

MINUTES

193rd MEETING

**NEW YORK STATE BOARD FOR
HISTORIC PRESERVATION**

December 4, 2023

**Albany Institute of History & Art
125 Washington Ave, Albany, NY 12210**

Virtual option for the public via WebEx webinar

The meeting was held in person at the Albany Institute of History & Art, Albany, New York.

The following people attended the meeting (***denotes remote participation via WebEx**):

SRB Members

Doug Perrelli, Chair
Wint Aldrich
Carol Clark
Kristin Herron
Erika Krieger
Jennifer Lemak
Tom Maggs
Gretchen Sorin
Charles Vandrei

OPRHP Staff

Dan Bagrow*
Virginia Bartos
Daniel Boggs
Chris Brazee
Olivia Brazee*
Sloane Bullough*
Beth Cumming*
Erin Czernecki
Molly Donahue*
Sara Evenson
Nancy Herter
Campbell Higle
Kathy Howe
Leslie Krupa
Kathleen LaFrank
Aine Leader-Nagy
Daniel Mackay
Linda Mackey
Dan McEneny
Sara McIvor*
Tabitha O'Connell
Cordell Reaves
Bradley Russell*
Robyn Sedgwick*
Mariana Staines*
Frances Stern*
Chelsea Towers
Christina Vagvolgyi*
Jennifer Walkowski

Guests

Eric Arndt
Julia Arndt
Sally Baker*
Jeff Bendremer, Stockbridge-Munsee Community
Adam Broadheim*
Joseph Buono, Island Park, LLC
Fabiana Chiu-Rinaldi, NYSCA
Gina Di Bella*
Ward Dennis,* Higgins Quasebarth
Mary Dierickx*
Adriana Espinoza*
Joselyn Ferguson, DEC
Carly Hoffmann,* NYCHA
Bill Hontz*
Olivia Jobe*
Michael LaFlash,* Heritage Consulting
Michelle Leach*
Ed Lockwood*
Daniel Mazeau*
Daria Merwin*
Gloria Mayou*
Lindsay Peterson,* Higgins Quasebarth
Peter Reuben*
Andrew Roblee*
Erin Rulli*
Barbara Russell*
Mary E. Scharf*
Ari Shachter*
Stephanie Sharp*
Kim Sheridan* (representative for Assemblywoman Carrie Woerner)
Travis Stabler* (owner of the William Ulmer Brewery)
Andy Stewart*
SUTMC*
Jonathan Taylor,* Higgins Quasebarth
J. Tefft*
Eunice Turner*
Pastor Joseph Turner*
Rebecca Van Der Bogart, Old Field Village
Carol Weed, NYAC
Patrick Zlogar*

Call to Order

The meeting was called to order by Chair Douglas Perrelli at 10:30 a.m. He welcomed everyone to the 193rd meeting of the New York State Board for Historic Preservation. This meeting included guests participating in person and virtually through WebEx. The roll was called, during which the following responded as present and in-person and briefly described their role or function as it relates to their service on this board.

- Jennifer Lemak: Chief Curator of History, New York State Museum, State Education Department
- Wint Aldrich: Historian, former Deputy Commissioner for Historic Preservation
- Tom Maggs proxy for the NY State Council of Parks (SCOP)
- Douglas Perrelli, Board Chair, Archaeologist, Clinical Assistant Professor of Anthropology, SUNY Buffalo; President of the New York Archaeological Council
- Kristin Herron: Program Director for Architecture and Design and Museums at the New York State Council on the Arts serving as proxy for the NYSCA.
- Chuck Vandrei: Archaeologist, Agency Preservation Officer, Department of Environmental Conservation.
- Erika Krieger: Registered Architect representing the NYS Department of State
- Carol Clark: former Deputy Commissioner at NYS Parks, Adjunct Professor of Historic Preservation at Columbia University, Pratt Institute, and the NYU School of Professional Studies.
- Gretchen Sorin:** Director of the Cooperstown Graduate Program in Museum Studies.

There being **eight** members participating, a quorum was confirmed. (** = Arrived at 11:05 a.m. after the Call to Order, so was not counted until after the initial quorum count was made. With Gretchen's arrival the total number of participating members was nine.)

Approval of Past Minutes

Doug asked board members if they had any comments or questions regarding the past minutes; there being none, he asked for a motion to approve the minutes from the June 8, 2023 meeting.

Motion to approve: Tom Maggs

Second: Carol Clark

Abstentions: 0

Vote: Recommended 8 in favor, 0 opposed

The minutes were approved by unanimous consent.

Introduction of State Agency Representatives

Kristin Herron introduced Fabiana Chiu-Rinaldi, who is now serving as NYSCA's second proxy to the State Review Board. Fabiana is originally from Lima, Peru, and has worked in museums internationally and in New York State, where she formerly worked as head of education at the Brooklyn Historical Society and then as deputy director of the Museum of Chinese in America. She has been a NYSCA staff member for many years, previously as Program Officer in the Electronic Media & Film and Museum funding areas, and currently as Program Director for the Folk Arts and Electronic Media & Film funding areas.

Chuck Vandrei noted that DEC had created an Office of Equity and Justice and introduced Adriana Espinoza, who leads that office and is attending remotely today. He also said that about a year ago DEC created an Office of Indian Nation Affairs and introduced Peter Rueben, the director of that office.

Deputy Commissioner's Report, Daniel Mackay

Deputy Commissioner Daniel Mackay acknowledged the full agenda and delivered a brief report. He will return to a fuller report at the March meeting.

Daniel thanked SRB members for the effort to attend the meeting, particularly in lieu of the lack of quorum that forced the cancelation of the September SRB meeting. This was the first cancellation due to quorum issues in approximately two decades. The Commissioner and other members of the Executive Staff were justly concerned. Without yet a fully appointed board, quorum relies on the consistent participation of the remaining members.

Several factors continue to make achieving quorum an issue:

- The board remains two appointments shy of full appointment.
- The nomination process for proposed members is a lengthy one.
- We had not fully implemented proxy designations for those SRB members that can designate proxies.
- Despite the December 2022 consensus in designating the SRB schedule for the year, fall 2023 academic calendars were a major factor in SRB members being unable to attend the September meeting.

Cancellation of a SRB meeting has significant repercussions for nominators, including:

- Delays in securing capital funding for Historic Tax Credit projects
- Missed qualification for federal and state grants

For example, a nomination from the September meeting now before the board today will need to be transmitted overnight to the National Park Service; NPS will be prioritizing their review of the nomination in order to issue an approval before the December 15 application deadline for Save America's Treasures. The March and June SRB meetings often have agendas with nominations seeking to position themselves for CFA applications in July.

Daniel asked the board members to please commit to the SRB schedule once they set it later today, and please inform staff as early as possible should their ability to attend any given meeting change.

Mackay noted that an Executive Order from the Chamber has mandated creation of a webpage for each state board. The SRB page can be found here:

<https://www.parks.ny.gov/shpo/srb/>

Division of Historic Preservation Staffing Update, Dan McEneny, DHP Director

Dan McEneny provided a briefing on staffing increases that have taken place over the past two years at DHP. He shared with the SRB members former and current organizational charts to illustrate how staffing at DHP has grown. He said that now is a good time to summarize where we were two years ago, where we are now, and where we are forecasting to be in the future. A generation ago DHP had roughly 55 full-time employees divided between the SHPO functions and the Bureau of Historic Sites. We are supported very generously through the Natural Heritage Trust (NHT), which brings staffing levels to around 65 people. Years ago, Wint Aldrich and Ruth Pierpont laid the amazing groundwork for reorganizing DHP by taking a division that consisted of just one bureau director and a small group of managers and expanding that role into a three-bureau system.

That groundwork was incredibly helpful as we come into the current era of enormous change and we have been able to look at how we could create a more equitable organizational chart that delivers more staffing and future opportunities within the division. Dan and Daniel worked closely with OPRHP's executive team and received approval for over 22 new positions in the past two years. Eighteen of those have been approved for funding under the Bond Act. We have already begun to see many Bond Act-funded projects come to us under consultation reviews. The idea for us to just increase capacity overall is excellent.

He pointed out that we are a very busy office so he is grateful that we have been able to increase capacity overall not just within the SHPO but also in our Historic Sites Bureau, where we have added graphic designers, curators, interpretive staff, and our first Interpreter of Indigenous History. Increasing the number of staff in Historic Sites has contributed greatly to upcoming anniversaries and Our Whole History initiative. This work continues and has been strong.

We also inherited a lot of vacancies and he made note of some of the new leadership roles, including Olivia Brazee, who is now the head of the Technical Unit, which deals with consultation reviews; Jessica Schreyer who, after two years of having a vacancy in Archaeology, is now running that unit. He also congratulated Beth Cumming, who has joined the senior management team as head of a dedicated Tax Credit Unit. We have also elevated Kath LaFrank's role within this new office as head of the Part 1s for the Commercial Tax Credit program. Olivia's Technical Preservation Unit staff will jointly be

shared with Beth's staff working on the commercial tax credit reviews in addition to their consultation reviews.

Dan noted two other units that we previously did not have on our organization chart. Cordell Reaves, who has been with the office for over 15 years, is head of the new Community Affairs Unit within the Community Preservation Bureau. Dan said he knows that Wint will recall that years ago it was Austin O'Brien who was doing community affairs work but we never had our own dedicated public affairs unit until about a year ago. Now we have a team with Cordell and Aine Leader-Nagy who, prior to joining DHP, worked for the Albany Institute of History and Art. This unit works on a multitude of projects such as Congressional Advocacy, statewide trainings for DHP staff and staff at our historic sites, including indigenous cultural awareness training, conferences, and running new programs enacted by state legislation such as the Historic Business Preservation Registry and the People's History initiative.

We also have our own dedicated grants unit led by Christina Vagvolgyi. Known as the Incentives and Planning Unit, this unit is also within the Community Preservation Bureau. The nature of our grant work has changed through the years. For a long time we were focused solely on the technical reviews for historic preservation projects under the Environmental Protection Fund; but, as more grant opportunities have arisen, especially through National Park Service grants, it became obvious that we needed our own dedicated unit rather than relying on the Grants Bureau at our main office. The nature of NPS grants has changed a lot, as is the case, for example, with the Maritime Heritage Grants program, which now requires that SHPOs apply directly for these funds and then run a subgrant program for nonprofit and municipal applicants. There are now more programs and grants out there for us to pursue to better serve constituents, thus the need for our own dedicated grants unit. There are roles that are critical to this historic preservation-focused work, including that of a Contract Management Specialist.

Dan also added that one of our huge priorities is deaccessioning. We have never really had one dedicated person who can spend time with our collections focusing on deaccessioning. There have also been more specialized titles that have come here, so that now we are planning to grow from a current group of 68 people to 100 people by the end of this fiscal year. These are the highest staffing numbers in the history of the division so we are at a really good point. Enormous credit must be given to the Governor's office and the Commissioner. We value the work that the SRB does and how it serves to positively impact towns and villages all over the state. Dan also thanked the staff for the good work they are doing. He hopes to continue to grow the staff at DHP so they can continue to deliver even more good work.

He asked if there were any questions about the organizational chart.

Wint said that he is hopeful that the employment that has increased because of the Bond Act will outlive the Bond Act. He asked Dan if he thought we will continue to hold onto those staffing numbers in the future.

Dan said that this was his number one question. He noted that the agency has overall raised the full-time cap on numbers agency-wide. Under the previous administration, the numbers had stood still. He said that there are over 15,000 vacancies statewide and approximately 24 percent of the state workforce is predicted to retire in the next five years. He added that we have had about 12 years of total stagnation so the recent hires are not just in response to the Bond Act. But, talking about the Bond Act offered a perfect opportunity to come in and say we've had need. We just crossed over 10,000 new projects into our Cultural Resource Information System (CRIS), which is the highest number of projects ever submitted to our agency for review. There are new programs such as the federal infrastructure bills and others that are being released constantly. On a graph, you can look at the amount of consultation projects we have reviewed and that has grown. So, yes, we will see an increase in reviews with Bond Act projects coming in for review, but this is coupled with the fact that we will always see an increase in reviews from different sources across the board. Projects coming in for our review under infrastructure bills, relief programs, and renewable energy will continue.

National Register Nomination Reviews

Chelsea Towers thanked everyone who was joining the meeting today both those attending in person at the Albany Institute and those joining remotely via WebEx. She thanked the nomination sponsors and consultants who have worked diligently with National Register staff to prepare the nominations. She said that 37 nominations are being presented that recognize the significance in a wide range of areas.

She noted that she was receiving emails and texts from remote participants saying that the audio in Webex was not working. After the audio problem was fixed, Chelsea continued.

She said that since the SRB last met we have gained two new National Register staff members: Campbell Higle, who previously worked for our Historic Sites system, and Leslie Krupa who previously worked at Historic Denver.

Before Kath LaFrank gave the NR presentation on Papscaanee Island, she introduced another new staff person, Chris Brazee, who is part of the new tax credit team.

Nomination 1: Papscaanee Island Historic District, Towns of East Greenbush and Schodack, Rensselaer County

Sponsor – Stockbridge-Munsee Community
15 owners; 8 objections; 12 letters of support

Presenter: Kath LaFrank

This is the nomination for the Papscaanee Island Historic District, which the board reviewed and tabled last June. Kath summarized what has occurred since that meeting

when the board tabled the nomination in order to allow landowners and other interested parties additional time to understand the impacts of State and National Registers listing. During the summer, we communicated with landowners and invited all interested parties to a public meeting held on July 25, 2023. At that meeting – held via Webex – Kathy Howe, Jeff Bendremer - the tribal preservation officer of the Stockbridge-Munsee Community (the nomination sponsors), and Kath made brief presentations summarizing the nomination, the process, and the various preservation laws and regulations that apply. Dan McEneny fielded questions during the July 25th meeting; 13 people attended, including landowners, environmental lawyers, and board members Doug Perrelli and Chuck Vandrei. A second meeting was offered several days later, but it was canceled due to lack of interest. We also continued to respond to calls and emails and receive letters, both of support and opposition.

At the June SRB meeting, the board also asked staff to consider elevating the nomination's level of significance to the national level; subsequently, SHPO archaeology staff member Brad Russell undertook additional research, which Jeff Bendremer, tribal preservation officer for the Stockbridge Munsee, then reviewed and incorporated into the draft nomination, while ensuring that it retained the point of view of the Mohicans and refocused the history and areas of significance on the themes most important to the tribe.

As part of documenting the district for national significance, the sponsors proposed drawing the boundary more conservatively, to include only the most intact and undeveloped cultural landscape that reflected the significant themes. They suggested that several parcels at the far northern end of the island be excluded from the proposed boundary due to loss of integrity – [primarily the installation of oil tanks] and our inability to provide the higher level of documentation required for national level of significance. SHPO staff concurred with this request and the boundary has been altered to reflect it. [Kath showed a map that indicated the excluded parcels.]

While SHPO archaeologists believe that the combination of deep fill and repeated flooding over several centuries has preserved sites related to the significant themes documented here and located deep below the disturbance in this part of the island, they agree that the inability to access the land has precluded our ability to confirm their presence and interpret them to the *exacting standards* required for national significance. Nevertheless, the northern portion of the site will remain within the boundary of the district that has been determined eligible for listing by New York State. If, in the future, we gain access to these parcels for testing and evaluation, it will be possible to expand the nomination boundary at that time.

Since everyone was familiar with the nomination as she had previously presented it at the June SRB meeting, Kath succinctly summarized the argument for national significance and outlined the relevant themes.

The Papscanee Island Historic District is **nationally** significant under **criteria A, B and D** in the areas of *ethnic heritage (Native American)*, *politics/government*, and *archaeology* (pre-contact and post-contact) as an extraordinarily intact cultural landscape documenting the culture and lifeways of the Mohicans, the Hudson Valley's predominant Native people, who are federally recognized as the Stockbridge-Munsee Community Band of Mohican Indians. From the perspective of the Stockbridge-Munsee, the district is most significant for its association with an important political leader of the Mohican people at the time of earliest European contact, the Sachem (Chief) Papsicanee (d. AD 1634), and for its collection of well-preserved pre-contact and post-contact archaeological sites, which have already yielded considerable information about Mohican lifeways in the Late Woodland Period (ca. AD 1000-1550). Because Papscanee Island is largely undeveloped, it retains considerable potential for the discovery of additional sites and providing additional significant data that is critical to better understanding the development of Mohican culture in the Hudson Valley.

The numerous known archaeological sites, spanning the Late Woodland through Early Colonial periods, also present a rare opportunity to study historic events and social, political, and ethnic dynamics illuminating broad patterns in the colonization of New York and the experiences of Native Americans and European settlers during this critical period in American history. Thus, the district is significant at the **state** level under **criterion A** in the area of *settlement* as it documents the arrival, exploration, and settlement of the Dutch colonists in the mid-Hudson Valley and the many changes promulgated by early contact between the Mohicans and the Dutch, and under **criterion C** in the area of *architecture* for its early and intact representative example of New World Dutch rural domestic architecture initially constructed in the period just after the English had taken over New York

As for the important themes:

An image was shown that reminds one that at the time of European contact, Mohicans had been living in the Hudson River Valley for countless generations and that the large collection of archaeological sites within the district has the potential to yield substantial information about their culture as a sovereign nation prior to the colonial period, their settlement patterns, subsistence systems, political and social organization, maize agriculture, and the social and organizational changes associated with early contact with Europeans.

Another image was shown that represented the profound transformation of the mid-Hudson Valley landscape after the Dutch settled Fort Orange in 1624.

“Rensselaerswyck” is the million-acre tract that Killiaen Van Rensselaer acquired beginning in 1631; he purchased land on and around Papscanee from the important Mohican Sachem Papsicanee and from his heirs, and after 1637, at least six Van Rensselaer farms were established on the island. The archaeological sites of these may be among the earliest European farm sites in New York. One New World Dutch farmhouse survives, on land acquired from the Van Rensselaers in 1696. The house and a settlement period cemetery have remained in the same family for three centuries.

The European presence was also advantageous for the Mohicans, as they were interested in trade with the Europeans, beginning with the all-important fur trade.

The nomination also recognizes the presence of enslaved Africans almost certainly brought by the earliest Dutch settlers. The significant number of enslaved Africans documented on at least four of the known Dutch farms indicates the considerable wealth and status of these Dutch farmers. After the Dutch arrived, the Mohican presence on the island gradually diminished until they had mostly disappeared by the late seventeenth century.

Today, more than two-thirds of the island is still farmed, and it is some of the oldest continuously farmed land in New York State. Scholars believe that it looks much as it did to the Dutch and to the Mohicans before them. The Stockbridge Munsees own one-third of the island, and over 80 percent of the island remains undeveloped.

For the contemporary Mohican people, Papscaenee Island exemplifies their persistent and ongoing connection to their traditional homeland. They consider it to be a resource of the utmost historic, spiritual, and cultural significance. The Stockbridge-Munsees are the sponsor of this nomination.

The revised nomination has 15 private property owners. As of today, we have received 9 notarized objections, which constitutes a majority of owners [3 of the objections are new since the June meeting].

We have also received 12 letters of support, from:

The New Netherland Research Center
Roosevelt-Vanderbilt-Van Buren National Historic Site [NPS]
Rensselaer Plateau Alliance
Paul Huey
The Delaware Nation
The Delaware Tribe of Indians
Scenic Hudson
New York Archaeological Council
The Town of East Greenbush
New York State Museum
The Stockbridge Munsee Community
Staats Family

The board members have received copies of all letters of support and objection and copies are available for members of the public.

Kath said that today we are asking the board to recommend that this district be listed on the State Register of Historic Places and submitted to the National Park Service for an official federal determination of eligibility for the National Register of Historic Places.

Kath introduced Jeff Bendremer, Tribal Historic Preservation Officer for the Stockbridge-Munsee Community and author of the nomination. Jeff thanked the SRB for their consideration of the nomination. He also thanked Kath LaFrank and Daniel Mackay for their assistance with the technicalities of preparing the nomination. He said that some of the changes made to the nomination since he first began work on it, such as arguing for national significance and addressing all four NR criteria, were not something he could have originally anticipated, but he is very appreciative for all of the instruction and comments that he received along the way. He hoped that the board agrees that this is a credible nomination. A lot of work has been put into it over the last two years. Jeff also thanked the National Park Service, which provided an Underrepresented Communities grant to help fund this project. He added that not only did the tribe want to fulfill all the technical requirements for the nomination but they also wanted to be sure to include the perspectives of tribal members.

Jeff provided the following historic context: From the current Stockbridge-Munsee reservation in Wisconsin and having been uprooted from Stockbridge Wisconsin, and having been uprooted from Indiana and Kansas, and having been uprooted from lands in Ohio, and having been uprooted from land in the Oneida country in New York State, and having been uprooted from the Housatonic River drainage, and having been uprooted from its homelands in the Hudson River drainage in the middle Hudson Valley. He also added the Pennsylvania and the Moravian Mohicans.

Jeff said that tribal members today look back on Papsanee Island as the root, the heart, and the foundation of their homeland and that is the reason why a third of Papsanee Island is owned by the tribe and operated as a nature preserve that is open to the public. It represents such an important part of their national heritage and their identity as a people, as a Sovereign Nation, so he wanted to frame his discussion within this context.

Discussion:

Doug said that not only is it a credible nomination but it is an incredibly wonderful nomination. He asked if there were any questions or comments.

Kristin stated that the inclusion of contemporary voices is beautiful and so important to this wonderful nomination.

Tom said that from the time he was a young boy that he spent a lot of time exploring the island with his dad and grandfather. The nature preserve on the island has been transformational for that area for people to really get to know it and love it. It is a gem. Tom added that we are very grateful to Jeff for outlining that history and it's nice to know that we can make some attempts to undo some of the past mistakes.

Wint asked for clarification concerning owner objections and the deletion of the northern end of the proposed National Register boundaries. Kath responded

that, for a while we had a majority of property owners in favor, but then three additional people who hadn't objected the first time subsequently sent in objections.

Wint asked if the Open Space Institute (OSI) sent us a letter of support. Kath said no but that someone from OSI has been working with the property owners to try to educate them [on the proposed listing] in the hopes that some might change their minds in favor of the listing. Wint added that one of the great accomplishments in the Capital District of former DEC Commissioner Joe Martens was to make a gift [of the land] to the nation. Kath said that she and Chelsea had a great call with somebody from OSI and that the OSI representative was going to try to work with some of the property owners.

Landowner and farmer Joe Buono of Island Park, LLC, spoke next. Mr. Buono said that he is in favor of the nature preserve being a national historic site but he does not want the district to extend northward from the preserve as the land has been changed so drastically in that part of the district. He said that every day he is moving soil off of his fields and that is part of his farming process. He added that the district boundary line should have been made at American Oil south to the end of the road. He said that he is totally in favor of the district including the nature preserve but it should not come up to the north where the area has changed and will continue to change. He is not against the nature preserve getting historic recognition but he is against the boundaries as proposed.

Mr. Buono noted that he has been on the island since he was eight years old working the fields. Tom Maggs asked if the portion of the district that Mr. Buono is referring to is where the Amoco oil tanks were and then Hess was. Mr. Buono said that Amoco is at the end of the road crossing and that American Oil is at the end of the black-topped road at the beginning of the nature preserve. Mr. Buono said that the preserve runs down to Staats Island Road and the Staats House will always remain historic.

Tom then asked if the corn fields that were shown in the presentation belonged to the Webbs. Mr. Buono responded that the cornfields that were shown in the slide belong to him. He said that he also has a tree nursery. He does not farm on the nature preserve lands. In closing, he reiterated that he is not against historic preservation but he is against the boundaries as proposed. Mr. Buono asked if anyone had any questions or comments.

Jeff responded that the tribe is not trying to take anything away from Mr. Buono by this listing. He said that they are not trying to restrict his activity, adding that the SHPO folks here can answer that question authoritatively that the listing would not affect how a property owner uses his property. He also noted that the district has been eligible for the National Register since 2009, so all of the property owners have been living within a NR-eligible district for years and years. He said that other than the honorific side of listing, there is no difference between eligibility and actual listing. Jeff said that this is a way for the tribe to acknowledge and honor its ancestors at a crucial place in their

history. Jeff said it is his understanding that the eligibility and the listing do not affect whatsoever what you can do on your [private] property. Jeff said he was concerned that property owners have been given some inaccurate information, adding that we [the tribe] are your neighbor. The tribe who runs the nature preserve appreciates its neighbors and they don't want to do anything to upset neighbors. This is a way for the tribe to show reverence for its historic place and for their ancestors, many of whom may still be in the ground out there.

Brad Russell, an archaeologist with DHP who worked on the archaeological component of the nomination, commented on the sort of land disturbance associated with some of the farming activities on the island. He said that generally speaking a lot of the archaeological deposits that we look at are very deeply buried so when we're typically assessing site integrity or the potential for archaeological remains we don't consider usual activities like plowing fields to be likely to have a substantial impact and that's especially the case in a location like Papscanee Island where you've got a significant amount of alluvial deposits. Years and years of flooding that have deposited those rich soils that make such good farmland have actually protected a lot of the deeper deposits, so even with typical agricultural activity and the changes that that involves there's still a very high potential for intact archaeological sites. Brad said that this is true for both the pre-contact Native American sites as well the early Dutch farm sites, which often had deep basements and other pit features and things like that associated with them; so the issue of agricultural activity disrupting or destroying the archaeological record out there isn't as much of a concern. Brad feels that there is a lot of archaeology potential still out there.

Kath said that Brad is reinforcing what we've been saying all along, that eligibility is a determination that makes you have to consult with us when you use state or federal money. Whatever you do with your own money you can do and, as Brad said, we don't feel that farming is disturbing anything, and we certainly would encourage farming; we're not trying to stop anybody from farming. In fact, we are encouraging continuing agriculture on the island as it has been used for centuries for that purpose.

Kath said that when we first established the boundary, as you know, we proposed the entire island but, in looking at it carefully for national significance, we drew the largest possible boundary that we could because the place itself has significance. It is not just the scattered sites that are important but rather the cultural landscape that includes the Mohican settlement and all of the Dutch farms. It is the landscape itself that has significance. We only cut out the very few parcels that had actually been developed because we didn't feel we could justify them for national significance

Kath said that the National Register does not allow us to take out random parcels within districts simply because the owner does not want to be included. We have to draw the lines based on what is significant and what is intact. Defining boundaries is not an arbitrary process. Kath reiterated what Jeff said earlier in that eligibility or listing does

not allow us to regulate what an owner can and cannot do on his land. She cited Mr. Buono's cornfield and that we would never tell him what to do with that property.

Mr. Buono responded that his cornfield is zoned industrial property and he said that this is his investment and he wondered if the listing would create another hurdle to get approvals. Kath asked Daniel to speak to this question.

Deputy Commissioner Daniel Mackay provided some additional comments and perspective on the Papscanee Island nomination.

He noted concerns expressed by some landowners impacted by the nomination that the June SRB meeting was held in the greater Rochester region at Ganondagan State Historic Site, as well as about the September SRB meeting location in Yonkers. Both these meetings were perceived as inaccessible for public participation for those interested in this Albany region nomination. Daniel shared that the meeting locations and schedule had been set well before the nomination was readied for the SRB agenda. Daniel also noted that the landowners had been subject to a National Register eligibility determination since 2009 and observed that if a landowner had not felt the impact of the eligibility determination in that timeframe, there would be no additional impact felt from the act of formally listing the proposed district on the National Register.

Daniel noted that the Division for Historic Preservation had taken significant steps to address landowner concerns about the process and impact of National Register listing. The unavailability of the draft nomination on the stated schedule and the delay of a public meeting until July created a space wherein information from other sources that informed the first impressions of this proposed nomination and resultant impacts.

Concerns about the impact of the nomination on the planning and development of projects are not substantiated by the facts. Since the eligibility determination was established in 2009 there have been 15 project reviews. 11 are considered closed out, four are open, and three of the four are recent submissions for review by the Division. The Division has signed off on a wide range of projects, including gas lines and electrical infrastructure, stormwater infrastructure, and related permits. None of these reviews has significantly changed the design or outcome of what the project applicant sought to accomplish.

As to US Department of Agriculture projects in particular, Daniel said that we do not see the requirement for our review as being a significant impediment to landscape or nursery businesses.

Motion to approve: Doug Perrelli

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

After the vote, Daniel outlined for Mr. Buono and for any land owners or their legal counsel who are listening remotely, that the action just taken by the SRB is to list the property to the State Register of Historic Places. No component within the state historic preservation act allows for landowner objection to such listing on the State Register. This is different from the National Register, which does allow for owner objection. As was reported, the majority of the property owners objected to the listing of the property so, by law, this district cannot be listed to the National Register of Historic Places. That said, the law does allow us to forward the nomination to the National Register in Washington for the Keeper to determine if the historic district is National Register eligible.

Nomination 2: Thomson District No. 10 School, Greenwich, Washington County
Chelsea Towers

Chelsea noted that this building came to us as part of a historic homeownership tax credit project. One letter of support was received from Assemblymember Carrie Woerner.

Discussion: Doug said that the nomination form was particularly good in terms of the images it provided, both before and after.

Motion to approve: Kristin Herron

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 3: Malone Residential Historic District, Malone, Franklin County
Chelsea Towers

Chelsea informed the board that we received two letters of objection and no letters of support.

Discussion: Doug asked for clarification as to the beginning date of the period of significance. Chelsea responded that it is 1850. Kristin asked about the nature of the objection letters. Chelsea said that they were fairly standard objections from homeowners who did not want to be included in the district and she added that they might not have understood that the listing was honorific.

Motion to approve: Erika Krieger

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 4: Gates Circle Medical Office, Buffalo, Erie County

Jennifer Walkowski

Jennifer noted that this building came to us as a commercial tax credit project and has an approved Part 1 application.

Discussion: none.

Motion to approve: Gretchen Sorin

Second: Doug Perrelli

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 5: Winspear Extension Historic District, Buffalo, Erie County

Jennifer Walkowski

Discussion: none.

Motion to approve: Wint Aldrich

Second: Carol Clark

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 6: Building at 1389 Delaware Avenue, Buffalo, Erie County

Jennifer Walkowski

Jennifer informed the board that very recently she sent them a revised version of the draft nomination as some new information had just come to light. It was discovered and confirmed that the building's façade was pressed metal, which is even more uncommon in Buffalo than cast iron. The consultant has done an excellent job developing a context on pressed-metal architecture in Buffalo that has now been incorporated into the revised draft.

She noted that the building is in the initial stages of redevelopment and it has an approved Part 1 commercial tax credit application.

Discussion: none.

Motion to approve: Doug Perrelli

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 7: Catholic Central High School, Troy, Rensselaer County

Tabitha O'Connell

Tabitha noted that this building has an approved Part 1 commercial tax credit application.

Discussion: Erika asked for clarification on when the school moved out of the building. Tabitha said that it was in 2022. Tom said that this area in North Troy/Lansingburgh has gone under some serious downgrades as far as quality of life. It has suffered economically and socially so this project could make a big difference for Troy and North Troy.

Motion to approve: Tom Maggs

Second: Gretchen Sorin

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 8: Thomas S. and Mary K. Fagan House, Troy, Rensselaer County

Tabitha O'Connell

Tabitha said that this an honorary nomination that was initiated by homeowners Julia and Eric Arndt, who were in attendance, and invited them to speak.

Discussion: Eric Arndt thanked Tabitha for her work on the nomination. Eric said he and his wife, Julia, who is an interior designer, have put in a great effort at being the custodians of this beautiful property and its significant history in Troy. He noted that Thomas Fagan was a supporter of Troy by representing local residents in court cases. When Thomas Fagan passed away he left the estate to Mary K. Fagan who bequeathed much of it to a scholarship fund for students from Troy who couldn't afford to attend Williams College. He said they have known families over the years who have lived in the house. They are proud to be the current custodians of the house.

Tom spoke to what a wonderful part of Troy this is. This neighborhood and the Fagan House is a cornerstone, and right near there is the old Mount Ida Cemetery and the new Mount Ida Cemetery. This whole area is being restored and is a very active community within Troy.

Motion to approve: Tom Maggs

Second: Kristin Herron

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 9: Tanker *Mary A. Whalen*, ex *S.T. Kiddoo* Amendment, Brooklyn, Kings County

Tabitha O'Connell

Discussion:

Wint said that the nomination is fascinating, and it included the most stupefying nomenclature. He said that even though he thought he knew a little about maritime design, he wrote down about 20 words that he did not know. He said that the nomination was masterful not only for its maritime nomenclature but especially for the background provided on the U.S. Supreme Court case. Wint said that he doesn't think that we have seen many resources nominated for their association with key U.S. Supreme Court decisions.

Carol noted for the record that Port Side New York is a Red Hook, Brooklyn-based entity that put forward the nomination. The national significance is very well deserved.

A question was asked concerning the location of the ship. Tabitha said that the ship is permanently docked and they operate it as a museum. Port Side New York is the nonprofit that owns it.

Carol said that as a Brooklyn resident, it is an important icon within the local setting.

Motion to approve: Wint Aldrich

Second: Carol Clark

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 10: Wadhams Grange Hall, Westport, Essex County

Tabitha O'Connell

Tabitha said that this is a commercial tax credit project with an approved Part 1.

Discussion: none.

Motion to approve: Tom Maggs

Second: Gretchen Sorin

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 11: William H. and Mary M. Romeyn House, Kingston, Ulster County

Tabitha O'Connell

Tabitha noted that this is a commercial tax credit project with an approved Part 1.

Discussion: Erika asked if there was once a railing on the porch. Tabitha responded that she doesn't think that there were any railings because the porch is so low to the ground.

Motion to approve: Wint Aldrich

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 12: Copake Railroad Depot, Copake, Columbia County

Tabitha O'Connell

Tabitha said that this is a commercial tax credit project with an approved Part 1.

Discussion: none.

Motion to approve: Tom Maggs

Second: Carol Clark

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 13: Old Field Point Light Station, Setauket, Suffolk County

Leslie Krupa

Leslie noted that we did not receive any opposition to this honorary nomination, which is sponsored by the Village of Old Field. She introduced Rebecca Van Der Bogart, trustee with the Village of Old Field.

Discussion: Rebecca Van Der Bogart thanked the board for their consideration of the nomination and applauded Leslie for the hard work that she and Chelsea did, and before that, Jennifer Betsworth, for helping with the preparation of the nomination. Rebecca said that if you love lighthouses this should be on your "must see" bucket list. In addition to the history that should be saved, she mentioned that there is also a seven-acre park that surrounds the lighthouse. She noted that this is still an active, functioning lighthouse and that the Coast Guard is responsible for the actual light, while the village is responsible for everything else. The draw for the public is that it is a public park and people come here for the spectacular views.

Doug asked if the public is allowed up in the lighthouse. Rebecca answered that right now it's a bit dangerous but the eventual goal, once repairs are made, is to start education seminars so they can take people up in the tower. It has a challenging ladder that is a replacement; the original was steel.

Carol noted that this property is part of a multiple property resource nomination known as the Light Stations of the United States that was approved by the National Park Service in 2002.

Motion to approve: Carol Clark

Second: Kristin Herron

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Daniel added that by being listed on the register the village will be eligible to apply for historic preservation grants from our agency. He said that just this year our office was a recipient of a National Maritime Heritage grant so we are running a subgrant program for both interpretive and capital projects related to maritime history and resources. Our agency hopes to apply annually for this federal maritime grant opportunity.

Nomination 14: State Street-Henry Street Historic District (Boundary Increase), Binghamton, Broome County

Dan Boggs

Discussion: none.

Motion to approve: Tom Maggs

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 15: John Creque House, Trumansburg, Tompkins County

Dan Boggs

Discussion: Kristen said that she appreciated that the Native American history of this area was included in the nomination, as was the case with the lighthouse nomination. She encourages others to do the same with their nominations. Doug agreed with this.

Motion to approve: Doug Perrelli

Second: Gretchen Sorin

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 16: Mount Hope-Highland Historic District Boundary Increase/Amendment, Rochester, Monroe County

Virginia Bartos

Discussion: none.

Motion to approve: Kristin Herron

Second: Erika Krieger

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 17: Azalea-Highland Park Terrace Historic District, Rochester, Monroe County

Virginia Bartos

Virginia said that to date we had received one letter in opposition from a homeowner who did not offer any specifics as to why he was opposed.

Discussion: none.

Motion to approve: Tom Maggs

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 18: Ellwanger & Barry-Highland Park Historic District, Rochester, Monroe County

Virginia Bartos

Virginia noted that to date we have received three letters of support and three letters of objection from property owners. One of the objectors stated that they were concerned that listing would prevent the city from allowing energy-efficient improvements to their house.

Discussion: none.

Motion to approve: Doug Perrelli

Second: Erika Krieger

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 19: Four Corners-Genesee Crossroads Historic District, Rochester, Monroe County

Virginia Bartos

Virginia noted that the former Holiday Inn and the Plaza Apartments, both located in this district, have received Part 1 commercial tax credit approvals.

Discussion: Wint said that the Arts and Crafts architect from California, Bernard Maybeck, is mentioned as one of the architects for a building in this district, which appears to be an error. He asked that Virginia look into this entry and correct it.

Motion to approve: Wint Aldrich

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 20: Childs Historic District, Childs vicinity, Orleans County

Virginia Bartos

Discussion:

Wint said that it was unclear to him as to which buildings were in the previous NHL listing boundaries versus those that fall outside the NHL. He also had a question about some buildings that had been moved more recently that would not qualify for the NR listing. Virginia said that she apologized for not providing the board with the map that we will be sending with this nomination to the National Park Service that clearly shows which ones are already listed and which ones are being added.

She said that only the buildings that are being “collected” by the Cobblestone Society for their artisan campus and have been recently moved are not included within the proposed nomination boundaries. That campus runs roughly behind the blacksmith shop. The blacksmith shop is the only building on that campus that is original (has not been moved) while the rest were moved there. In the future, when the artisan campus reaches the 50-year mark from when the last building was moved here, we can look to nominate the campus as a historic museum complex. We have taken this approach in the past, for example, at a museum complex in Southampton.

Motion to approve: Wint Aldrich

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 21: South Friends Cemetery and Meetinghouse Site, Farmington, Ontario County

Virginia Bartos

Virginia thanked Farmington Town Historian Donna Herendeen, who researched and wrote the nomination.

Discussion: Wint said that this is yet another example of a very nice nomination from a local town historian and hopes that we can encourage that kind of involvement in more nominations. Virginia said that Donna was wonderful to work with and that she hopes to work with her again.

Motion to approve: Wint Aldrich

Second: Jennifer Lemak

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 22: Sodus United Third Methodist Church & Parsonage, Sodus, Wayne County

Virginia Bartos

Virginia said that this church is a recipient of a Genesee Valley Rural Revitalization subgrant from the National Park Service administered by our office. We received a letter of support from the church, which is the owner.

Discussion: none.

Motion to approve: Tom Maggs

Second: Gretchen Sorin

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 23: Marshall & Son Warehouse, Syracuse, Onondaga County

Kath LaFrank

Kath noted that this building has an approved PDIL as part of a commercial tax credit project. We received a letter of support from the CLG.

Discussion: Wint shared some historic background that he feels would serve as an interesting footnote on the Marshall family. The son of the founder of this business was Louis Marshall, who was one of the leading American constitutional lawyers of his time, whose interest was in civil rights and conservation. It is not surprising that Louis

Marshall, in turn, influenced his sons George, James, and Robert, who played key roles in the conservation movement. George Marshall was on the board of directors of the Sierra Club and involved with the Wilderness Society. James Marshall co-founded the Wilderness Society and was one of the fathers of the latest iteration in protecting the Adirondacks. Mount Marshall in the Adirondacks is named in his honor. Wint concluded that the Marshalls were an amazing family and, interestingly, their influence all began here in this factory building in Syracuse.

Motion to approve: Wint Aldrich

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 24: H.A. Moyer Factory Complex (Boundary Increase and Additional Documentation), Syracuse, Onondaga County

Kath LaFrank

Kath noted that this proposal is part of a commercial tax credit project. The amended nomination being presented is a technical correction to a district that was listed in 2022. This proposal expands the nomination boundary and the period of significance to include an associated building that had been left out of the original nomination.

Discussion: none.

Motion to approve: Carol Clark

Second: Doug Perrelli

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 25: Kemp and Burpee Manufacturing Company Building, Syracuse, Onondaga County

Kath LaFrank

Kath noted that this is a tax credit project with an approved PDIL. We received a letter of support from the CLG.

Discussion: Tom asked if this manure spreader business and Burpee, which is a seed company, were related as the two seem to go together. Wint said that it would make sense because seeds and manure sooner or later come together. Erika answered that she just googled this and it says that William Burpee of Kemp and Burpee Manufacturing does not appear to be directly related to the Burpee Seed and Plant Company of Derby, Vermont.

Wint said that we have seen many Albert Kahn buildings and he is sure that there are more in New York State that we haven't yet seen. He asked if a comparative study had been done on Kahn's works in New York. Kath said that she thinks it is interesting that they were all built the same year and they're three different types of industrial architecture.

Carol said that this Kahn design is worthy of nomination in several ways, as has been demonstrated. She pointed out that Albert Khan was a very prominent architect. He has a great presence in Detroit and was fundamental to the expansion of the use of poured-in-place concrete, which became an industry standard from the early part of the twentieth century.

Motion to approve: Carol Clark

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 26: J.F. O'Connor Sales Company Garage, Syracuse, Onondaga County

Kath LaFrank

Kath said that this is a tax credit project with an approved PDIL. We received a letter of support from the CLG.

Discussion: none.

Motion to approve: Gretchen Sorin

Second: Kristin Herron

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 27: Standard Gage Company Plant, Poughkeepsie, Dutchess County

Kath LaFrank

Kath noted that this is a tax credit with an approved PDIL.

Discussion: Wint said that he grew up in Dutchess County and Standard Gage was a significant employer there surpassed only by IBM in the late 1930s. He said he understands that the new owner is Scenic Hudson and that they are planning to make this building their headquarters. They are now in a modern office building in the center of the Poughkeepsie. There is an astonishing amount of work that is going to have to be done and all credit to Scenic Hudson for committing to that.

Motion to approve: Erika Krieger

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Daniel said that this is Scenic Hudson's intended new headquarters located just off the east end of the Walkway Over the Hudson State Park. It is adjacent to the Empire Trail so it's going to be a very prominent location for Scenic Hudson in an increasingly busy and reutilized part of Poughkeepsie. There is a lot of synergy here so this project is to be applauded. Daniel said that what he respects most here is that Scenic Hudson has made the jump to adaptive reuse of a historic structure that had brownfield components so there is a site cleanup that's underway with state funding and they're going to be utilizing the federal and state rehabilitation tax credits. So applause that this region's most prolific and high-profile environmental group has found its way to the rehabilitation tax credit program. That is a great signal to numerous other environmental groups in New York and certainly in the Hudson Valley and that historic preservation matches up with environmental goals.

Daniel added that we have had an interesting and at times difficult conversation with the National Park Service about some of the energy retrofits at this property, in particular, related to insulation issues. Beth Cumming is leading negotiations between Scenic Hudson, tax credit staff, and the National Park Service. We are making headway here and this will be a successful tax project. As an environmental group, Scenic Hudson is concerned about the numbers and "walking the walk" and they are pushing the National Park Service to understand the importance of adapting to energy code challenges. He said that it is a very interesting project that we might want to tour at some point. He added that Scenic Hudson might have a space in the building where they may be able to host a future State Review Board meeting.

Nomination 28: Main Mall Historic District (Boundary Increase), Poughkeepsie, Dutchess County

Kath LaFrank

This nomination has an approved PDIL and a letter of support from the CLG.

Discussion: Wint noted that the modern office building at the end of the street (shown in slide 1) is the building that Scenic Hudson currently occupies. He remarked on what a change it will be once this organization can move into the rehabilitated factory building (Standard Gage Company Plant).

Motion to approve: Erika Krieger

Second: Wint Aldrich

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 29: Griswold Heights Historic District, Troy, Rensselaer County

Kath LaFrank

This is a tax credit project with an approved PDIL.

Discussion: Gretchen said that it seems like the lower-rise public housing projects in New York were more successful than many of the high-rise projects, which will be discussed in the subsequent nominations in this meeting. She said that when we talk about creating wonderful environments for the residents she'd like to be able to ask some of the residents if they think the environments were so wonderful.

Kath responded that, in this case, the housing authority had a large site of 35 acres so they were able to create a generous site plan. She said that this is one of the best-planned housing projects she has seen. Gretchen agreed but added when we talk about public housing in these nominations that we are presenting these idealized views of what housing reformers wanted whereas we need to go further and talk about what the reality was, not just what the ideal was. She added that we have to write about not just what the housing reformers hoped would happen but what actually happened and what government policies created these sites and it wasn't always the ideal. Tom said that, to Gretchen's point, some of the complexes built by the Troy Housing Authority like the high rises along the Hudson River adjacent to Sage College were terrible and have been demolished.

Motion to approve: Tom Maggs

Second: Chuck Vandrei

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 30: Corliss Park Historic District, Troy, Rensselaer County

Kath LaFrank

Discussion: Carol said that with all due respect to Kath, she doesn't think that we can say that the Corliss Park development is not quite "as nice" as the Griswald development. She said that one could argue either side of the case and that it is not proper to say that these aren't quite as nice because it is just one personal opinion.

Kath responded that what she was trying to say is that the site at Corliss Park isn't as generous as that at Griswald.

Motion to approve: Carol Clark

Second: Doug Perrelli

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 31: Philmont Historic District, Philmont, Columbia County

Erin Czernecki

Erin said that the nomination was sponsored by the Village of Philmont and Philmont Beautification, Inc., a local nonprofit preservation group. We received four letters of objection.

Discussion: Wint congratulated the consultant for the excellent use of footnotes. Kristin asked about the nature of the objections. Erin said that two of them were standard objections from owners not wanting their houses in a historic district and the other two objections raised were questions about how historic preservation tax credits might influence affordable housing, energy retrofits and the Secretary of the Interior's Standards.

Daniel said that those particular objectors argued that Philmont should not pursue a preservation agenda because, they feel, preservation conflicts with affordable housing needs in both the village and the county overall. He said that they argued the same for climate change/sustainability issues and that historic preservation is in the way of achieving super high-performance construction and building goals. One of the letters was a lengthy articulation of those concerns. We can share that objection with the board if you're interested. Daniel said that his dismay in getting a letter like that is that there is no acknowledgment that we have mutual goals. We [environmentalists and historic preservationists] have mutual programs and there are overlapping goals and ways in which we can be supportive of each other. The embodied energy issue, for example, is significant for both commercial and residential historic architecture. Daniel said that the tax credit program for homeowners was specifically designed to work not just for people with state income tax exposure but for people who did not have that exposure so that you could claim a tax credit or, if your income is under the \$60,000 threshold, you can get a rebate. Maybe that's a threshold that we should try to revisit or reassess.

Daniel added that it was very interesting to get correspondence that seemed to suggest that the greater work of preservation in the form of tax credits, adaptive reuse, and continued reinvestment is antithetical to sustainability. He said that we are always aspiring to make that connection with the environmental community and that we are part and parcel with them. We share those goals and we share the need for those achievements. He said that preservation has a great deal to do with a successful path to New York State realizing its climate action goals.

Daniel said that we can share this letter with the board. Doug said that the board would like to see the letter and asked that, in the future, staff include the letters of support and objection with the draft nominations if that is not an undo burden on staff. Erin responded that we could certainly do that and noted that we include all letters with the nominations when we send them to the National Park Service. But she did say that

sometimes we don't get the letters in time to share them with the board. Wint clarified with Doug that the board only needs to see those letters that provide substantive arguments as opposed to those that are just standard objections with no arguments.

Motion to approve: Wint Aldrich

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 32: Central Harlem North Historic District, New York County

Linda Mackey

Linda said that we received a letter of support from the New York City Landmarks Preservation Commission and one letter of objection in which the property owner did not offer any reasons as to why they didn't want their property listed. She said that this nomination is sponsored by the New York City Housing Authority (NYCHA) and that we have an approved PDIL from the National Park Service for the overall district plus 37 Part 1 rehabilitation tax credit project approvals. In the 1980s NYCHA purchased 37 of the buildings and converted them for public housing. Linda said the goal for these projects is to rehabilitate the buildings and improve the apartments.

Linda welcomed Carly Hoffmann of NYCHA and the historic preservation consultant Michael LaFlash of Heritage, who were joining the meeting virtually.

Discussion: Carly introduced herself as the senior project manager of the New York City Housing Authority's real estate development team. She noted that the historic tax credit program has been critical to NYCHA's work by helping to provide substantial repairs to New York City public housing and to honor the important architectural history of the housing authority. She thanked the SHPO team, including Linda Mackey, Olivia Brazee, and Kathleen LaFrank, for being true partners to NYCHA. Carly said that the Frederick Samuel Apartments project, which is within the Central Harlem North Historic District, consists of 664 units of public housing across 40 buildings. NYCHA anticipates beginning construction next year on those buildings. There were no comments from board members.

Motion to approve: Carol Clark

Second: Doug Perrelli

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 33: William Ulmer Brewery, Kings County

Linda Mackey

Linda said that we received a letter of support from the NYC Landmarks Preservation Commission and one letter of objection from the owner of the former wagon room/storage building on Locust Street. The owner did not explain the reason for his objection. Linda added that the brewery is already a local landmark. We received a Part 1 tax credit approval from the National Park Service in 2018 so we are now completing the required listing process. The proposed mixed-use for this tax credit project will be retail and apartments. Though the project had originally started as office/retail, the pandemic changed that business model.

She introduced consultants Jonathan Taylor and Lindsay Peterson of Higgins Quasebarth, who were attending virtually.

Discussion: Jonathan Taylor introduced Travis Stabler, the owner of the Ulmer Brewery project, who was also attending virtually. Travis voiced his support and enthusiasm for the project. Doug wanted to know what method was used to keep the space cold for the lagering process; did they bring in ice? Jonathan said that the engine and machine rooms had equipment to power ice-making machines; though perhaps not original, these machines were part of the evolution of the brewery.

Motion to approve: Doug Perrelli

Second: Carol Clark

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 34: Talmud Torah Atereth Israel, Kings County

Linda Mackey

Linda said that this honorary nomination was prepared by a Historic Preservation student from Columbia University. We received a letter of support from the NYC Landmarks Preservation Commission. Linda introduced Pastor Joseph Turner of Ninth Tabernacle Beth El, the congregation that owns the building, who was attending the meeting virtually.

Discussion:

Pastor Turner said he is pleased to present his congregation's religious home for consideration by the board. He said that they have preserved much of the architecture as well as the spirit of the place. He mentioned that when you go into the lobby and turn right you will see a plaque of the original members of the synagogue, who donated what money they had to help build the building. He said that from time to time

descendants of the original congregation will visit the former synagogue. There were no questions or comments from the board.

Motion to approve: Carol Clark

Second: Tom Maggs

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 35: Manhattanville Houses, New York County

Linda Mackey

Linda said that this is a rehabilitation tax credit project with an approved PDIL from the National Park Service. She noted that Carly Hoffmann of NYCHA is attending virtually today and invited her to make any additional comments if she would like to do so.

Discussion: Carly told the board that NYCHA is also very excited about this project and that they will start construction next year and that the use of the historic tax credits is facilitating comprehensive repairs for the roughly 3,000 residents of Manhattanville Houses.

Gretchen said that she will not be voting on this nomination due to a conflict of interest, as her son-in-law, who rehabs affordable housing, is the principal on this project. However, she wanted to recommend the book entitled *The Color of Law* by Richard Rothstein because the board has been reviewing several public housing projects of late and this is a very important book. It is a *New York Times* best-selling and award-winning book revered by historians. She added that her concern is that in our public housing nominations, we tend to only talk about what the reformers intended whereas we do not talk about the fact that there was intended segregation in government policies happening with these projects. Government planners wanted to keep Black people and brown people out of middle-class white neighborhoods and the result was these high-rise apartments. While she said that she has no objection to putting these places on the register she thinks that the nominations, as written, are very idealized and they don't go far enough in taking into consideration the current scholarship. She said that she had done research that she sent the board last night, including citations to books that are missing from the bibliographies of our public housing nominations. Linda said that she did not receive these citations and asked Gretchen to share them with her.

Daniel thanked Gretchen for her great contributions to this board and said that we will address the concerns raised about public housing in our nominations. He said that we look forward to integrating the scholarship that Gretchen will share with staff.

Carol said that *The Color of Law* is required reading for her students in preservation law and policy at Pratt Institute. She thinks that the other specific scholarly pieces that

Gretchen referred to in her email to the board will help to inform a rewriting of some of the material in the nomination. Carol added that Manhattanville Houses and the others that we have reviewed at previous SRB meetings, including Boulevard Houses, Fiorentino Houses, Audubon Houses, and Bethune Houses, are all of the same high-rise type. She said what is really lacking is the presence of a multiple resource nomination – similar to the approach taken by the lighthouse nomination referenced earlier in this meeting – which would provide context and serve as a kind of anchor in which to consider high-rise public housing as well as the lower rise ones. Carol said that she appreciates that for administrative and other logistical reasons staff reviewing nominations for public housing may not have found themselves able to pursue this in the way that we would ideally ask it, but she wants the record to reflect strongly that it's important for us to have a multiple resource nomination in place. She noted that, undoubtedly, there will be more of these to be considered in the future so it will be helpful to have a multiple property document to lend that base and structure to the effort.

Linda shared the good news that NYCHA is starting work on a Multiple Property Documentation Form (MPDF). She mentioned that many more NYCHA projects will be coming to us so the MPDF will ultimately prove very helpful to us so we know better how a particular housing complex fits into the larger story and typologies. We are also trying to be concise with our nominations at the request of the National Park Service. She added that we need to talk about both the good and the bad of public housing. The MPDF will also help to inform the Programmatic Agreement in place with NYCHA for Section 106 reviews and reevaluate some complexes where previous determinations had been made. Linda hopes that the MPDF will be completed within the next year.

Kath added that both she and Linda encouraged NYCHA to undertake the multiple property context but, when they worked on Edenwald and the Troy projects they approached those nominations a bit like a multiple property document by comparing and contrasting them with other similar project types. They essentially created a context to draw comparisons. Kath added that when she was first dealing with the Troy projects and saw their locations, she wondered whether they were trying to hide the Black people because most were in such odd locations. We later learned that they had planned for one development per census tract. In studying Troy, we had to look at the entire history of the Troy Housing Authority to see what the intentions were. It can be difficult at times to find that kind of information, as well as to find the subtle nuances, but we are having consultants explore them as best we can.

Gretchen questioned the use of the term “slum clearance.” She said that the people who lived in the places where there was “slum clearance” didn't think they were slums but that was the way they were characterized by the government. She said that we continue to use that term, as if by clearing “the slums” we gave people these idyllic places to live which didn't end up being the case. Gretchen noted that if you Google some of these places you get things like “most dangerous place in New York to live”

and said that she didn't see any of this history reflected in the nominations. She said that in the nominations these places seemed like perfect positive places and then there was a little crime but there was crime all over New York.

Kath asked Gretchen if these Google citations were saying that these housing complexes were originally dangerous or did that trend happen over time. Gretchen said that we talk about them as if removing people from low, individual houses and putting them into these high rises is going to be helpful and it is a failed experiment that is not successful. Kath said that she thinks that is why they started going to the vest pocket plans and those other ones where they do have a combination of high and low buildings. Gretchen said that the way the nominations are currently written that they're going to have to be rewritten.

Tom, having grown up in the south end of Albany, said that the area was for decades rather rundown. He added that it's ironic that when that rough area went through urban renewal to "improve" it and public housing was built there that planners did not relocate the people to fashionable areas like Loudonville. It was the same situation in Troy. The area along the river with the docks and the working class was historically a rough area. Where did they build public housing? In that same location along the river.

Gretchen said that it is about how white areas were protected and even middle-class African-Americans who had the means to move to other neighborhoods, that those areas were protected from African-Americans moving in so there is a story here that's the sin of omission. She said that while the nominations are accurate, it is a sin of omission in that it is what has been left out that needs to be addressed.

Doug followed up by saying that the motion we make will be contingent on improvements to the social history aspects of the nomination.

Erika asked if the board members should read the revised nomination before it is sent to NPS. Doug then asked the board if they felt that they wanted to review it before it is sent to NPS. Carol felt that the board should trust the staff who can do this work in an outstanding way. It was decided that the board does not need to see the revised nomination.

Motion to approve: Carol Clark

Second: Kristin Herron

Recusal: Gretchen Sorin

Vote: Recommended 8 in favor, 0 opposed

Nomination 36: Edenwald Houses, Bronx County

Linda Mackey

Linda noted that this is a rehabilitation tax credit project with an approved Part 1 from the National Park Service.

Discussion: Carly Hoffmann of NYCHA said that construction is underway for this project, which will provide comprehensive repairs for the residents of Edenwald Houses.

Doug followed up by saying that the motion will follow the same stipulation as that of the previous NYCHA nomination in that it is contingent on improvements being made to the nomination regarding social history.

Motion to approve: Erika Krieger

Second: Gretchen Sorin

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

Nomination 37: 287 Broadway, New York County

Linda Mackey

Linda said that she received a letter of support from the NYC Landmarks Preservation Commission. This is an approved rehabilitation tax credit project.

Discussion: Mary Dierickx, the HP consultant for the project, said that the owners enthusiastically support the listing, adding that the building is an excellent example of the cast-iron work of noted architect John B. Snook.

Motion to approve: Tom Maggs

Second: Doug Perrelli

Abstentions: 0

Vote: Recommended 9 in favor, 0 opposed

New Business

SRB 2024 SRB Meeting Dates

Chelsea said that based on a poll taken of SRB members the following meeting dates worked for most everyone: Thursday, March 14th, Wednesday, June 12th, Thursday, September 12th, and Thursday, December 5th. She said that we have not yet selected the meeting locations. Kathy suggested that since we didn't get to Philipse Manor Hall in Yonkers last September due to the meeting being canceled as we did not have a

quorum we would like to get there for one of our meetings in 2024. Our other meetings will likely be held in locations to be determined in Albany.

Preservation Awards/Statewide Preservation Conference

Kathy reminded SRB members that the statewide preservation conference is going to take place in Rochester at the Memorial Art Gallery from April 15th through the 17th. She hoped that board members would attend both the conference and our annual statewide historic preservation awards, which will take place as part of the conference. She also thanked some of the board members who will be helping to rate and select the award winners. Kathy added that this will be the inaugural year for an award in honor of former OPRHP Commissioner Joan K. Davidson. We recently talked to her son Matthew Davidson and he, in turn, is speaking with his siblings, who said that his mother was very much a champion of grassroots efforts. The conference is a joint effort of DHP, the Landmark Society of Western New York, the Preservation League of NYS, and other preservation partners.

Adjournment

A motion to adjourn was made by Tom and seconded by Erika. The motion was carried by unanimous consent and the meeting was adjourned at 3:25 p.m.

Minutes prepared and submitted by board secretary Kathy Howe.