

SO OUR
PAST
HAS A
FUTURE



P R E S E R V A T I O N L E A G U E O F N E W Y O R K S T A T E

2013-2015

A N N U A L R E P O R T



The Preservation League of New York State invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of our historic buildings and landscapes. We lead advocacy, economic development, and education programs all across the state.



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LEFT: The Village of Canajoharie received a \$7,000 Preserve New York Grant in 2013 to support the cost of a Historic Resources Survey. This Erie Canal community is ripe for revitalization, with the recreational Canalway trail running through it, a largely intact downtown and surrounding residential neighborhoods.

League staff never misses an opportunity to share the story of our work with people from all walks of life. We received this email and photo from someone we met on a visit to New York.

IT HAS BEEN OVER A YEAR SINCE WE MET at the restaurant where I work. You were so very kind to talk to me about historic preservation and gave me a brochure from the Preservation League of New York State. When we met, my husband and I were in the process of buying an old row home in Ridgewood, NY. It was because of our conversation and the brochure that I did further research into our property and discovered we were eligible for the Historic Tax Credit program. Not only do we qualify, we were able to get the fees waived due to our income bracket.

After completing the first and second parts of the application we are approved and on our way to fixing our home up the way it was meant to be. This program is making it possible for us to do many great things to our new home to ensure the strength of the structure and the comfort of its inhabitants for many years to come. We're pretty sure it will be quite beautiful as well. We are so excited and grateful for this program and what it means for our family and eventually our friends who will rent the upstairs unit from us.

I wanted you to know that the Preservation League has made a huge impact in our lives and we are so grateful for our chance meeting. We never would have found this program on our own.

– Kristin Behrmann and Christopher Nelson





MESSAGE FROM THE CHAIRMAN



This past summer I had the good fortune to visit Great Camp Sagamore in the Adirondacks. This former retreat of the Vanderbilts is now a National Historic Landmark and is fully restored and open to the public. My visit gave me the opportunity to reflect on the changing nature of the Preservation League’s work over the last 40 years.

In 1975 the League was one year old. Syracuse University, then the owner of Camp Sagamore, was about to sell it to New York State. Because of the State’s “forever wild” clause in its constitution, this extraordinary complex of historic buildings was destined to be demolished. The League, ever scrappy and determined,

jumped in and over the next several years managed to save the complex, get it into good hands and ensure its future forever. That involved creating one of the first preservation easements in the state and getting an amendment to the State’s constitution passed by 63% of the electorate. This was a remarkable accomplishment and put the League on the map as a force to be reckoned with.

It was also, however, an enormous amount of time and energy spent on just one property, albeit one of national significance. We certainly still take on fights to save important individual buildings. Buffalo’s Central Terminal, the TWA terminal at JFK and the A. Conger Goodyear House on Long Island come to mind. But we now know that we also need to be more strategic with our staff and resources.

We focus on making change by thinking more broadly about how we do business. You’ll see us now use our full tool box to address broader issues that have an impact on many different buildings, not just one. We work to make sure that all of our

programs and services move our wider agendas forward.

Our recent work revitalizing historic industrial buildings, described in this Annual Report, is an excellent example of this strategy. As is our ongoing work in ensuring the future of the Federal Rehabilitation Tax Credit which has a direct impact on tens of thousands of historic properties across the State. Or think of our current efforts to minimize the damage caused by above ground high tension electrical transmission lines on historic communities and landscapes in Central New York and the Hudson River Valley.

We have a history of being flexible and creative with our work to meet evolving trends, and we will continue that work ethic for the next 40 years.

Anne H. Van Ingen



MESSAGE FROM THE PRESIDENT

Earlier this year a study by Smart Growth America found that in order to attract and retain the best talent, more companies in the United States were moving back to urban areas that provide the interesting and unique places where young professionals want to live and work. These are most often the historic cores of our cities that are home to the restaurants, cafés, cultural institutions, entertainment, nightlife, and easy access to public transportation that are most desired by talented young professionals.

In fact, many employers said they looked to relocate to renovated warehouses or other unique and inspired architecture that dovetailed with their employees' desire for similar neighborhood qualities.

Fortunately for us, New York State has a wealth of historic buildings, many of them eligible for rehabilitation tax credits, that are just waiting to be reused.

This is particularly true of our historic but vacant industrial buildings. They reflect a proud history when equipment was built, carpets were woven, stoves were assembled, and manufactured goods were sold or shipped. Now they are helping to fuel our renaissance.

Through our Industrial Heritage Reuse Project, the League is jumpstarting revitalization of these places by providing expert assessments and studies that guide their reuse. We are working directly with building owners and municipal officials to give them the information



they need to make the right choices to be successful.

Our vacant buildings should be seen as assets, not liabilities. They are local resources that can help us build the places that attract the young professionals we need in our communities. With your support, we can work together to see that they do.

Jay DiLorenzo

PICTURED ABOVE (left-right): Excellence in Preservation Awards help the League celebrate best practices across the state. Some recent winners include: East 180th Street Station, Bronx, Paul Warchol Photographer; Lafayette Lofts, Buffalo, KC Kratt Photography; Hotel @ Lafayette, Buffalo, Photo by James Cavanaugh; Pier A, New York, Edward Hueber / archphoto; Williamsburgh Savings Bank, Brooklyn, Durston Saylor; Albany Housing Authority, Albany.



INDUSTRIAL EVOLUTION

The League's Industrial Heritage Reuse Project

What do you do with 691,000 square feet of underperforming space in upstate New York? You find new uses for it.

In July, 2014, the Preservation League launched a demonstration project designed to breathe new life into upstate New York's vacant and underutilized industrial buildings.

The League worked with Troy Architectural Program (TAP) to create development and rehabilitation plans for selected buildings, to illustrate the potential of the sites and to celebrate their host communities' history. The project was supported by the J.M. Kaplan Fund with additional assistance from the Erie Canalway National Heritage Corridor.

The Industrial Heritage Reuse Project provided building owners with: a schematic reuse plan; code evaluation; cost estimate; list of funding assistance; and outline of approvals required.

The report included a discussion of proposed use, possible alternatives, budget, code issues, approval processes, scope of services, and time constraints.

Project findings were made available to building owners and the general public through a final report and a regional symposium in December, 2014, underwritten in part by National Grid. This was the first project of its kind in New York State to promote historic industrial building redevelopment through condition survey and code analysis.

New York State has a remarkable variety of buildings that currently stand as symbols of the decline of upstate industry. The League is delighted that the Industrial Heritage Reuse Project is helping to return these buildings to productive use, provide a model for other communities across the state, and encourage municipalities to embrace and promote their industrial heritage.



FRONT COVER:
The Sanford Clock Tower Building 1922
37 Prospect Street, Amsterdam

OPPOSITE PAGE:
Mooradian's Building 1899
(Wilbur Campbell Stephens Company Factory)
599 River Street, Troy

THIS PAGE (from left):
Lindy's Hardware 1840
(Empire Stove Works)
285 2nd Street, Troy

Grossman's Bargain Outlet 19th Century
(Freight Building)
1410 Erie Boulevard, Schenectady


Rodger's Liquor Building 1886
(International Harvester Company)
960 Broadway, Albany



The Industrial Heritage Reuse Project “helped identify potential building code conflicts inherent in adaptive reuse of factory buildings from this era, and helped us overcome these potential conflicts early on ... TAP helped develop a performance-based code analysis that was accepted by the City of Troy. In essence, TAP helped align the desire to preserve an important, historic building with the city’s code parameters, allowing for future development and occupancy of the building.”

– *The Community Builders*



	MOORADIAN'S BUILDING 599 River Street, Troy	84,000sf	Industrial Heritage Reuse Project
		1899	
Purchased in August, 2014 by The Community Builders. Currently undergoing rehabilitation with NYS and Federal Rehabilitation Tax Credits.		BUILT AS THE WILBUR, CAMPBELL, STEPHENS COMPANY FACTORY IN 1899 , this brick masonry building has rows of round arched windows and a pronounced metal cornice. Arched windows with raised archivolts are employed for the third and fifth floors of the east (main) façade. In the second half of the 20th century, the building housed the Mooradian's Furniture Store.	

All Industrial Heritage photos by Gary Gold, including cover.



SIGNATURE GRANT PROGRAMS

Committed to caring for New York's heritage

Since its founding in 1974, the Preservation League has built a reputation for action and effectiveness. Our goal has been to preserve historic buildings, districts and landscapes in order to build a better New York, one community at a time.

Through the Preserve New York, Technical Assistance, and Donald Stephen Gratz Preservation Services Fund grant programs, the League has strategically invested in the rehabilitation of historic places, leveraged significant additional resources, and protected properties at the local, state and national levels through landmark designations. In addition to these tangible results, grant recipients often speak of the legitimacy that grant awards offer local preservation efforts. Whether the funds are early investments or support for a project that's already underway, Preservation League grants are an important catalyst to realizing community preservation goals.

PRESERVE NEW YORK:

A partnership program with the New York State Council on the Arts.

PRESERVE NEW YORK HAS
LEVERAGED CLOSE TO

\$21 MILLION



IN ADDITIONAL PROJECT
SUPPORT AND OVER

\$750,000

IN DONATED LABOR,
SERVICES
AND MATERIALS.

SINCE THE PROGRAM BEGAN IN 1993 IT HAS
AWARDED OVER \$1.9 MILLION TO 307 PROJECTS
STATEWIDE.

2013

100,000 -to- **13** -in- **9**
DOLLARS PROJECTS COUNTIES

- Grants leveraged \$235,808 in other funding
- 2,401 properties made eligible for NYS and Federal Rehabilitation Tax Credits

2014

91,500 -to- **14** -in- **12**
DOLLARS PROJECTS COUNTIES

- Grants leveraged \$134,411 in other funding
- 496 properties made eligible for NYS and Federal Rehabilitation Tax Credits
- 2,490 properties surveyed for potential National Register eligibility and use of the NYS and Federal Rehabilitation Tax Credits

PRESERVE NEW YORK – 2013

Historic Albany Foundation
Albany County

Old First Ward Community
Association, Buffalo
Erie County

Preservation Buffalo Niagara
Erie County

Historic Districts Council, New York City
Kings County

1816 Farmington Quaker Meetinghouse
Ontario County

Landmark Society of Western
New York, Rochester
Monroe County

Village of Canajoharie
Montgomery County

Mohawk Valley Collective, Fort Plain
Montgomery County

City of Lockport, Lockport
Niagara County

Geneva Business Improvement District
Ontario County

Vale Cemetery Preservation, Inc.
Schenectady County

Beaverkill Neighbors Association
Sullivan County

Bethel Woods Center for the Arts
Sullivan County

PRESERVE NEW YORK – 2014

Westerlo Public Library
Albany County

Chautauqua County Historical Society,
Westfield
Chautauqua County

Town of Livingston
Columbia County

Village of Springville
Erie County

Fort Ticonderoga Association
Essex County

Town of Westport
Essex County

LeRoy Business Council, Village of LeRoy
Genesee County

Town of Lexington
Greene County

Village of Fultonville
Montgomery County

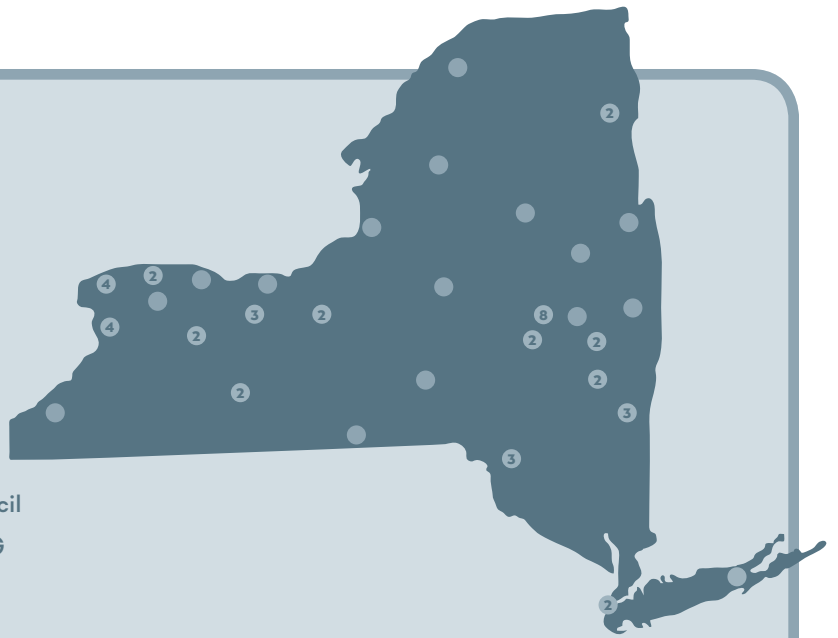
Village of St. Johnsville
Montgomery County

Village of Holley
Orleans County

Town of Russell
St. Lawrence County

Town of Campbell
Steuben County

Town of Delaware, Hamlet of Callicoon
Sullivan County

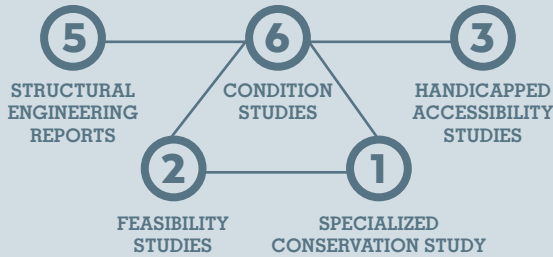


TAG PROGRAM:

The Technical Assistance Grant Program (TAG), a partnership program with the New York State Council on the Arts, began in 2012. From 2012 to 2014, TAG has funded 46 projects totaling \$124,039 in awards.

2013

17 GRANTS
-awarded in -
14 COUNTIES
-totaling -
\$45,103 AWARDED



2014

16 GRANTS
-awarded in -
14 COUNTIES
-totaling -
\$45,103 AWARDED



TAG - 2013

- Auburn Schine Theater
Cayuga County
- Osceola Public Library
Osceola Historical Society, Lewis County
- Friends of Fort Plain
Montgomery County
- Mohawk Valley Collective
Canajoharie, Montgomery County
- Montgomery County Historical Society
Fort Johnson, Montgomery County
- Lilac Preservation Project
New York County
- Niagara Heritage for Hope and Service
Niagara Falls, Niagara County
- Tonawandas' Council on the Arts
North Tonawanda, Niagara County

- Munson Williams Proctor Arts Institute
Utica, Oneida County
- Victor Historical Society
Victor, Ontario County
- Cobblestone Society
Albion, Orleans County
- Universal Preservation Hall
Saratoga Springs, Saratoga County
- Maple Museum
Jefferson, Schoharie County
- Save the Lyon Commission
Bath, Steuben County
- Eastville Community Historical Society
Sag Harbor, Suffolk County
- Berkshire Free Library Association
Berkshire, Tioga County
- Whitehall Skene Manor Preservation, Inc.
Whitehall, Washington County

TAG - 2014

- Village of Aurora
Aurora, Cayuga County
- Earlville Opera House
Chenango County
- Columbia County Historical Society
Kinderhook, Columbia County
- Shaker Museum | Mount Lebanon
Mount Lebanon, Columbia County
- Buffalo Religious Arts Center
Buffalo, Erie County
- Fort Ticonderoga Association
Ticonderoga, Essex County
- Athens Cultural Arts Center
Greene County
- Sagamore Institute of the Adirondacks
Raquette Lake, Hamilton County

- Town of Portage
Portage, Livingston County
- Livingston County Historical Society
Geneseo, Livingston County
- Palatine Settlement Society
St. Johnsville, Montgomery County
- Niagara County Historical Society
Lockport, Niagara County
- H. Lee White Marine Museum
Oswego County
- Arts Center of the Capital Region
Troy, Rensselaer County
- Town of Blenheim
Schoharie County
- Sodus Bay Historical Society
Sodus Point, Wayne County



PUBLIC POLICY

Advancing incentives for preservation



The protection of New York’s historic places is a proven form of community and economic development. Studies have shown that historic preservation generates more jobs, more tourism, more affordable housing and more downtown investment than new construction. The Preservation League continues to work with state and local policy makers to protect the historic character of New York’s historic buildings, districts and landscapes, and to advance incentives for preservation.

STATE AND FEDERAL ADVOCACY

The Preservation League has been working hard to:

- ▶ Protect and enhance the federal Rehabilitation Tax Credit program in the face of calls for elimination by Congressional tax reform advocates;
- ▶ Secure sufficient federal funding for the operations of the New York State Historic Preservation Office;
- ▶ Secure state funding to meet the staffing, programmatic, and capital needs of the Office of Parks, Recreation, and Historic Preservation (OPRHP), which oversees New York State Parks and Historic Sites; and
- ▶ Support full funding of the NYS Environmental Protection Fund (EPF), the source of funding for the OPRHP’s Historic Preservation Grants Fund and other important environmental programs.

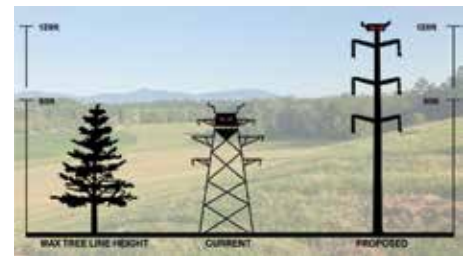
PROTECTING NEW YORK’S HISTORIC LANDSCAPES

POWERLINES - On Earth Day, 4/22/15, the League and other members of the Hudson Valley Smart Energy Coalition (HVSEC) filed public comments with the NYS Public Service Commission (PSC) on proposals for A/C transmission lines. The League has been deeply involved in the permitting review of New York’s largest electric transmission siting proposal in more than a decade. Along with the HVSEC, the League is concerned about these proposals’ aesthetic and economic impacts on historic communities, landscapes and working farmland.

PALISADES – In April, 2014, the Preservation League was one of eleven

groups that jointly filed a “friend of the court” brief in New Jersey Appellate Court against LG Electronics’ plans to erect a 143-foot tower less than 60 yards from Palisades Interstate Park. In June, 2015, consensus was reached on a new design that will create a world-class, sustainably-designed building to the benefit of LG, the town of Englewood Cliffs and the state of New Jersey, while protecting the iconic vistas and integrity of the Palisades Park, a National Natural and Historic Landmark.

HYDROFRACKING – When it comes to the proposed industrialization of New York State’s rural landscape, the League takes a strong stand for the protection of New York’s historic and cultural assets. In 2012, the League listed the resources in the Marcellus and Utica Shale regions on our Seven to Save list of endangered places due to the threat of high-volume hydrofracking. For more than two years, the League has worked with local activists, delivered public testimony, and provided extensive comments in response to the NYS Department of Environmental Conservation (DEC) draft environmental impact study of the practice. In June, the DEC determined that New York State is no place for high-volume hydrofracking and all future uses of the practice will be banned.



TAX CREDIT UPDATES

The League’s policy work has been successful in shaping a state preservation incentive program that is delivering exactly as intended for both owners of historic homes and commercial properties.

2014

Gov. Cuomo extends NYS Rehabilitation Tax Credits through 2019 and makes commercial credit refundable starting in 2015.

Historic Homeowner Tax Credit

- ▶ Being used in 50 of New York’s 62 counties
- ▶ \$49 million in credits approved
- ▶ Buffalo, Albany, Rochester lead the way in use – five boroughs of NYC on the rise

Federal Tax Credit

- ▶ Spurred more than \$2.7 billion in rehab in past decade
- ▶ \$200 million in development projects approved for tax credit use in Q1 2015
- ▶ More than \$1 billion in rehab investment in the pipeline

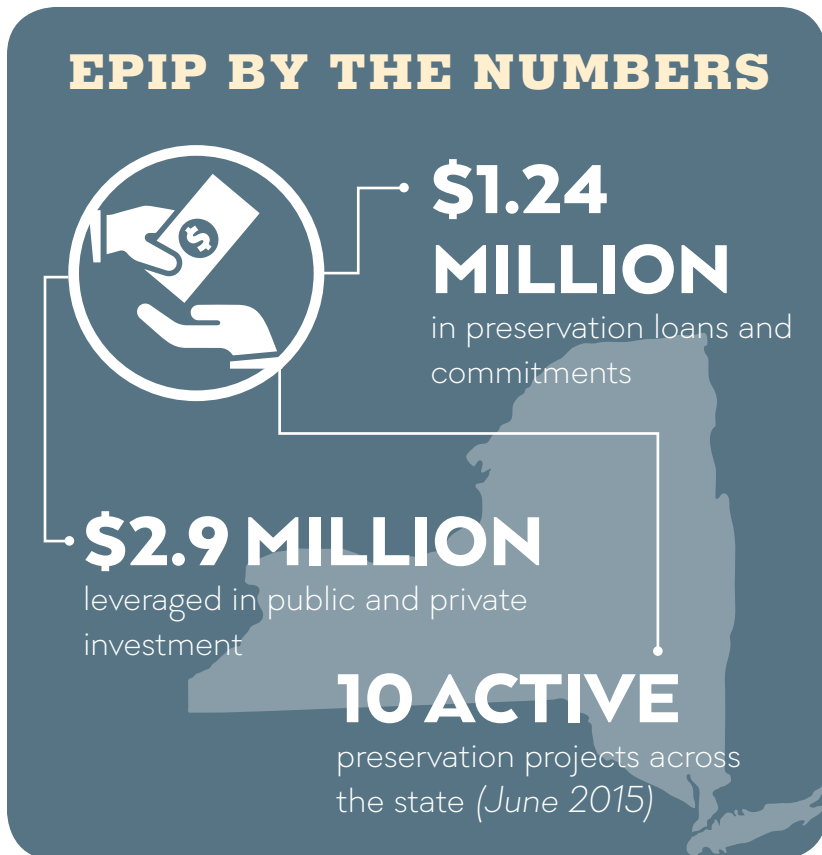
ENDANGERED PROPERTIES INTERVENTION PROGRAM

Revolving loans for historic preservation

An 1816 meetinghouse that once echoed with debates over freedom and equality for women, Seneca Indians, and African Americans. A reminder of Dutchess County's agricultural history. The headquarters of an organization with a long history of community outreach and philanthropy. The enduring - yet endangered - architecture of the Shakers. These are just a few of the preservation efforts that have been supported by loans from the League's Endangered Properties Intervention Program.

The Endangered Properties Intervention Program, or EPIP, helps individuals, not-for-profit organizations, companies and municipalities return endangered historic properties to active use. Established in 2007, EPIP makes it possible for the preservation community to take direct action when an important historic resource is threatened with disinvestment, neglect or demolition.

EPIP provides loan funds to those working to acquire, stabilize and restore historic properties. To date, the program has focused on making loans, but EPIP also allows the League to accept donations of property and contract to buy or sell a property.



An EPIP loan helped to support the cost of repairs to the 1829 Stone Barn at The Shaker Museum | Mount Lebanon. Photo courtesy Peter Smith, Daniel E. Lanoue, Inc.

EPIP FAST FACTS

Maximum loan is \$200,000.

In some circumstances, the loan can be structured as a revolving line of credit to permit more work to be accomplished.

Interest rate varies by project, but is typically around 4%.

Loan fee of \$250 is due at closing. Borrower pays legal costs for closing.

Loans typically pay interest only during the term of the loan.

The term of the loan is up to 3 years.

Collateral varies by project but prior loans have been secured by assignments of grants or other identified funding sources (tax credits, fundraising pledges etc.); mortgages on real estate; cash; business assets and/or personal guarantees.

Property must be historically significant and located in New York State.

Work proposed must conform to the Secretary of the Interior's Standards for Historic Preservation.

The EPIP program is both focused and flexible. Despite its focus – the preservation of historic structures – the program remains flexible and each loan is structured according to the needs of the applicant.

RECENT LOANS

- Shaker Museum & Library, Mount Lebanon - Brethren's Workshop; \$135,000
- Shaker Heritage Society, Colonie - Dairy Barn restoration; \$200,000
- Bent's Opera House, Medina - Façade and Structural work; \$100,000
- Oliver Bronson House, Hudson - Supporting ongoing rehabilitation; \$75,000
- Unity Hall, Fort Plain - Repair of flood damage; \$150,000



EXCELLENCE IN HISTORIC PRESERVATION

Honoring achievements in sustaining our legacy



“The best aspect of the Preservation Awards is the breadth of accomplishment they represent. Preservation often emphasizes the same decorative aesthetic, extolling style instead of concentrating on reuse as key to preservation of the rich diversity enjoyed in New York State’s architectural heritage. This year the League has given us a wondrously diverse salute to the idea that a wide range of new activities is essential to saving the past.”

*Hugh Hardy, FAIA, Founding Partner
H3 Hardy Collaboration Architecture*

A crumbling factory that is now a focal point of neighborhood revitalization. A private residence that suffered years of neglect before being restored by descendants of its original owner. A community meeting space that has been restored with an eye toward sustainability in a changing coastal environment. These are just a few of the Award-winning projects honored by the Preservation League in recent years.

Preservation and reuse of historic buildings is fundamental to the economic revitalization of New York’s cities, towns, and villages. The restoration of neighborhoods, Main Streets, and underutilized buildings continues to create jobs, provide housing, promote tourism, stimulate private investment, and conserve energy, resources, and open space.

The League’s annual Awards program highlights projects that are examples of best practices in historic preservation. The League especially encourages nominations that may serve as case studies for incorporating energy efficiency, adaptive reuse, or New York’s Rehabilitation Tax Credit program.

The Preservation League awards program is supported by a generous grant from the Arthur F. and Alice E. Adams Foundation.

2015 AWARDS

Project Excellence

- Daniel Conkling House, Rensselaerville
- Lafayette Lofts, Buffalo
- The Tishman Building, Buffalo
- DePaul Carriage Factory Apartments, Rochester
- El Barrio’s Artspace PS 109, New York
- Pier A Restoration and Adaptive Reuse, New York
- Remington Lofts on the Canal, North Tonawanda
- Rye Meeting House: Sustainable Preservation, Ecology and Conservation, Rye

2014 AWARDS

Project Excellence

- Altamont Free Library Train Station Renovation, Altamont
- Academy Lofts, Albany
- Williamsburgh Savings Bank, Brooklyn
- Holy Rosary Apartments, Rochester
- New York City Hall Renovation, New York
- Donald Judd Home & Studio, New York
- Warburton Lofts at Philipse Manor Hall Historic District, Yonkers

Organizational Excellence

- St. Mark’s Historic Landmark Fund, New York

2013 AWARDS

Project Excellence

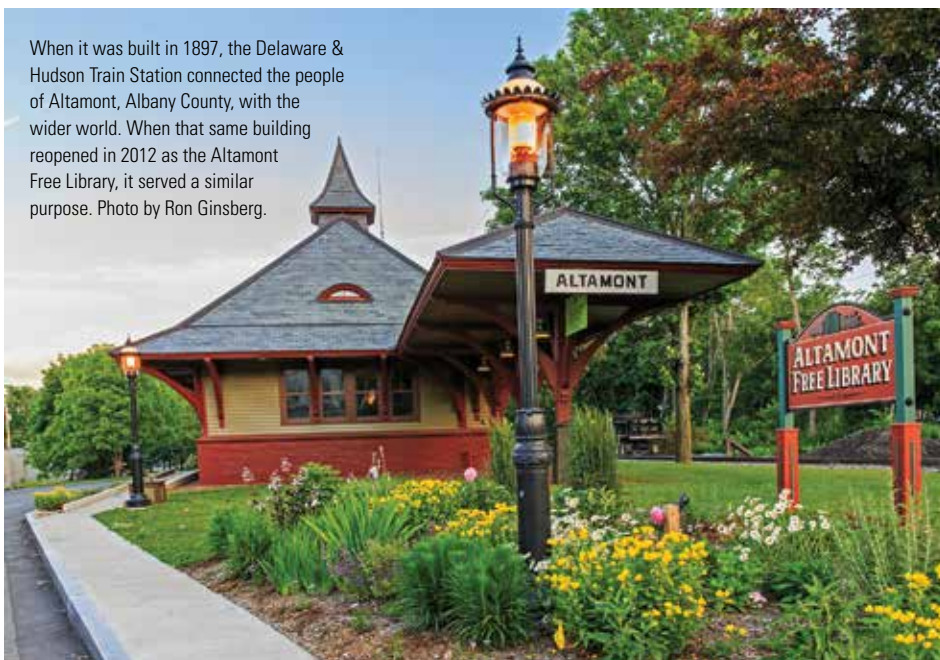
- New York State Capitol: Restoration of Laylights and Skylights, Albany
- East 180th Street Station, Bronx
- Keramos Hall, Brooklyn
- Hotel @ The Lafayette, Buffalo
- The TAUNY Center, Canton
- The Central Trust Building, Rochester

Organizational Excellence

- The Albany Housing Authority

Publication or Media Excellence

- The Buffalo News*: Stanford Lipsey, Publisher Emeritus and Dawn Marie Bracely, Editorial Writer



When it was built in 1897, the Delaware & Hudson Train Station connected the people of Altamont, Albany County, with the wider world. When that same building reopened in 2012 as the Altamont Free Library, it served a similar purpose. Photo by Ron Ginsberg.

SEVEN TO SAVE 2014-2015

Raising the visibility of local preservation challenges

Sometimes, even our communities' most important buildings face uncertain futures. And unfortunately, once a building is lost, no amount of regret will bring it back.

Since 1999, the League has drawn statewide attention to New York's most important and at-risk historic places through our Seven to Save list. Working with local stakeholders, the League has helped to avert demolition, develop plans for reuse, secure landmark designation, and foster greater public awareness of the value of New York's unique and irreplaceable historic resources.

Maxwell Place Fire Station/Fire Station #4 *Elmira, Chemung County*

This handsome brick building served as a neighborhood fire station from 1897 to 1986. Designed in the Flemish Renaissance Revival style by the prominent regional firm Pierce and Bickford Architects, it was listed in the National Register of Historic Places in 1988.

The Preservation League has helped position the Maxwell Fire Station as an investment opportunity and identify funding sources for a reuse that serves the needs of the 4th District and the city.

Old Stone Barracks *Plattsburgh, Clinton County*

The Old Stone Barracks, built in 1838, is the oldest remaining building at the former Plattsburgh Air Force Base. Listed on the National Register of Historic Places, it represents the importance of the military presence in New York's North Country between 1812 and 1995. The building has massive stone walls, heavy timber framing, and a two story porch with a full-length colonnade on the north façade.

The Preservation League was there in November 2014 when Friends of the Old Stone Barracks announced that the Valcour Brewing Company had purchased the building. The Friends of the Old Stone Barracks will develop an interpretive trail adjacent to the building.

Cultural Resources of Columbia County *Ghent, Columbia County*

In 2012, NYS Electric and Gas (NYSEG) proposed an 11.1 mile, 115 kv high voltage power line through the town of Ghent, in north-central Columbia County. The proposed power line would have crossed agricultural land, run through family farms and land under conservation easement, along the Omi International Arts

Center's sculpture fields, and through a community rich with historic homes.

The League has been working with Protect Ghent, a not-for-profit organization founded by concerned citizens and the Hudson Valley Smart Energy Coalition to support less invasive and lower-voltage transmission alternatives.

Genesee Valley Park's **Olmsted Pedestrian Bridges** *Rochester, Monroe County*

Three handsome concrete pedestrian bridges in Rochester's Genesee Valley Park were built in 1916 and 1919 and designed by the influential Olmsted Brothers firm. They link regional and statewide trails including the Erie Canalway and are functional and historic assets. Limited funding, deferred maintenance, and uncertainty about rehabilitation responsibilities have put these bridges at risk.

The League has been working with the Landmark Society of Western New York to highlight the need for bridge rehabilitation rather than replacement and seek strategies for achieving short- and long-term stewardship goals to ensure their continued use for the next 100 years.

Old Albany Post Road *Philipstown, Putnam County*

The Old Albany Post Road, a thoroughfare during the Revolutionary War, has landscape features remaining from that era and is listed on the National Register of Historic Places. The Old Road Society was founded to protect the surviving dirt road component of the Old Albany Post Road, along with the other remaining historic dirt roads in and around Philipstown.

Following extensive flooding in spring of 2007, a section of the dirt road was reengineered and paved, and the modern section is now eroding

other sections of the road due to poor drainage. The Preservation League is working with the Old Road Society to support the maintenance and preservation of the historic Old Albany Post Road.

Bethel Christian Avenue Historic District *Setauket, Suffolk County*

Locally designated by the Town of Brookhaven, this is a historic Native American and African American community threatened by outside development pressure. The community began with the Bethel AME Church, Cemetery and congregation, who built on unusually large lots and whose shared community gardens provided year-round food for families. The neighborhood retains its rural character, but faces increasing development pressure.

The Higher Ground Inter-Cultural and Heritage Association has been working to recognize, celebrate, and protect the historic African-American communities that remain on Long Island. A 2015 Preserve New York Grant from the League will support the cost of a cultural resource survey of the community.

Federal Rehabilitation Tax Credit *Statewide*

One of the most powerful tools in the preservation tool box, the federal Historic Rehabilitation Tax Credit is at risk of elimination as part of an effort to cut federal spending. New York State needs this economic development and job creation incentive. Losing it would threaten more than \$1.2 billion in historic property redevelopment projects pending statewide.

Without Federal and State Historic Tax Credits, the numbers don't add up on many rehabilitation projects. The League has made the protection and expansion of this essential economic and community redevelopment tool a statewide priority for our public policy program advocacy.



Three handsome concrete arch bridges in Rochester's Genesee Valley Park, built in 1916 and 1919 and designed by the influential Olmsted Brothers firm, were named to the Seven to Save list in 2014. Photo by Jennifer McCabe.



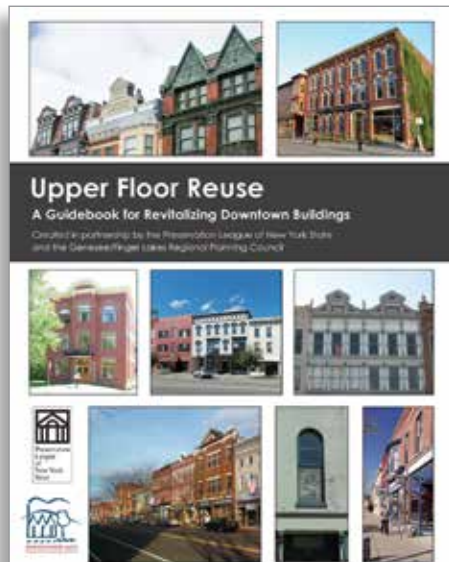
TECHNICAL SERVICES

Strengthening communities across the state

The first experience many individuals and organizations have with the League is through the Technical Services Program. This program offers a wide range of services, including the identification of sources of grant support, guidance for effective advocacy, assistance with listing properties on the State and National Registers of Historic Places, and expert advice on community revitalization strategies.

UPPER FLOORS GUIDEBOOK

After two years of planning, writing, and coordinating, the Preservation League and Genesee/Finger Lakes Regional Planning Council completed *Upper Floor Reuse: A Guidebook for Revitalizing Downtown Buildings* in early 2015. This project



was inspired by the League's popular workshops, *Enhancing Main Street: Making Upper Floors Work Again*, offered across New York State since 2004.

The project was developed for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund. The book is available for download from the League's website at www.preservenys.org/upper-floors.html.

CHAUTAUQUA

The Preservation League has been engaged since 2012 in an effort to promote the rehabilitation of the historic Amphitheater at the Chautauqua Institution. The Amphitheater, better known as the Amp, is threatened by a plan to demolish the existing structure and replace it with an updated facility reminiscent of the historic building.

Dating to 1893, and a contributing building within the Chautauqua National Historic Landmark District, the Amp has hosted many distinguished speakers and performers.

In a letter to the editor of the *Buffalo News*, published on November 26, 2014, the League wrote that the "demolition of the roof and ceiling would irrevocably damage the building's historic integrity," and that "as a contributing building within a National Historic Landmark District, any work on the building should be guided by the Secretary of the Interior's Standards for Rehabilitation."

In January, 2015, the League joined the National Trust for Historic Preservation naming the historic Amphitheater at the Chautauqua Institution a National Treasure. From April to August 2015, we served on the Chautauqua Amphitheater Design Panel, where, along with our colleagues from the New York State

Office of Parks, Recreation, and Historic Preservation, Preservation Buffalo Niagara, and others, we advanced new design strategies for the building that would protect its rich history.

MODEL LAW

In 2014, The New York State Historic Preservation Office and New York State Department of State, in partnership with the Preservation League of New York State, released an updated model local preservation law to help municipalities preserve historic resources in their communities. The model law is available on the agency's website at www.nysparks.com. The League worked with the State Historic Preservation Office in the late 1980s to develop the state's first model local historic preservation law.

In more than 250 communities across New York State, a local historic preservation law serves as the backbone of historic resource protection. The revised and expanded Model Preservation Law will allow municipalities to update their existing laws, and encourage new communities to evaluate and implement historic resource protection.

The League has also developed a "Supplemental Guide to the Model Law" - a how-to guide for communities looking to adopt preservation ordinances. The



Supplemental Guide is on the League’s website at www.preservenys.org.

WORKSHOPS

In 2013 and 2014, the Preservation League held over a dozen tax credit workshops throughout the state, from Buffalo to Newburgh. Working in collaboration with the NYS Historic Preservation Office and local partners, these workshops reached over 750 historic property owners, municipal officials and staff, architects, and developers.

The League also organized and presented a session on upper floor reuse at the 2013 and 2014 Genesee/Finger Lakes Regional Planning Council’s annual conferences.

PRESERVATION COLLEAGUES

The inaugural collaborative NYS Preservation Conference “Fill in the Blank: Defining Preservation,” was held in Rochester in April, 2014. The Preservation League partnered with the Landmark Society of Western New York and Preservation Buffalo Niagara to broaden the reach of what had previously been a regional event.

The program began with a Preservation Colleagues meeting at the historic Christ Episcopal Church on East Avenue in

Rochester. The meeting featured best practices and innovations in work-force training, community education, and organizational visibility. The session “Next Act for Opera Houses” featured success stories and ongoing efforts at opera house revitalization in Earlville, Fredonia, and Medina. Bent’s Opera House in Medina was on the League’s 2012-13 Seven to Save list of endangered places.

The Preservation Colleagues met at Peebles Island State Park in Cohoes (Albany

In January, 2015, the League participated in an announcement in Buffalo by the National Trust for Historic Preservation naming the historic Amphitheater at the Chautauqua Institution a National Treasure. League President Jay DiLorenzo with Stephanie Meeks, President, National Trust for Historic Preservation; Peter Flynn, Co-Chair, Preservation Buffalo Niagara; and Brian Berg, a Chautauquan representing Save the Amp.

County) in March, 2015 for presentations and a roundtable discussion with the NYS Historic Preservation Office.

The Preservation League also co-sponsored the 2015 NYS Preservation Conference, along with the Landmark Society of Western New York, Preservation Buffalo Niagara, and the NYS Historic Preservation Office. The 2015 conference was held in Geneva in April and the League presented on the Industrial Heritage Reuse Project.



Preservation Colleagues from across New York State met at Peebles Island State Park in Cohoes in March, 2015.



SPECIAL EVENTS

We are all subject to the influences of the past whether through our daily lives, our friends or family, our neighborhood. The League's programs are designed to promote that connection. The organization has been a catalyst for preservation for more than 40 years and it has spurred important changes in New York's preservation community at the local, state and federal levels. With the generous support of our Trustees and Trustees Council, Excelsior Society and Professional Giving Circle and all of our membership, the League's fundraising efforts are able to complement these connections and support our extraordinary programs and wonderful staff.

The League's Pillar of New York Awards, Excelsior Society tours, Stradivari concerts and Excellence in Historic Preservation

Awards are all intended to bring a spotlight to the individuals and organizations as well as the regions and communities of unrivaled cultural significance found all across New York State.

In the past two years our Excelsior Society has hosted three tours highlighting regions of the state with extraordinarily diverse architecture and spectacular natural landscapes including the Hudson River Valley, the Northern Catskills and most recently the East End of Long Island. In partnership with the Stradivari Society the League hosts concerts in New York City landmarks. The United Nations and Rainbow Room have hosted recent Pillar of New Awards galas and historic Grasmere Farm in Rhinebeck was the perfect location for our spring fundraising celebration.

Some may consider historic preservation as a single issue. But at the League, we like to think of preservation as an organizing principal around which we can address larger issues of our state. People who might not agree on much else may agree on saving an historic library or a Quaker meetinghouse. In the process, they may discover that they have much more in common. Saving historic buildings helps us discover wonderful things about ourselves and our ability to shape the community around us. In that sense preservation can be seen as a symbol of our ability to work together to shape a liveable future.

History and great architecture – both old and new – is all around us. Come explore New York State with the Preservation League. We are here to advocate, educate, open eyes, celebrate – and recognize all of you who make our work possible.

PILLAR OF NEW YORK AWARDS | RHINEBECK MAY 2015

Historic Grasmere Farm could not have been a more perfect setting at which to celebrate our Rhinebeck Pillar of New York celebration. It was wonderful that so many people from the Hudson Valley and beyond could share in the festivities honoring Wint Aldrich, Anne and Thomas Older, and Tania Werbizky – a remarkable opportunity to recognize four extraordinary people from our "preservation family." Thank you to our chairs Matthew Bender, Joan Davidson, George Howell, Dudley and Carole Johnson, Richard and Carol Miller, David Older and Chantal Gut. Anne Van Ingen, Diana Waite and Lucy Waletzky. The event raised \$130,000 for League programs. We are grateful to our hosts Jonathan and Mariana Mensch for allowing us the use of the property.

1. Honoree Wint Aldrich arriving. 2. Birds eye view of dinner guests. 3. Phoebe Bender with Frances Ingraham Heins. 4. Jennifer Older, Tony Mason, Pillar Chair Chantal Gut with her father-in-law and honoree Thomas Older. 5. Looking out to the view of the fields. 6. Kaye Newbury, Bob Kresse, honoree Tania Werbizky with Brad and Emma Edmondson. 7. Miriam Trementozzi and Jim Ayers. 8. Lisa Weilbacker and Peter Rundquist. 9. Pillar Chair Carol Miller with League Trustee Arete Warren. 10. League Chair Anne Van Ingen and honoree Anne Older.





**PILLAR OF NEW YORK AWARDS GALA
NOVEMBER 2014**

The Rainbow Room – shimmering like the set of a Broadway musical and so quintessentially New York – was the perfect setting to honor our Pillars of New York last fall. The gala evening celebrated the art and artistry

and the philanthropy and leadership of our honorees: Jeff Greene and EverGreene Architectural Arts; Marjorie and Gurnee Hart; Anne and Thomas Hubbard and Thomas Jayne and Jayne Design Studio. Thanks to our honorees, the more than 250 guests who shared the evening with us, and

our incredible gala chairs Karen Bechtel, Lionel and Dotty Goldfrank, Philip Morris, David and Jeannette Redden, Jeanne and Alex Sloane, Richard Southwick and Arete Warren. The event raised over \$400,000 to support League programs. It was a perfect evening – all wrapped in the views of the city!

1. Gala Chair Philip Morris with Emily Sottile and Bill Mensching. 2. Howard Christian with Betsy Pochoda and Tom Savage. 3. Kent Barwick with Kitty Hawks and Larry Lederman. 4. League Chair Anne Van Ingen with honoree Jeff Greene and League President Jay DiLorenzo. 5. Dinner in the Rainbow Room. 6. View from the Rainbow Room. 7. Suzanne Clary with Michael Kovner and Jean Doyen de Montailou. 8. Sherwin Goldman with Carol and Richard Miller. 9. Stefanie Mustian. 10. Peter Pennoyer and Luke Pontifell. 11. League Chair Anne Van Ingen and League

President Jay DiLorenzo with honorees Anne and Thomas Hubbard. 12. Barbara and Jay Reibel. 13. Gala Chair Arete Warren with Pierre deVegh. 14. Gala Chairs Lionel and Dotty Goldfrank. 15. Gioia Gensini and David Neff with Janet Ross. 16. Honorees Marjorie and Gurnee Hart. 17. Rick Ellis and honoree Thomas Jayne. 18. Fenella Heckscher, Steven Miller, Gala Chair Karen Bechtel, honoree Thomas Jayne, Dr. Betsy Lawrence and Stuart Feld responding to remarks given by Peter Pennoyer.



1

**RISING STARS OF THE STRADIVARI SOCIETY CAPTIVATE GUESTS
APRIL 2015**

The League's Excelsior Society hosted an intimate evening for supporters and friends with the Rising Stars of the Stradivari Society in the historic rooms of the Ukrainian Society in New York City. Violin virtuosos Tim Fain, Randall Goosby and Augustin Hadelich played music ranging from Bach to Previn to Sarasate with Grammy-nominated accompanist Robert Koenig. The other stars in the concert room were the c. 1723 Stradivari, and 1717 Gobetti violins on long-term loan to musicians Hadelich and Fain from Karen and Clement Arrison, as well as 18-year-old Goosby's c. 1600 Maggini provided through the generous efforts of the Stradivari Society of Chicago. The event was presented in collaboration with the Arrisons and the Stradivari Society and sponsored by William Bernhard and Catherine Cahill, the Gilbert and Ildiko Butler Family Foundation, Daniel Romualdez Architects, Elizabeth and Stanley D. Scott, Richard Gilder and Lois Chiles and Brandon Fradd. The concert raised funds to support the programs of the Preservation League.



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- 1. The four musicians. 2. Elizabeth Scott, Adlai Hardin and Encarnita Quinlan.
- 3. Ariane Batterberry with William Bernhard, a sponsor of the evening.
- 4. Thomas Older, Polly Espy, Peter Millard and Anne Older. 5. Karen Beluso with Carol Bentel and Suzanne Fushi, Director of the Stradivari Society. 6. Ildiko Butler, a sponsor of the evening with Judy Auchincloss and Marie-Claude Butler. 7. Stella Sichel and Caroline Zaleski. 8. Randall Goosby.
- 9. Jay DiLorenzo, League President with Karen Arrison, League Trustee and lead sponsor of the evening, Randall Goosby and Anne Van Ingen, League Chair.
- 10. For the encore the musicians, accompanied by Robert Koenig, played Bach's Double Violin Concerto in D Minor - transcribed for three violins by the young men for the occasion.

EXCELSIOR SOCIETY TOUR OF THE EAST END OF LONG ISLAND – JUNE 2015

Late June proved to be the ideal time to explore the distinctive summer retreats and natural beauty of the East End of Long Island. There are over four centuries of architecture to explore – from Puritan colonists to whaling captains to abstract expressionists to captains of industry – and our intrepid Excelsior Society members wanted to see it all! Over three days the group took in art and architecture from Montauk to Georgica Pond ranging from the earliest examples of McKim Mead & White’s shingle style houses; Richard Meier’s iconic Saltzman House and Robert Venturi’s iconoclastic de Havenon house to the 1750’s farmhouse in Springs with the only Le Corbusier murals in North America painted on its living room walls; classic Greek-Revival designs by Minard Lefever and finally, Grey Gardens, the East Hampton house made famous by the Maysles brothers’ 1976 documentary film.

We are indebted to Trustees Counsel member Janet Ross and tour leader and Trustees Council member Caroline Zaleski, to architect and historian Samuel White, to Georgia and Michael de Havenon and to all of our gracious, entertaining hosts. Whether artist Julian Schnabel’s irreverent humor or collector Donald Blinken’s dry wit, we can safely say that our days with them exceeded all expectations.

1. Ready for their close up – on the steps at Grey Gardens. 2. The de Havenon house in East Hampton designed by Robert Venturi. 3. A Clifford Ross sculpture in the garden. 4. Artist April Gornik in her North Haven studio. 5. Michela Bentel, Carol Bentel and Ai Kato. 6. Richard Meier’s 1969 Saltzman House. 7. Christopher Whittle and Priscilla Rattazzi’s spectacular 1931 Georgica Pond home. 8. “So long, farewell auf wiedersehen, goodbye...” 9. Murals painted by Le Corbusier during a weekend visit with his friends Ruth and Costantino Nivola at their home in Springs in the early fall of 1950. 10. Mary and Dick Maitino enjoying Janet Ross’ East Hampton garden before dinner. 11. Katherine Stahl framed in the staircase screen of Dick Cavett’s house on Montauk Point. 12. With artist Julian Schnabel in front of his 1882 McKim, Mead & White house on Montauk Point. 13. Gates of the Grove Synagogue in East Hampton designed by Norman Jaffe. 14. The recently restored trompe l’oeil behind the altar of Minard Lafever’s 1844 Old Whalers’ Church in Sag Harbor. 15. Vera and Donald Blinken with Caroline Zaleski in the living room of their 1967 home designed by John Bedenkapp.





AUDITED FINANCIAL OVERVIEW

12 Months Ending June 30, 2015

The Preservation League of New York State ended June 30, 2015 with Total Assets of \$5.2M. These assets include three endowment funds maintained by the League totaling \$2.43M:

- General Endowment Fund
- Lionel Goldfrank III Fund for Public Policy. Annual transfer per Investment Policy is used to support the League's Public Policy Program.
- Donald Steven Gratz Preservation Services Fund. Annual transfer per Investment Policy is used to provide grants to jump start preservation projects.

The League's Board of Trustees approved \$115K in spending from the Endowment for the twelve-month period ending June 30, 2016, per approved investment policy.

League Total Assets also include \$1.81M for the Endangered Properties Intervention Program ("EPIP"), currently structured as a revolving loan program. EPIP provides loans to those seeking to acquire, stabilize, and restore New York's most endangered historic properties. For the twelve month period ending June 30, 2015, the Preservation League had \$1.1M in operating revenues and \$1.176M in expenses. Investment income, primarily led by gains in the endowment accounts totaled \$89,950.

STATEMENT OF ACTIVITIES

OPERATING REVENUE

Corporation and Foundation	\$197,446
Individual/Organization	149,296
Government Grants	326,582
Special Events	615,415
<i>(Less Direct Costs of Fundraising Events)</i>	<i>(191,286)</i>

Total Revenue: Net **\$1,097,453**

OPERATING EXPENSES

Program Services	\$749,612
Management and General	182,602
Fundraising	243,472
Total Expenses	\$1,175,686

Change in Net Assets From Operations **\$(78,233)**

NON-OPERATING INCOME

Investment Income	\$88,950
Change in Net Assets	\$10,717

BALANCE SHEET | June 30, 2015

Cash and Cash Equivalents	\$366,696
Operating Investments	223,793
Other Current Assets	63,138
Assets Restricted and Designated for Use	4,430,264
Property and Equipment, Net	105,129
Total Assets	\$5,189,020

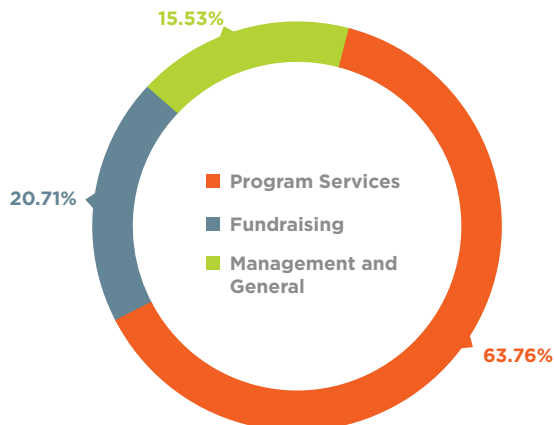
Accounts Payable	\$12,688
Other Current Liabilities	\$24,818

Total Liabilities **\$37,506**

Net Assets **\$5,151,514**

Total Liabilities and Net Assets **\$5,189,020**

EXPENSES 2015



SUPPORT AND REVENUE 2015



OUR SUPPORTERS

Fortifying the Preservation League's Work

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations, and government agencies that supported our work during the past fiscal year. Annual contributions and memberships ensure the League's ability to continue to advance our shared preservation goals.

The following list reflects the total giving by members and contributors who donated \$100 or more between July 1, 2014 and June 30, 2015.

Members of the Excelsior Society (ES) and the Professional Giving Circle (PGC) are both identified in bold type. ES members are individuals and foundation who made an unrestricted gift of \$1,000 or more as a League member or to the Annual Fund. PGC members are companies who have made the same unrestricted gift as a member or to the Annual Fund.

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While every effort has been made to ensure the accuracy of this listing, errors and omissions may occur. Please accept our apologies and bring any corrections to our attention by calling 518-462-5658 x11 so we can correct future listings.



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TRANSITIONS

Tania Werbizky and Daniel Mackay

Tania Werbizky, a member of the League's staff for over 25 years, retired in December 2014. She served most recently as Regional Director of Technical and Grant Programs. She helped countless New Yorkers save the meaningful places in their communities by providing one-on-one outreach and consultation, thoughtful preservation strategies and boundless enthusiasm for New York's historic places. She helped



to establish some of the League's most successful programs including Preserve New York; Preservation Colleagues; Rural New York Grant Program and Upper Floors Workshops. In every case Tania has represented the League as a true professional and we wish her the best of luck in this next chapter of her life.



Daniel Mackay, Director of Public Policy for 15 years, left

the League in June, 2015 to become Executive Director of the Connecticut Trust for Historic Preservation. During his tenure he led the effort to secure the creation of a New York State Rehabilitation Tax Credit Program for income-producing and owner-occupied historic properties. This program has leveraged many millions of dollars of investment in New York State's struggling communities. He also helped to guide the League's strategy in addressing complex issues like the siting of industrial-scale wind farms and more recently power lines in New York's historic landscapes. Daniel has been a great asset to the organization and we wish him well with his new position.



PRESERVATION LEAGUE TIMELINE

Four Decades of Leadership

1974

Preservation League of New York State incorporated.

1975

Led a successful campaign to save Camp Sagamore in the Adirondacks.

1975

Joined the effort to save Grand Central Terminal.

1980

Secured passage of the New York State Historic Preservation Act.

1982

Organized a citizens' campaign that resulted in the adoption of a state Constitutional amendment to keep the buildings of Great Camp Sagamore intact.

1984

Helped defeat proposed state legislation to exempt religious properties from landmark protection.

1986

Spearheaded Architectural Heritage Year, designed to celebrate New York's historic resources.

1986

Organized the 130-member New York Heritage Coalition and led a voter education campaign culminating in the passage of the Environmental Quality Bond Act, which included \$250 million for land acquisition and historic preservation.

1988

Established the Legal Services Program, the first ever created by a statewide preservation organization.

1990

Supported a successful campaign to save Camp Santanoni in the Adirondacks.

1993

Initiated the Preserve New York Grant Program in partnership with the New York State Council on the Arts and supported creation of the Environmental Protection Fund.

1996

Advocated passage of the \$1.75 billion Clean Water / Clean Air Bond Act, which eventually included \$250 million for historic preservation projects, open-space purchases, and improvements to state parks.

1997

Partnered with local preservation organizations to lobby the New York State Legislature to pass the Real Property Tax Abatement Act, to promote the rehabilitation of historic properties.

1999

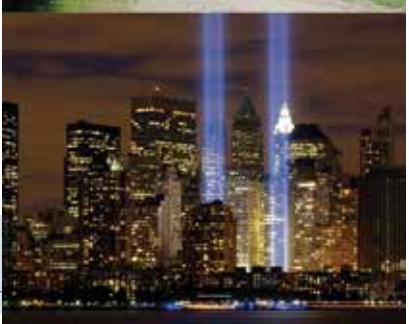
Established the Preservation Colleagues Program, which has become a national model for providing statewide support to local and regional preservation organizations.

2000

Began work with state agencies to reform the New York State Building Code, with the goal of making it more appropriate for historic buildings.

2001

Joined a consortium of five prominent historic preservation organizations to create the Lower Manhattan Emergency



Preservation Fund, which made grants to stabilize, renovate, and restore damaged historic sites following the terrorist attacks of September 11.

2004

Piloted a program of workshops to boost the reuse of vacant upper stories in downtown commercial buildings, known as Enhancing Main Street: Making Upper Floors Work Again.

2006

Assisted Hudson Valley stakeholders facing issues of out-of-scale new construction, sprawl, and the loss of open lands with a conference titled Preservation Under Pressure: Protecting Historic Community Character in a Time of Change.

2006

Championed the advocacy effort leading to New York State's first tax credit for the rehabilitation of historic buildings.

2007

Established the Endangered Properties Intervention Program (EPIP) real estate loan program to foster the revitalization and protection of historic resources and neighborhoods throughout New York.

2009

Assembled a consortium of developers, architects, economic development officials, tax credit professionals, preservationists and others to renew the push for stronger state-level rehabilitation tax credits.

2011

Entered into a partnership with the New York State Energy Research and Development Authority (NYSERDA) to present workshops throughout New York State addressing code compliance and energy conservation in existing and historic structures. Energy Conservation in Historic Buildings (ECHB) workshops focused on the requirements of the 2010 NYS Energy Conservation Construction Code.

2012

Launched the Technical Assistance Grant (TAG) program in partnership with the New York State Council on the Arts to support discrete projects that preserve New York State's cultural and historic resources. Grants of up to \$3,000 are available to not-for-profit arts and cultural groups and municipalities managing historic sites, museums, arts facilities and other culturally important institutions.

2013

Worked to secure a 5-year extension to New York State's Commercial and Historic Homeowner Tax Credit Programs, ensuring that incentives to repair and restore historic commercial buildings and owner-occupied residential structures will be in place through 2019.

2014

Launched Industrial Heritage Reuse Project, a demonstration project designed to breathe new life into upstate New York's vacant and underutilized industrial buildings. The project was supported by the J.M. Kaplan Fund with additional assistance from the Erie Canalway National Heritage Corridor.

www.preservenys.org