is a **transitional structure** rather than a purely Palatine German house and reflects the intermingling of these architectural traditions in the early republic. In addition, one room has artistically **significant decorative stenciling from the period 1825-30**. These stencils are in excellent condition and reflect the affluence achieved by the family at the beginning of the nineteenth century.

## Public Square HD Boundary Expansion, Watertown, Jefferson County

### Themes:

- Public Support: *Watertown Daily Times* Editorial and letter from the Watertown Planning Dept.
- Driven by a tax credit project that revealed a defective boundary, plus a request from Watertown for consideration of properties on Stone Street
- Two small areas: 8 buildings – 6 contributing, 2 non-contributing
  1. **Warehouse** (1913) on JB Wise Place – Functionally connected to Conde Hardware on Public Square and Household Merit Furniture Store on Court Street (NR listed buildings)
  2. **Cleveland Building** (1907) on Arcade and Stone Street – Constructed of stone recycled from the 1891 Watertown Post Office
  3. **Herald Building** (1896) on Park Place – Early newspaper office
  4. **Memorial Health Building** (1923) on Park Place – Replaced TB Clinic
  5. **Telephone Company Office** (built or remodeled into its current form, 1912) – associated with the early 20<sup>th</sup> century consolidation of the phone network
  6. **Plumbing** store (circa 1902-1909) with lodging above
- Three known architects:
  - David D. Kieff – Herald Building (1896) and Cleveland Building (1907)
  - Addison Lansing – Warehouse (1907)
  - Lansing & Green – Memorial Health Building (1923)
- Resurvey of entire district – **first listed 1984**:
  - 1984: Sixty-six properties – 64 buildings, 1 monument (object), and 1 village green (site with two more contributing objects.)
  - 2015 (Old District): 43 contributing, 5 non-contributing, 3 objects (monuments, two in the park), and 1 site (village green, now Public Square)
  - 2015 (Expansion): 8 buildings – 6 contributing, 2 non-contributing
  - 2015 (Revised District): Sixty properties – 49 contributing, 7 non-contributing, 3 objects, and 1 site

**Period of Significance: Late 1840s to early 1930s (from the original nomination); the buildings within the boundary expansion date from 1896-1923 and thus fit within the same period**

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The six contributing properties to in the Public Square Historic District (Boundary Expansion) are locally significant under **Criterion A: Commerce** and **Criterion C: Architecture**. These buildings are similar in age, theme, character, and style to the rest of the district and reflect Watertown’s economic vitality at the turn of the twentieth century. The most significant addition is the **Cleveland Building**, a commercial structure reconstructed in 1907 from the stone of the 1890 Richardsonian Romanesque Post Office on Arsenal Street by **Milo L. Cleveland** and architect **David D. Kieff** of Watertown. The architects of three other buildings are also known. **Kieff constructed the Herald Building** in 1896 for the *Watertown Herald*, a local newspaper; **Addison Lansing** drew up the plans for the **warehouse** on JB Wise Place in 1913; and **Lansing & Green** designed the **Memorial Health Building** in 1923 for the Jefferson County Health Department. These four buildings also have strong architectural integrity. The expanded district is consistent with themes that were documented in the previously listed district and provides more coherent and appropriate boundaries.

## Whiffen-Ribyat Building, Utica, Oneida County

### Themes:

- Tax Credit Project – Nomination prepared by Deb Sheals for the developer
- Reflects late 19<sup>th</sup> – mid-20<sup>th</sup> century commercial history of Utica
  - Isaac Whiffen’s Sons Meat Company
  - Ribyat Brothers Furniture Company
- Related to development of the city grid plus location of Erie Canal, roads, trolley lines, and eastern suburbs of Utica
- Highly intact building with 4 elements: Use as a furniture store preserved the open elements of the floor plan:
  - Front Block (originally 4 stories; expanded to 6 to house the furniture store)
  - Ell (originally an engine room)
  - Warehouse #1
  - Warehouse #2
- Fun building to visit (as long as you don’t mind dead pigeons) – lots of ramps and staircases between the different levels and amazing views from the open upper floors
  - Date stones reflect fifty year anniversary of the Whiffen firm

**Period of Significance: 1893** (initial construction by the Isaac Whiffen’s Sons Meat Company) – **1952** (dissolution of Ribyat Brothers Furniture)

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The Whiffen-Ribyat Building, at 327-331 Bleeker Street in Utica, Oneida County, New York, is **locally significant** under National Register **Criterion A in the area of Commerce**. The building was built and occupied by two prominent longtime local businesses. It was constructed in 1893 for one of the oldest retail and wholesale meat companies in Utica, **Isaac Whiffen’s Sons Meat Company**. The roots of the Whiffen company stretch back to 1843, when English immigrant Isaac Whiffen opened a small meat market. His sons later joined him in the operation of the company, and carried on after the elder Whiffen’s death in 1889. George I. and Allen B. Whiffen became leading businessmen in their own right, and it was under their management that the building on Bleeker Street was constructed. The Whiffen Company operated there into the mid-1910s. After a short stint as an automotive showroom, the building became home to the **Ribyat Brothers Furniture Company**, operated by Hyman and Samuel Ribyat. The Ribyat Brothers Company bought the building in 1921 and it was under their ownership that it was enlarged to its current form. They added a warehouse to the back of the lot soon after purchasing the property, and expanded the front section to its current height of six stories in 1930. By 1941, the Ribyat Brothers Furniture Company claimed to be Utica’s largest and oldest furniture store. Samuel and Hyman Ribyat remained active in the business until 1952, when they retired and the company was dissolved. The building continued to house a furniture store for many more years, serving as home to Ribyat’s Fine Furnishings until 1965, and then as the Ribyat and Garfinkle Furniture Store.

## **Oran District #22 Schoolhouse (relocation), Pompey, Onondaga County**

### **Request for Relocation**

Listed 1998: Now owned by the Town of Pompey Historical Society but originally listed by the Oran Memorial Park Association

Given to the society in 1999 (after listing) with the agreement that the historical society would:

1. Maintain the building as an historic site
2. Continue to use the building as a community center for the hamlet of Oran

Problem that changes to the highway system over the years have made both impossible

1. **Loss of acreage** makes use of the building as a community center impossible
  - Lot size has dropped from 1 acre to .23 acre
  - Memorial Park garden lost to redesign of intersection of Rt 92 and Oran-Delphi Road
  - Parking reduced to two parking spaces
  - Sites of current sewage and well are unknown and may be outside the current property
2. **Access** off two busy roads has become dangerous → traffic doubled from 1960s (6,208 cars per day) to 2011 (11,250 cars per day)
  - Election Board no longer willing to use building as polling station due to risk
3. **Without an identifiable use**, historical society is not able to raise funds to maintain the building

Goal = RELOCATION to ELMAN FIELD WITHIN THE HAMLET OF ORAN – Historical Society President Anne Shelly

1. Historical Society owns 2 acres of land within 300 feet of the current location (3 lots to the west)
  - Schoolhouse currently to the east of the NR listed Oran Community Church; move would place it on the west side of the church Fellowship Hall (non-contributing, 1963)
2. Larger site provides room for community use
  - Provides improved line of sight for access (parking would be placed behind school building)
  - Enough space for new sewage and well
3. Property slopes down from the highway to the field
  - Possible to recreate the siting of the building on its half-exposed fieldstone foundation
  - Historical society committed to preserving this character-defining feature

### ASKING STATE REVIEW BOARD TO APPROVE MOVE TO PRESERVE NR LISTING

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### National Register: PROCESS for Relocating Properties Listed in the National Register

- Properties listed in the National Register should be moved only when there is no feasible alternative for preservation.
- When a property is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment
- Move must be approved by the State Review Board and forwarded to NPS before the move
- After the move, SHPO must forward a letter notifying the date of the move with photos of the property on its new site, revised maps, acreage, and a verbal property description

