

GIVING VOICE TO NEW YORK STATE'S HERITAGE

ANNUAL REPORT 2006



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

It has been my pleasure to serve as Chairman of the League's Board of Trustees for the past three years. During that time, we have made great strides in promoting historic preservation as a way for communities to protect and promote their important historic places. In particular, I am delighted to report the passage of New York State's first Historic Rehabilitation Tax Credit.

Owners of historic residential properties in New York State finally have an important incentive to reinvest in them. Tax credits are a proven community development tool and historic rehabilitation tax credits have made a tremendous difference in states from Missouri to Maryland. New York can now begin to enjoy some of the economic benefits that these credits provide.

Like most success stories in historic preservation, passage of the tax credit was a collaborative effort. Under the Preservation League's leadership, our coalition included colleague organizations from around the state and the country, as well as key legislative and community leaders. The result of our efforts is a tax credit that targets the most distressed residential properties in the state, along with income-producing properties that are utilizing the federal historic tax credit.

In the months and years ahead, the Preservation League and its allies will continue to work to craft a program that an even greater number of New Yorkers can utilize. In the meantime, we will work to promote use of the tax credit while advancing ways to improve upon it.

Through the Historic Rehabilitation Tax Credit and other initiatives, the Preservation League is making our issues relevant to a broader constituency, enriching the lives of people across New York State, and building partnerships to save the state's most valuable historic places. On behalf of the Preservation League's generous and dedicated Board of Trustees and Trustees Council, talented President, Jay DiLorenzo, and hardworking staff – thank you to everyone who helped us make such tremendous progress toward our special mission this year.

Message from the President

2006 was a banner year for the Preservation League of New York State. As you will see in this report, we have made progress on many fronts: expanding our impact, shaping the future of preservation in novel and meaningful ways, and achieving goals that are now setting the stage for opportunities in the year to come.

The Preservation League's success is best defined in terms of results that provide a real benefit for you, our members. By that definition, this past year has been very successful.

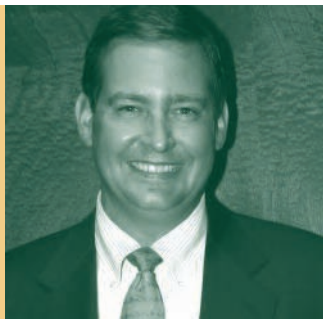
- With the Preservation League's leadership, New York State enacted its first tax credit for the rehabilitation of historic buildings;
- We launched a new program in western New York to promote the redevelopment of upper-floor residences above Main Street storefronts; and
- Our Preserve New York Grant Program, funded by the Architectural, Planning and Design Program of the New York State Council on the Arts (NYSCA), surpassed the \$1 million mark by providing direct support to 187 projects.

In 2007, we are poised to build upon these successes as we work to promote preservation as a tool to revitalize New York's communities.

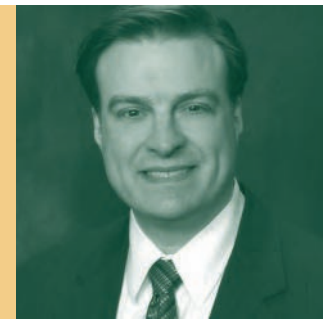
Additionally, for the first time in 12 years, we have a new gubernatorial administration in Albany. That means change not only in the executive office, but also among Commissioners, agency heads and others. The Preservation League is already forging new relationships with state leaders, pursuing policies that encourage historic preservation, and breaking down barriers to their implementation.

As New York's statewide historic preservation organization, we understand that along with providing technical, legal and grant services to the field, it is our unique role to bring unity of message and unity of purpose to New York's preservation movement. As we build on past successes and develop new relationships with state leaders, we need you – our colleagues, members and friends – to speak with us in a strong voice that heralds the difference preservation has made in the lives of so many New Yorkers.

Please enjoy our 2006 Annual Report and take a moment to become a member of the Preservation League if you have not done so already. With your help 2007 can be another year of great accomplishments for historic preservation in New York State.



Christopher Holbrook
Chairman, Board of Trustees



Jay DiLorenzo
President

New Life for Old Buildings: Advocating for a Preservation Tax Credit

New York is a state with many stories to tell: from the explorations of Henry Hudson to the battles of the Revolutionary War, from the heyday of the Erie Canal to the industrial history that made this the Empire State. Many of these stories are still illustrated by the historic buildings, both residential and commercial, that line our streets and make up our neighborhoods. In 2006, the entire State of New York was given an opportunity to strengthen its ties to the past and ensure a brighter future through an innovative economic stimulus program that will help owners of both commercial and residential properties profit through preservation.

The Challenge: During the past decade, the Preservation League of New York State has repeatedly called on the New York State Legislature to provide an incentive to encourage the reuse and rehabilitation of historic properties. Though included in the Governor's budget and approved by the New York State Senate several times, the Preservation League struggled to secure Assembly passage of a preservation tax credit. Across the nation, these programs have a proven track record of revitalization of historic residential neighborhoods and downtown commercial districts. Still, some worried that the program would not provide enough of an incentive for people of limited means to repair, maintain and live in their historic homes.

Preservation League Strategy: With the support of new legislative counsel, the Preservation League and its Lobby Partners scheduled a series of informational meetings with key elected officials. With a combination of grassroots advocacy from Preservation Colleagues around the state, and a media strategy that included placement of supportive opinion pieces in major daily newspapers, the League was able to take control of the issue and secure State Assembly sign-off on a carefully targeted bill.

The Outcome: In 2006, the Preservation League was able to secure Legislative approval of the Rehabilitation Tax Incentive Program – New York's first state income tax credit for historic preservation with incentives for rehabilitation of both commercial and residential structures.

Owners of State and National Register-listed owner-occupied residential structures in distressed areas are now eligible for a New York state income tax credit covering 20% of exterior and interior rehabilitation costs, up to a credit value of \$25,000. National Register-listed commercial properties approved for use of the federal rehabilitation tax credit are now eligible for an income tax credit of 30% of federal tax credit value, capped at \$100,000.

The State Historic Preservation Office in the Office of Parks, Recreation and Historic Preservation has assumed responsibility for program implementation, effective January 1, 2007.



Buildings like these in Albany could benefit from the Preservation League-championed Rehabilitation Tax Incentive Program.
GARY GOLD

Next Steps: The tax credit adopted in 2006 was a positive first step, but the Preservation League is already working with the administration of Governor Eliot Spitzer to enhance the program so that more New Yorkers can benefit.

Recommended changes include:

Increase the commercial credit rate to 30% of qualified rehabilitation costs rather than 30% of federal credit value

Remove or significantly increase the cap on the value of the commercial credit

Create the ability to assign, transfer, or convey commercial tax credits so that developers and financial interests without New York State tax liabilities have greater incentive to invest in New York State projects

For the residential credit, expand the definition of "distressed areas" to increase the number of structures qualified for the program.

The Preservation League strongly believes that these changes will produce strong, visible and rapid results for our communities, while proving to be a fiscally responsible investment. Tax incentives such as these encourage the preservation of important cultural and historic resources, create incentives for the re-use of existing physical infrastructure, address affordable housing needs, and have proven to be highly effective at stimulating private investment in the redevelopment of urban cores.

Central Avenue looking
east toward Henry Johnson
Boulevard, Albany.

The J.H. Peters and Sons
Building can be seen
below at right.

ALBANY INSTITUTE
OF HISTORY AND ART



The contractors
performed extensive
brownstone restoration
on window sills
and headers.



Setting an example through best practices

Building Stewardship

The J. H. Peters and Sons Building located at 44 Central Avenue in Albany is the statewide headquarters of the Preservation League of New York State. Built in 1813 as a granary and feed mill, this historic structure holds many of the original industrial elements as a reminder of its past. The building is Albany's most intact example of an early 19th century commercial structure.

The rehabilitation and repair of the building's exterior serves as an example of best preservation practices. The repairs ensure the continued survival of this important historic structure and help tell the story of Albany's importance as a center for commerce. With the Preservation League's emphasis on preservation as an economic engine in communities across the state, we believe it is important to demonstrate our philosophy through practice. With repairs complete, our first-floor tenant, a travel agency, benefits from a more attractive home, and the building serves as a model of good stewardship for other commercial buildings in our Central Avenue neighborhood, in Albany and throughout the state.

In preparation for the rehabilitation work, a structural evaluation was required. Russ Reeves, P.E., of Russ Reeves & Associates, evaluated the structure, developed engineering drawings, calculated load capacity of the infrastructural supports and prepared a maintenance plan. The restoration plan focused on the building's masonry and woodwork. The engineer deemed repairs to the following elements as necessary to the restoration of the building: brownstone, brickwork, wood windows, storefront façade and woodwork. In addition, rotted wood needed replacing, and a fresh coat of primer and paint was considered necessary.

The work was conducted by Olde Mohawk Masonry and Historic Preservation. The contractors performed extensive brownstone restoration on window sills and headers while special restoration mortar treatments were applied at the water table level. Damaged, pitted and spalled bricks were removed and replaced. Strategic re-pointing of the brickwork was performed for historic accuracy and to protect against further damage.

A grant of \$15,000 from the Bender Family Foundation went entirely towards the repair and restoration of the exterior woodwork. This work was contracted to Gannon, Inc. All windows were scraped, restored, primed and painted a custom-matched color. Deteriorated wood was removed and repaired on the first floor façade. The second floor oriel window, added in 1878, also received extensive repair work. A mechanical lift was required to do much of the work. The crew spent several days working on the project, paying close attention to all details.

The Bender Family Foundation's grant also triggered additional funding. Three of the Preservation League's Trustees gave gifts in 2006 and one Trustees Council member pledged a gift that will be collected in 2007. In addition, an Albany business owner contributed after seeing the work being done this past fall, proving the worth of the project to the community as a whole. The Bender Family Foundation's grant was invaluable in the preservation and stewardship of this historic treasure.

Preserve New York Achievements

In the 14-year history of the Preserve New York Grant Program, the Preservation League has seen repeatedly that strategic grants made at critical times help realize outcomes that benefit not only the grant recipients but the state as a whole.

Established in 1993 as a partnership with the New York State Council on the Arts (NYSCA), Preserve New York grants respond to community preservation needs by funding historic structure reports, historic landscape reports and cultural resources surveys that often initiate or continue important preservation projects. At the same time, these grants advance the goals of the Preservation League’s Technical Services, Public Policy and Legal Services programs.

In 2006, the Preservation League undertook a study of previously awarded grants to document Preserve New York outcomes. The 62 projects funded between 2000 and 2004 were reviewed to determine the direct and indirect impacts of grant awards. The year 2004 was chosen as the cut-off date to allow all grant recipients at least one year to complete their projects and to begin implementation. The results reinforce the Preservation League’s and NYSCA’s earlier observations that Preserve New York grants help complete important local initiatives, leverage significant cash and in-kind contributions, and preserve some of the state’s most significant places.

Key findings of the 2006 study include:

<p>Between 2000-2004, \$475,000 was awarded to 62 projects undertaken by 60 not-for-profit groups and municipalities in 29 counties.</p> <p>The \$475,000 in awards leveraged \$597,935 more in financial support for the same projects.</p>	<p>Preserve New York support leveraged an additional \$209,045 as in-kind contributions of labor, services and materials to complete the grant-funded projects.</p> <p>Of the 62 projects supported, 30 advanced to implementation of the grant-funded reports and surveys. Grant recipients sponsoring these</p>	<p>projects reported that they had raised over \$13.3 million in implementation and construction funds to realize their ultimate preservation goals. These goals include rehabilitating buildings and parks, restoring and reinterpreting museums, securing landmark designations, enhancing educational</p>	<p>programming, and building community support for preservation.</p> <p>For the cultural resources survey projects, a total of 8,472 resources, which included residences, civic and commercial buildings, farmsteads, parks, cemeteries and other historic places, were</p>	<p>identified and documented thanks to 2000-2004 grant support.</p> <p>Of these documented resources, 1,294 were added to the State and National Registers of Historic Places and 136 properties received local designation.</p>
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Including the results of the 2006 study, the Preserve New York Grant Program has provided over \$1.1 million to 187 projects in 52 counties since 1993. These awards have leveraged over \$20 million in additional project support and later implementation including construction. Over \$500,000 of labor, services and materials was donated to Preserve New York projects as well. Nearly 20,000 historically and architecturally significant places were documented, and of these, over 12,700 have received the recognition and protection provided by local, state and national landmark designation.



West side of 9th Avenue between Little W. 12th and 13th Streets, Gansevoort Market Historic District. GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION



The benefits of Preserve New York go beyond the impact of the grants alone. These funds affirm and legitimize the efforts of local groups. According to Andrew Berman, Executive Director of the Greenwich Village Society for Historic Preservation, a survey grant for the Gansevoort Market area made a huge difference to their efforts to protect part of what was once Manhattan’s meatpacking district. “It gave weight to our push for landmark designation and was used to rally preservationists, neighbors and government officials to this cause.”

Preserve New York funds also served as a catalyst, according to Marilyn Hatch of the Quitman Resource Center for Preservation in Rhinebeck. “The impact of receiving Preserve New York funds for our historic structure report for the 1717-1840 Palatine Farmstead has been invaluable. Having this document has given us considerable credibility with granting organizations. We thank the Preservation League of New York State and the New York State Council on the Arts for giving us the needed jump-start at the very inception of our project.”

Preserve New York Success Stories

Many of the projects funded between 2000 and 2004 achieved significant outcomes. The Preservation League and the New York State Council on the Arts are pleased to celebrate three of these successes here:

FRIENDS of the Upper East Side Historic Districts

New York City

Beginning in 2000, FRIENDS of the Upper East Side Historic Districts, a Preservation Colleague group, undertook an ambitious project to bring the benefits of State and National Register designation to the area it serves.

A 57-block residential and commercial neighborhood had been designated as the Upper East Side Historic District in 1984. However, the district's focus was on Fifth, Madison and Park avenues and connecting side streets between 62nd and 77th streets. Much of nearby Lexington Avenue, an equally important commercial street, was left out. Development pressures on this major transportation artery and adjacent blocks were resulting in inappropriate alterations and demolition. Following initial research and project planning, FRIENDS turned to the Preservation League for assistance. The response was a \$4,000 seed grant to continue the neighborhood survey.

The project called for researching 450 properties, many of them four- and five-story 19th century row houses with shops at ground level and apartments above. The survey was carried out by FRIENDS staff, board members and volunteers guided by architectural historian Andrew Dolkart. The findings supported district expansion to the east and north by adding 198 properties to the historic district core. This recommendation met with both support and opposition, but thanks to strong outreach by FRIENDS and the New York State Office of Parks, Recreation and Historic Preservation, most property owners' concerns were addressed. As a result, Preserve New York funds allowed FRIENDS to complete the designation process in fall 2006.



Lexington Avenue between E. 64th and E. 65th Street, looking northeast.

FRIENDS OF THE UPPER EAST SIDE HISTORIC DISTRICTS



19th century rowhouses on Lexington Avenue were included in the neighborhood survey.

FRIENDS OF THE UPPER EAST SIDE HISTORIC DISTRICTS

Historical Society of Shawangunk and Gardiner

Wallkill, Ulster County

A two-story house located about five blocks from the center of Wallkill hamlet had been something of a mystery for the Historical Society of Shawangunk and Gardiner since its acquisition in 2000. For over 100 years it has been called the Andries DuBois House, referring to a descendent of New Paltz Huguenots who settled and farmed on the Wallkill River in the 18th century. The construction date for the house had been given as c.1750-1760. However, its gambrel roof, eyebrow windows, classical entrance, full front porch and construction – with two walls of brick and two of wood – raised questions about its origin and subsequent alterations.

The desire to understand the history of this fascinating building, restore it properly and present its story accurately convinced the Historical Society of the need for a historic structure report (HSR) to guide its work. The Preservation League agreed and in 2003 awarded a grant of \$7,500 to help start the process.

The results of the historic structure report, prepared by John G. Waite Associates, Architects PLLC of Albany, presents the Andries DuBois House in a new light. According to Suzanne Isaksen, the Society's President, "prior to the HSR, there had been disagreements among Society members about the date of construction." Historical research coupled with dendrochronology (the study of tree rings) performed on major structural beams indicated that 1769 was the original construction date.

However, further research and archeological investigation revealed evidence of a fire. It appears that the original house was destroyed and framing members were reused in 1814 to construct a much larger house on the site. In 1845 the elegant Greek Revival style entrance, eyebrow windows and interior moldings were added among other changes. A small front stoop was replaced by a full porch at the same time.

The HSR information about the porch and exterior paint colors has had the most visible impact on the DuBois house. Close examination of the porch revealed that it was a 1981 addition that incorporated earlier materials. After careful



Andries DuBois house, prior to removal of the porch.

HISTORICAL SOCIETY OF SHAWANGUNK AND GARDINER

documentation, the porch was removed and the Society is now considering its replacement. Area residents have expressed their strong approval of these projects. According to Society President Isaken, “the house had a haunted look to some people prior to this work. Now community members see that the house is worth preserving.”

The results of the various investigations have reoriented the Society’s thinking about its restoration goals. Instead of striving for a traditional house museum dedicated exclusively to the story of the DuBois family, the Society plans to open the building as a local history center. The interpretation will reflect the lives of the building’s various owners as well as the restoration process itself. Suzanne Isaksen notes, “thus far the project has had only positive results. It essentially defined the Historical Society of Shawangunk and Gardiner as professional, focused and committed with respect to the restoration project. The Preserve New York grant and guidance from the Preservation League have contributed greatly to the Society’s and the project’s development.”

Saratoga County

Hadley, Saratoga County

A beautiful fall day and the sounds of the Sacandaga River provided the backdrop for an historic event in the Town of Hadley on August 25, 2006. At 3:00 pm, Town Supervisor Jeffery Trottier welcomed over 200 attendees to the “Hadley Bow Bridge Re-opening Celebration.”

Participants included representatives of Saratoga County government, the New York State Department of Transportation, the New York State Office of Parks, Recreation and Historic Preservation, Adirondack Architectural Heritage, project consultants Ryan-Biggs Associates, and the Preservation League. The celebration marked the first time in 23 years that the two halves of the tiny hamlet were again linked by an operational bridge. The event also marked almost six years to the day since the Preservation League awarded Saratoga County a \$14,500 Preserve New York grant to complete an historic structure report (HSR) to determine how the 1885 National Register-listed bridge could be put back in service rather than face demolition.

Area residents and officials agreed that Hadley needed a functioning bridge but debated how best to achieve the goal. Some people favored repair but many supported replacement with a larger, two-lane span. The HSR results and available funding sources for bridge projects led to the conclusion that if Hadley were to have any bridge, it would be a rehabilitated Bow Bridge.

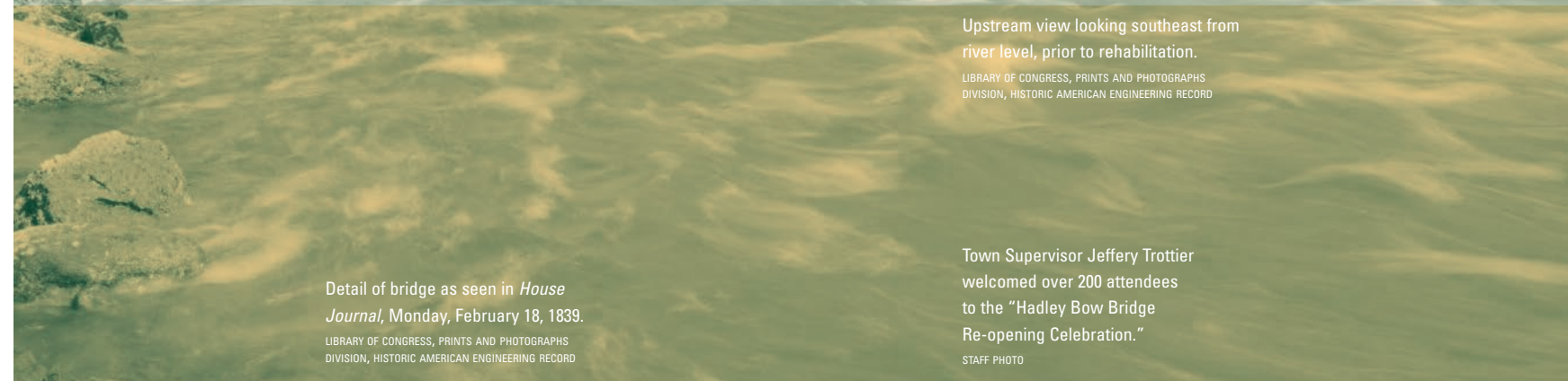
Between 2002 and 2006, the Preservation League’s Technical Services and Public Policy staff worked closely with local advocates and government officials to make the case for repair. Rehabilitation funds were secured including \$1.16 million from the Federal Transportation Enhancement Act and \$290,000 from Saratoga County, previously earmarked for demolition. As a result, the rare half-deck parabolic truss bridge, one of only three ever constructed, was rehabilitated and reopened as a one-lane bridge.

Preservation League President Jay DiLorenzo spoke at the ribbon cutting, noting that the bridge’s repair “represents a positive economic impact beyond the restoration of a vital transportation link in the region. It is also a recognition of the economic value of heritage tourism in the southern Adirondack region and a tribute to the cooperative efforts of state and local agencies and officials, preservation organizations and local citizens.”



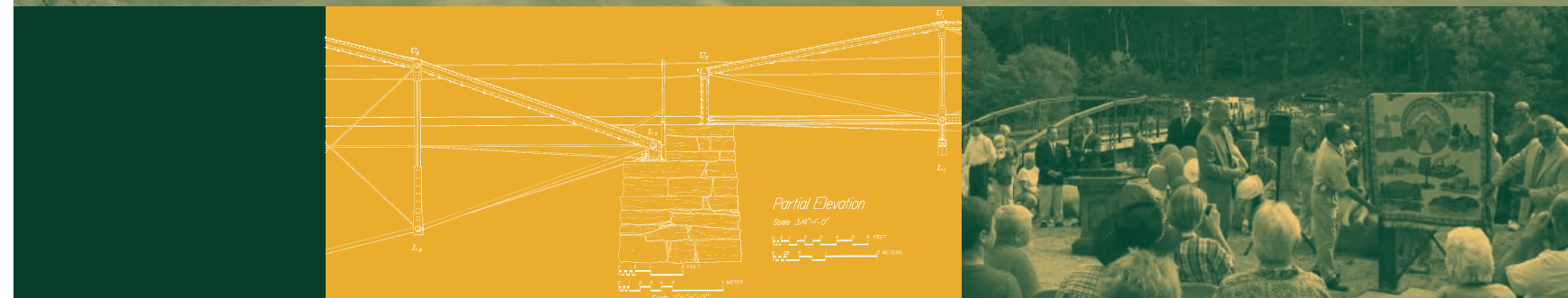
Upstream view looking southeast from river level, prior to rehabilitation.

LIBRARY OF CONGRESS, PRINTS AND PHOTOGRAPHS DIVISION, HISTORIC AMERICAN ENGINEERING RECORD



Town Supervisor Jeffery Trottier welcomed over 200 attendees to the “Hadley Bow Bridge Re-opening Celebration.”

STAFF PHOTO



Detail of bridge as seen in *House Journal*, Monday, February 18, 1839.

LIBRARY OF CONGRESS, PRINTS AND PHOTOGRAPHS DIVISION, HISTORIC AMERICAN ENGINEERING RECORD

Committed to caring for New York's landmarks

Preserve New York Grant Program

Preserve New York, a partnership grant program with the New York State Council on the Arts, was especially supportive of core Preservation League programs in 2006, thereby enhancing the organization's effectiveness statewide. At the same time, communities and project sponsors benefited from direct financial support to worthy local projects.

In 2006, 11 projects in nine counties received awards totaling \$82,200 for three types of eligible projects: historic structure reports, historic landscape reports and cultural resources surveys. Three grants supported Seven to Save listings made in 2005 and 2006 in Columbia, Cayuga and Madison counties. A survey grant to the City of Hudson was the result of assistance previously provided by the Legal and Public Policy programs. Awards to the Underground Railroad History Project of the Capital Region and the Howland Stone Store Museum continued the Preservation League's considerable support to local projects related to national social reform movements of the 19th century. Seven check ceremonies were held in Albany, Allegany, Broome, Columbia and Madison counties to publicize and celebrate the applicants' achievements.

Preserve New York has now provided over \$1.1 million to 187 projects sponsored by not-for-profit groups and municipalities since 1993. The 2006 grant awards are:

Historic Albany Foundation, Albany

ALBANY COUNTY

Grant of \$7,000 for a statewide survey of "Lustron" houses to be used for a thematic nomination to the National Register of Historic Places. The pre-fabricated, all-steel structures with enamel-coated walls were developed to meet post-World War II

housing needs. Despite a short production span (1948-1950), there are over 70 remaining houses in the state with many located in the Capital Region.



Underground Railroad History Project of the Capital Region

ALBANY COUNTY

Grant of \$10,000 to support an historic structure report for the Stephen and Harriet Myers Residence in Albany. The 1847 house is listed on the National Register, the National Park Service's *National Network to Freedom* and Heritage New York's *Underground*

Railroad Trail. It was occupied by Mr. and Mrs. Myers in the 1850s while they supported the Underground Railroad, local educational issues and hosted Vigilance Committee meetings.



Cuba Friends of Architecture, Cuba

ALLEGANY COUNTY



Grant of \$8,800 toward the cost of preparing a historic structure report for the Palmer Opera House, which is included in the 42-building Main Street Historic District listed on the National Register of Historic Places. The 1875 building features an intact cast iron storefront manufactured in nearby Wellsville. Vacant for nearly five years, the building suffered a roof collapse in January 2006. The grant will allow the Friends to plan for the rehabilitation and reuse of this landmark.

Department of Planning and Economic Development, Binghamton

BROOME COUNTY

Grant of \$6,800 toward the cost of a cultural resources survey of historic and engineering resources associated with the Chenango Canal in Broome County. Opened in 1837, the 97-mile canal linked Binghamton to Utica where it met the state's trade waterway, the Erie Canal. Local municipal



agencies will use the grant results in their development of greenway and river trail projects to ensure that the former canal's resources are sensitively incorporated into these recreational paths.

Howland Stone Store Museum, Sherwood

CAYUGA COUNTY



Grant of \$4,710 to complete a nomination to the National Register of Historic Places for the hamlet of Sherwood near Auburn. Between the 1830s and the early 1900s, Sherwood was a hotbed of local, state and national social reform issues including abolitionism, women's rights and temperance. The project supports the 2006 listing of Sherwood in the Preservation League's Seven to Save program.



Historic Preservation Commission, City of Hudson

COLUMBIA COUNTY

Grant of \$9,000 for a survey of Hudson neighborhoods containing commercial, industrial and residential buildings that were not included in similar work in 1985, which led to the listing of



several historic districts on the National Register of Historic Places. The results will guide future historic district designations and aid the Preservation Commission in its project review responsibilities.

The Hudson Area Association Library, Hudson

COLUMBIA COUNTY



Grant of \$6,550 to support the costs of an historic structure report for the 1818 Federal-style Hudson Area Association Library building which has served as the public library since 1959. Originally built as an almshouse, the building was also used as a private home, a girls school and an orphanage. The Library Association successfully nominated the building to the Preservation League's Seven to Save program in 2005 and purchased the building from the Hudson School District in the same year as part of its preservation campaign.

Village of Williamsville

ERIE COUNTY

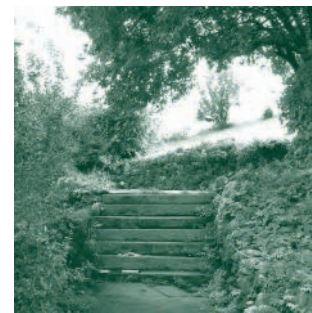
Grant of \$7,000 toward the cost of an historic structure report for the Williamsville Water Mill. The heavy timber frame building is located on Ellicott Creek and is the sole survivor of the waterway's once extensive milling area. The building may include elements of the original 1811 sawmill on the site but was largely constructed in 1827 and attains its significance as one of the earliest commercial manufacturers of natural (or hydraulic) cement. The report will guide the Village's reuse plans for the mill.



Madison County Historical Society

ONEIDA

Grant of \$6,340 to complete an intensive level survey of hop-related resources and a National Register of Historic Places nomination for hop kilns in the county. The survey will document the homes, farms, and commercial and public facilities associated with the growing of hops for brewing and medicinal uses. Introduced to the state in Madison County in 1808, hop cultivation was once a major economic and cultural force in New York, reaching a peak of production in 1880. The project springs from the inclusion of *Hop Kilns in Central New York* in the Preservation League's 2006 Seven to Save list.



City of Newburgh

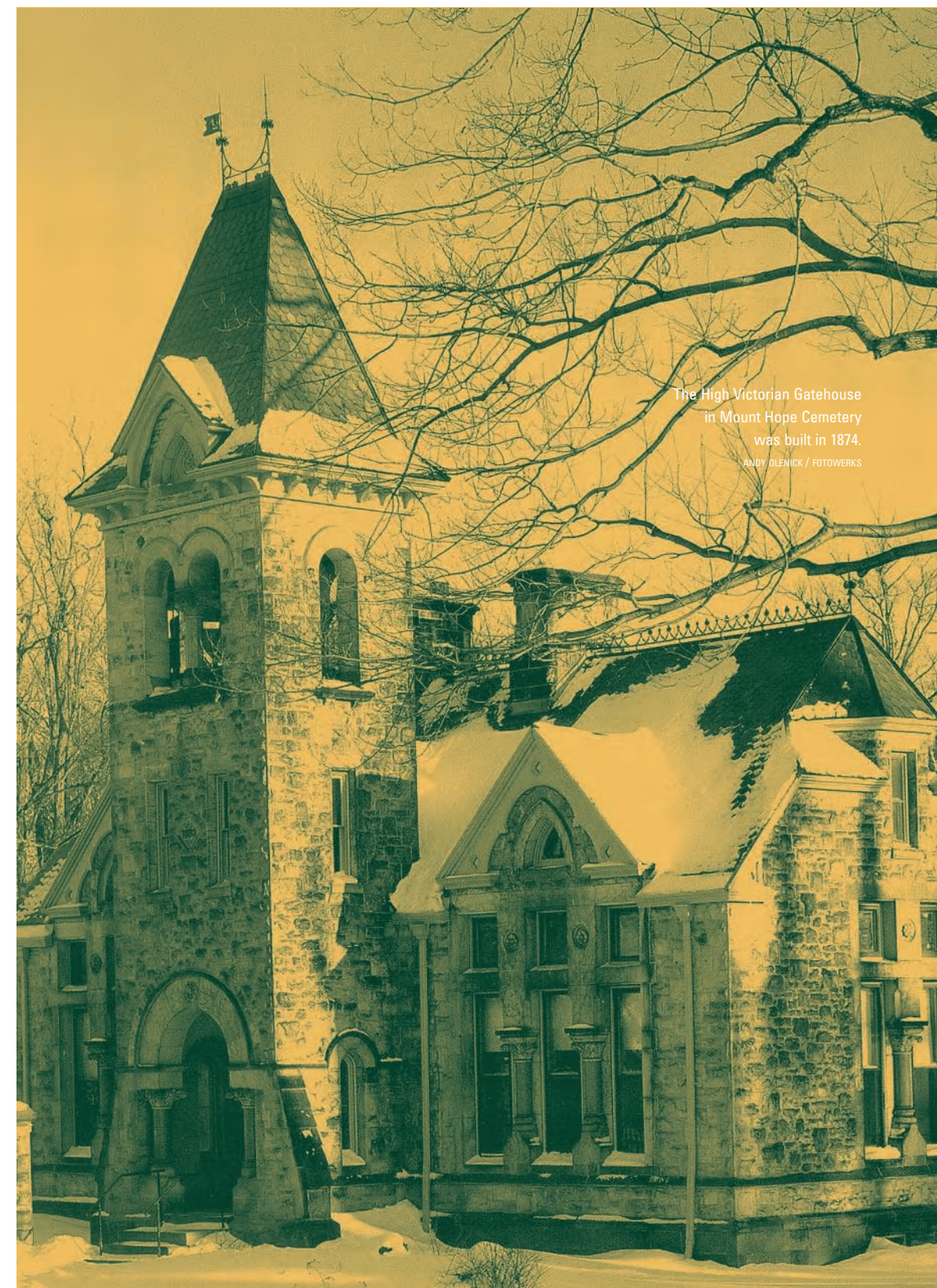
ORANGE COUNTY

Grant of \$8,000 toward the cost of an historic landscape report for the Downing Vaux Park located on Broadway in downtown Newburgh. Designed by Downing Vaux in 1904, the park was intended to provide a pedestrian link on a steep hill between the waterfront and a former train station and the commercial area. The small park remains a gateway to the central business district while preserving scenic views of the Hudson Highlands.

Rochester Cemeteries Heritage Foundation, Rochester

MONROE COUNTY

Grant of \$8,000 toward the cost of an historic landscape report for the 1838 Mount Hope Cemetery, the oldest municipally-owned cemetery in the United States exemplifying rural cemetery design. In addition to significant historical figures such as Frederick Douglass, Susan B. Anthony, and Lewis Henry Morgan, leaders in the arts, sciences and industry are buried here. The report will guide planning and establish priorities for restoration and maintenance efforts.



The High Victorian Gatehouse in Mount Hope Cemetery was built in 1874.
ANDY OLENICK / FOTOWERKS

Strengthening communities in every corner of the state

Technical Services Program

The Technical Services Program advances preservation by working directly with municipalities, organizations and individuals across the state. While some issues are addressed by Technical Services staff alone, complex and sustained preservation efforts often involve coordination with the Preservation League's Public Policy and Legal Services programs. The results are successful projects and stronger local groups throughout New York.

Preservation Colleagues

Begun in 1997 with a seed grant from the New York State Council on the Arts (NYSCA), the Preservation Colleagues program continues to link the Preservation League to the state's leading local and regional preservation not-for-profit organizations. Thanks to continued NYSCA support, representatives of the 32 Colleague groups participated in two special workshops in 2006 designed to strengthen organizational capacity.

In June, the Preservation League convened a meeting at the Rensselaerville Institute in Albany County for an intensive program on strategic planning and board development led by Debra Thompson, President of Strategy Solutions. According to first-time participant Pamela Jardieu, Trustee of the Landmarks Society of Greater Utica, "It was invaluable to meet representatives of other groups whose mission is similar to that of Landmarks. The generous sharing of ideas, real work experiences and best practices was exciting and inspiring. The face-to-face contact enabled us to quickly form new relationships with our fellow Colleagues that will grow over time, and be a benefit for us all."

In December, the Preservation Association of Central New York hosted fellow Colleagues in Syracuse for a workshop entitled "Sustainable Fundraising" presented by Henry McCartney, a Preservation League Trustees Council member. McCartney's presentation drew on his 22 years as executive director of the Landmark Society of Western New York and its diversified fundraising strategies including producing award-winning publications.

Throughout the year Preservation League staff maintained regular communications through the Colleague network's listserv and assisted groups in New York City, the Hudson Valley and Buffalo on local advocacy and fundraising strategies. Preservation League President Jay DiLorenzo was the keynote speaker at the annual meeting of the Landmarks Society of Greater Utica, while Technical Services staff served on Otsego 2000's annual awards program and described the Preservation League's programs to the board of the Preservation Association of the Southern Tier.

Outreach and Education

In 2006, the Preservation League enhanced its effectiveness by addressing preservation issues on a regional basis. In the Hudson Valley the work resulted in a well-received conference. In Western New York, Technical Services staff completed a second year of workshops and design studies as part of a special initiative on Main Street revitalization.



Preservation League staff participated in a panel discussion at the Upstate Chapter of the American Planning Association's annual conference. L to R: Diane Miller, National Coordinator, National Underground Railroad Network to Freedom, National Park Service; Tania Werbizky, Preservation League

of New York State; Cordell Reeves, Coordinator, Underground Railroad Heritage Trail, Heritage New York, NYS Office of Parks, Recreation and Historic Preservation; Judith Wellman, director of Historical New York Research Associates; and Walter Gable, Seneca County Historian.

HUDSON VALLEY

The Preservation League has long recognized that the special character of the Hudson Valley is fragile despite land use and landmark protections including National Historic Landmark designation. The area's outstanding beauty and heritage face out-of-scale new construction, sprawl and the loss of open lands.

To assist community stakeholders dealing with these issues, the Preservation League presented "Preservation Under Pressure: Protecting Historic Community Character in a Time of Change," which was co-sponsored by Preservation Colleague group Hudson River Heritage and the National Trust for Historic Preservation. The conference attracted 125 participants from 10 counties, who gathered at the Henry A. Wallace Visitor and Education Center at the FDR National Historic Site in Hyde Park.

Edward T. McMahon, Senior Resident Fellow of the Urban Land Institute, provided the inspiring keynote address, "Dollars and Sense of Preserving Community Character." The Preservation League used the occasion to publicize its upcoming publication, *Empire Roads: A Guide to Preserving Rural and Village Historic Roads in New York State* through a presentation by author Daniel Marriott.

Other highlights included an opening address by J. Winthrop Aldrich, "Terra Firma: Preserving the Heritage and Natural Landscape of the Hudson Valley," and talks on legal tools by Preservation League counsel William Hurst. Planner Sally Mazzarella presented a case study of the Town of Rhinebeck's innovative comprehensive planning process while city planner Geoff Bornemann described Saratoga Springs' effective use of design guidelines.

The conference generated high praise. Margie Delafield of Hyde Park called the event "exciting and empowering with concrete ideas about what is possible" while Newburgh City Historian Mary McTamoney valued the "positive sense that there are alternatives. Communities have tools and 'teeth' to implement best practices."

WESTERN NEW YORK

Thanks to the generous support of The Margaret L. Wendt Foundation, the Preservation League launched an ambitious project two years ago aimed at addressing an important aspect of Main Street revitalization: the reuse of vacant upper stories in downtown commercial buildings. Technical Services staff developed and offered a model workshop in the six counties served by the Wendt Foundation. The Preservation League also made strategic grants to demonstrate how upper floors can offer attractive housing. In 2006, the Preservation League completed this cycle of programs with exciting results.

The Preservation League’s popular workshop, “Enhancing Main Street: Making Upper Floors Work Again” was presented on four occasions. The first, in North Tonawanda (Niagara County) featured Clinton Brown, of Clinton Brown Architects/ReBuild, Andrea Rebeck of Bero Architecture and state code official Eric Bradshaw. A highlight was Rebeck’s summary of an upper floor design study of two 1882 National Register-listed buildings in Albion (Orleans County) funded by the Preservation League in the previous year. The results show that one of the three-story buildings can provide six apartments while the upper stories of the neighboring opera house are best used in support of planned theater renovations. The event concluded with the Preservation League’s presentation of a grant for a similar study of a c.1897 building in downtown North Tonawanda, a project completed by Clinton Brown in fall 2006.

The Preservation League was invited to offer the “Upper Floors” workshop as a track at the Genesee/Finger Lakes Regional Planning Council’s spring conference which attracted 265 attendees from seven counties. In post-conference evaluations, the Preservation League was gratified to learn that the session received the event’s highest rating for “overall quality of presentations.”

In Franklinville (Cattaraugus County), architect Elise Johnson-Schmidt reviewed the results of an upper floor design scheme for buildings in the village’s National Register Historic District. Funded in 2005, the project showed how 14 one- and two-bedroom units could be created on the second floors of three contiguous buildings with the introduction of a common elevator.

The final workshop was held in Jamestown (Chautauqua County) and attracted participants from five counties. Preservation League President Jay DiLorenzo presented a check for \$8,000 to the Jamestown Urban Renewal Agency for the Preservation League’s fourth sponsored design study. The project provides an opportunity to examine mixed-use development in the five-story Wellman Building, an 1897 anchor property in the downtown’s National Register-eligible historic district.

With the completion of the Jamestown workshop, the Preservation League has awarded four design grants and presented 10 evening and day-long programs on upper floor redevelopment in seven communities since 2004. The project has not only assisted western New York downtowns, but established the framework for offering similar programs elsewhere in the state.



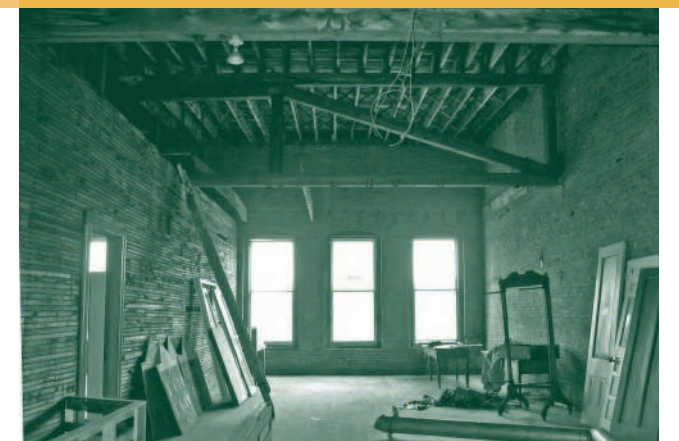
The Day and Day Block located in Albion is part of a design study for the Enhancing Main Street project.

LIBRARY OF CONGRESS, PRINTS AND PHOTOGRAPHS DIVISION, HISTORIC AMERICAN BUILDING SURVEY



The plan at left shows a possible design for two one-bedroom apartments that could occupy the current space at right. Imaginative schemes that preserve the exposed brick wall and roof trusses would suit the “raw” character of this space well.

ANDREA REBECK



AROUND THE STATE

Throughout the year Technical Services staff reached diverse audiences through participation in conferences and special workshops. The 11th annual Hop Fest held in Oneida (Madison County) provided an opportunity to speak directly with hop kiln owners concerned about the care of their 19th century agricultural buildings that were included in the Preservation League's 2006 Seven to Save listing.

The Preservation League participated in a panel discussion at the Upstate Chapter of the American Planning Association's annual conference, which brought together advocates, historians and planners working to preserve historic properties related to New York State's leadership role in the Underground Railroad and abolitionism. Other participants included the directors of the National Park Service and Heritage New York programs concerned with these important themes. Technical Services staff summarized the Preservation League's considerable support – nearly \$64,000 in grants and two Seven to Save listings – aimed at preserving homes, churches, cemeteries, and other places related to 19th century social justice issues.

A highlight of 2006 was the *New York State Affinity Breakfast* in November at the National Trust for Historic Preservation's annual conference held in Pittsburgh. Hosted by the Preservation League, the event was sponsored in part by Clinton Brown Architects/ReBuild of Buffalo. Over 40 preservationists attended, including New York State Assemblyman Sam Hoyt, and an especially strong contingent of Erie and Niagara county preservationists.

Advocacy

A core activity of the Preservation League's Technical Services program is providing timely and strategic support to grassroots advocacy efforts. In 2006, staff continued to help groups working to retain and rehabilitate their libraries in historic buildings in Altamont, Hudson and Saugerties. Thanks to what one member called "effective coaching" by the Preservation League, the Saugerties Library board voted to remain in its historic Carnegie library building.

Staff also supported local efforts to push back on proposals by chain drugstores to demolish historic buildings for the construction of their typical 14,000 sq. foot suburban style stores. Throughout the year, landmark buildings in Fairport, Greene, Hornell and Bath appeared to be at risk. The case in Bath advanced to an early 2007 Seven to Save announcement made in December 2006, in order to inform local planning reviews.

Sustaining the Preservation League's work

Development Highlights

A banner year in fundraising proved that statewide leadership, strategic direction, quality programs and exceptional services are opening doors to new opportunities for the Preservation League's development efforts. Supporters and members are introducing their friends, colleagues and other preservation-minded individuals to the Preservation League, generating exceptional results.



World-class riders and horses displayed their skills on a jumping field at the GREY GOOSE Vodka event at the Coole Park Farm in Millbrook.

PHOTO COURTESY COOLE PARK FARM, MILLBROOK, NY

An increase in membership and annual fund revenues guided the expansion and continuation of important historic preservation programming throughout New York. These programs were greatly enhanced by generous gifts from several corporations and foundations including Gerry Charitable Trust, J&AR Foundation, The J.M. Kaplan Fund (Joan K. Davidson), James A. Macdonald Foundation, Samuel H. Kress Foundation, Tianaderrah Foundation, The Margaret L. Wendt Foundation and Young & Franklin, Inc.

Through the efforts of Preservation League Trustee Connie Clapp, GREY GOOSE Vodka provided a jump start to fundraising efforts by sponsoring the Coole Park Farm \$25,000 Invitational Horse Show and Kentucky Derby Party held at Connie and David Clapp's farm in

Millbrook, New York. The GREY GOOSE sponsorship was the first of its kind for this event, which featured world-class riders and horses displaying their skills on a jumping field. Proceeds from this well-attended benefit provided underwriting for educational and technical services in the Hudson Valley. These included the successful conference, "Preservation Under Pressure: Protecting Historic Community Character in a Time of Change," held in Hyde Park in the fall.

In June, Preservation League Board Chairman Chris Holbrook's father, David Holbrook, and his wife, Andrea, generously hosted a reception at their home in Chelsea to benefit the Preservation League's Seven to Save endangered properties program. This event raised awareness of Seven to Save, and proceeds from the reception were used to underwrite the program during 2006. In addition to David and Andrea, Alice Holbrook, Caroline Rob Zaleski and Julie Graham co-hosted this very successful event.

Taking the Preservation League's development efforts to new heights, the 2006 Pillar of New York Gala was the most successful to date. With over 300 people in attendance at the Waldorf-Astoria, the Preservation League honored William S. Beinecke, Chairman and Director of the Prospect Hill Foundation, and Cook + Fox Architects, whose projects include Historic Front Street and One Bryant Park in Manhattan, with the League's most prestigious award, the Pillar of New York, in recognition of their contributions to preservation. Proceeds from the Gala are used to support Preservation League programs and outreach activities throughout the year.

Raising the visibility of local preservation challenges

Seven to Save Endangered Properties Program

Designees to the Preservation League's 2006 *Seven to Save* list were put at risk by municipal disinvestment, inappropriate development and the need for new legislative tools.

Since 1999, Seven to Save – the Preservation League's endangered properties program – has focused on important statewide issues, forged partnerships with appropriate stakeholders and worked to eliminate impediments to preservation successes.

The inclusion of Madison County hop kilns and the entire hamlet of Sherwood near Auburn in Cayuga County began a year of intensive support by the Preservation League's Technical Services program. In both cases, Preserve New York grants were later awarded to help eliminate threats to these valued resources. Sherwood's 19th century integrated cemetery received special assistance. The Preservation League secured and matched a National Trust for Historic Preservation grant for a conditions study of headstones and memorials including those of freedom seekers from Maryland who traveled via the Underground Railroad network to Sherwood, aided by area abolitionists.

The listing of the 19th century landmark residences at 1 and 3 Rutger Park in Utica strengthened the working relationship between the Preservation League and the nominator, the Landmarks Society of Greater Utica, a Preservation Colleague group. The Preservation League's Legal Services program became directly involved in efforts to stop the deterioration of the Utica properties.



Landmark Status
Located in local, State and National Register historic districts.

Threat
Municipal disinvestment.

George Harvey Office Building

BINGHAMTON, BROOME COUNTY

Designed in 1939 by Binghamton architect Walter Whitlock, the Justice Building has been called a “New Deal version of classical Federal design with Art Deco detailing.” The vacant building stands in the center of a complex of local and state government buildings in downtown Binghamton and is an important visual component in the Court Street Historic District, which includes the 1898 Broome County Courthouse. If reopened for government use, the building could bring new vitality to the downtown.

1



Landmark Status
Allentown and West Village are local and National Register historic districts; Hamlin Park is a local historic district.

Threat
Disinvestment and vacancy in historic neighborhoods.

Allentown, Hamlin Park and West Village Neighborhoods

BUFFALO, ERIE COUNTY

Throughout 2006 the Preservation League worked to secure passage of a residential tax credit to support reinvestment in historic homes. This listing features three historic neighborhoods in downtown Buffalo that would significantly benefit from the legislation, offering up to \$25,000 per structure for the rehabilitation of owner-occupied historic homes. Such economic incentives would provide a means for current owners of historic buildings to make needed upkeep and repairs and also encourage prospective new homeowners to locate in historic neighborhoods.

2



Landmark Status
Hamlet eligible for State and National Registers.

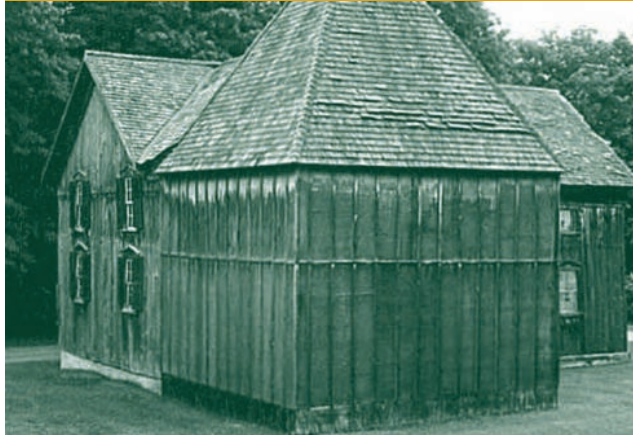
Threat
Vacancy, neglect

Hamlet of Sherwood

TOWN OF SCIPIO, CAYUGA COUNTY

Beginning in the 1830s and continuing for more than 70 years, the activism of Slocum and Hannah Howland and their daughter Emily distinguished Sherwood as a hotbed of local, state and national social reform movements including abolitionism, women's rights and temperance. Despite some losses, over two dozen houses, former stores, a one-room school and a cemetery characterize this crossroads community which still retains much of its bucolic 19th century appearance.

3



Landmark Status
Some buildings eligible for State and National Registers.

Threat
Deterioration, lack of adaptive use.

Hop Kilns of Central New York

MADISON COUNTY

Commercial hop farming was a major industry in New York State from its introduction in Madison County in 1808 until its decline in the 20th century. Forty-three counties reported having at least one hop farm, and by 1880, 80% of the nation's hops came from New York State. The end of cultivation did not result in the complete loss of the industry's built heritage. However, in Madison County alone, only 35 kilns remain from the estimated 100 once in use, and five of these are in danger of collapse. The listing highlights the need to document, preserve and when possible, reuse these rare buildings.

4



Landmark Status
Located in local, State and National historic districts; No. 3 Rutger Park designated a National Historic Landmark.

Threat
Vacancy, deferred maintenance

Rutger Park Residences

UTICA, ONEIDA COUNTY

Located in a planned park-like setting in what was once the rural outskirts of Utica, the architecturally significant residences at Rutger Park are linked to state and national leaders who made Utica their home in the 19th century. Two of the properties are vacant and are associated with nationally prominent architects who were especially active in New York State. Number 3 Rutger Park was designed by Philip Hooker of Albany, and the imposing 1854 Italian Villa style house at 1 Rutger Park is considered one of Andrew Jackson Davis's most important works.

5



Landmark Status
Many buildings on local, State and National Registers.

Threat
Deferred maintenance, alteration and replacement.

Historic Wood Windows

STATEWIDE

While often seen as interchangeable parts, windows are actually one of the most important aspects of a building's historic material and appearance. Too often, windows do not receive regular maintenance and can deteriorate over time. Each year thousands of historic wood windows are removed and sent to landfills in New York State. Property owners believe that the windows are beyond repair or that they are saving energy by installing replacements. However, while destroying an important part of a building's history and design, the owner may actually be spending more money than successful repairs would have required.

6



Landmark Status
Several buildings eligible for State and National Registers; no locally-listed district.

Threat
Development out of scale with historic fabric.

Williamsburg, Brooklyn

KINGS COUNTY

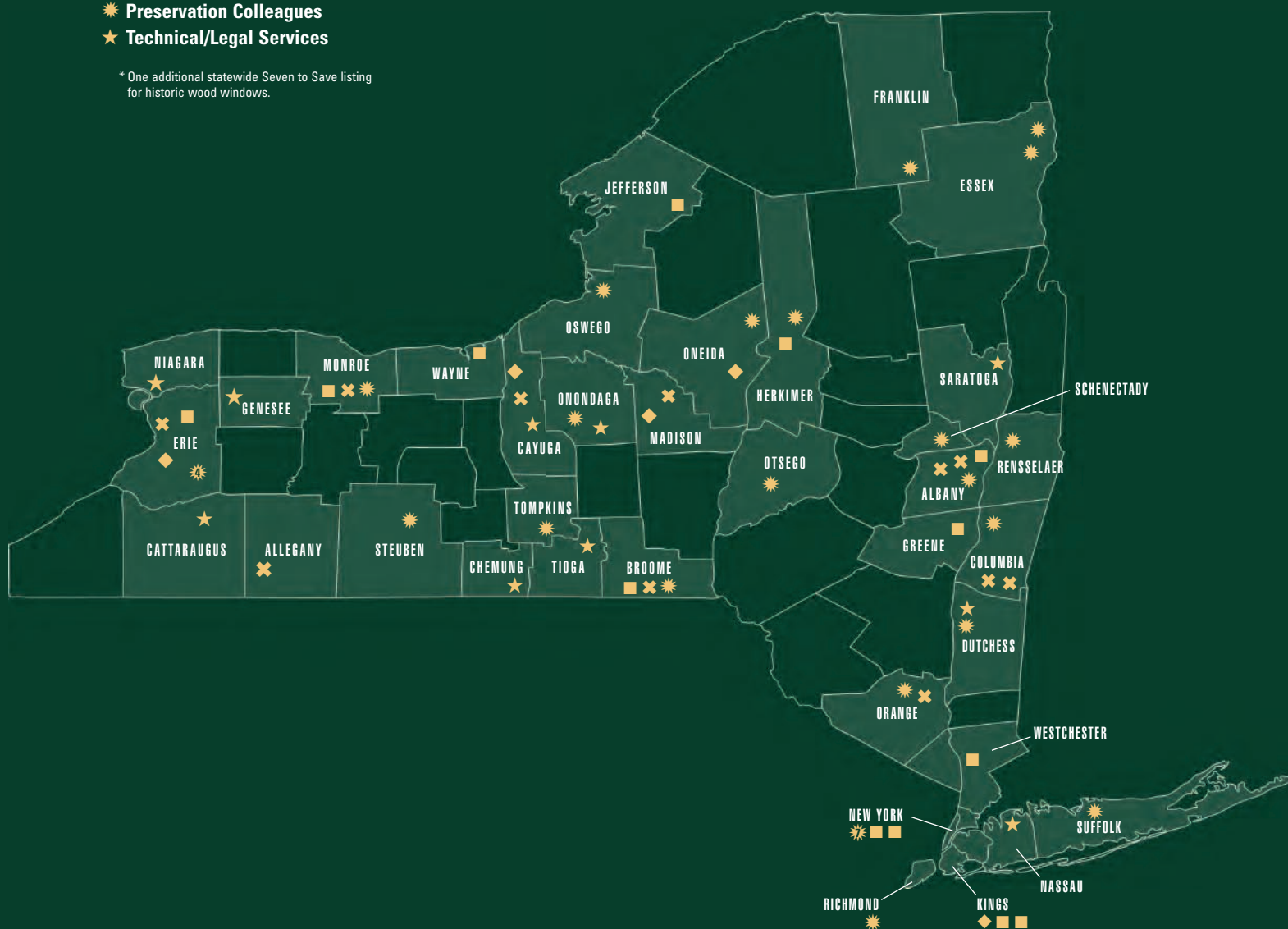
The boroughs of New York City have been experiencing one of the most intense periods of development in many years. Contributing to this boom are zoning code revisions, which have increased the density allowed for new construction. While growth is important for the health of New York City overall, the number and size of proposed developments may permanently erase the historic streetscapes and pedestrian scale which now attract growing numbers of new residents and businesses. The listing of Williamsburg exemplifies this trend.

7

PLNYS in Your Community

- Preservation Award
- ✕ Preserve NY Grants
- ◆ Seven to Save Sites*
- ☀ Preservation Colleagues
- ★ Technical/Legal Services

* One additional statewide Seven to Save listing for historic wood windows.



Calendar Highlights 2006

JANUARY

Broome County Legislature
Seven to Save Presentation: Harvey Justice Building
 Binghamton, Broome County

Friends of Historic Herkimer County
Organizational Meeting with new Colleague group
 Herkimer, Herkimer County

FEBRUARY

Howland Stone Store Museum
Seven to Save Presentation: Sherwood Hamlet
 Sherwood, Cayuga County

Madison County Historic Society
Seven to Save Presentation: Central New York Hop Kilns
 Oneida, Madison County

MARCH

Friends of Historic Herkimer County
Work Session: Fundraising for 1834 Jail
 Herkimer, Herkimer County

New York Conference of Mayors
Meeting: Main Street Revitalization
 Albany, Albany County

Spindle City Historic Society
Presentation: Preservation League Services
 Cohoes, Albany County

APRIL

Historic Elmira
Organizational Meeting
 Elmira, Chemung County

Planning and Land Use Committee, Common Council, City of Hudson
Presentation: The Historic Preservation Benefits of the Community Preservation Act Legislation
 City of Hudson, Columbia County

MAY

Genesee/Finger Lakes Regional Planning Council
Workshop: Enhancing Main Street: Making Upper Floors Work Again
 Pittsford, Monroe County

Lumber City Development Corporation
Workshop: Enhancing Main Street: Making Upper Floors Work Again
 North Tonawanda, Niagara County

Wayne County Historical Museum
Meeting: County Courthouse Preservation Network
 Lyons, Wayne County

JUNE

Preservation Colleagues
Strategic Planning & Board Development Workshop
 Rensselaerville, Albany County

JULY

Stafford Preservation Group
Presentation: Tilting at Windmills—The Impact of Wind Energy on Historic Resources and Landscapes
 Batavia, Genesee County

AUGUST

Preserve New York Grant Outcome:
Hadley Bow Bridge Ribbon Cutting Ceremony
 Hadley, Saratoga County

Historic Resource Commission
Legal Training: Understanding Your Ordinance
 City of Newburgh, Orange County

SEPTEMBER

American Planning Association Upstate Chapter Conference
Presentation: Preservation League Support for Underground Railroad and Abolition Heritage
 Auburn, Cayuga County

Village of Franklinville
Presentation: Franklinville Upper Floor Housing Feasibility Study
 Franklinville, Cattaraugus County

OCTOBER

Broome County Preserve New York Grant:
Chenango Canal Resources
 Endicott, Broome County

National Trust for Historic Preservation National Preservation Conference
Panel: The Impact of Wind Farms on Historic Preservation
 Pittsburgh, Pennsylvania

NOVEMBER

Landmarks Society of Greater Utica
Annual Meeting Presentation
 Utica, Oneida County

Massachusetts Preservation Coalition
Presentation: Using GIS to Support Historic Preservation Advocacy
 Worcester, Massachusetts

DECEMBER

Preservation Colleagues
Sustainable Fundraising Workshop
 Syracuse, Onondaga County

Historic Resource Commission
Legal Training
 Village of Great Neck Plaza, Nassau County

Public Policy Program

Tax Credit

In June 2006, the New York State Legislature passed a first-ever State Income Tax credit to encourage the rehabilitation of historic buildings. Signed by Governor Pataki in August, the statute established incentives to encourage the rehabilitation of both commercial (income-producing) and owner-occupied residential structures. The result of persistent advocacy by the Preservation League, Colleague organizations, and municipal leaders across New York State, the passage of this program – Chapter 547 of the Laws of 2006 – reflects a long-sought advancement for preservation policy in the Empire State.

The commercial program offers an additional financial incentive to projects which are qualified to receive the federal rehabilitation tax credit, improving the financial viability of rehabilitation projects from village “Main Streets” to urban downtowns throughout the state. The residential program is limited to owner-occupied State and National Register-listed homes only in economically distressed areas, and primarily affects housing in urban core neighborhoods in New York City, the Hudson River Valley, and the Erie Canal Corridor.

This legislation was sponsored by Assemblymember Ron Canestrari and Senators Vincent Leibell, Frank Padavan, and Catharine Young, all longstanding supporters of rehabilitation tax credit programs who recognize the significant economic benefits that accrue from such programs.

Municipal Bonding Authority

The Preservation League was also instrumental in securing passage of legislation extending municipal bonding authority for rehabilitation and stabilization of privately-owned buildings determined to be a threat to public health or safety. This financing option better enables municipalities to undertake emergency repairs – rather than demolition – when it is in the public interest. Previously, municipalities could only undertake bonding for the purpose of demolition and were forced to cover costs of emergency repairs from annual operating budgets.

Under this legislation, municipalities can bond the cost of repair and stabilization of historic structures, making them safe, secure and protected for eventual reuse. These costs could include intervention actions such as boarding windows, sealing roofs, shoring up foundations or façades and other emergency repairs that would address public safety concerns, but preserve such properties for future reinvestment.

The legislation was introduced by Assemblyman Paul Tokasz and Senators William Stachowski and Dale Volker, and signed by Governor Pataki as Chapter 190 of the Laws of 2006.

Community Preservation Act

The Preservation League worked closely in partnership with a wide range of environmental and open space protection organizations to promote legislative passage of the Community Preservation Act (CPA). This bill would allow municipalities to create a local community preservation plan to guide and fund the preservation of open space, working farmland, and historic resources in a community.



While the open space and farmland protection benefits of the Community Preservation Act are well recognized, the historic preservation benefits of this state enabling legislation deserve equal recognition, as the preservation programs that could be funded offer important benefits to community centers in rural and urban areas across the state.

The bill passed the Assembly by a resounding margin, but was not allowed to come to a floor vote in the Senate despite significant support by Senators from both parties. The Community Preservation Act represents a significant opportunity to provide local municipalities with a tool for comprehensive planning and funding for the preservation of all facets of community character, and represents a ready complement to existing, but highly competitive, state and federal funding for these purposes.

Protecting Historic and Scenic Roads

Transportation planning and project construction can have a significant impact on historic resources, landscapes and community character, and the Preservation League remains committed to providing resources and advocacy that will

guide the recognition and sensitive treatment of transportation resources such as historic bridges and roads.

Progress continued on the Preservation League’s statewide guide to historic and scenic road protection, which will be published in 2007. A first-in-the-nation statewide effort to address the identification of historic and scenic roads and roadside features, this publication will promote options and strategies, technical resources, and programmatic and legal tools for protecting and managing the many miles of historic and scenic roads in New York State.

Wind Energy Siting Impacts

New York State continues to promote the development of commercial scale wind energy facilities as the primary means of meeting the state’s renewable energy mandate. While recognizing the critical importance of New York’s renewable energy goals, the Preservation League is extremely concerned about the potential siting impacts of these large-scale facilities on the historic, cultural, and scenic resources of the Empire State.

The build-out required to meet the state’s renewable energy goals could result in 2,200 - 3,300 turbines on the New York State landscape, and communities in over thirty counties face potential wind energy siting proposals. While individual communities such as Cherry Valley have adopted stringent siting guidelines that seek to protect historic and scenic resources at the local level, the Preservation League continues to promote statewide site selection, site development and site construction guidelines that assure the state’s commitment to protecting historic communities and landscapes from the visual impacts of this new energy technology.

Honoring excellence in sustaining our historic legacy

Excellence in Historic Preservation Awards

Every year since 1984, the Preservation League has celebrated best practices in historic preservation with the prestigious Excellence in Historic Preservation Awards.

In 2006, the Preservation League of New York State honored 10 projects, organizations and individuals for their accomplishments in preserving, restoring and revitalizing historic buildings and communities.

These awards are an important opportunity for the League to give voice to New York's heritage as it is represented in our wonderful churches, libraries, theatres, hospitals, residences and commercial buildings – and to celebrate the work of the people who care for these properties and who advocate for their preservation.

Thanks to the ongoing support of the Arthur F. and Alice E. Adams Foundation, the impact and visibility of the League's Excellence in Historic Preservation Awards program continues to grow. Greater publicity for the awards encourages standards of excellence in future projects and inspires others to give more care and effort to the protection of the irreplaceable resources New Yorkers have inherited.

The 2006 award recipients were honored by the League and more than 200 of their peers in the preservation community at the League's Annual Meeting in May at the Princeton Club of New York. The League extends a special appreciation to the Awards Jury, comprised of members of the Board and Trustees Council and chaired by John Grady, and to Arete Swartz Warren for her presentation of the awards.



A rear courtyard on Historic Front Street. The elevation sketch below illustrates how sensitive infill buildings complement the streetscape. This historic lower Manhattan neighborhood lies in the shadow of the Brooklyn Bridge.

COOK + FOX ARCHITECTS

Project Excellence

Harmony Mills #3, Cohoes, Albany County
Rev. J. Edward Nash House, Buffalo, Erie County
256-262 State Street, Carthage, Jefferson County
Weeksville Heritage Center, Brooklyn, Kings County
Brooklyn Academy of Music façade restoration, Kings County
Historic Front Street, South Street Seaport, Manhattan
90 West Street, Lower Manhattan
Metro North Railroad Station, Yonkers, Westchester County

Organizational Excellence

Greene County Industrial Development Agency, adaptive reuse campaign

Individual Excellence

Henry McCartney, Former Executive Director of the Landmark Society of Western New York, Rochester, Monroe County



Expert assistance to communities across New York State

Legal Services Program

The Preservation League's Legal Services Program, led by William A. Hurst, Esq., of the Albany law firm Hiscock & Barclay, LLP, provides local preservation groups and municipalities with timely and expert advice on preservation law, including guidance for drafting clear local landmark legislation and training to effectively implement local preservation laws. The Preservation League is also prepared to take legal action, as a last resort, to protect New York's landmarks when they are at risk.

MODEL LAW REVISIONS

The Preservation League has established a statewide reputation for expertise in the administration and enactment of local preservation ordinances. These laws serve as the backbone of historic resource protection in New York State. They provide communities with the means to identify significant structures and other historic resources, as well as the power to regulate work on designated structures or districts to assure that the physical integrity of the resources is retained.

In 2006, the Preservation League neared completion of efforts to update and revise the model ordinance language that serves as a template for local municipalities adopting historic resource protection measures. When re-issued in 2007, the new ordinance will provide practical examples of how local communities can best implement or update historic landmark laws.

COMMISSION TRAINING

To support municipalities with new historic resource commissions, or established commissions confronted with new preservation issues or challenges outside of past experience, the Preservation League provides customized training on a fee-for-service basis. Communities typically fund such training through use of the Certified Local Government grant program, or seek training in conjunction with nearby communities to share costs.

In 2006, the Preservation League provided legal training services to the commissions in the City of Newburgh and the Village of Great Neck Plaza. Preservation League attorney William Hurst was joined in this training by consultants Wes Haynes and Erin Tobin, who provided detailed training on the architectural and design review issues faced in these two communities.

LITIGATION

While the Preservation League is committed to early identification and mediation of preservation issues, litigation is sometimes required to seek protection of historic resources. The Preservation League, typically in conjunction with local advocates, was involved in legal action in three separate cases in 2006:

Rutger Park Residences

In support of actions by the Landmarks Society of Greater Utica, a Preservation Colleague group, the Preservation League filed for intervener status in State Supreme Court in Oneida County seeking to protect and stabilize two historic properties in the city's Rutger Park historic district. 1 Rutger Park is an Italian Villa-style home designed by Andrew Jackson Davis; 3 Rutger Park is a Greek Revival home by architect Philip Hooker. These homes were included on the Preservation League's Seven to Save list for 2006.

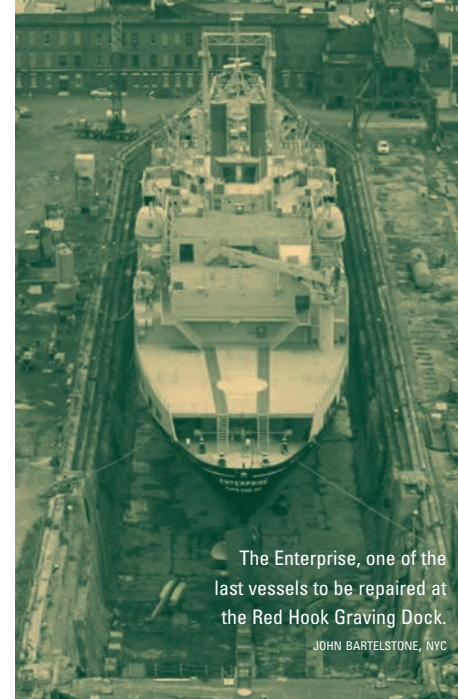
Dutchess County Infirmary

The Preservation League was granted amicus status in a case being heard by the Appellate Division, 2nd Department, regarding an Article 78 suit brought by local residents against Dutchess County. Abutting property owners were seeking to stop the demolition of National Register-listed structures dating from the mid-19th century located at the Dutchess County Infirmary in the Town of Washington, the site of ongoing county mental health operations. Local plaintiffs were denied standing to bring this case, a matter also addressed in the Preservation League's amicus filing. The Preservation League's counsel in this matter is the New York firm of Carter, Ledyard & Milburn, LLC.

Red Hook Graving Dock

In a long-contested case that exemplifies the challenges facing historic industrial structures and the working waterfront of New York City, the Preservation League joined with the Municipal Art Society and the National Trust for Historic Preservation in a case against the U.S. Army Corps of Engineers to force a legally-mandated review of historic resources at a site in Brooklyn's Red Hook district.

At risk is a historic engineering feature known as the former Todd Shipyards graving dock, a 700-foot long drydock formerly used for ship repair, which will be filled in by redevelopment plans that convert the waterfront site to a new IKEA store and warehouse. Alternative plans for the site allow redevelopment to proceed but preserve the historic resource intact.



The Enterprise, one of the last vessels to be repaired at the Red Hook Graving Dock.
JOHN BARTELSTONE, NYC



The Red Hook Graving Dock once played a significant role in Brooklyn's working waterfront.

LIBRARY OF CONGRESS, PRINTS AND PHOTOGRAPHS DIVISION, HISTORIC AMERICAN ENGINEERING RECORD

Financial Statement

Year Ended December 31, 2006

Support and Revenue

Corporate and Foundation Grants	\$257,100
Government Grants	154,800
Individual Contributions	185,773
Special Events	645,955
(less direct costs of fundraising events)	(128,552)
Investment Income	180,622
Rental Income	7,600
Total Support and Revenue	\$1,303,298

Expenses

Program Services	\$658,418
Development and Fundraising	234,882
Management and General	125,366
Total Expenses	\$1,018,666

Excess of Support and Revenue over Expenses \$284,632

Balance Sheet

December 31, 2006

Current Assets

Cash and Cash Equivalents	\$1,403,100
Grants and Accounts Receivable	7,845
Pledges Receivable	23,750
Other Current Assets	1,414
Total Current Assets	\$1,436,109
Investments, Restricted	1,414,366
Property and Equipment, Net	185,920

Total Assets \$3,036,395

Current Liabilities

Accounts Payable and Accrued Expenses	\$38,328
Deferred Revenue	672,247
Total Current Liabilities	\$710,575

Net Assets

Unrestricted	\$910,454
Permanently Restricted	1,237,700
Temporarily Restricted	177,666

Total Net Assets 2,325,820

Total Liabilities and Net Assets \$3,036,395

A complete copy of the 2006 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002

Contributors

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations and government agencies that have so generously supported its work during the fiscal year 2006. The Preservation League thanks you for helping to make this year an outstanding success and pledges to continue to work to advance our shared preservation goals.

This list reflects contributors of \$100 or more between January 1 and December 31, 2006. We sincerely apologize for any errors or omissions. Please contact the Preservation League office with any corrections.

\$10,000 +

Anonymous
American International Group, Inc.
Arthur F. and Alice E. Adams Charitable Foundation of Miami
George Beane and Patricia Begley
William S. Beinecke
Matthew Bender IV
The Bender Family Foundation
Lewis Bernard
Catherine Cahill and William Bernhard
Bovis Lend Lease, Inc.
Mr. and Mrs. David C. Clapp
Cook + Fox Architects
Joan K. Davidson
(The J.M. Kaplan Fund)
Mr. and Mrs. Christopher Elliman
Extell Development Co.
Dr. Brandon Fradd
Gerry Charitable Trust
Roberta B. Gratz
The Alice Busch Gronewaldt Foundation
Christopher and Alice Holbrook
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The interior of a typical Lustron Home.

A 2006 Preserve New York grant is supporting a statewide survey of these pre-fabricated, all-steel structures. Volunteers are sought to locate, document, research and nominate Lustrons in several regions of New York State. For more information, please contact Kimberly Konrad Alvarez at 518-361-3909 (kkalvarez@landmarkconsulting.net) or Historic Albany Foundation at 518-465-0876 ext. 12 (www.historic-albany.org/lustron).



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