

MINUTES

176th MEETING

**NEW YORK STATE BOARD FOR HISTORIC
PRESERVATION**

13 June 2019

**Peebles Island State Park
Waterford, New York**

The following were present:

SRB Members

Doug Perrelli, Chair
 Erika Krieger
 Wint Aldrich
 Chuck Vandrei
 Kristin Herron
 Lucy Waletzky
 Wayne Goodman

Absent

Jennifer Lemak
 Paul Stewart
 Jay DiLorenzo

New York State Office of Parks, Recreation and Historic Preservation

Daniel Mackay, Deputy Commissioner for Historic Preservation
 Michael Lynch, Director, Division for Historic Preservation
 Kathleen Martens, Supervising Attorney
 Julian Adams, Director, Community Preservation Services
 John Bonafide, Director, Technical Services Bureau
 Kathleen LaFrank, board secretary

Staff

Virginia Bartos
 Jennifer Betsworth
 Jennifer Walkowski
 Bill Krattinger
 Greg Smith
 John Rozell
 Daniel McEneny
 Nancy Herter
 Josalyn Ferguson
 Erie Czernecki
 James Finelli
 Christina Vagvolgi
 Derek Rohde
 Mike Schifferli
 Olivia Brazee
 Marie Sacchiapone
 Dan Bagrow
 Chelsea Towers

Guests

Gina DiBella, Koda-Vista Historic District
 Roy Sloane, Ancramdale Historic District
 Judi Francis, Ancramdale Historic District
 Andy Kitzman, Erie Canalway National Heritage Corridor
 Bob Radliff, Erie Canalway National Heritage Corridor

The meeting was called to order at 10:34 a.m. by Chair Doug Perrelli.

Approval of March 2019 Minutes

Motion to Approve: Erika Krieger

Second: Wint Aldrich

Vote: Approved, 7 in favor, 0 opposed

Board Members Introduction

Each member introduced him or herself and provided a brief background for the board, staff, and guests.

REPORTS

Deputy Commissioner's Report: Daniel Mackay

Deputy Commission summarized information about the following important initiatives in the agency and the division:

Agency News

Shirley Chisolm State Park, the agency's newest state park will open in early July. The park, a focal point of agency activity over the last year, includes 407 acres on Brooklyn's Jamaica Bay waterfront. Its name honors Shirley Chisolm, the first African American Congresswoman

New Initiatives

All State Parks are now qualified for use of the **State Rehabilitation Tax Credit** regardless of what census tract they fall within. This will definitely impact use of park facilities subject to long-term commercial use, as well as substantially augment the Resident Curator program.

DHP was recently authorized for **seven critical fills** and the interview process is well underway. Among the positions are that for a Museum Curator in the Bureau of Historic Sites. Others include provisional staff that have been made permanent in the Archeology and NR units and an additional staff who will be hired for the NR unit. Two staff have been hired in the Tech unit, and a Project Manager position was authorized for the State Parks Survey initiative.

Welcome Derek Rohde. Derek is one of the two staff hired for the Tech unit and today is his first day. He has his M.A. in Anthropology from SUNY Buffalo, an M.S. in Historic Preservation from Ball State, and has worked with the SUNY Buffalo Archaeological program over a number of years.

License agreement has been finalized for Parrott Hall State Historic Site. The agency has signed a 10-year license agreement term for this threatened historic site. The City of Geneva and Friends of Parrott Hall are signatories; LSWNY and Preservation League are collaborators. The

agreement allows these parties access to the building, with an initial focus on building stabilization, repair, and remediation; subsequent focus will be on feasibility studies for reuse. The DHP is pleased to see this coalition accomplish goals that the agency itself was not able to accomplish. We anticipate a site visit with interior access for DHP staff in the near future.

There will be more details on this at future meetings; however, DHP will soon play a major new role in **allocating capital funding for State Historic Sites**

State Parks Survey ever-closer to launch. This will be a 3-year project to assess historic resources (structures and features) and landscapes within NYS parks. We are close to final administration approvals to get the project underway.

In May, Governor Cuomo formed the **Reimagine the Canals Task Force**, to recommend innovative strategies for revitalization of the Erie Canal corridor. Goals of the effort include identifying potential new uses for the canal aimed at improving the quality of life for New Yorkers, evaluating how the canal can enhance economic development along the canal corridor, finding new opportunities to enhance recreation and tourism along the canal, and assessing how the canal can help improve resiliency and restore ecosystems in canal communities. The first meeting of the task force is in Syracuse later this month. Commissioner Kulleseid has assigned Regional Directors Mark Mistretta (Niagara), Rob Hiltbrand (Central) and Alane Ball-Chinian (Saratoga/Capital Region), as well as me, as his designees to the task force.

Major commemorative anniversaries ahead:

250th Revolutionary War: 2024-2033
 200th Erie Canal completion: 2025
 100th State Park Agency formation: 2024
 200th End of Slavery in NYS: 2027

Multiple staff in the Bureau of Historic Sites have been involved in early discussions about preparing the parks system – capital investments, interpretation, exhibits, and staffing – for these commemorations. In coordination with the State Historian Devin Lander and State Museum, two meetings have been held for visioning the Revolutionary War commemoration. A third meeting will be held at Ganondagan State Historic Site on Thursday, July 27th.

BOARD BUSINESS

New Business

Doug Perrelli discussed the board's attendance and quorum issues, pointing out that there were only seven members in attendance today, the minimum required to hold a meeting or to pass a proposal. He asked Daniel Mackay for any news on new members. Daniel responded that we had recommended three names to the governor's office and that, of them, Carol Clark had been nominated by the governor; we were hoping that Carol would be confirmed by the senate before it adjourned for the year. He added that there had been no movement on the other two.

Wint asked if we were limited in the number of board members that we could have, and Kath LaFrank explained that by law we could not exceed thirteen members. She went on to explain that the problem was not so much the number but the lengthy confirmation process, as we have been waiting several years since submitting these three names.

Doug also commended Kath and the NR staff on the quality of and timing for the draft nominations that the board received this time, saying that they were early and they were complete and that it was a huge help to the board to have them so early. He then asked if the agenda would be long for September, since he understood that several incomplete drafts had been postponed.

Kath assured him that the agenda would probably not exceed the normal size because Jennifer Betsworth would be out on maternity leave and, thus, she had completed all her priority projects in March and June. Without any New York City or Long Island projects, the agenda would be lighter but might include a number of grant applicants that must be reviewed in September.

Doug asked Supervising Attorney Kathleen Martens to outline briefly the conflict of interest policy as it affected the board. Kathleen explained that as unpaid per diem members, the board members are covered by section 74 of the public officers law and briefly explained how the code of conduct laid out there applied to board members. She noted that every case was unique and urged members to contact counsel's office if they believed there might be a potential conflict.

Future Meeting Locations

Doug Perrelli brought up Bob MacKay's invitation for the board to hold its next meeting at Planting Fields on Long Island and asked Kath LaFrank to summarize. Kath reported that after polling each member, she had 7 committed members who could attend on the scheduled date of September 5th (plus Carol Clark, if confirmed) and 8 committed members who could attend if the meeting were held the following week, on September 12th (also plus Carol). She also noted that she had not checked with the site manager or with Bob MacKay about September 12th availability and had no idea if either were available. She recommended that since the board did have a quorum for September 5th, we should stick with that date, as notification deadlines had been established, etc. She noted that we would have a tour of the garden after the meeting but did not think we had time for a drive to the Whitney Studio. In addition, since Jennifer, the Long Island representative, would not be there, she suggested that it was not the most opportune time for a visit to the studio. The members concurred and agreed to dispense with the idea. They then agreed to meet at Planting Fields on September 5, 2019.

Report on Lake George Burial Ground Site: Chuck Vandrei

Chuck Vandrei provided a brief report on an important Revolutionary War burial site in the village of Lake George: In February 2019, a developer excavating for construction of an apartment building encountered human remains. A number of archeologists from various state agencies (including DHP) responded and, within a week, thirteen graves had been recovered, containing the remains of twelve individuals. Chuck reported that archeologists were now working on a pile of dirt [totaling 22,000 cubic feet of soil] excavated from the foundation hole

of the new building. The crew has examined 25 percent of the pile and to date they have found the remains of approximately two dozen individuals; Chuck speculated that the recovery will total at least three dozen individuals. He also mentioned that there are additional graves remaining on the site, located in the sidewalls of the foundation hole, in the side yard, and between the building and the street. Artifacts found with the burials have clearly identified the remains as American Revolutionary War soldiers who died in a hospital on the site in 1776 after having survived the Quebec campaign and the retreat south to Fort George. He anticipated that work would continue into the fall.

Daniel thanked the archeologists for their dedication and mentioned that the dirt, although fenced off, was also being used for other purposes, and he remarked on the continued irreverence for what the site represents, especially in a community that bases its identity on tourism from the very event that these graves are associated with. He offered that the permit for construction should never have been issued. Board members asked if this find and the resulting publicity might present an opportunity for community education and Chuck said that some of that was happening; however, he also noted that the community had a long history of casual response towards finding human remains.

Report on Matton Shipyard: Erie Canalway National Heritage Corridor

Bob Radliff, director of the Erie Canalway National Heritage Corridor, provided a brief introduction and update on projects related to the Erie Canalway. Following that, Andy Kitzman, canalway staff member, reported on the ongoing preservation project for Matton Shipyard, a National Register listed property located on the Hudson River just a half mile south of the board's meeting location. Andy began with a brief illustrated history of the shipyard, describing the various types of ships and tugs constructed there over the years. He then explained how preserving the shipyard had become a priority for the Erie Canalway, how it aligned with the canalway's mission and priorities, and explained that an advisory committee had been formed for the project in 2014 and that the canalway had recently completed a feasibility study intended to guide future project work. He summarized the future goals of the project and the hope that some of them would be completed in time to coincide with the upcoming bicentennial of the Erie Canal. He also outlined some of the fundraising activities, the mix of funding sources, and generally explained what the money would be used for. He expressed the canalway's desire to work with staff at Peebles Island State Park and to open the shipyard to the public, describing several possible ideas for how the site could be used. Andy concluded by explaining some of the next steps for the site, which will focus on environmental mediation, shoreline stabilization, and building stabilization, and thanking all the staff members from the various agencies involved with the project.

NOMINATION REVIEWS

1. Asgaard Farm, Ausable Forks, Essex County

Presented by: Bill Krattinger

Discussion:

Kristin Herron complimented the draft as a solid nomination that clearly explained the significance of the landscape to Kent's work and asked about the level of significance: should it be state or national?

Bill acknowledged that we had debated this ourselves but were unsure and that the loss of Kent's original house was a consideration. Kath added that national significance was certainly possible but that we were unsure we had enough to put Kent in a national context. She noted that while loss of the main house was a consideration, she felt that the key to the nomination was the integrity of the landscape and how it was spectacularly represented in the paintings. Kath also mentioned that there was another nomination associated with Kent, and Bill added that it was a place he lived much earlier in his career and for a shorter period. Asgaard Farm clearly represented Kent's mature work and fullest period of development as an artist. Staff agreed to pursue the question of level of significance further before nominating the property

Motion to approve: Lucy Waletzky

Second: Chuck Vandrei

Vote: Recommended, 7 in favor, 0 opposed

2. Hasbrouck Stone House, Hasbrouck, Sullivan County

Presented by: Bill Krattinger

Discussion:

Board members and Bill discussed several open questions about the building's construction details, such as how it was heated and whether it may have had a stucco coating over the stone, before voting.

Motion to approve: Kristin Herron

Second: Wint Aldrich

Vote: Recommended, 7 in favor, 0 opposed

3. Bigelow-Finch-Fowler Farm, West Lebanon, Columbia County

Presented by: Bill Krattinger

Discussion: none

Motion to approve: Wayne Goodman

Second: Doug Perrelli

Vote: Recommended, 7 in favor, 0 opposed

4. Ancramdale Hamlet Historic District, Ancramdale, Columbia County

Presented by: Bill Krattinger

Discussion

Following his presentation, Bill introduced Roy Sloane and Judi Francis, owners of a building in the proposed historic district, who expressed their honor to be present. Ms. Francis explained that they had dedicated their lives to restoring the places they lived in, and testified to the value of preservation in the hamlet, noting that people came through just to see the buildings. She also noted the economic incentives of preservation, noting the value of a restored hotel in Ancramdale. She also thanked Bill for his assistance and praised his ability to advocate for the values we promote at the SHPO. Mr. Sloane also expressed his appreciation and invited the board to visit Ancramdale to see an incredibly well preserved market town worthy of designation.

Doug Perrelli asked Bill for a more detailed explanation of the single objecting owner's position, which Bill explained in detail. Bill went on to explain that the objecting owner's property includes the earliest house in the district and the mine, which was the hamlet's most important industry. He concluded by saying that there was no conceivable way to justify excluding these resources from the district.

Doug then asked staff, in view of the fact that these were large parcels, if and how this district would be affected by the proposed new regulations. Although there has been no word on whether or not the new regulations will be effected (since there was near unanimous opposition), should the new regulations go into effect, one or two opposing owners who owned large parcels of land could stop a similar nomination in the future. Bill added, however, that as of now these regulations were not in effect and that he had strong support from almost all owners as well as from the town.

Motion to approve: Wint Aldrich

Second: Erika Krieger

Vote: Recommended, 7 in favor, 0 opposed

5. Powers Building and Powers Hotel (Additional Documentation), Rochester, Monroe County

Presented by: Virginia Bartos

Discussion:

After her presentation, Virginia introduced consultant Gina DiBella, who had worked on the updated nomination, to the board. Doug Perrelli pointed out that this draft did a nice job of cleaning up an old nomination. Kath explained that Virginia had sought guidance from their reviewer at NPS and followed the instructions; she also noted how pleased she and Virginia were with the updated information presented by the consultants and the clear and concise way it had been presented.

Motion to approve: Wayne Goodman

Second: Chuck Vandrei

Vote: Recommended, 7 in favor, 0 opposed

6. Koda-Vista Historic District, Greece, Monroe County

Presented by: Virginia Bartos

Discussion:

After her presentation, Virginia introduced consultant Gina DiBella, who had worked on the project since its conception. Gina expressed her thanks to Virginia and Kath for their willingness to take on the project and noted that she had written the initial grant application to Preserve New York four years ago and that it had faced some struggles along the way. She noted that, if approved, Koda-Vista would be the first historic district in the town of Greece and expressed her hope that it would serve as an incentive and a model for other potential districts. She added that although the town leaders were not yet supportive of the idea – having abolished the historic preservation commission – owners were and she hoped that residents would benefit from the preservation tax credits, as all were in eligible census tracts.

Motion to approve: Kristin Herron

Second: Erika Kreiger

Vote: Recommended, 7 in favor, 0 opposed

7. Palatine Bridge Historic District, Palatine Bridge, Montgomery County

Presented by: Virginia Bartos

Discussion:

Wint commented on the two previously listed properties in Palatine Bridge that had been demolished: the freight house and the Webster Wagner House, asking who had approved these demolitions? Staff responded that the freight house demolition had occurred many years ago for unknown reasons and that the Wagner House, which was recently demolished, appeared to have

simply decayed over a long time – it seems to have been in private hands. Unfortunately, since the last person to cover the territory had retired, staff did not have the specific answers he was looking for. However, Virginia observed that it was the loss of these two resources, especially the Wagner House, that had spurred the village to take a look around and see what was left, prompting the application for a Preserve New York grant that led to a comprehensive village-wide nomination. She proposed that something good had indeed come out of the demolitions, regrettable as they were. She proposed that a greater good might be the ability of numerous village residents to apply for homeowners tax credits. Kath strongly agreed and responded to Wint’s subsequent question about removing demolished properties from the register. She explained the process for removal and noted that it was just enough work that we did not undertake it unless specifically asked. Instead, we prioritized new nominations. However, she noted that if the board wanted us to devote more time to delisting demolished properties, we would be happy to do so.

Motion to approve: Wint Aldrich

Second: Doug Perrelli

Vote: Recommended, 7 in favor, 0 opposed

After the vote, Daniel Mackay made two observations, the first being that we had made significant progress on preservation in the Mohawk Valley even in the two years since he had been deputy commissioner, citing the number of recently listed historic districts in the valley – all of which linked historic resources to the homeowners tax credit [two of which, Fultonville and Palatine Bridge were on today’s agenda.]

Second, Daniel provided a quick update on the Beechnut Factory project, which is located in the Canajoharie Historic District, just south of the Mohawk River from Palatine Bridge. He mentioned that the complex is owned by Montgomery County, which is engaged in an active visioning project for the site and that our compliance unit has studied the site carefully and authorized demolition of everything east of the creek, all post-1940 buildings. Staff have been involved in detailed discussion with the county about the remaining parts of the complex, the earlier section west of the creek, and about the threshold between compliance review and tax credit review. We have advised the county that aggressive plans to demolish additional components would remove them from eligibility to use the tax credit. A discussion of the need to preserve all pre-1940 building in order to use the tax credit continues. Daniel concluded by saying that this is the most visible redevelopment on the Thruway corridor and that we remain engaged with the county on its future.

8.Fultonville Historic District, Fultonville, Montgomery County

Presented by: Jennifer Betsworth

Discussion: none

Motion to Approve: Lucy Waletzky

Second: Chuck Vandrei

Vote: Recommended, 7 in favor, 0 opposed

9. Dorrance Brooks Square Historic District, New York, New York County

Presented by: Jennifer Betsworth

Discussion:

Kristin Herron complimented the nomination and expressed her appreciation for the photos because they reinforced the narrative well.

Motion to Approve: Kristin Herron

Second: Erika Krieger

Vote: Recommended, 7 in favor, 0 opposed

10. 32nd Police Precinct Station House, Complex, New York, New York County

Presented by: Jennifer Betsworth

Discussion: none

Motion to approve: Wayne Goodman

Second: Wint Aldrich

Vote: Recommended, 7 in favor, 0 opposed

11. Fourth Avenue Methodist Episcopal Church, Brooklyn, Kings County

Presented by: Jennifer Betsworth

Discussion:

Doug Perrelli commented on the great number of churches that Kramer built all over the world.

Motion to approve: Erika Krieger

Second: Lucy Waletzky

Vote: Recommended, 7 in favor, 0 opposed

12. East Marion Historic District, East Marion, Suffolk County

Presented by: Jennifer Betsworth

Discussion:

Kristin Herron inquired about the general reason for the objections (from nine owners) and Jennifer explained that the biggest concern was from a small group of people who were not crazy about the district but who also objected to the NPS procedures for comment (i.e., the regulation that only those who objected were required to comment).

Motion to approve: Wint Aldrich

Second: Kristin Herron

Vote: Recommended, 7 in favor, 0 opposed

13. Frederick and Annie Wagner Residence and St. Patrick's Roman Catholic Church, Smithtown, Suffolk County

Presented by: Jennifer Betsworth

Discussion:

The board briefly discussed the reason the property was nationally significant, that being the important contribution of Frederick Wagner, before voting.

Motion to approve: Erika Krieger

Second: Wint Aldrich

Vote: Recommended, 7 in favor, 0 opposed

14. James H. Case III and Laura Rockefeller Case House Van Hornsville, Herkimer County

Presented by: Jennifer Walkowski

Discussion:

Doug noted that this was a really strong form and Jennifer complimented Emilie Gould, who started the project, for her dedication to it.

Motion to approve: Kristin Herron

Second: Erika Krieger

Vote: Recommended, 7 in favor, 0 opposed

15. Sacred Heart Roman Catholic Church Complex, Niagara Falls, Niagara County

Presented by: Jennifer Walkowski

Discussion: none

Motion to approve: Doug Perrelli

Second: Wayne Goodman

Vote: Recommended, 7 in favor, 0 opposed

16. Delaware Avenue Medical Center, Buffalo, Erie County

Presented by: Jennifer Walkowski

Discussion:

Doug Perrelli asked about the banks of windows and their role in providing light to building.

Motion to approve: Erika Krieger

Second: Chuck Vandrei

Vote: Recommended, 7 in favor, 0 opposed

17. Alexandra Apartment Hotel, Schenectady, Schenectady County

Presented by: Jennifer Walkowski

Discussion:

Doug Perrelli complimented the use of historic photos and maps in this nomination.

Motion to approve: Wint Aldrich

Second: Chuck Vandrei

Vote: Recommended, 7 in favor, 0 opposed

18. James Baldwin House, New York, New York County

Presented by: Kathleen LaFrank

Discussion:

Several board members, including Wint Aldrich and Kristin Herron, questioned why the building was only nominated at the local level, feeling strongly that it should be raised to national. Kath responded that she agreed and felt that the significance was strong but that she was slightly worried about the interior integrity, noting that the team had not been in every apartment. She said that she would discuss it with NPS reviewers before sending the nomination to Washington.

Motion to approve: Kristin Herron

Second: Lucy Waletzky

Vote: Recommended, 7 in favor, 0 opposed

The meeting was adjourned at 2 p.m. on a motion by Doug Perrelli seconded by Lucy Waletzky.