

BEFORE

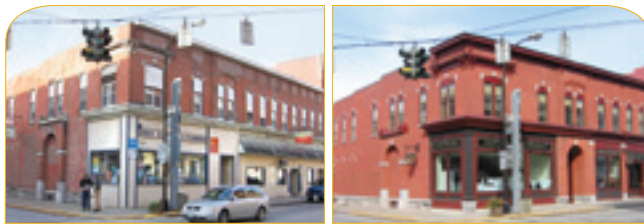
AFTER



BUFFALO, *Erie County*

BEFORE

AFTER



CANAJOHARIE, *Montgomery County*

BEFORE

AFTER



BROOKLYN, *Kings County*

*“Look to the past, see the future.”*



ABOUT THE COVER

The Preservation League of New York State honors notable achievements in retaining, promoting and reusing New York's historic resources with its Excellence in Historic Preservation Awards. As the three images on the cover show, historic preservation can have a transformative effect—not only on a building, but on a community's future.

Reverend J. Edward Nash House 2006 AWARD

The five year process of restoring this simple, two-family house illustrates the role that public/private partnerships can have in saving an ordinary building where extraordinary lives and events played out. The restoration of the Nash House has inspired ongoing preservation efforts in Buffalo's East Side community, adjacent to downtown. [www.nashhousemuseum.org](http://www.nashhousemuseum.org)

Canajoharie Revitalization Program 2008 AWARD

Canajoharie was a thriving community during the heyday of the Erie Canal. Just a few years ago, however, Canajoharie looked like far too many other upstate communities with boarded up storefronts, damaged masonry and inappropriate replacement windows. In 2008, six downtown buildings and storefronts were renovated, and demonstrate the impressive results that can be achieved when stakeholders work together with a common vision. [www.mvhcc.org](http://www.mvhcc.org)

Gibb Mansion Restoration 2005 AWARD

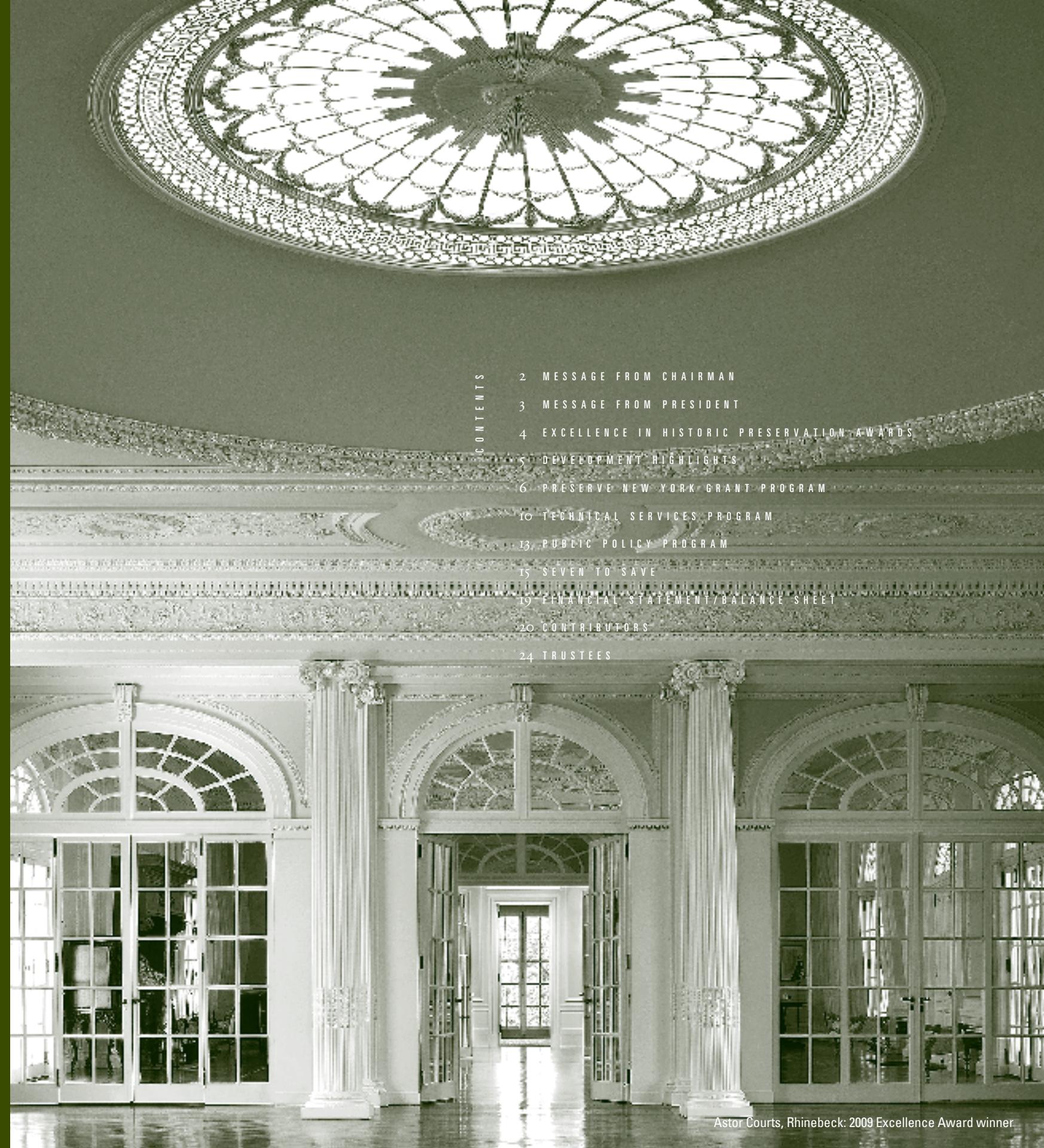
Though not protected by Landmark designation, the Pratt Area Community Council acquired the severely deteriorated Gibb Mansion in 1998. Located in Bedford-Stuyvesant, the once-dilapidated mansion has been transformed into service-enriched housing for low-income community residents living with HIV/AIDS. Their renovation of this structure showed a remarkable sensitivity to the value of New York's historic built environment. <http://pacc.publishpath.com/>

Garden Street Row Houses 2005 AWARD

Constructed in the 1890s, the seven attached Queen Anne style homes on Garden Street had become Poughkeepsie's worst residential block. Acquired and restored by Hudson River Housing, they are now occupied by low-income first-time homeowners. [www.hudsonriverhousing.org](http://www.hudsonriverhousing.org)

## Mission

By leading a statewide preservation movement, sharing information and expertise, and raising a unified voice, the Preservation League of New York State promotes historic preservation as a tool to revitalize our neighborhoods and communities, honor our heritage, and enrich our lives.



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## Message from the Chairman

If Charles Dickens were writing today of the tale of the historic preservationist, perhaps he would have phrased his often-quoted words the other way around: *it was the worst of times, it is the best of times, it was the age of foolishness, it is the age of wisdom, it was the epoch of incredulity, it is the epoch of belief.*

Prior to the founding of the Preservation League, New York State had witnessed many more *seasons of darkness* than *seasons of light*. Significant buildings which told the story of our state either had been destroyed or altered due to neglect or convenient misunderstanding. The term preservation architect was virtually unknown, and the many local and regional voices advocating for the preservation of our rich cultural and architectural heritage were in need of a strong central spokesperson. These voices needed a leader, an advocate and technical advisor. *We had nothing before us, yet we had everything before us.*

Since 1974, the important work of the League has brought the Empire State through a time of great loss to a time of growth and success. With the aid of the Seven to Save list and the Preserve New York grant program, threatened properties are identified and support is provided for their preservation. The Endangered Properties Intervention Program (EPIP) provides loans for those who wish to purchase and restore significant historic properties. The Pillar of New York and Excellence in Historic Preservation Awards recognize architectural firms, local practitioners, and individuals across the state whose adroit preservation projects are held up as models for future work in the field.

The success of these programs is due in no small part to a vital constituency of supporters across the state: League members; Preservation Colleague organizations; and an active and knowledgeable Board of Trustees and Trustees Council aided by a well-regarded, hard working staff. The successes outlined in this report would not be possible without your financial contributions to general operating support as well as program-specific funds.

As we begin this new decade, we are facing both challenges and opportunities, as historic preservation begins to encompass sustainability, building codes, changing neighborhoods, historic landscapes and viewsheds, and the future of those modern masterpieces which have given visual diversity to the twentieth century.

It was *the winter of despair*, and it is now *the spring of hope*. It has been my pleasure to be a part of the League for so many decades and now an honor to serve the Preservation League of New York State as its Chairman.

## Message from the President

At the Preservation League we believe that the preservation and reuse of our historic buildings are fundamental to the economic revitalization of New York's cities, towns and villages. Time and again we have seen that preservation creates jobs, provides housing, promotes tourism, and stimulates private investment, while also preserving open space and conserving energy and resources. It is a practice that needs to be an integral part of any plan to renew our struggling economy.

That's why we have worked so hard to establish a strong and effective rehabilitation tax credit program for the people of New York State. The League, with the partnership of not-for-profit organizations, elected officials, private developers, and many individual citizens, was finally successful in July, when New York Governor David Paterson signed into law significant enhancements to the New York State Rehabilitation Tax Credit Program.

The changes that we successfully advocated for have the potential to bring new life to the state's struggling downtowns and neighborhoods. With this program a long-awaited multi-building revitalization in downtown Syracuse can finally move ahead. A homeowner in Newburgh will have the incentive to invest in her residence located in one of the city's most distressed but historic census tracts. A small business owner in Brooklyn will be able to revitalize the floors above his shop into apartments in his historic building. And many other New Yorkers will finally be able to take advantage of a program that in other states has been called the best and most effective economic development program in recent memory.

Without members and contributors like you, this victory would not have been possible. Thank you for all you have done to support our efforts. Together, we worked to establish this program, and in the months ahead we look forward to working with you to see that it makes a difference throughout our state.



Arete Swartz Warren  
Chairman, Board of Trustees



Jay DiLorenzo  
President

Honoring excellence in sustaining our historic legacy

## Excellence in Historic Preservation Awards

The Excellence in Historic Preservation Awards program continues a tradition begun in 1979 to acknowledge excellence in the protection and revitalization of the Empire State's historic architectural and cultural resources.

Over the years these statewide awards have honored the optimism of individuals, the vision of community groups, and the expertise of architects and craftsmen. Their actions embody the concept that without a past there is no hope and without hope there is no future.

The quest for preservation excellence requires a profound sense of place, and these awards provide an opportunity for the League to celebrate New York's historic churches, libraries, theaters, hospitals and residences, and to commend the work of the people who care for these properties and who advocate for their preservation.

We are grateful to the Arthur F. and Alice E. Adams Charitable Foundation for their continuing support of the awards program. By honoring outstanding projects, the awards encourage standards of excellence in future projects and inspire individuals and organizations to protect the irreplaceable resources New Yorkers have inherited.

The League extends a special appreciation to the awards jury, chaired by Samuel G. White FAIA and comprised of members of the League's board of trustees and trustees council and to Arete Swartz Warren for her presentation of the awards.

The 2009 Excellence Award recipients were: Astor Courts in Rhinebeck, Dutchess County; Christ Episcopal Church in Poughkeepsie, Dutchess County; Asbury Delaware Church—"Babeville," in Buffalo, Erie County; The Emerson in Manhattan, New York County; The Guggenheim Museum in Manhattan, New York County; the Theodore Roosevelt Executive and Legislative Building in Mineola, Nassau County; and The Chapel of the Sisters in Prospect Cemetery, Jamaica, Queens County. The Fred L. Emerson Foundation and Foundation Historical Society in Cayuga County was honored for organizational excellence, and Dr. Robert B. MacKay of Cold Spring Harbor, Suffolk County, was honored for individual excellence. *The Olmsted City—The Buffalo Olmsted Park System: Plan for the 21st Century* (University at Buffalo, 2008) was honored as an outstanding publication.



Asbury Delaware Church



Theodore Roosevelt Executive and Legislative Building



The Guggenheim Museum

Fortifying the Preservation League's work

## Development Highlights

In 2009, the Preservation League's roster of supporters grew with an increase in memberships and friends who support our Annual fund. We eagerly welcome our new friends and greatly appreciate our members, partners and friends who continue to make the League a philanthropic priority.

As a not-for profit organization providing programs, services and workshops across the state, the Preservation League's success depends on annual contributions by individuals, organizations, corporations and foundations. We must raise more than 75 percent of our operating budget each year from private sources to continue offering many programs and services free of charge.

As a membership organization by charter, the League depends as much on a healthy base of engaged members as we do on individuals, foundations and corporations who make unrestricted financial contributions to our annual operating fund. Our supporters demonstrate their value and appreciation of the League's work by generously attending our events and contributing their financial resources.

In April, the League held a cocktail reception in support of our Seven to Save Endangered Properties program at the OK Harris Gallery in New York. Our 2009 Seven to Save list supported the 2009 Quadricentennial celebration by drawing attention to various sites



In 2009, the League honored the Pell Family for their leadership in the preservation of Fort Ticonderoga and its surroundings, and the Pratt Family for the founding and preservation of the Pratt Institute Campus, design excellence, and landscape protection.

located in the Hudson and Champlain valleys. Proceeds from the event supported this important core program. Chairs for the event were Ivan and Marilyn Karp, Joan Davidson, Samuel White, and Caroline Zaleski.

In November, the League presented its highest statewide honor, *The Pillar of New York Award*, to

two distinguished New York families—the Pells of Fort Ticonderoga and the Pratts of Brooklyn. It was a wonderful evening of celebration. The room was filled with respect and admiration for the honorees' work in historic preservation. Proceeds from the Gala support the League's programs throughout the year. Chairs for the event were William Bernhard and Catherine Cahill, Connie and David Clapp, Janet Ross, and Arete and William Warren.

It is through the generosity of our members and contributors that the League is able to carry out its mission of leading a statewide preservation movement. As we work to raise awareness of the League's successes, we are grateful for the generosity and support of our members and friends.

Committed to caring for New York's landmarks

## Preserve New York Grant Program

Across New York State, historic district and landmark designations are moving forward thanks to the Preserve New York Grant Program. The Preserve New York grant program is a joint effort of the Preservation League and the New York State Council on the Arts, and funds surveys and assessments that form the foundation of successful preservation efforts. In 2009, 16 projects in 15 counties received \$96,400.

New State and National Register designations will now be possible in Albany, Buffalo, Corning, Elmira, Fort Plain, Rockwell Mills, Whitney Point and elsewhere thanks to the energetic work of local project sponsors and these grant awards. A highly anticipated result is increased use of the state's tax credit programs for residential and commercial rehabilitation projects. Since 1993, Preserve New York has awarded over \$1.4 million in direct support to 233 projects undertaken by not-for-profit groups and municipalities. The 2009 recipients are:



### Otsego 2000, Cooperstown, Otsego County

FOR JORDANVILLE,  
HERKIMER COUNTY

*A grant of \$3,500 toward the preparation of a National Historic Landmark nomination for the Holy Trinity Monastery, designated a 2008 Preservation League Seven to Save.* Founded in 1930 by Russian émigrés, the Monastery is historically and architecturally significant as a traditional cultural property. It is also associated with the ethnic, social and religious life of Russian Orthodox Christians in

America. The 750-acre property is distinguished by a Byzantine style cathedral, chapels, three cemeteries, boundary crosses, agricultural and scenic lands threatened by a proposed industrial-scale wind energy facility.

### Village of Whitney Point

BROOME COUNTY

*A grant of \$7,500 for a cultural resource survey of the Village of Whitney Point.* Located at the confluence of the Otselic and Tioughnioga rivers, the Village was



once a trade center and shipping point for much of Broome and Cortland counties, and its buildings reflect its 19th century prosperity. The survey will identify historic and architecturally significant places throughout the village, with detailed documentation of 15 commercial buildings. The results will inform economic development efforts and use of state tax credit programs.

### Village of Franklinville

CATTARAUGUS  
COUNTY

*A grant of \$7,000 toward a historic landscape report for Park Square, a circular green space in downtown Franklinville.* This 1876 village green is the focal point of a 20-building State and National Register

historic district. The report will guide park rehabilitation and compliment revitalization strategies in the downtown.



### Chautauqua Home Rehabilitation & Improvement Corporation (CHRIC)

MAYVILLE,  
CHAUTAUQUA COUNTY



*A grant of \$6,000 toward a cultural resource survey of the Village of Sherman.* CHRIC, one of 235 organizations of the national

NeighborWorks® network, is assisting Sherman with its downtown rehabilitation projects. The survey will document the village's commercial blocks, homes, churches, and the Yorker Museum complex, positioning Sherman to take advantage of state tax credit and grant programs.

### Historic Elmira

CHEMUNG COUNTY



*A grant of \$7,500 toward a cultural resource survey of Elmira's South Side neighborhood.* The area south of the Chemung River developed as a street-car neighborhood due to a trolley line that ran along Maple Avenue and connected Elmira to Wellsburg. The project will result in a survey of 3,600 properties with detailed documenta-

tion for approximately 50 residences on Maple Avenue. The findings will guide local planning and possible future landmark designations.

### Guilford Historical Society

CHENANGO COUNTY



*A grant of \$2,000 toward the completion of a State and National Register nomination for Rockwells Mills, a community on the Unadilla River.* The hamlet of Rockwells Mills retains a stone former mill, worker's housing and three Rockwell family residences constructed between 1849 and 1870 for the mill owners. The nomination will establish a historic district, opening the door to state tax credit use.

## Historic Hudson

COLUMBIA COUNTY

*A grant of \$9,000 toward a*



*historic structure report for the Plumb-Bronson House, designated a 2009 Preservation League Seven to Save.* Originally built in 1811 in the Federal-style for Samuel Plumb, the house was retrofitted by A. J. Davis in 1838 for Dr. Oliver Bronson and then reoriented to the Hudson River by the addition of a western façade in 1848. The report will address stabilization and restoration needs for this earliest Hudson River bracketed villa.

## Village of Fort Plain

MONTGOMERY COUNTY

*A grant of \$6,500 toward a reconnaissance-level cultural resource survey of the Village*

*of Fort Plain.* Located on the Erie Canal, Fort Plain developed as a trading and industrial center with numerous mills. Its architecture reflects all periods of its development and includes worker housing, mill owner dwellings, churches and commercial blocks. The results will guide local planning, including potential historic district designation, opening the door to usage of the rehabilitation tax credit.

## Local Initiatives Support Corporation-Buffalo (LISC)

ERIE COUNTY

*A grant of \$7,500 toward a cultural resource survey of a section of the Cold Spring/Masten Park neighborhood.* Over 350 residential, commercial, religious and public buildings in a neighborhood that has seen recent reinvestment but also suffers from building deterioration and vacancy, will be documented. The results will position the

area for grant and state tax credit opportunities aimed at revitalizing distressed neighborhoods.

## Carnegie Hill Neighbors, New York City

NEW YORK COUNTY



*A grant of \$2,000 toward the completion of a State and National Register nomination of the Park Avenue Historic District.* Park Avenue from East 79th to East 96th Street has extraordinary early 20th century apartment buildings designed by architects such as Emery Roth, Rosario Candela, and Delano & Aldrich. The National Register nomination will emphasize the neighborhood's significance to the building owners, stemming

some of the incremental degradation of the street's architectural integrity.

## Historic Albany Foundation

ALBANY COUNTY

*A grant of \$7,500 for an intensive-level cultural resource survey of lower Washington Avenue in Albany.* Situated near the State Capitol, these blocks boast some 30 grand 19th-century rowhouses interspersed with early 20th-century commercial buildings and a few modest early 19th-century houses which together illustrate the city's westward expansion. The survey will provide detailed documentation for these properties with a goal of historic district designation.

## Town of Ramapo

ROCKLAND COUNTY

*A grant of \$10,000 toward a historic structure report for the Crow House, designated a 2007 Preservation League*

*Seven to Save site.* Built from 1920-1949 by ceramic artist Henry Varnum Poor for his residence and studio, the design evolution of the house follows Poor's shift from an early-20th-century Arts and Crafts style to the mid-20th-century Modern. The interior retains Poor's furnishings and artwork, including an Art Deco ceramic bathroom installed in 1931. The report will assist the town's development of a comprehensive restoration plan for the site.

## Saratoga Springs Preservation Foundation

SARATOGA COUNTY



*A grant of \$9,000 toward a cultural resource survey of the Saratoga Race Course, designated a 2008 Preserva-*

*tion League Seven to Save site.* Saratoga Race Course is the oldest continuously-operating Thoroughbred racetrack in the country and is distinguished by a wealth of Victorian structures that retain their architectural character, constituting an important site in the history of Thoroughbred racing in the United States. This enclave was the "summer camp" for the horses of early racing luminaries. This survey is part of the four-pronged approach for the Race Course advocated by the Saratoga Springs Preservation Foundation: inventory, protect, plan, oversee.

## Village of Round Lake

SARATOGA COUNTY

*A grant of \$5,000 toward a Historic American Engineering Survey (HAER) of the Ferris Tracker Organ at the Round Lake Auditorium.* The Round Lake Auditorium was built in 1885 for a Methodist Meeting Camp and expanded in 1888 with an annex to house the

Ferris Tracker Pipe Organ, the earliest surviving three manual track organ. The project will result in the first-ever HAER documentation of an organ and will lead to a National Historic Landmark nomination.



## Market Street Restoration Agency (MSRA)

STEBEN COUNTY



*A grant of \$2,400 toward a cultural resource survey of the City of Corning.* Corning is nationally acclaimed for its downtown revitalization successes, and has enjoyed

a recent uptick in citywide and neighborhood preservation programs. This survey will inform rehabilitation strategies and landmark designations by the city's preservation commission.

## Town of Rochester

ULSTER COUNTY



*A grant of \$4,500 for an intensive-level survey of historic farmsteads in the Town of Rochester.* The Town of Rochester in the Rondout Valley retains many of its 18th and early-19th century historic farms, including its renowned collection of stone houses. This project will allow the local preservation commission to develop a preservation plan for the town's rural landscape with the assistance of the Open Space Institute.

Strengthening communities across the state

## Technical Services Program

The League's Technical Services Program celebrated its 20th anniversary in 2009. Over these two decades staff member Tania Werbizky has provided steady service with unflagging enthusiasm. "The nature of constituent needs has evolved and become more sophisticated. The integration of preservation and economic development has never been stronger due to increased public and private support for downtown revitalization and community sustainability," said Werbizky.

The program has evolved since 1989, as new initiatives were created to meet changing needs, including the Preservation Colleagues Program and Upper Floors Workshops. The addition of Erin Tobin as Regional Director of Technical and Grant Programs for Eastern New York, New York City and Long Island in 2007 is an especially important achievement. Along with Werbizky, who serves as Regional Director for Central and Western New York and the Southern Tier, the League's capacity for strategic action within the Technical Services Program has been greatly enhanced.

### Outreach and Education

Technical Services staff took the League's workshops on the road and presented at meetings organized by others.

To support the League's public policy priority, the passage of enhanced state tax credits, staff worked with the New York State Office of Parks, Recreation and Historic Preservation and others on tax credit workshops in Buffalo and Johnson City. The League also made presentations on the enhanced NYS Rehabilitation Tax Credit at the New York Planning Federation's Annual Conference in Lake Placid and the American Planning Association's Upstate NY Chapter Conference in Albany.

The Preservation League's popular workshop, "Enhancing Main Street: Making Upper Floors Work Again" was presented in different formats to diverse audiences. Full-day programs held in Fort Plain and Mt. Morris attracted standing-room only crowds. The newly-formed Mohawk Valley Villages served as primary sponsor of the Fort Plain workshop, which received funding from the Empire State Development Corporation (ESDC) and AIA NYS Chapter. The Alliance for Business Growth and ESDC were the primary sponsors of the Mt. Morris workshop, which drew participants from 11 counties. An "Upper Floors" track was also featured at the AIA New York State annual conference

"I want to offer my congratulations to Tania Werbizky on 20 years of outstanding service to the Preservation League of New York State and to the people, organizations, businesses and municipalities of the state. When I think of the spirit and energy of historic preservation in the state I think of Tania—hard working and savvy, tenacious and connected in a myriad of ways to so many communities and people."

**Steven Engelhart**  
Executive Director of  
Adirondack Architecture  
Heritage

in Rochester, where architects earned professional credits for their participation. The New York Planning Federation conference in Lake Placid and American Planning and Association Upstate Chapter conference in Albany also featured Upper Floors sessions.

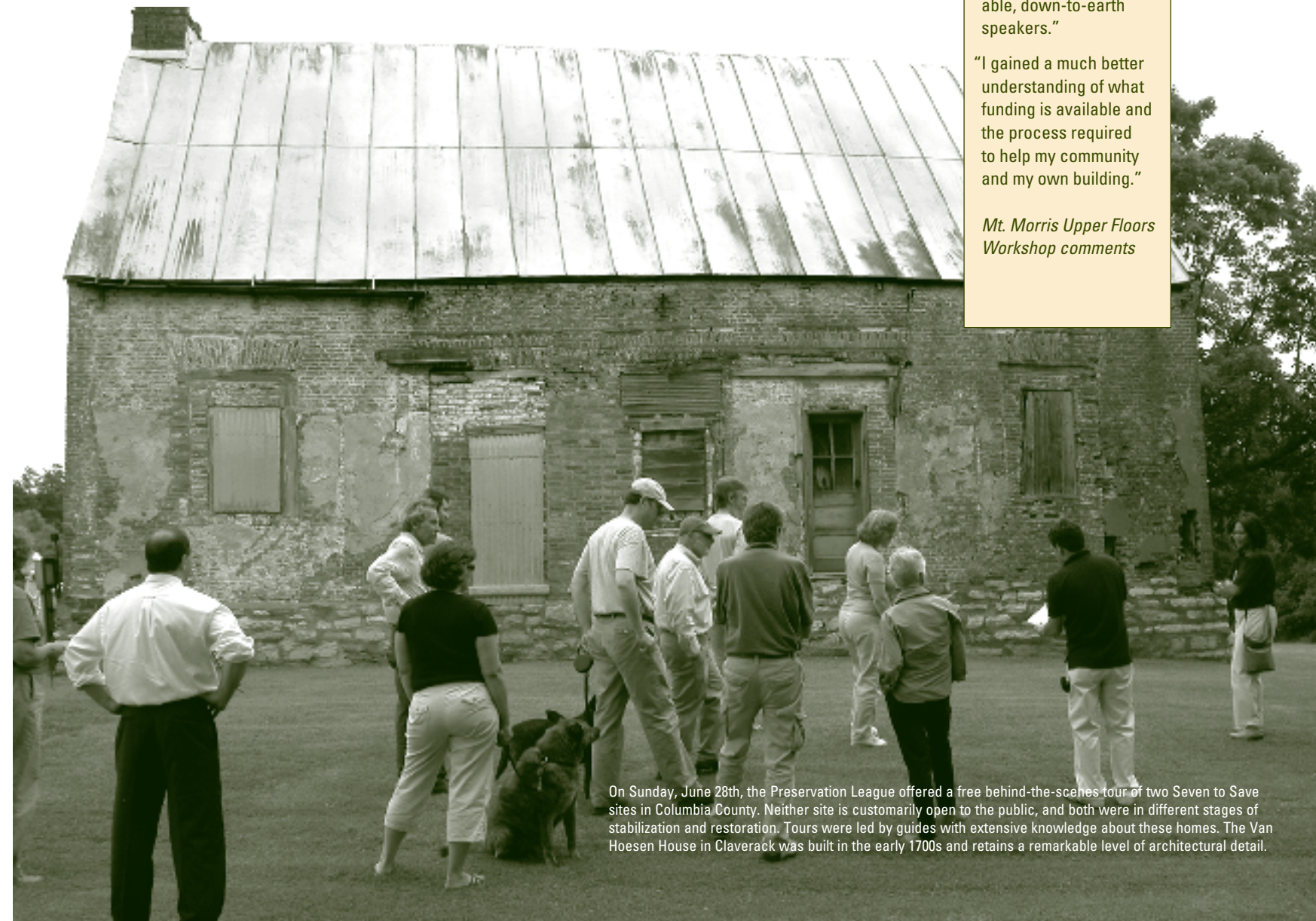
Since its launch in 2004, this well-received program has offered workshops and technical assistance to address an important aspect of Main Street revitalization: the reuse of vacant upper stories in downtown commercial buildings. The program received its initial support from The Margaret L. Wendt Foundation of Buffalo, which still supports the League's Technical Services program in western New York. Since then, these programs have been held across the state, with additional support from the Empire State Development Corporation and others.

"The information on tax incentives was very valuable. Also, it was wonderful to see the upper floors restored so beautifully."

"I appreciated the confident, knowledgeable, down-to-earth speakers."

"I gained a much better understanding of what funding is available and the process required to help my community and my own building."

*Mt. Morris Upper Floors Workshop comments*



On Sunday, June 28th, the Preservation League offered a free behind-the-scenes tour of two Seven to Save sites in Columbia County. Neither site is customarily open to the public, and both were in different stages of stabilization and restoration. Tours were led by guides with extensive knowledge about these homes. The Van Hoesen House in Claverack was built in the early 1700s and retains a remarkable level of architectural detail.

League staff also participated in “Born Again: A Forum on the Revitalization and Reuse of Places of Worship” offered by Preservation Buffalo Niagara; the annual meeting of the New York State Barn Coalition; “Magnetizing Downtowns and Historic Villages” offered by the Hudson Valley Smart Growth Alliance; and meetings of the Washington County Board of Realtors; the Columbia County Historical Society; Garden City Historical Society, Sullivan Renaissance; and Pine Hill Community Center.

## Preservation Colleagues

Since 1997, leaders of the state’s nearly three dozen preservation not-for-profit groups have worked together through the Preservation Colleagues program, which receives support from the New York State Council on the Arts.

The spring 2009 Preservation Colleagues meeting was held in Rochester and for the first time, the traditional Colleagues-only session was followed by a public seminar. The Preservation League was joined by the Landmark Society of Western NY and AIA NYS in offering the National Preservation Institute course “Green Strategies for Historic Buildings” to over 100 attendees. This course fostered professional networking among those in the construction, design and preservation trades.

The fall meeting in Newburgh brought together representatives of over 30 Colleague groups, in part to celebrate the work underway on the Dutch Reformed Church, a project supported by a Preserve New York Grant of \$15,000 given in 2002.

Speakers included Deirdre Glenn, Executive Director of Habitat for Humanity of Greater Newburgh, Stuart Sachs, Vice President of Newburgh Preservation Association, and Amy Freitag, Director of U.S. Programs for the World Monuments Fund. Glenn’s presentation on Habitat’s model for historic building rehabilitation in struggling neighborhoods was especially relevant to the urban based Colleagues.

Sachs and Freitag showcased the field school held that summer at the Dutch Reformed Church in partnership with the City of Newburgh, the National Park Service, Habitat for Humanity of Greater Newburgh, and the Newburgh Preservation Association. Twelve high school students participated in the six-week, hands-on program, learning preservation techniques while making repairs to fire-damaged parts of the church and repairing and restoring windows and exterior architectural details.

## Advocacy

Technical Services staff assisted local groups in a variety of ways including serving on a marketing search committee for the Route 20 Association and advising Historic Elmira on demolition threats. Technical staff also continued to work with a coalition in Garden City, including Colleague group Society for the Preservation of Long Island Antiquities, all advocating for the preservation of St. Paul’s School, a 2003 Seven to Save designee.

“It has been my pleasure to work with the Preservation League and the Colleagues from two cities, Rochester and Buffalo. Only through Colleagues have I been able to discuss with others the unique aspects of what it takes to run a preservation organization, learn about new ideas and initiatives, and gain a broader perspective on the important work we all do.”

**Henry McCartney**  
Executive Director,  
Preservation Buffalo

## Advancing incentives for preservation

# Public Policy Program

In July, 2009, the Preservation League and a broad coalition of municipal officials, property developers, and economic development groups celebrated Governor David A. Paterson’s signature on a bill to enhance the state’s rehabilitation tax credits. This moment marked the culmination of a three-year advocacy campaign to secure essential changes to New York’s incentives for commercial and residential property owners, and to dramatically enhance opportunities for rehabilitation of historic properties across New York State.

At the ceremonial bill signing, Governor Paterson said, “As we move forward toward the New Economy, it is critical that we continue to use our State resources to leverage private investment dollars to take our distressed historic areas and return them to vibrant centers of commerce and culture.”

The expanded state credit for historic commercial properties will augment the existing federal rehabilitation tax credit and stimulate rehabilitation of properties in downtowns and along Main Streets throughout the state. Changes secured for the residential program vastly expand the number of historic homes eligible for the credit. Both programs will attract new investment to older neighborhoods, stimulating community renewal and reinvestment.



In July, Governor David A. Paterson signed legislation to strengthen the New York State Historic Preservation Tax Credit at a ceremonial bill signing at the Buffalo and Erie County Historical Society. Pictured left to right are Rob Simpson of the Metropolitan Development Association of Syracuse; Assemblymember Sam Hoyt of Buffalo, the bill’s sponsor; Daniel Mackay, the League’s Director of Public Policy; Catherine Schweitzer of Preservation Buffalo Niagara; Jay DiLorenzo, President of the Preservation League; Mayor Byron Brown of Buffalo; Ruth Pierpont of the NYS Office of Parks Recreation and Historic Preservation; Assemblywoman Jane Corwin; Governor Paterson; State Senator William Stachowski; and Joanne Arany of the Landmark Society of Western New York.

This work earned the Preservation League a New York State Historic Preservation Award for Not-for-Profit Achievement from the Office of Parks, Recreation & Historic Preservation in December. In presenting the award, Deputy Commissioner for Historic Preservation Wint Aldrich called this achievement the “most significant statute for historic

preservation in three decades.” Amidst the political turmoil and fiscal challenges of the 2009 legislative session, this legislative victory is particularly notable.

The success of the League and the Reinvest New York partnership in efforts to secure this legislation was bolstered by the strong support and leadership of the bill’s sponsors: Assemblymember Sam Hoyt (D-Buffalo, Grand Island)



and Senator David J. Valesky (D-Oneida), who made this legislation their highest priority following the Governor's veto of similar legislation in 2008.

The Reinvest New York partnership was launched in January 2009 at a meeting hosted by the Metropolitan Development Association in Syracuse. Nearly 100 developers, municipal officials and other advocates convened to outline a strategy for enhancing New York's rehabilitation tax credits. A key component of this advocacy and outreach effort was an economic benefits analysis of the expanded program conducted by HR&A Advisors, a New York City-based firm specializing in tax credit work. The report detailed a significant anticipated return on state investment from the program, and highlighted the program's projected impacts on a range of policy goals from smart growth to affordable housing.

With the law set to take effect in January, 2010, League attention shifted to program promotion and implementation, offering workshops with the New York State Historic Preservation Office and promoting the availability of the expanded credit programs in publications and email outreach. The League is forging new relationships with developers and tax credit professionals as a result of this work, leading to more awareness of the League's important work by practitioners in the field.

In addition to tax credit advocacy, the League's public policy staff continued work on additional issues, including: monitoring state agency budgets that support preservation programming; tracking state and federal legislative priorities; securing increased federal funding for the New York State Preservation Office and securing improvements to the federal rehabilitation tax credit program. In 2009, sixteen members of the New York State Congressional delegation co-sponsored legislation to make the federal tax credits more effective for small projects and affordable housing development. Support for the League's Public Policy Program is provided in part by the Lionel Goldfrank III Fund for Public Policy.



WinnDevelopment of Boston rehabilitated 18 long-troubled rowhouses on Knox Street in Albany. The \$12.5 million project was paid for with funds from the city's Community Development Agency, low-income tax credits from the Division of Housing and Community Renewal, and tax credits from the state Office of Parks, Recreation and Historic Preservation. The light-colored rowhouse in the middle was privately held, and the homeowner, inspired by the work going on around him, restored his home with the assistance of New York State Historic Preservation Tax Credits.

Raising the visibility of local preservation challenges

## Seven to Save Endangered Properties Program

To support the international celebration of the Quadricentennial of the voyages of discovery of Samuel de Champlain and Henry Hudson, the Preservation League linked its 2009 Seven to Save list to Quadricentennial themes. The list featured places that illustrate the region's history of exploration, settlement, trade and cultural achievements. Seven places deemed at risk gained new attention and resources thanks to their Seven to Save designation.

South Street Seaport is New York City's oldest intact waterfront community. This neighborhood is the cradle of modern New York, where a settlement by the river grew into the commerce and financial capital of America. Visitors and residents can still vividly experience the city's early days by walking these venerable streets and visiting these historic buildings. The 2009 Seven to Save designation illustrates the need for careful stewardship of New York State's waterfront, especially within historic districts.

PHOTOGRAPHY COLLECTION, MIRIAM AND IRA D. WALLACH DIVISION OF ART, PRINTS AND PHOTOGRAPHS, THE NEW YORK PUBLIC LIBRARY, ASTOR, LENOX AND TILDEN FOUNDATIONS.

2009 also marked the 10th cycle of the Seven to Save program. The League celebrated by taking stock of its achievements.

As a result of Seven to Save visibility and intervention, 26 properties have been “saved” and dozens more have benefited from the League’s core programs including Public Policy and Legal Services. Only six designees have been lost despite valiant efforts of the League and many partners. Preserve New York grants have funded 20 projects which led to landmark designations and rehabilitation plans.

The Seven to Save program continues to mobilize community leaders and decision makers to take action when historic resources are threatened. With this designation the League provides invaluable technical and legal assistance, increased media coverage and public awareness, and counsels endangered properties to seek new funding sources.



## Magdalen Island

RED HOOK, IN TIVOLI BAYS, DUTCHESS COUNTY

**Period of Significance:**  
Late Archaic, 6,000-3,000 years ago, through post-contact period

**Threat:**  
Looting

Studies of Magdalen Island have shown that from the Late Archaic through the post-European contact period, the island has been used as a seasonal home by both Native Americans and Euro-Americans. The League convened a meeting with Hudson River Heritage and the NYS Department of Environmental Conservation to discuss how a stronger public-private partnership could safeguard this and other archeological sites in the Hudson River Valley, and supported tougher anti-looting laws enacted in 2009.

1



## Jan Van Hoesen House

CLAVERACK, COLUMBIA COUNTY

**Date of Construction:**  
early 18th century

**Threat:**  
Deterioration

Jan Van Hoesen, who built this house, was the grandson of Jan Franz Van Hoesen, the original patentee of the area in the 1660s. The farmstead, while encroached upon by the adjacent mobile home park, remains intact and undisturbed. The League worked with the Van Hoesen House Preservation Foundation throughout 2009 to raise awareness of this house, and led a members-only tour of this property and another Seven to Save site, the Plumb-Bronson House. League staff continues to advise on issues related to stewardship of this important property.

2



## Gunboat Spitfire

LAKE CHAMPLAIN, ESSEX AND CLINTON COUNTIES

**Date of Construction:**  
1776

**Threat:**  
Natural, including non-native aquatic species, and vandalism

This vessel was part of the American fleet that held the British at bay for a year and contributed to the American victory at Saratoga in 1777. Not only is the Spitfire the most significant underwater archeological site on the bottom of Lake Champlain; it illustrates the interconnected history of the Hudson and Champlain valleys. The League assisted the Lake Champlain Maritime Museum in its efforts to publicize the Spitfire’s significance and plight.

3



## Plumb-Bronson House

HUDSON, COLUMBIA COUNTY

**Date of Construction:**  
1811, 1838, 1849

**Threat:**  
Many years of unchecked deterioration

Samuel Plumb, owner and operator of a fleet of tow boats on the Hudson River, purchased this property and built this residence in 1811. In 1838 Dr. Oliver Bronson hired famed architect A. J. Davis to embellish the house, then brought him back in 1849 to reorient the house to the Hudson River. The League worked with Colleague group Historic Hudson by supporting funding requests and identifying a range of professionals to work on the house. Historic Hudson competed successfully for a \$9,000 Preserve New York grant toward an historic structure report for the house.

4



## Fort Montgomery

ROUSE’S POINT, CLINTON COUNTY

**Date of Construction:**  
1844-1872

**Threat:**  
Deterioration, need for stabilization

Situated on the border between the U.S. and Canada, Island Point is where Lake Champlain enters the Richelieu River. Fort Montgomery was built in the mid-19th century and seen as a crucial fortification by Civil War strategists. The League worked with site owners and others to publicize its importance, and in September the property was opened for one weekend and attracted over 2,000 visitors. The League continues to work with the owners and conservation groups on a use and protection strategy for this remarkable site.

5



## Burden Iron Works Museum

TROY, RENSSELAER COUNTY

**Date of Construction:**  
1881-1882

**Threat:**  
Deterioration

This building stands as an important reminder of the Hudson River’s industrial heritage. Robert Robertson designed the building as the offices of the Burden Iron Company, the first in the world to manufacture horseshoes by machine. The site is now operated as a museum of commerce and industry, as well as the offices of the Hudson Mohawk Industrial Gateway, the not-for-profit which owns the building. The League supported funding requests and participated in public programs to enhance the prospects of completing needed restoration.

6



## Historic South Street Seaport

NEW YORK CITY, NEW YORK COUNTY

**Date of Construction:**  
Tin Building, 1907 and New Market Building, 1939

**Threat:**  
Demolition, loss of context

The South Street Seaport and Fulton Market are historically linked to Robert Fulton and his ferry to Brooklyn. General Growth Properties had proposed out-of-scale new development, requiring demolition of the National Register-eligible New Market Building and the relocation of the Tin Building. While the initial development and demolition proposal is no longer in play, the Preservation League continues to work with local organizations in calling for more comprehensive planning to protect the South Street Seaport and other important waterfront areas from inappropriate development.

7

# Saved



**1**  
Near Westside Neighborhood Historic District in Elmira; Hamlin Park, Allentown and West Village in Buffalo; and Washington Place in Troy.

For nearly a decade the Preservation League's Public Policy staff worked with local and state leaders, advocates and the business community in a variety of ways aimed at securing state tax credits to spark increased residential and commercial property rehabilitation. Between 2003 and 2008, struggling historic neighborhoods facing disinvestment in Buffalo, Elmira, and Troy (pictured at left) served as exemplars for this public policy goal. Success came in July 2009 when Gov. Paterson signed into law enhanced and new state tax credit provisions, opening the door to new investment. The promise of rehabilitation benefits is great. For example, in Elmira's Near Westside Historic District, over 300 homes now qualify for the residential credit, up from just 50 prior to 2009. Securing the legislation and promoting tax credit use represents a "save" for many communities around the state.

**2**  
George Harvey Justice Building in Binghamton.

Designed in 1939 by local architect Walter Whitlock, this stately limestone office building was used for Broome County court purposes until 2000. By 2006 water damage and limited county resources had taken their toll and demolition was on the horizon. Broome County Executive Barbara Fiala saw a different possibility and with the support of the Colleague group Preservation Association of the Southern Tier and community members, a rehabilitation project was completed instead, utilizing \$14 million in the county's tobacco settlement funds. In October 2009 a rededication ceremony celebrated the building's reopening for county offices.

**3**  
Henry Varnum Poor House ("Crow House") in New City

Henry Varnum Poor, a painter and ceramic artist, built his house and studio in stages beginning in 1920 with additions in 1931 and 1949. He incorporated medieval, arts and crafts, and early modernist elements in his design. This unique house remains as Poor left it when he passed away in 1970, including furnishings, artwork, and many handcrafted elements. Advocates worked with officials in the neighboring Town of Ramapo with the goal of public acquisition of the site using Ramapo's ability to bond for land conservation and historic preservation. This acquisition commitment removed the threat of demolition by a private party. Following the Seven to Save listing, Ramapo received a \$496,000 grant from the NYS Environmental Protection Fund for acquisition and a \$10,000 Preserve New York grant from the Preservation League to begin a historic structure report.

## Income Statement

Year Ended December 31, 2009

### Support and Revenue

Corporate and Foundation Grants	\$188,282
Government Grants	278,762
Individual Contributions	166,488
Special Events	363,980
(less direct costs of fundraising events)	(75,502)
Investment Income / (loss)	139,027
Rental Income	6,000
<b>Total Support and Revenue</b>	<b>\$1,067,037</b>

### Expenses

Program Services	\$660,173
Development and Fundraising	238,509
Management and General	136,103
<b>Total Expenses</b>	<b>\$1,034,785</b>
<b>Excess of Expenses over Support and Revenue</b>	<b>\$32,252</b>

## Balance Sheet

December 31, 2009

### Current Assets

Cash and Cash Equivalents	\$2,210,417
Grants and Accounts Receivable	36,929
Contributions Receivable	61,095
Other Current Assets	1,476
<b>Total Current Assets</b>	<b>\$2,309,917</b>

Loans Receivable	490,000
Investments, Restricted	1,450,647
Property and Equipment, Net	149,726
<b>Total Assets</b>	<b>\$4,400,290</b>

### Current Liabilities

Accounts Payable and Accrued Expenses	\$76,497
Deferred Revenue	1,464,823
<b>Total Current Liabilities</b>	<b>\$1,541,320</b>

### Net Assets

Unrestricted	\$774,686
Unrestricted – Designated	633,637
Permanently Restricted	1,337,700
Temporarily Restricted	112,947
<b>Total Net Assets</b>	<b>2,858,970</b>
<b>Total Liabilities and Net Assets</b>	<b>\$4,400,290</b>

A complete copy of the 2009 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002.

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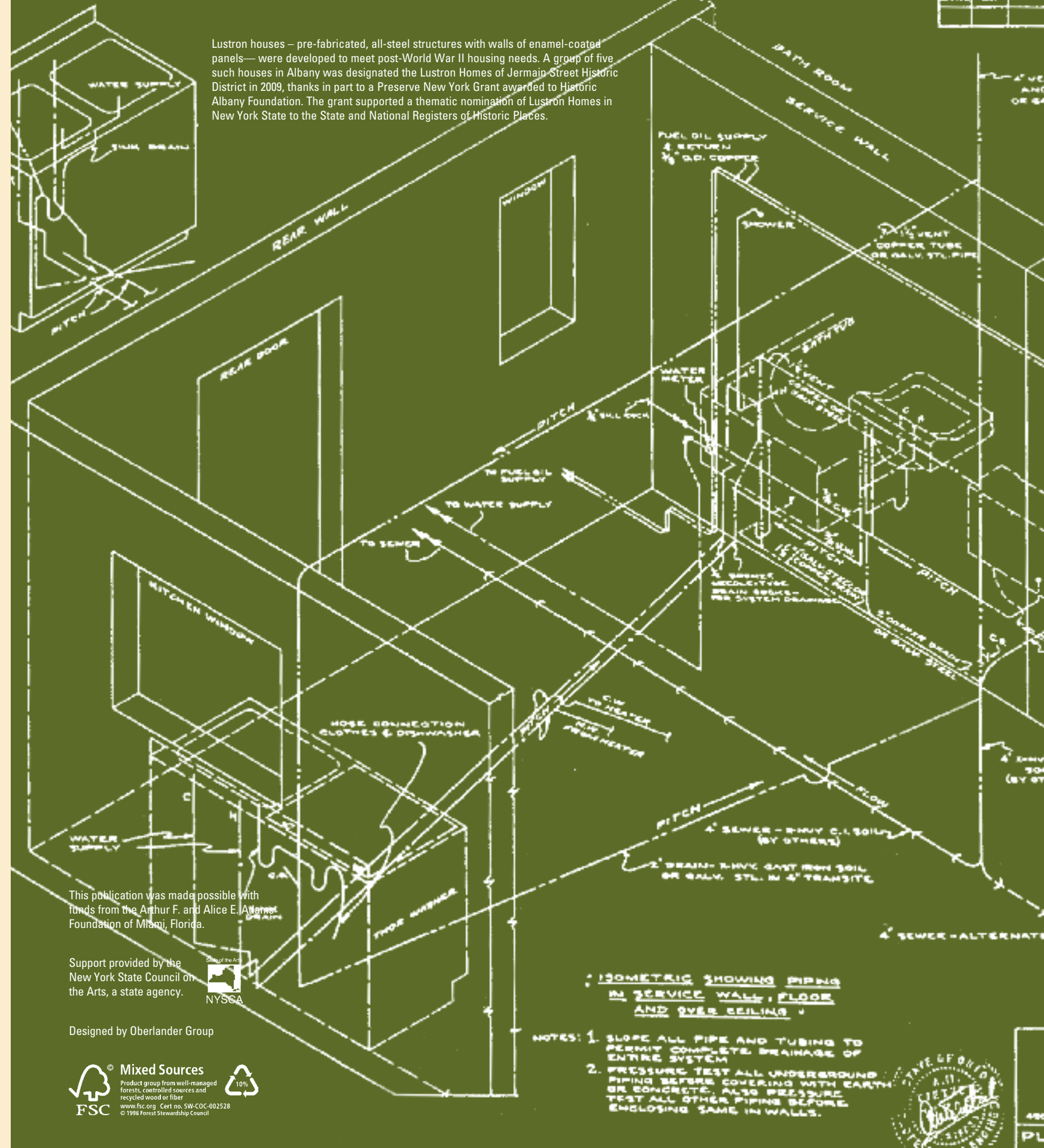
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Lustron houses – pre-fabricated, all-steel structures with walls of enamel-coated panels— were developed to meet post-World War II housing needs. A group of five such houses in Albany was designated the Lustron Homes of Jermain Street Historic District in 2009, thanks in part to a Preserve New York Grant awarded to Historic Albany Foundation. The grant supported a thematic nomination of Lustron Homes in New York State to the State and National Registers of Historic Places.

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