

6 December 2108 State Board for Historic Preservation Meeting

NYS Library Board Room

Presentation by William Krattinger

ROBINWOOD HISTORIC DISTRICT

The Robinwood Historic District consists of 21 mid-century Modern houses erected as the centerpiece of a unified housing development in the mid-1960s in the Town of Ossining, Westchester County, and one preexisting house which was modified in association with the new development. The houses which form this cohesive housing enclave were designed by Harry Wenning, an MIT-trained architect, in collaboration with developer Marcel Robins. For the Robinwood houses, Wenning authored designs which were stylistically contemporary and well-integrated with their immediate site and natural surroundings. Although the various houses within the district feature relatively uniform setbacks from the road, their relationship to the physical traits of their individual parcels, and not their relationship to other adjacent houses, was the critical factor in the manner in which they were oriented. Many of the houses are elevated above the level of the roadway and feature consistent landscape elements such as grassy lawns, mature deciduous and coniferous trees, and ornamental plantings. Wenning's Robinwood designs, characterized by their straightforward geometric massing, post-and-beam construction and large window expanses, maximized the interaction between house and landscape, one of their foremost and most enduring qualities. These houses incorporated features necessary for efficient and economical construction with a design aesthetic that reads as clearly today as when the dwellings were constructed. The Robinwood Historic District is being nominated in association with Criterion A, in the area of Community Planning & Development, for its associations with post-Second World War suburban housing development in Westchester County, and it is additionally being nominated in association with Criterion C, in the area of Architecture, as an intact, cohesive and significant collection of mid-century Modern dwellings erected as part of a comprehensive development scheme to the designs of Wenning in collaboration with Marcel Robins.

ROCKEFELLER POCANTICO HILLS ESTATE

The Rockefeller Pocantico Hills Estate Historic District is an expansive historic landscape with accompanying carriage road system that was developed in the later nineteenth and the first half of the twentieth century in Westchester County on land owned by the Rockefeller family. This historic estate landscape portrays the Rockefeller family's development of more than 3,000 acres of land on the eastern bank of the Hudson River, on what were once two adjacent estates improved in the later nineteenth century by John D. Rockefeller Sr. and his younger brother and Standard Oil business associate, William Rockefeller. The signature physical feature of the district is its system of interrelated carriage roads, which traverses a landscape of remarkable complexity and astounding natural beauty. This extensive circulation network communicated with the Pocantico Hills estate's historic core—the area known as the Park, where Kykuit is located—and includes, at its northwestern extreme, that portion of the estate property on which William Rockefeller's commodious Rockwood Hall villa once stood. The carriage road system as developed on the outlying portions of the Pocantico Hills estate was in large measure laid out beginning in 1910 under the direct guidance John D. Rockefeller Jr., who by the early twentieth century had largely assumed oversight of the estate's development. The carriage roads gracefully progress through open fields and meadows bordered by stone walls, alongside water features, and over the contours of elevated hills and ridges. The accompanying landscape is at times intimate and at other times sweeping in character, with the carriage roads being the grand conduit through which it is experienced. Built as a means by which the estate's scenery could be enjoyed by the Rockefeller family, much of the road system was also generously made available to the public at an early date. Today the public continues to enjoy access to a majority of the remaining portions of this road system and estate landscape, much of which now falls under the auspices of Rockefeller State Park Preserve, in addition to private holdings.

The carriage road system and estate landscape was the result of a seven-decade, two-generation undertaking during which time the Rockefeller family transformed a disparate patchwork of small farms, private estates and sundry properties into a naturalistic tract of staggering scale and complexity. This sprawling landscape was sensitively fashioned under the family's direct guidance and with their considerable financial resources brought to bear. Much like the family's former Forest Lawn estate in Cleveland, the Pocantico Hills estate, with Kykuit as its centerpiece, provided a place of solitude and retreat for the family from its considerable business and philanthropic obligations. It also provided an ideal location for the elder and younger Rockefeller to engage in some of their favored pursuits, namely road building, landscape design, and equestrian activities.

It was William Rockefeller's presence in the lower Hudson Valley that enticed his brother, John D. Rockefeller Sr., to establish his own country seat nearby, which came to succeed Forest Lawn following the family's relocation to New York City. In 1893 John D. Rockefeller Sr. made his first land acquisitions there, amounting to 400 acres of land; by 1897 the estate had grown to 985 acres and by 1925 it exceeded 2,000 acres. The historic district encompasses all of the remaining circulation, landscape, architectural, and other historic features associated with the two adjacent estates developed by William and John D. Rockefeller Sr. beginning in the late nineteenth century, and extending into the mid-twentieth century period, when work on this grand enterprise drew to a conclusion under the oversight of John D. Rockefeller Jr. In time the roads built under the latter's auspices would come to communicate with the earlier-built roads on the Rockwood Hall estate, portions of which were subsumed by the adjacent Pocantico Hills estate following William Rockefeller's death. The nominated estate landscape owes a certain debt to the design theories promoted in the mid-nineteenth century by Andrew Jackson Downing and subsequently by Frederick Law Olmsted, under whose guidance the Rockwood Hall grounds were laid out, and whose firm also provided guidance on the adjacent Pocantico Hills estate.

The carriage road system is one of the estate's most exceptional features and was conceived and engineered specifically for the requirements of horse-drawn carriages. It was implemented over the course of numerous construction campaigns, with significant work occurring on the outlying estate during the late 1920s and into the mid-1930s. The initiation of that work slightly predates the Rockefeller family's contributions to the carriage roads now contained within Acadia National Park in Maine, the construction of which were guided by John D. Rockefeller Jr. beginning in 1913. There is a remarkable complexity to the Westchester County road system and its interrelationship with the scenically varied landscape it traverses in terms of the range of view sheds it frames—among them the Hudson River, distant mountain features, thickly wooded hills, open meadows, agricultural fields traversed by stone walls, and lakes, ponds and watercourses. The Rockefeller Pocantico Hills Estate Historic District, inclusive of the remaining sections of roadway, estate landscape and built features corresponding with the estates of John D. Rockefeller Sr. and Jr. and William Rockefeller, is being nominated under Criterion A, in the areas of Recreation and Conservation, and additionally under Criterion C, in the areas of Engineering, Landscape Architecture and Architecture. The remaining estate landscape and carriage road system forms a lasting tribute to the depth of interest which the Rockefeller family took in matters related to nature, landscape design, road engineering, and horse-drawn carriage recreation. As such it is a cultural landscape of considerable importance, and one which thoroughly documents the notable conservation and philanthropic impulses that made the Rockefeller family among America's greatest benefactors of public park land.

HOTEL SARANAC

The Hotel Saranac, constructed in the mid-1920s in the Village of Saranac Lake, Franklin County, ranks foremost among the village's most recognizable and iconic historic

buildings. Erected as a state-of-the-art fireproof hotel edifice, the building was designed by architect William H. Scopes, a principal in the architectural office of Scopes & Feustmann and a major investor in the project. The nominated hotel is of steel-frame and reinforced concrete construction, with an exterior veneer of red brick and cut-limestone dressings. Stylistically it exhibits a restrained exterior executed in the Classical Revival style, in concert with more ornate interior spaces including one—the second floor lobby, the Saranac Hotel’s principal and most impressive public room—the design of which was drawn from a specific Italian Renaissance source. The nominated building’s 1920s design included 100 guest rooms, large public assembly spaces, and ground-floor retail and commercial spaces. Today the Hotel Saranac remains largely as built in the mid-1920s, with many of its principal spatial and finish features intact. It has recently undergone a certified tax credit rehabilitation and has been placed back into active service.

The hotel was prominent among a number of early twentieth century buildings which were designed by the regionally prominent architectural firm of Scopes & Feustmann. Plans were initiated in 1925; construction largely occurred in 1926, and the new hotel was opened to the public in July 1927. It was envisioned by Scopes as a “true city hotel” equipped with modern innovations such as private baths for every one of its 100 guest rooms. The building’s interior design belied to some extent its more sedate exterior treatments, with imported marble staircases, ornamental wrought iron railings and marble terrazzo floors. The appearance of the large second-floor lobby was inspired by the decorative elements of the Grand Salon of the fourteenth-century Davanzati Palace in Florence, which was restored in the early twentieth century. The Hotel Saranac remains an excellent example of an early twentieth century American hotel and is being nominated in association Criterion C, in the area of Architecture. It is additionally being nominated in association with Criterion A, in the area of Community Planning & Development, as the project was backed by many prominent Saranac Lake citizens who

vigorously encouraged and financed what would become the region's first state-of-the-art hotel.

COL. PETER VROMAN HOUSE

The Col. Peter B. Vroman House is located in the Town of Schoharie, Schoharie County, at a location traditionally known as Vroman Corners. Constructed in the early 1790s, the Vroman house is an architecturally significant example of traditional New World Dutch domestic architecture; it is a story-and-a-half timber frame building, erected above a rectangular plan and has a later columned portico corresponding with the principal entrance and east-facing façade. Inside, the Vroman house retains ample evidence of its later eighteenth century origins, including finished ceiling beams and other woodwork, in addition to features added subsequently during the historic period.

The dwelling was erected for Col. Peter B. Vroman, a figure of considerable prominence in regional affairs during his lifetime. Vroman served as the Secretary of the Schoharie District Committee of Safety, as a Colonel of the 15th Regiment of the Albany County Militia, as a representative in several sessions of the New York State Legislature, and as an elected delegate to the New York Constitution Ratification Convention. As built in the early 1790s Vroman's house forms an important regional representation of New World Dutch domestic architecture, a building tradition inclusive of that region's Palatine German population, and it received subsequent modifications during the course of the nineteenth century and again in the early twentieth century, at which time Colonial Revival-style features were introduced. Given the destruction of Schoharie during the American Revolution in 1780, at which time the vast majority of its housing stock was destroyed, it remains an important artifact from the early period of rebuilding which occurred in the community subsequently. The house is being nominated for its direct association with Colonel Vroman, its most noted occupant, in association with Criterion B in the area of Politics & Government. It is also being nominated in association with Criterion C, in the

area of Architecture, as an important and highly interpretable example of regional vernacular architecture dating to the post-1780 raid period, with subsequent historic-period changes.

DRESDEN DISTRICT SCHOOL NO. 2

Dresden District School No. 2 is a small, one-room rural educational building erected ca. 1880 in a rugged and remote location in the Town of Dresden, Washington County. It is a single-story schoolhouse of wood frame construction with a gable-front roof and limited architectural elaboration. Both the exterior and interior survive with the bulk of their character-defining features intact, save for the loss of a small woodshed or privy addition that once spanned the façade, and some areas where the plaster ceiling has failed inside. Although its construction is not chronicled in the historical record, the building's physical traits, along with documentary and anecdotal information, sustain the ca. 1880 date of construction. The building presently continues to portray its historic use as a rural schoolhouse, in spite of serving as a sometime seasonal residence; few alterations have been made to accommodate that use and it retains its single-room interior volume and modest wood and plaster finishes.

Occupying a remote location in the rugged landscape that characterizes Dresden's location between Lake George and Lake Champlain, the building continued to function as an educational building into the 1940s, by which time the various district systems in Washington County's towns were consolidated. The building's history is somewhat unclear, to some extent the result of its remote location in a sparsely populated town and given the destruction of the town's official records during the 1870s. It is a characteristic example of the one-room school type, built on straightforward terms and lacking any significant pretense to architectural style. The school is being nominated in association with Criterion A, in the area of Education, as a salient reminder of the town's former district school

system, and it is additionally being nominated in association with Criterion C, in the area of Architecture, as an example of the rural one-room schoolhouse type as built in rural Washington County in the latter decades of the nineteenth century.

RENSSELAER SOCIETY OF ENGINEERS

The Rensselaer Society of Engineers House, located on the campus of the RPI in the City of Troy, Rensselaer County, was built in the mid-1920s to the designs of Bertram Goodhue, among the foremost American architects of his time. The building's asymmetrical massing of simple, geometric elements, coupled with the simplification or omission of academic detail which was typical of Goodhue during the latter years of his practice, characterizes the overall design. It was conceived and built to provide living, sleeping, and dining accommodations conducive to academic pursuits for the members of the Rensselaer Society of Engineers. Goodhue designed the building to accommodate 32 members and realized that, as all individuals are not identical, the separation of the daily functions of studying, sleeping, dressing, and dining would benefit both the members individually and the society as a whole. Completed in 1924, the building has changed little in the ensuing years, as the basic interior spatial concept implemented by Goodhue has ably served the needs of the membership. The exterior of the building, with its restrained and sedate classically inspired details, also remains largely unaltered and continues to reflect Goodhue's design intent for it.

The RSE House remains an important example of the work of Bertram Goodhue and a representative example of 1920s-era Neoclassical style architecture. It was designed by Goodhue to meet the specific needs of the society and was thoughtfully conceived to satisfy the functional needs of that organization, as well as that of the larger institute. As noted at the time of its completion, "In all of these ways the Rensselaer Society of Engineers plans, with its increased facilities, to contribute what strength it

can to the splendid work of R.P.I. in engineering education.” Goodhue’s design for the RSE House embodied characteristic features of period educational housing so far as its various public-social spaces, its industrial-scale kitchen, and the ample space afforded for academic studies and drafting. The building’s historic physical integrity has been largely maintained over the years, notwithstanding some changes made in more recent times, and it continues to look and function much the way it did when completed. The building is being nominated in association with Criterion C, in the area of Architecture, as an important representation of the work of Goodhue, and as an example of a domestic building conceived specifically to meet the needs of a college social fraternity and its civil engineering students.

Presentation by Jennifer Betsworth

German Evangelical Lutheran St. John’s Church

195 Maujer Street, Brooklyn, Kings County

[Overall] The German Evangelical Lutheran St. John’s Church is locally significant under Criterion C as an excellent example of High Victorian Gothic design in Brooklyn. It is additionally significant under Criterion A in the area of ethnic history for both the original congregation of German origin and descent that established the church in Williamsburg and its mid-twentieth century transformation into a predominantly African-American and Hispanic congregation involved in civil rights and progressive movements. The congregation was first established in the mid-19th century in the predominantly German community of Williamsburg. After the population of German immigrants and need for German religious institutions and German-language services grew, the congregation constructed this church, which could hold one thousand worshippers, in 1883.

[Church / Rectory / Historic] Designed by architect Theobald Engelhardt, a Brooklyn-born descendant of German immigrants who would become prominent for his work within the German community, the High Victorian Gothic church and rectory incorporates English-inspired elements with German Gothic roots. St. John’s is Engelhardt’s first known church design. The church and rectory feature the varied textures, polychromatic masonry, and gothic arches typical of the High Victorian Gothic as well as the brick construction typical of German institutions. The church’s central tower and open, hall-church plan allowing for tall stained glass windows are hallmarks of the German Gothic style.

[Vestibule]

[Sanctuary] One of the most important Lutheran churches in the Eastern District of Brooklyn, the church offered services in German into the twentieth century, maintained a large German parochial school, and founded a mission church in Glendale, Queens as its membership began moving east.

[Sanctuary]

[School / Neuhaus] Architects Helmle, Huberty, and Hudswell designed the congregation's new parochial school in 1904 in a simple, compatible style. After the Glendale mission split from St. John's, the leaders of the Williamsburg congregation reached out to the surrounding community, which reflected new waves of immigration and settlement. During the second half of the twentieth century, St. John's was revitalized as a primarily African-American and Hispanic congregation. Under the leadership of Reverend Richard Neuhaus, who would become a prominent national religious leader, the congregation became known for its involvement in the civil rights, anti-war, and other progressive movements.

[Overall] Beginning with its origins as an institution serving immigrant Germans through its later history of adapting to serve its neighborhood, the German Evangelical Lutheran St. John's Church continues to play an important role in integrating diverse communities into city life.

Columbia draft

Letter of Support from NYC LPC

Triboro Hospital for Tuberculosis

82-41 Parsons Boulevard, Jamaica, Queens County

[Overall] The Triboro Hospital for Tuberculosis, also known as the T Building, is significant under Criterion C as an excellent example of Art Moderne hospital architecture. The imposing nine-story brick and limestone building was designed by 1937 by the Office of John Russell Pope and completed by its successor firm, Eggers and Higgins. The noted hospital architect Isadore Rosenfield oversaw the construction and is likely to have contributed to both the planning and detailing of the medical facilities.

[Drawing / side] The T Building is also significant under Criterion A for its role in the treatment of tuberculosis at a critical time in the history of the disease in New York. The hospital was built during a campaign of public tuberculosis hospital expansion led by pioneering NYC Commissioner of Health Dr. S. S. Goldwater under Mayor Fiorello La Guardia. The hospital was planned just a decade before the antibiotic streptomycin was proven to be the first successful cure for tuberculosis and was completed in 1941.

[Verticals] The design, described as "bending forward as if to catch the sun," adhered to prevailing contemporary practice in tuberculosis treatment, which called for ample patient access to light and air. In addition to balconies running the length of the building...

[Rooftop] the design also featured large side and roof decks. Built near the top of a hill to catch the prevailing breezes, the hospital is oriented to the southwest, maximizing the access to sunlight on its constrained site.

[Entrance] The T-Building's Art Moderne design was unusual for an institutional building of this scale. However, as an exemplar of functional modernism, the style was entirely appropriate for highlighting the modern treatment methods available at the 557-bed hospital. Funded in part by the Public Works Administration and constructed with Works Progress Administration labor, the T building embodies the public commitment to health and welfare programs in the New Deal era.

[Hallway] (The building is the focus of a tax credit project and has an **approved part 1**. Only first floors are currently in use by Queens Hospital. Fortunate that the hospital was well-photographed soon after completion as part of the promotion of its modern aesthetic and approach to care)

[Ward]

[Solarium]

[Historic]

Draft by Kerri Culhane

Letter of Support from NYC LPC

Ashokan Field Campus Historic District

477 Beaverkill Road, Olive Bridge, Ulster County

[Boundary / Canoes] The Ashokan Field Campus Historic District is a multi-component environmental camp and retreat center assembled in 1957 on approximately 360 acres of land on the Esopus Creek just downstream from the Ashokan Dam. The historic district is significant under Criterion A in the areas of settlement, industry, education, and recreation and Criterion C in the area of architecture for its illustration of several centuries of continued development in the Catskill mountain region.

[Site plan] Most of the property is second-growth forest with a historic core reflecting the district's layered history, beginning with the late 18th century Winchell farm and the Winchell family's industrial development of Winchell Falls, followed by its use in early 20th century wood pulp manufacturing by several prominent companies and finally, by its mid-20th century redevelopment as a camp applying an early, innovative outdoor education program affiliated with a New York State Teacher's College. The site takes its primary, statewide-level significance from this last period of development and its early and enduring role in the development of outdoor education in New York State.

[Winchell Moering House] The property was initially settled during the late 18th century by the Winchell family, who established a tavern and grist mill on the site. Embedded in a hillside, it incorporates its basement in a three-story façade with a two-story porch characteristic of roadside inns of the period. Although its Federal period form and general appearance are essentially intact, the house was extensively restored in the 1930s for use as a country retreat.

[Door / Mantle] Following plans provided by Teller & Halverson, a Kingston architectural firm specializing in the restoration of historic houses for second homes, the house was renovated in the Colonial Revival sensibility of the period, featuring a regional taste emphasizing ceiling beams, wide board floors in natural finish, and modest white-painted interiors and exteriors.

[House & Barn] During this period, a new barn for a hobby farm was constructed on an older barn foundation on the site.

[Mill / Ruins] During the 19th and early 20th century, the site of the original Winchell mill was converted and expanded to produce wood pulp for newsprint. A series of companies, including International Paper, the Eastern Dynamite Company, and the DuPont Corporation, owned the mill, which continued to thrive until the construction of the Ashokan Dam reduced water flow to the site.

[College Camp] The Ashokan Field Campus is significant at the state level for its association with the early development of curriculums for outdoor education within New York educational institutions at both the college level, where school teachers were trained, and in elementary schools, where the principles and techniques were applied. John Dewey's progressive educational philosophy emphasizing experiential learning was reinvigorated after WWII with a movement to expand classroom learning to the outdoors. The core philosophy and practice of outdoor education included a general move toward increased outdoor recreational activity, a general reaction against existing classroom education practices, a desire for a greater role for pragmatism in education, the need for conservation education, the need to preserve and promote democratic ideology, an interest in experimenting with new approaches in education, and seeing the benefit of re-integrating schools with their communities.

[Wiggly bridge] New Paltz College, a state teachers college with a campus school for student-teacher training, acquired this property in 1957 to integrate outdoor education into the college curriculum. Inspired by other educational camps, College President William J. Haggerty had been planning to establish a facility for decades with the aim of introducing students to the principles and methods of outdoor education and providing elementary students at the campus school with new experiences.

[Wagon shed / Granary / Pewter & Print Shop / Blacksmith Shop] Merrill Archard developed the initial program, which was expanded in 1965 when Kent Reeves was hired as the first full-time director. Reeves intensified the school program and added cultural history and traditional crafts to the curriculum. He created a small farmstead, introduced farm animals, and constructed new buildings and outbuildings to house the traditional crafts program using historic designs and construction techniques derived from American landscape painter and folklorist Eric Sloane's books.

[Covered bridge / Schoolhouse / Homestead / Bunkhouses] Reeves constructed a replica log house on the site of a historic one that had burned and took an interest in historic buildings, like this stone schoolhouse which he dismantled and moved to the property in 1985 and the NR listed covered bridge which had been moved to the property in 1939. Each of these resources helped facilitate different educational programs and experiences at the camp. More recently, new, compatible bunkhouses have been constructed to serve continuing programming.

[Beach, Winchell's falls in background] The camp, now known as the Ashokan Center, continues to offer outdoor education and craft history programming based on this foundation as well as an expanded series of cultural events for adults and families throughout the year.

Nomination prepared by Neil Larson

Letter of Objection from NYC DEP, one of the property owners

Letters of Support from former DEC Commissioner Joe Martens; documentary filmmaker Ken Burns; Tim Jensen, teacher at a private school that sends students to the Ashokan Center

VISITOR: Jay Ungar, Ashokan Center President; Molly Mason, Ashokan Center Vice President; Rosemary Nichols, Ashokan Center Board Secretary

Richmond Hill Historic District

Generally 84th-85th Avenues and 113th-118th Streets, Queens County

[Map / House] The Richmond Hill Historic District, located in eastern Queens, encompasses a small, early portion of the current residential neighborhood of Richmond Hill. Significant under Criterion A in the area of planning and development and Criterion C in the area of architecture, the district comprises the most intact portion of the original Richmond Hill subdivision as mapped in 1868 by business partners Albon Platt Man and Edward Richmond. Richmond Hill is a quintessential 19th century railroad suburb. In response to the completion of the South Side Railroad to the area, the partners acquired portions of several farms and then worked quickly to lay out streets and sell lots.

[1884 house] With the aim of giving the neighborhood a park-like appearance, Man and Richmond planted thousands of shade trees. Many remain, and are a significant feature of the district. The construction of homes was slowed by economic conditions during the 1870s. The Richmond Hill Estate built a few model homes, including this one, but primarily managed the neighborhood's development through covenants and deed restrictions.

[ca. 1895 house] The majority of the large, architecturally distinguished homes that define the character of the neighborhood were built between 1890 and 1915, during which Richmond Hill was incorporated as a village and then quickly annexed into Greater New York.

[ca. 1895 house] During this period, the railroad suburb primarily attracted middle and upper class commuters working in Brooklyn and Manhattan. The district was developed almost exclusively with single-family freestanding frame homes.

[1901 house] While the estate did not have a minimum cost required for buildings constructed within the neighborhood, its large lots were well-suited for the sprawling Queen Anne and Shingle styles that remained popular in the neighborhood's early decades.

[1901 house] In addition, classically-inspired Renaissance Revival and Colonial Revival house and examples of Dutch Colonial, Tudor Revival, and Craftsman architecture and predominant in the neighborhood. Many were speculatively designed and constructed by architect-builders and reflect the skills of local architects.

[1919 house] Following the arrival of the subway in 1917 and the advent of the Great Depression in 1930, most of the remaining open lots were developed with smaller houses which were then in vogue and appealed to new buyers relying on mass transit and private automobiles.

[1920-5 house] Unlike surrounding neighborhoods, many of which were quickly developed, built-out during economic booms, and have a consistent architectural character as a result, the district encompasses the range of architectural styles popular over six decades.

[1925 house] The built landscape of the urban residential neighborhood remains largely intact to the mature appearance it achieved in 1930, and reflects Richmond Hill's early planning and development, its height as a railroad suburb and its final early 20th century development.

[Park]

Draft by Chris Brazee

Letter of Support from Historic Districts Council, Richmond Hill Historical Society, NYC Parks & 1 property owner. And sponsors have obtained 2,000 signatures from community members supporting the district.

VLBartos presentations

St. Anthony of Padua Church Complex, Syracuse, Onondaga County

Slide 1—airial view (point out buildings)

Today I'm presenting "the other St. Anthony's" in Syracuse. If you remember at the last meeting, it was a convent and former college. This time, it's a church complex at the corner of Midland Avenue and West Colvin. The complex consists of a 1912 church, 1941 rectory, 1926 convent and 1926/1936 school. There is also a 1941 walkway/garage between the church and rectory. As mentioned in the nomination text, the city of Syracuse owns the school and convent and the church and rectory are owned by the diocese for the still active parish. Syracuse is a Certified Local Government and we have a letter of support from the city Landmarks Preservation Commission for this nomination.

Slide2 –Church

The primary building is the church, constructed of steel and Gouverneur marble, designed by the Syracuse firm of Russell and King, completed in 1912. The exterior photos on the left show the limestone trim and tracery plus the two towers with corner turrets, which was a feature found in much of Archimedes Russell's work. The interior features a vaulted and coffered ceiling and recessed arches with stained glass windows. The top right looks toward the chancel and the lower right toward the main entrance.

Slide 3—rectory and connector

The extant rectory dates from 1941 and is joined to the church by a connecting passageway, seen in the upper left. The two lower images show the dining room on the left and entry hall on the right, both retaining much of the historic fabric, especially in terms of wood features (floors doors, moldings, and other details).

Slide 4—Convent

Immediately east of the church is the convent, built for the nuns who taught in the parish school. The building dates from 1926 and is a design of Melvin King, with a later rear addition that added a Mansard roof. Vacant for several years, the building still retains much of its historic fabric. Seen on the right is the main entrance door. The lower left is a third-floor corridor.

Slide 5—School exterior

Also long vacant is the school, constructed in 1926 and expanded in 1936. Its overall features include Tudor Revival arched entrances, buttresses and decorative towers with caps that reflect those on the Romanesque Revival style church.

(Note: in case of questions about style referenced in nomination, school & convent are Tudor Revival, rather than Collegiate Gothic—more Hampton Court than Oxford University)

Slide 6—School interior

The school interior reflects standard school construction and retains much of its period detail such as the wood trim, blackboards, French style wood doors, and built-in cabinets to name a few. The entire complex is being nominated under Criterion C for its collection of architecture by well-known Syracuse architects, among them being Archimedes Russell, Melvin King, and Paul Hueber, Sr. It's also significant for its collection of stained glass by Franz Mayer & Company of Munich, a studio known for specializing in stained glass for Roman Catholic churches.

Questions? Comments?

Schoharie Village Historic District, Schoharie County

Slide 1: Maps

The Schoharie Village Historic District encompasses most of the village with some portions on the east side omitted due to being developed after the period of significance or to lacking the necessary integrity with the nominated district.

The nomination documents 352 contributing resources, not counting 18 previously listed properties, all reflecting a long period of history that goes from 1743-1968.

The district is being nominated under Criterion A in the areas of settlement and community development. The village formed from three of seven 18th century villages settled by Palatine German immigrants, the three being Fox Town, Smith Town and Fountain Town on the map on the right. After the American Revolution, residents returned to the area to rebuild the community that was all but destroyed by the British and their allies, a fascinating history, all outlined in the nomination text.

Slide 2: County buildings

In 1795, Schoharie County was created with the village as the county seat, making it a government center, an important status it retains at present. On the left is the 3rd county courthouse, built in 1870 on the site of two previous courthouses. On the far right is the 1914 County Clerk's building. These buildings underscore the importance of being the county seat and the community's need to rebuild a courthouse after previous losses to fire.

(Note to self: The Courthouse complex was individually listed in 1995.)

Slide 3: Commercial district, Parrott Hall & school

The district is also being nominated under Criterion A in the area of transportation for Schoharie's Main Street, now part of SR 20, which parallels the Schoharie Creek. Main Street began with the early Palatine settlers, connecting all the Palatine Villages and later becoming a major coach and wagon route. The Parrott House seen in the lower left was built 1870 to replace an earlier hotel that burned, to supply a need for accommodating travelers arriving by coach and later, the railroad.

(note: An academy was built in the north end of the village on property now occupied by the 1926 Schoharie Central School building, seen in the lower right.)

Slide 4: Main Street

The district is also being nominated under Criterion C for its vast array of commercial, public and residential architecture, again all illustrating a long period of development from Federal and Greek Revival era buildings to later Queen Anne and Colonial Revival residences, like these examples on Main Street.

(Note: lower right is Bice House, NR listed 2017)

5: Johnson & Fair Streets

Additional residential development occurred in the village west of Main Street, beginning in the mid-nineteenth century with newly opened or renamed streets. Fair Street originally known as River Street, was given a new name for being the location of the fairgrounds, which all but disappeared to additional residential development in the early to mid-twentieth century.

6: Grand Street

Originally named New Street, Grand Street opened in the late 1860s with sizable lots allowing for larger, more stylish residences, including a mid-nineteenth century brick octagon house, seen in the center of the lower right image. Despite fires on Main Street and recent serious floods, the village's historic stock has proven remarkably resilient with limited losses.

Slide 7: Fields/Ag. properties

Last but not least, the district is being nominated in the area of agriculture (that would also be Criterion A). Large farm fields surround the residential development on both sides of the village representing the village's continuous agricultural heritage. A large nursery operation that began a century ago is still in business on both sides of Bridge Street.

The nomination is sponsored by the village of Schoharie, funded in part by a grant from the Preservation League of New York State and the New York State Council on the Arts.

Questions? Comments?

Presentation by Jennifer Walkowski

MONARCH KNITTING COMPANY FACTORY, BUFFALO, ERIE COUNTY

Slide 1: Title

The Monarch Knitting Company Factory is significant as an example of a semi-mill constructed former textile mill located in Buffalo. The Monarch Knitting Company Factory is important for housing two locally significant industrial firms, the Monarch Knitting Company and the Spencer Lens Company.

Slide 2: History

The Monarch Knitting Company, a Canadian textile firm that specialized in knit sweaters, built the factory as their Buffalo branch in 1912-13, and occupied the building until 1923. During this time, the company steadily expanded the factory, doubling its length in 1916 and adding a four-car garage in the same year. In 1918, the firm added a dye house, storehouse, and boiler plant. After 1923, the factory passed through several short-term owners until 1926, when it was purchased by the Spencer Lens Company. The Spencer Lens Company specialized in the design and manufacture of optical instruments and was one of America's first optics firms. In 1938, the company built a large plant in nearby Cheektowaga but continued to occupy the Monarch Knitting Company Factory until 1946. Both companies used the building primarily for manufacturing, with offices on the first floor of the 1912 section fronting Doat Street.

Slide 3: Bathing Suits and Microscope

The Monarch Knitting Company Factory is significant under criterion A in the area of Industry for its association with these two notable companies. The factory was the Monarch Knitting Company's only American textile mill and for ten years played a crucial role in developing the company's business in America. The firm used the factory to dye wool, knit sweaters, and ship products throughout the United States, and by 1919 the factory housed all of the company's industrial processes. The Spencer Lens Company purchased the building in 1926 and converted it into an optics factory and research center. The firm developed and manufactured optical devices such as microscopes and telescopes in the factory, and between 1926 and 1938 the factory was the Spencer Lens Company's sole production facility and corporate offices. In addition to producing optical devices for civilian use, the Spencer Lens Company supplied the

American military with range finding devices, medical equipment, gun sights, fire control tools, and other optical instruments during the World Wars.

Slide 4 & 5: Exterior - Interior

The Monarch Knitting Company Factory is also locally significant in Criterion C in the area of Architecture as a good representative example of an early 20th century textile mill. Very few large-scale textile manufacturers operated in Buffalo and the Monarch Knitting Company Factory stands as a rare example of a mill in the city. The factory uses semi-mill construction, a construction method that maximized the space between wooden support columns and provided support for the heavy weaving machinery. In addition to its intact semi-mill construction, the factory retains many features associated with textile mill architecture including a heavy timber frame support system, fire doors, stair towers to reduce fire risks, and long banks of windows to maximize light exposure inside the factory. The factory also contains important secondary spaces, including a one-and-a-half-story dye house. The design of the dye house reflects architectural practices common in buildings used to dye cloth, such as regularly spaced ground-level openings and banks of windows in a monitor space, which improved airflow and allowed the venting of steam from the dye house. The period of significance for the Monarch Knitting Company Factory stretches from 1912 to 1946, beginning with the initial construction of the factory and ending when the Spencer Lens Company left the premises. This era encompasses all significant architectural developments on the property, as well as marks the period during which the Monarch Knitting Company, and subsequently the Spencer Lens Company, were at their most prominent in their respected industries.

This is the Monarch Knitting Company Factory, are there any questions?

BUILDINGS AT NIAGARA AND SEVENTH STREETS, NIAGARA FALLS, NIAGARA COUNTY

Slide 1: Title

The Buildings at Niagara and Seventh Streets are three early 20th century mixed-use commercial buildings in the City of Niagara Falls. This small district reflects a speculative real estate boom in this section of the city that occurred in a relatively brief period during this era, specifically between 1908 and 1911. These buildings are locally significant under Criterion C in the area of Architecture as examples of early 20th century, commercial Italianate, mixed-use buildings and under Criterion A in the area Commerce for their role as a local commercial hub and home to several notable companies which served the local community. When constructed between 1908 and 1911, these buildings were the only mixed-use buildings within two blocks. They remained visual landmarks throughout the 20th century, as no other three-story mixed use buildings were erected within the immediate surroundings. The period of significance pertaining to these criteria is c.1908 to 1911, the period in which all of these buildings were constructed. In this short time, the block transformed from vacant to a mix of neighborhood commerce and residential apartments. While the rest of Niagara Street never developed into a dense commercial thoroughfare, these three buildings evidence the zeitgeist of early 20th century Niagara Falls, at which time boundless optimism in continued city development, fueled by advances in hydroelectric power and industrial growth, spurred speculative neighborhood development.

Slide 2: Map

In the decades around the turn of the 20th century, new building activity in the city pushed out of the historic downtown as a burgeoning industrial economy spurred unprecedented development and population growth. The area around Niagara and Seventh Streets was mostly vacant until after 1900, when, as the city economy shifted towards industrial and manufacturing firms, the population expanded with industrial workers, and real estate investors moved northeast of the existing downtown area, which was generally south of the Hydraulic Canal.

Slide 3 & 4: Exteriors

Commissioned by three different owners, the Buildings at Niagara and Seventh Streets created seven commercial spaces and twenty-one residential units on a previously vacant block. While Niagara Street did not become the dense commercial street that was initially envisioned by these owners, the nominated buildings reflect the expectation that at the time of their construction that Niagara street was “bound to become one of the leading business streets in the city.”

Slide 5: Quaker Oats Man

As a district, only the exterior of the buildings is evaluated, but I wanted to show a few images from the interior of 612 Niagara Street that reflect the building's development. The west portion of the building at 610 Niagara was constructed in 1908 and the commercial space was utilized by a grocery store. Around 1910, an addition to the building was added. This "ghost sign" showing the Quaker Oats mascot was apparently painted on the exterior wall of 610 Niagara Street around 1908 and, shortly after, encapsulated into the interior of the adjacent commercial space.

I'll also note that we have three approved Part 1s for these buildings.

These are the Buildings at Niagara and Seventh Streets, are there any questions?

PAYNE AVENUE HIGH SCHOOL, NORTH TONAWANDA, NIAGARA COUNTY

Slide 1: Title

Payne Avenue High School, located in the City of North Tonawanda, Niagara County, is significant as a good example of a standardized school building from the early 20th century. Designed by Tooker & Marsh, the building is locally significant under Criterion C in the area of Architecture and reflects standardization principles in school design of the 1920s. It is also significant under Criterion A in Education for its connection to the growing education system in North Tonawanda.

Slide 2: History

As a result of the growth of a successful lumber industry and developments in infrastructure which took place in North Tonawanda at the end of the 19th century, the city attracted a significant swell of settlement that extended into the 20th century. During this time, the North Tonawanda Board of Education undertook several building projects in order to accommodate students in the growing school district, who all required an education based on the compulsory education laws passed by New York State in 1894. By the 1920s, the still booming population of North Tonawanda mandated the construction of a school building capable of providing an education to the unprecedented number of students registered in the city's public school district. Payne Avenue High School opened in 1926, a culmination of the Board of Education's effort to keep pace

with the city's growth, emerged as a monumental civic institution that served as a space for community events in addition to its primary function as a school.

Slide 3: Exterior

The school served as the sole high school in the North Tonawanda school district for four decades after its construction. Tooker and Marsh, an architecture firm based in Manhattan with a great degree of influence in the field of school building design, drafted the plans for Payne Avenue High School in accordance both with standards regularly adopted across the state and with the needs and conditions located within the community of North Tonawanda. The floor plan accommodates unilateral lighting in every classroom while the main entrance opens on the ground level, without the need for steps and the potential risks they pose to children during winter weather. The plan for the school building also exhibits Tooker and Marsh's attention to the expected growth in North Tonawanda's population: they deliberately designed the I-shaped school building to accommodate multiple future additions.

Slide 4: Interiors

The period of significance begins in 1925-6 with the construction and completion of Payne Avenue High School and ends in 1962, when the building was converted into a middle school. During this time, the building served as the only public high school in North Tonawanda.

This is Payne Avenue High School, are there any questions on this?

Presentation by Kath LaFrank

Hazard Willcox Jr. Farm

Smyrna Vicinity, Chenango County

Sponsor: owner

Letter or support: Smyrna Town Planning Board

This is the Hazard Willcox Jr. Farm, in the town of Smyrna, Chenango County. This is one of five farms built along a north-south stretch CR 14 between the villages of Smyrna and Earlville by the Willcox family, New

Englanders who arrived from Rhode Island at the turn of the 19th century. These farms paralleled the Chenango River, the Chenango Canal, and, later, the O&W Railroad, giving these farmers access to transportation and trade routes.

This parcel was sold to a grandson of the first settler in 1836 and developed shortly thereafter. The property includes an outstanding example of a Greek Revival style upright and wing farmhouse, a typical farmhouse type in this region. The enframing on the main entrance is directly from a plate in Asher Benjamin's *The Practical House Carpenter* [1830]. On the interior, the main block of the original portion of the farmhouse is almost completely intact and retains Federal and Greek Revival style trim. Much of it, including window frames with corner blocks and door enframements, is identical or similar to the plates in Benjamin's book.

The farm also includes a mid-century hop house and an early 20th century dairy barn

The buildings are at the east end of the property and the land rises gradually to the west, where it ends in woods. In between are fields in pasture, divided into four distinct zones separated by fences, trees, and hedgerows, most likely a historical pattern of land use.

The original 80 acre parcel remained in the Hazard Willcox family for a century; after it was sold, a later owner subdivided the portion across the road and consolidated it with other land in the 1960s. There are four other Willcox farms along CR 14; one of the farmhouses is nearly identical to this one. There is also a family cemetery where all the Willcoxes are buried and we would really like to see a rural historic district here. It's a striking agricultural landscape. [surveyed 1981; application 1997; letter from Smyrna town planning board]

St. Johnsville Historic District Boundary Correction

St. Johnsville, Montgomery County

Minor Boundary Correction:

When we presented this to you in March, we proposed that the boundary follow the railroad tracks on the south.

However, we discovered that this would include part, but not all, of a bridge and we can't include part of a structure.

Therefore, we are asking you to exclude the village-owned parcel containing the approach to the bridge and some vacant land. This map shows the adjusted boundary.

The village is aware of and supports this solution