

Preservation: Bridging the Past and the Future

POUGHKEEPSIE-HIGHLAND RR BRIDGE 1954



OPENING DAY - WALKWAY OVER THE HUDSON



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.

Front cover:

On October 3, 2009, the Poughkeepsie-Highland Railroad Bridge was transformed into the Walkway Over the Hudson State Historic Park. It welcomed 44,000 visitors the weekend it opened, and demonstrated that rehabilitation was less costly than demolition while creating a recreational resource and economic development engine for the surrounding community. The Walkway Over the Hudson received an Excellence in Historic Preservation Award from the League in 2010.

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Courtesy Walkway Over the Hudson

Inside front and back cover:

MANITOGA'S WOODLAND GARDEN

2010 Preserve New York grant recipient for costs associated with the completion of a Historic Landscape Report.

Located 50 miles north of Manhattan in the Hudson Highlands of Putnam County, Manitoga is a 75-acre designed landscape with links to the Appalachian Trail.

Russel Wright was an unusual combination of an American craftsman, industrial designer, and naturalist, best-known for household pieces that were beautiful, useful and reasonably priced. When he found this property in 1942, it had been damaged by a century of quarrying and lumbering. Over the next three decades, he set about restoring the landscape of the site he named Manitoga, meaning "place of the great spirit" in Algonquin. His landscape focused on the forest garden as a continuum of space and time, experienced through movement. Manitoga is New York State's only mid-twentieth century modern American domestic architecture and landscape site open to the public.

The grant-supported Historic Landscape Report, to be completed by Patricia O'Donnell, will suggest a comprehensive strategy for preserving Russel Wright's design in the Woodland Garden.

C O N T E N T S

MESSAGE FROM CHAIRMAN	2
MESSAGE FROM PRESIDENT	3
TECHNICAL SERVICES	4
SEVEN TO SAVE	6
PRESERVE NEW YORK GRANT PROGRAM	9
ACROSS NEW YORK	14
EXCELLENCE IN HISTORIC PRESERVATION AWARDS	16
ENDANGERED PROPERTIES INTERVENTION PROGRAM (EPIP)	18
DEVELOPMENT HIGHLIGHTS	20
PUBLIC POLICY	21
INCOME STATEMENT/BALANCE SHEET	23
CONTRIBUTORS	24
TRUSTEES AND STAFF	28



Arete Swartz Warren
Chairman, Board of Trustees

Message from the Chairman

When do we know as preservationists that we are doing our job to save and protect historically significant buildings, neighborhoods, cultural landscapes and rural viewsheds in our State? Broadly speaking, we – the citizens of New York State – are the caretakers of one of the richest inventories of cultural resources in the United States, which makes our task ever more challenging.

Since 1974 the Preservation League of New York State has focused its attention on protecting these riches: from 17th century stone Dutch farmhouses to mid-century skyscrapers, from 18th century forts to early 20th century planned communities, industrial mills, commercial warehouses, rural buildings and everything in between. Protection and education are at the forefront of the League's mission.

Yet, have we been successful? In many cases, the answer is clearly yes, but preservation is an ongoing business. What was once "new" is now "old." A mid-20th century house is now worthy of National Register designation. Cultural resources are constantly being reinterpreted for use, for custom and for context. Through the League's Seven to Save program, local and regional structures are being identified as the most important endangered sites in New York State and many of these date from the mid-20th century. Statewide Awards identify the best in preservation practices, and Preserve New York grants encourage the kinds of grassroots and behind the scenes collaborations that lead to successful preservation efforts.

We are constantly redefining the new, weighing what has stood the test of time in terms of use and re-invention; what is aesthetic or what is historical and the list grows each year. We are challenged to balance the economic benefits of preservation in our communities and neighborhoods with progress in the 21st century.

New and old can live side by side, preservation and conservation concerns are not incompatible with development. The issues of upstate rural villages are as important as downstate urban neighborhoods; the preservation of our waterfronts is as necessary as the conservation of our mountain ridges. Modern architecture, with which the Empire State is richly endowed, deserves our attention as potential landmarks of the future just as much as threatened landmarks from our storied past.

Have we been successful? Yes, and we will continue to enjoy success, but not without your help. Your support gives us the courage to advocate for the resources that bridge past and future. As we move forward, the Board of Trustees is focused on exploring even more opportunities to enhance the League's sphere of supporters and leadership. We are grateful for your support, now more than ever.



Jay DiLorenzo
President

Message from the President

Good management requires strategic vision and performance assessment, but it also requires organizations to be nimble enough to meet the rapidly changing landscape of their industry.

In 2010, the League, together with its Board of Trustees, embarked on a comprehensive strategic planning process to guide us through the years ahead.

This collaborative effort took a hard look at what we value as an organization, how we put those values into action, and how we measure up against others in our field. It also encouraged us to consider preservation today, and explore ways in which we might integrate the important goal of preserving the past with the emerging role of preservation as a catalyst for economic growth.

What we found made us proud of our work so far, and identified new areas of focus for the future. We look forward to sharing our new directions as the year progresses.

Since our founding over 35 years ago, the League has remained a strong advocate for New York's historic buildings, neighborhoods, and landscapes. We remain the only organization that provides a breadth of preservation services throughout New York State that includes technical and legal services, local, state, and federal issue advocacy, grants and loans, and training and educational workshops.

As an organization, all of this work ties back to our belief that the preservation of our historic buildings, neighborhoods, and landscapes is

- Integral to successful economic development in New York State;
- A sustainable way to conserve natural resources and open space; and
- Essential to understanding and honoring our heritage and enriching our lives.

An exciting example of this approach is CODE GREEN, a new program of the Preservation League and the New York State Energy Research and Development Authority (NYSERDA). With the support of statewide and local partners including the American Institute of Architects New York State and the United States Green Building Council New York Upstate Chapter, the League will convene workshops throughout New York State to address code compliance and energy conservation in existing and historic structures. Participants will receive hands-on training in the NYS Energy Conservation Construction Code as it applies to historic buildings, both small-scale commercial and residential. This is an important step in ensuring that existing buildings have a place in New York's sustainable future.

Without members and contributors like you, new initiatives like CODE GREEN would not be possible. Thank you for all you have done to support our efforts in the past, and I hope we can count on your continued support in the years to come.

Technical Services Program

The Preservation League supports the growth of preservation awareness and celebrates the fruits of community successes, from the rehabilitation of a single landmark to the revitalization of a downtown or neighborhood. Our tools are the Preservation League’s core programs.

Preservation Colleagues

Since 1997, the Preservation League has provided a network for the state’s nearly three dozen local and regional preservation not-for-profits through the Preservation Colleagues Program. We are grateful for the support of the New York State Council on the Arts (NYSCA) which allows us to assist Colleagues individually and through

group meetings, workshops and use of new media to advance local and statewide initiatives.

In June, 2010, the Preservation Colleagues met in Syracuse, where Arin Sullivan from the Pew Charitable Trusts provided training on their Cultural Data Project, an online financial data management tool for arts and cultural organizations, recently adopted by NYSCA. Colleagues also participated in a roundtable discussion about the advantages and disadvantages of preservation not-for-profit organization ownership and stewardship of historic sites.

“Being a Preservation Colleague gives Historic Elmira, Inc. access to those who, collectively, know their way around the ‘preservation neighborhood.’ We’ve been, in turn, acknowledged for our own efforts and accomplishments. Being a Preservation Colleague feels like being a part of ‘the in-crowd’ – supported, informed, inspired and encouraged to grow into an important part of our own community.”

*Kaye Newbury
President of Historic
Elmira*

This is an increasingly timely topic as organizations grapple with stewardship of historic sites or consider taking ownership of threatened landmark “white elephant” buildings.

Tax Credit Workshops

In 2009, the Preservation League celebrated the passage of an expanded New York State Rehabilitation Tax Credit. In 2010, League staff got to work, along with our partners at the New York State Historic Preservation Office, to ensure that each and every eligible property owner knew about this important program and had the tools to take advantage of it.

In addition to tax credit workshops held throughout the state, the League has participated in dozens of neighborhood, municipal and regional meetings to explain the New York State Rehabilitation Tax Credits. By coupling this outreach with surveys funded by our Preserve New York Grant Program, new National Register historic districts have added hundreds of buildings to the growing number of properties eligible for these credits. Buffalo, Palmyra, Yonkers, and Fort Plain are among the communities that have received Preserve New York grants to complete surveys that may establish historic districts, and all have Census tracts and neighborhoods where tax credits can be used.

The League presented eight workshops in 2010, in Cooperstown, Cortland, Glens Falls, Palmyra, Poughkeepsie, Troy, Middletown and Niagara Falls, reaching over 325 people.

Upper Floors Workshops

The actions (or inaction) of municipal leaders, architects, planners, building owners and investors has a direct influence on the fate of New York's historic downtowns. That's why the League continues to offer our popular workshop "Enhancing Main Street: Making Upper Floors Work Again" to this audience. A Glens Falls workshop produced a standing-room only crowd of over 100, including three mayors and many other municipal officials from the region. Mark Frost, editor of the *Glens Falls Chronicle*, called the workshop a "thorough success." The workshop in Cortland attracted 75 attendees from 10 counties and was similarly well-received. Cortland Downtown Partnership Executive Director Adam Megivern praised "the energy created among the participants" and reported that as a result, "...a local developer who was in attendance decided to move forward on a two-story residential project on Main Street."

Advocacy

Important projects frequently get their start or make substantial progress with information and encouragement from the Technical Services staff. The Regional Program Directors connect local advocates and building owners with the sources of funding and design assistance they need. Among the places that benefited from one-on-one technical assistance in 2010 are the Sanford Stud Farm near Amsterdam, the Old Waddington Town Hall, a vacant 1920s school in Montour Falls, an 1870s fire-damaged house in Elmira, and a vacant Main Street building in Fort Plain.



Rensselaerville Church



Middletown



Montour Falls School

Raising the visibility of local preservation challenges

Seven to Save Endangered Properties Program

Seven may be a lucky number for some, but hard work and dedication – not good fortune – is what it takes to save the places that New Yorkers value.

Since 1999, the Preservation League has worked with advocates, government officials, and our Preservation Colleagues to identify historic properties at risk. Side by side, we have averted demolition, developed plans for reuse, secured landmark designations, and fostered greater public awareness of our historic resources' worth. In so doing, we build community pride, one place at a time.

The League's involvement with each site continues beyond the year of listing because we know that preservation does not happen overnight. It can take years of effort, community engagement, and sometimes, a special person or group of stakeholders with the drive and vision to turn a situation around. The League's Seven to Save list for 2010 illustrates the challenges and opportunities we face together.



"Although my family moved from the Courts when I was three years old – that's what people in public housing were supposed to do, move on – my sense of the present threat to tear down the Courts is not personal. It includes not only the African-American community in Buffalo, but our whole city's peoples. I did not understand or appreciate the symbolic place of A.D. Price Courts in the black Buffalo community's struggle for racial equality until I was an adult. ... Will we be wise enough to preserve this site?"

Alfred D. Price Jr., Associate Professor, Department of Urban and Regional Planning, School of Architecture & Planning, State University of New York at Buffalo. Pictured at left and above with his father, Alfred D. Price Sr., who was a manager of this endangered Buffalo housing project from 1939 until 1968.



Kenwood (1842)

ALBANY COUNTY,
ALBANY

The Kenwood estate was designed by Alexander Jackson Davis for industrialist Joel Rathbone and his wife Emeline for use as their summer home. Of the original Davis-designed structures, the carriage barn, gatekeeper's lodge, and gardener's cottage remain intact. Andrew Jackson Downing designed the estate's landscape, which remains largely intact, with meandering roads and groves. Now for sale, Kenwood faces the threat of vacancy, inappropriate development and demolition. The League has worked with the nominating organization, Historic Albany Foundation, to highlight the threat and facilitate meetings with other organizations that might be able to provide acquisition assistance.

1



Hamlet of Rensselaerville Historic District

ALBANY COUNTY,
RENSSELAERVILLE

The hamlet of Rensselaerville boasts a unique collection of buildings representing the transition of building styles from colonial Georgian to Federal and Greek Revival (c. 1790-1850). With the loss of the economic conditions that fostered the community's establishment, now a State and National Register Historic District, many owners of these large and architecturally significant buildings cannot adequately maintain the structures. The League provided technical assistance to the Rensselaerville Historic District Association as well as several property owners in 2010 and made three presentations in the community, providing information on financial incentives for preservation projects.

2



Stone Opera House (1892)

BROOME COUNTY,
BINGHAMTON

Located in downtown Binghamton, the Stone Opera House had been the center of cultural activities for about 80 years. The 1,500 seat theater was retrofitted in 1930 to show films. With dwindling attendance, the Stone Opera House shut its doors in 1973 and has been largely vacant for three decades. The League believes the preservation of the Stone Opera House is important not only for Binghamton but for other communities struggling to find appropriate reuses for vacant theaters. The League continues to work with municipal and not-for-profit leaders to develop a rehabilitation strategy for this National Register-listed building.

3



169 East Ferry Street (1880s)

ERIE COUNTY,
BUFFALO

This mixed-use building is well known as the home of Harris Hardware, the first hardware store in Buffalo owned by an African-American family and in continuous operation for 40 years. Deferred maintenance has led to roof leaks and water infiltration. The building is vulnerable to demolition as it has not been listed as a local landmark, though it has been determined eligible for the State and National Registers of Historic Places. The League is working with Preservation Buffalo Niagara to develop a stabilization plan and to identify feasible use and financing strategies to rehabilitate the building.

4



Willert Park Courts/AD Price Courts (1938-1939)

ERIE COUNTY,
BUFFALO

The Willert Park Housing Project is the second public housing complex in the state to be built for a solely African-American community. It was managed by A.D. Price from its opening in 1939 until his death in 1968, when the property was renamed in his memory. Bas relief plaques on the buildings depict African Americans and celebrate the themes of work and working class life. They were created through the Federal Arts Project under the Works Progress Administration (WPA). The complex is in danger of being demolished and replaced with new construction. The League is working with Preservation Buffalo Niagara to develop preservation strategies and incentives.



John W. Chorley Elementary School (1964-69)

ORANGE COUNTY,
MIDDLETOWN

The Chorley Elementary School is a work of the Late Modernist architect Paul Rudolph. Of Rudolph's 271 known built projects, this is the only elementary school and one of two non-higher education buildings still in existence. The Enlarged City School District of Middletown wishes to demolish the school, citing the need for a new, larger building. The League worked with the Paul Rudolph Foundation to encourage local preservation efforts, authored an op-ed piece in the *Times Herald-Record* calling for the preservation of Chorley Elementary, and worked with the NYS Historic Preservation Office to ensure compliance with state preservation regulations.



Alasa Farms (1826-1924; present)

WAYNE COUNTY,
ALTON HAMLET
SODUS

Alasa Farms is a significant collection of 17 primarily agricultural buildings, some dating as far back as the 1830s and associated with a Shaker community. Fire damage to the Shaker Main House, deferred maintenance and development pressures have created an uncertain future for this landmark. Located on a beautiful sheltered bay of Lake Ontario, Alasa Farms could easily be a target for subdivision. The League sees this situation as emblematic of a larger issue: providing for the continued use of agricultural lands and historic buildings and protecting them without diminishing their usefulness or significance.

5

6

7

Committed to caring for New York's landmarks

Preserve New York Grant Program

The 2010 Preserve New York grants illustrate preservation's role in spurring economic development through support of cultural initiatives and institutions across New York State.

These Preserve New York grants, made possible through a partnership between the Preservation League and New York State Council on the Arts (NYSCA), will enable more historic property owners to apply for the New York State Historic Rehabilitation Tax Credit through the establishment of new National Register Historic Districts. The grants will also provide funding for historic structure and landscape reports for some of New York's most treasured cultural landmarks.

For the first time, the Preservation League funded grants in Cortland, Putnam and Schuyler counties, expanding our reach to almost every county in the state. The projects in these three counties – a citywide survey, historic landscape report, and historic district nomination – illustrate the variety of exciting preservation efforts underway across the Empire State.



City of Elmira

CHEMUNG COUNTY

\$10,000 for a historic structure report

The 1949 above-ground Brand Park Memorial swimming pool was designed by engineer Wesley Bintz whose Michigan-based firm produced approximately 135 pools in the nation. Elmira's pool, one of about 60 that survive, is unusual in that it is the second one by Bintz on the same site and that it honors the city's men and women lost in World Wars I and II. The project will help determine feasible

uses that respect the pool's design integrity.



First Ward Action Council, Binghamton

BROOME COUNTY

\$2,880 for a State and National Register historic district nomination

"Dwightsville," a 19th

century suburban neighborhood that includes homes designed by Isaac Perry who later became the State Architect, will be listed in the registers. Many of the houses had fallen into disrepair but the First Ward Action Council is leading a successful revitalization effort. This project will position 150 properties for the benefits of the New York State Rehabilitation Tax Credit.

Town of Vestal

BROOME COUNTY
\$3,500 for a town-wide survey



Vestal's historic and architecturally significant places will be identified, from 19th century farmsteads to homes of the post-World

War II housing boom. The results will inform the town's planning and landmark designation efforts.

Cortland Downtown Partnership

CORTLAND COUNTY
\$6,500 for a Cortland citywide survey



The project will document the buildings and places that reflect the city's history as a manufacturing center in the 1880s to the 1950s. The outcome will help promote Cortland's special character and increase the number of properties eligible for use of the state commercial and residential tax credit programs.

Allentown Association, Buffalo

ERIE COUNTY
\$9,500 to expand the Allentown State and National Register historic district



Allentown is a culturally diverse neighborhood that is eligible for state residential and commercial tax credit programs. The project will add over 300 properties built between 1870 and 1930 to the 734 already listed and align Local and National Register historic district boundaries.

Nash House Museum, Buffalo

ERIE COUNTY
\$7,500 for research and landmark designation of the Willert Park Courts

This 1939 federal housing project, decorated with allegorical sculptural panels by WPA artists, was constructed for African-Americans and reflects the period's "separate but equal" policy that permeated many aspects of society. The property is also known as the A.D. Price Courts, named after Alfred Price who for decades was the only African-American member of the city's Housing Authority and the Courts' manager. The project is intended to help build greater appreciation of this at-risk property, included in the Preservation League's 2010 Seven to Save Endangered Properties list.





Livingston County Historical Society (LCHS), Geneseo

LIVINGSTON COUNTY

\$7,000 for a historic structure report

The society's Livingston County Museum is a rare example of a cobblestone school house and included in the Geneseo Historic District, designated a National Historic Landmark in 1991. The report will address numerous conservation and restoration challenges facing this 1838 building.

Montgomery County Dept of History and Archives

MONTGOMERY COUNTY

\$10,000 for a survey of sites relating to Montgomery County's abolitionist history

Montgomery County has a significant and yet under-documented history of social justice and abolitionist activity. The county will work with renowned historic consultant, Dr. Judith Wellman, to research, document and celebrate that history.



Two Bridges Neighborhood Council, New York

NEW YORK CITY

\$3,000 for a State and National Register historic district nomination



This nomination, a partnership between Two Bridges Neighborhood Council and the Bowery Alliance of Neighbors will allow the Bowery to join Chinatown, Little Italy, and the Lower East Side to develop a comprehensive community plan, centered on history, cultural and economic development.

Oakwood Cemetery Association, Niagara Falls

NIAGARA COUNTY

\$5,000 for an historic landscape report



The work of local civil engineer T.D. Judah, the Oakwood Cemetery reflects 19th century romantic landscape design principles. A special feature of Oakwood is the 1913 stone

mausoleum with its Tiffany Studios stained glass window. The report will guide stewardship and community awareness efforts.

Preservation Association of Central New York, Syracuse

ONONDAGA COUNTY

\$6,000 for a statewide National Register Multiple Property Documentation Form



After the Civil War, many African Methodist Episcopal (AME) Zion churches were built in the state. Approximately 85 of these churches remain and are community anchors. The results will inspire new educational programs and landmark designations and include a vacant 1910 church in Syracuse.

Manitoga, Garrison

PUTNAM COUNTY

*\$8,000 for a historic
landscape report*



Russel Wright, a well-known mid-20th century designer, began work on Manitoga's landscape in the 1940s, continuing until his passing in 1976. In 2006, Charles Birnbaum, President of the Cultural Landscape Foundation called Manitoga one of the two most important endangered landscapes in the country.

Pittstown Historical Society

RENSSELAER COUNTY

*\$7,500 for a National
Register Multiple Property
Documentation Form*

Building upon a 2008
Preserve New York Historic
Farmstead Cultural

Resource Survey, completion of a multiple resource documentation form will protect farmsteads threatened by development and celebrate the distinctive rural architecture of this community.



Village of Watkins Glen

SCHUYLER COUNTY

*\$3,269 for a State and
National Register Historic
District nomination*



The project supports
on-going commercial

revitalization work in this Finger Lakes community and will open the door to new funding opportunities including state tax credit programs.

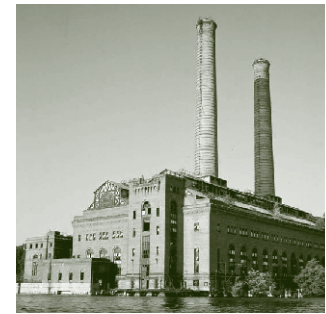
Jewish Federation of Ulster County, Kingston

ULSTER COUNTY

*\$9,000 for a historic
structure report*



The former Reher Bakery had been a cornerstone of the Rondout for most of the twentieth century. The Reher Center for Immigrant Culture and History has evolved with the goal of telling the stories of Kingston's immigrant culture, past and present.



City of Yonkers

ULSTER COUNTY

*\$4,000 for a Yonkers historic
building inventory*

This project bolsters the comprehensive, citywide survey Yonkers completed last year, focusing on eight priority areas to make recommendations for historic district nominations and assist property owners in taking advantage of the NYS Historic Rehabilitation Tax Credit.

"Thank you for managing such a fair and thorough review process. The Arts Council is very proud of our partnership with the League and it continues to be a model for other external relationships here."

Anne Van Ingen,
former Director, Architecture, Planning and Design Program and Capital Projects, New York State Council on the Arts.

Friends of
Mozartina Musical
Arts Conservatory,
Inc. (Tarrytown
Music Hall)

WESTCHESTER COUNTY

*\$6,500 for a historic
structure report*

2010 marks two significant anniversaries for the Music Hall – the 125th anniversary of its construction and the 30th anniversary of its rescue from the wrecking ball. This report will inform the ongoing and future capital restoration undertaken by the Tarrytown Music Hall, helping to explain the building’s physical evolution in order to guide future projects.

Since 1993, Preserve New York has:

Awarded over \$1.5 million

Assisted 250 projects in 58 of
New York’s 62 counties

Leveraged over \$20 million in
additional project support

Inspired \$500,000 in donated labor,
services and materials



Protecting our rich legacy of historic buildings, districts, and landscapes

Across New York with the Preservation League

Since New York State's oldest highways connect so many historic communities it is no surprise that Technical Services staff members were especially busy along U.S. Routes 9 and 20. Municipalities and not-for-profit groups gained from the Preservation League's core programs as we deepened the working relationships with our many partners.

On a sunny and warm Friday, March 19th, over 100 people attended our "Enhancing Main Street: Making Upper Floors Work Again" workshop in Glens Falls. Hosted by the Charles Wood Theater on Glen Street – Glens Falls "Main Street" – this was one of the few Preservation League upper floors workshops on an upper floor! Participants were treated to presentations from OPRHP's Julian Adams, Joe Fama of TAP, Inc., Deputy Commissioner Joe Rabito and Main Street Program Director Chris Leo from the NYS Division of Housing and Community Renewal (DHCR), with Gary Beasley of Neighbors of Watertown capping off the afternoon. Participants found the presentations so engaging that the room remained full to the very end, with rave reviews of all the speakers.

POST CARD

Preservation League members and trustees joined Moynihan Station Director Robin Stout Corporation Executive Director Robin Stout for a behind-the-scenes tour of the Farley Post Office, soon to be part of the Moynihan Station/Penn Station expansion. With groundbreaking on the expansion slated for late 2010, this tour provided a rare and fleeting opportunity to see the Farley Post Office back-of-house before construction began.



The Salt City was a popular stop when Route 20 was known as the Cherry Valley Turnpike. In June, for the first time, *Preservation Colleagues* joined the League's Trustees and Trustees Council members for intensive tours of preservation successes and challenges in Syracuse, followed by a stop in Utica. We visited with housing leaders and developers who are bringing new life to downtowns and distressed neighborhoods, met Syracuse's dynamic mayor Stephanie Miner, and gained a new appreciation of architect Ward Wellington Ward's legacy of 20th century period revival and Craftsman style houses. Most importantly, all participants – ardent preservationists from many parts of the state – renewed their strong commitment to New York's remarkable places and the responsibility to pass them on to future generations.



US Route 20 was the way to cross the state for generations of automobile travelers before the opening of the NYS Thruway. Technical Services staff traveled both highways throughout 2010 with significant results. We worked with Preservation Buffalo Niagara (PBN) on an Upper Floors Workshop that attracted over 75 people to Niagara Falls. League, PBN and NYS Office of Parks, Recreation & Historic Preservation staff presented three workshops on the New York State Rehabilitation Tax Credits and celebrated Preserve New York grant awards: one for an 1852 cemetery in Niagara Falls and another for an expansion of Buffalo's Allentown historic district. The region is a hub of preservation activity. That's why the National Trust for Historic Preservation is bringing its annual conference to Buffalo in October 2011. We hope to see you there!





Honoring excellence in sustaining our historic legacy

Excellence in Historic Preservation Awards

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

Given the growing concern about the economy and the environment, about jobs and sustainability, historic preservation is more relevant now than ever. In New York State, the preservation and reuse of our historic buildings is fundamental to the economic revitalization of our cities, towns, and villages. The restoration of historic neighborhoods, Main Streets, and underutilized buildings creates jobs, provides housing, promotes tourism, stimulates private investment, and conserves energy, natural resources, and open space. The League's annual Awards program allows us to share preservation success stories that may one day serve as inspiration to others.

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

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

The 2010 Excellence Award recipients were: William S. Hackett Middle School, Albany; The Belmont Hotel, Allegany County; Walkway over the Hudson, Poughkeepsie; The Guaranty Building, Buffalo; The American Museum of Natural History, 77th Street Façades, New York; Empire State Building Lobby Restoration, New York; Oswego Public Library, Oswego; West Hall at Rensselaer Polytechnic Institute, Troy. *Looking for Work: Industrial Archeology in Columbia County, New York* by Peter H. Stott (Syracuse University Press, 2007) was honored as an outstanding publication. Senator David Valesky and Assemblymember Sam Hoyt, Legislative sponsors of the New York State Historic Rehabilitation Tax Credit Program, were honored for individual excellence.



Oswego
Public Library
in spring



The Belmont Hotel

Focused, flexible and intimate

Endangered Properties Intervention Program

The Endangered Properties Intervention Program (EPIP) allows the Preservation League to intervene directly when historic buildings are threatened with disinvestment, neglect, and demolition.

The League's EPIP program was established in 2008 with state funds to foster the revitalization and protection of historic resources and neighborhoods throughout New York and to facilitate the purchase and rehabilitation of threatened historic structures by sympathetic owners.

2010 was a milestone year for this program. A grant from the 1772 Foundation enabled the League to hire a part-time program manager for EPIP. Treacy Sayres has streamlined the loan application process, is working with some 40 potential applicants and is also researching sources of additional funding for the program.

This real estate program plays a vital role in furthering the strategic goals of the Preservation League. The EPIP program is focused, flexible and intimate. Despite its singular focus – the preservation of historic structures – the program remains flexible and structures each loan according to the needs of the applicant. In addition, because the League is often a lender of last resort, taking on projects commercial lenders might reject, community residents frequently feel more intimately involved in the project and the resulting revitalization of the area.

During its first years of operation the program made four loans for the acquisition and stabilization of historic properties. In 2010, the League closed on a loan to a group in Central New York to purchase one of the earliest known Quaker meetinghouses still standing west of the colonial settlement areas in North America.

As a crucible of major reform movements, the walls of the 1816 Farmington Quaker Meetinghouse once echoed with debates over freedom and equality for women, Seneca Indians and African Americans in upstate New York and



When a windstorm blew out the east wall of the 1816 Farmington Quaker Meetinghouse in February 2006 a coalition of concerned citizens organized to preserve and restore this important piece of American history.

the nation. Farmington Quakers helped organize the first woman's rights convention at Seneca Falls in 1848, successfully arranged a compromise treaty in 1842 allowing the Seneca to remain on their Allegany and Cattaraugus homelands, and worked closely with the Underground Railroad network to assist freedom seekers.

Quakers settled in the Farmington area in 1789, and built their first meetinghouse in 1804. By 1816, the burgeoning congregation erected a larger meetinghouse across the road. In 1927, they sold the 1816 meetinghouse, and the new owner moved it 325 feet north of its original position, where it became a storage barn. The building began to fall into disrepair in the 1990s, and was nearly demolished in 2007 as a public safety hazard. Now stabilized, the building will be moved to a nearby site to facilitate public access.

“This structure is a powerful reminder of the chorus of voices – irrepressible, resonant and persistent – that cried out for social justice for women, Native Americans and

the story of these struggles for equality and freedom.”

The 1816 Farmington Quaker Meetinghouse Museum, a 501(c)3 organization, will restore, preserve and interpret the building as an educational and tourism center, reaching out to people of diverse ages and backgrounds to educate them about the importance of the building and the area in national reform movements, inspire visitors to explore the meaning of equality and justice in their own lives, and enhance economic development in the region through heritage tourism.

“The EPIP loan is of immeasurable help in preserving and restoring this nationally important site,” said Judy Wellman, chair of the organization’s steering committee and Professor Emerita at SUNY Oswego. “People in nineteenth-century New York State made remarkable contributions in shaping the identity of America around the ideal that all people are created equal. This Meetinghouse helps tell their stories. It is a beacon that shines from the past into the present and future, challenging all of us to carry out ideals of democracy. It would not be saved without this help, and we are immensely grateful.”

Previous EPIP loans were made to Newark Niagara LLC to fund stabilization and pre-development work at the historic E&B Holmes Machinery Co. complex on the Buffalo River waterfront in Erie County; Cider Mill Friends of Open Space and Historic Preservation, Inc. to support the purchase of the Kimlin Cider Mill and 1.8 acres of surrounding buffer land in the town of Poughkeepsie, Dutchess County; and to The Landmarks Society of Greater Utica which purchased two endangered historic properties at 1 and 3 Rutger Park in Utica, Oneida County.



With an EPIP loan and through the generosity, dedication and efforts of many groups and individuals, the 1816 Farmington Quaker Meetinghouse has been stabilized and is on the path to restoration.

African Americans,” said Jay DiLorenzo, President of the Preservation League of New York State. “The loss of this building would have ripped countless pages from the history of this community, the Empire State, and the nation. The Preservation League is delighted to support the efforts to preserve this building, so it may continue to illustrate

Fortifying the Preservation League's work

Development Highlights

In the pages of this report lie the true highlights of our development program – everything your support makes possible: from Upper Floors Workshops to Preserve New York grants to our Excellence in Historic Preservation Awards. We are grateful that our mission, programs and the myriad ways we influence preservation across New York are important priorities for you. Thank you for another successful year.

With eight full-time employees, two part-time employees and a budget of just over \$1.2 million, the League is lean and efficient, stewarding every dollar raised with wisdom and purpose. We depend on individuals, foundations, corporations, and government entities to supply over 75% of our annual budget. Knowing there are many worthy

causes competing for your philanthropic resources, we strive to provide the best possible advocacy, education, and outreach to advance preservation and demonstrate that the League is a most worthy investment.

Our 2010 development program offered something for everyone. Our membership appeals and annual fund campaign brought in needed support for our operating budget from people across New York and beyond. This unrestricted support is the foundation for all of our programs.

For those who enjoy the camaraderie of giving, we hosted several events to let our friends know about current issues in preservation while fostering new connections. We opened the year in January with a cocktail party at the Museum of the City of New York to support our Seven to Save Endangered Properties program. We closed the year



At the 2010 Pillar of New York Gala, the League honored Beyer Blinder Belle Architects & Planners LLP as one of America's premier authorities on historic preservation, and Matthew Bender IV for philanthropy and leadership in historic preservation.

in November with our Pillar of New York Awards Gala at the Waldorf=Astoria, honoring Beyer Blinder Belle Architects & Planners LLP and Matthew Bender IV for their tremendous contributions to preservation.

Mid-year was equally busy with our May celebration of Excellence in Historic Preservation and

our annual meeting at the New York Yacht Club. June brought many of our dedicated board members and friends to Syracuse where we explored magnificent architecture and witnessed the positive changes that occur when a city embraces preservation as a means to economic revitalization. League events showcase the places and people of preservation and are a rewarding way to become involved. We hope you will join us at an upcoming event.

Whether you are a new supporter or you have been our champion for years, we cannot thank you enough. Your support keeps us in the field and at the Capitol ensuring that New Yorkers have the tools to promote preservation in their own communities. Preservation is as much about the past as it is about the future. Thank you for enabling the League to serve as a bridge between the two.

Advancing incentives for preservation

Public Policy Program

The League's Public Policy program continues to promote preservation as a significant component of New York's economic redevelopment, smart growth, and sustainability initiatives.

The League has long believed that in order to protect working farms and conserve open space, development investments must be directed to urban cores, main streets and historic neighborhoods. To limit unnecessary municipal expenditures and protect earlier investments, New York State must provide incentives to encourage growth in locations already served by water, sewer and other public infrastructure.

Strengthening the New York State Rehabilitation Tax Credits, especially the commercial credits, continues to be a focus for our work. While the federal rehabilitation tax incentive has been in use in New York State for more than 25 years, data from the past decade shows that it is relatively rarely used in Upstate New York, despite the wealth of historic buildings across the Erie Canal Corridor, Southern Tier, and in the North Country.

The New York State Rehabilitation Tax Credit was designed to create a complementary state-level financial incentive that – when paired with the federal credit – would deliver an effective tool to spur the rehabilitation of

historic properties in Upstate New York. It does so in a fiscally responsible manner, targeting distressed areas across New York State, caps per-project credit value, and will sunset in 2014, allowing the League and state agencies time to assess program performance before seeking reauthorization.

The League's goal for 2010 was to encourage additional investors to participate in rehabilitation and redevelopment projects in New York State. The League led a coalition of developers, financiers, municipal officials, architects, not-for-profits and other groups to promote passage of legislation that would bring new investments to bear on

redevelopment projects in New York State by allowing banks and insurance companies to apply the state Rehabilitation Tax Credits against their New York State franchise tax liabilities.

This legislation, introduced by Senator David Valesky (D-Oneida) and Assemblymember Sam Hoyt (D-Buffalo, Grand Island) garnered near-unanimous support in both houses and took effect on August 30.

Yet just as the New York State Rehabilitation Tax



Legislative sponsors of New York's Historic Rehabilitation Tax Credits, New York State Senator David Valesky (D-Oneida) and Assemblymember Sam Hoyt (D-Buffalo, Grand Island), attended the League's Annual Meeting and Excellence in Preservation Awards at the New York Yacht Club where they were honored for their leadership.

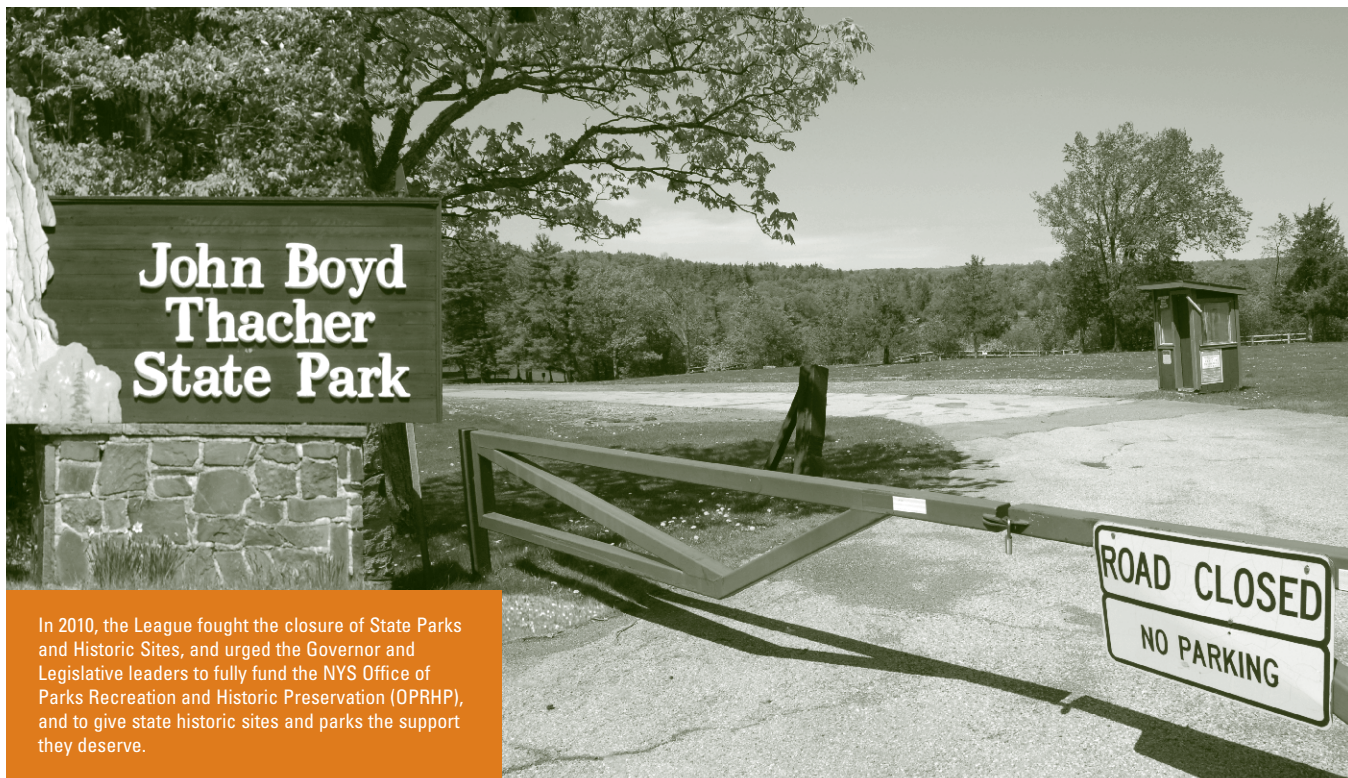
Credit Program took this significant step forward, Governor Paterson signed into law the 2010 Budget that, among other things, deferred the benefits of 30 New York State Tax Credit programs, including the Rehabilitation Tax Credit programs. This has had a particularly negative impact on large, catalytic redevelopment projects, forestalled equity investment and has slowed the ramping-up of the tax credit usage in New York State.

Governor Cuomo's 2010 campaign materials made a specific commitment to carving out the Rehabilitation Tax Credit program from the deferred credits. Unfortunately, this was not part of the \$132.5 billion 2011 Budget enacted in late March. The League will work to deliver on that promise legislatively in 2011, and continue to promote measures that attract additional national investments to NYS rehabilitation projects.

While the commercial Rehabilitation Tax Credit program still requires significant attention from the League's

Public Policy program, New York State's homeowner Rehabilitation Tax Credit has been successfully launched. At year's end, more than 90 applications for this incentive to rehabilitate historic owner-occupied homes had been approved by OPRHP staff.

In addition to advancing these long-term strategic goals, the League has also been quick to take action when our historic resources are threatened. The League played a leading role in efforts to safeguard New York State's historic sites and parks from closure in 2010, successfully nominating the state's Parks and Historic Sites system to the National Trust for Historic Preservation's 11 Most Endangered List. The League participated in a coordinated media announcement with the Trust and successfully called statewide and national attention to the parks funding issue in New York State. Funding to keep these public sites open was restored to the state budget in June 2010.



In 2010, the League fought the closure of State Parks and Historic Sites, and urged the Governor and Legislative leaders to fully fund the NYS Office of Parks Recreation and Historic Preservation (OPRHP), and to give state historic sites and parks the support they deserve.

Financial Statement

Year Ended December 31, 2010

Support and Revenue

Corporate and Foundation Grants	\$250,626
Government Grants	421,763
Individual Contributions	167,805
Special Events	304,218
(less direct costs of fundraising events)	(91,111)
Investment Income / (loss)	215,125
Rental Income	5,500

Total Support and Revenue \$1,273,926

Expenses

Program Services	\$629,951
Development and Fundraising	223,664
Management and General	133,767

Total Expenses \$987,382

Excess of Expenses over Support and Revenue \$286,544

Balance Sheet

December 31, 2010

Current Assets

Cash and Cash Equivalents	\$2,440,265
Grants and Accounts Receivable	71,448
Contributions Receivable	36,675
Other Current Assets	3,672

Total Current Assets \$2,552,060

Loans Receivable	470,000
Investments, Restricted	1,553,775
Property and Equipment, Net	136,988

Total Assets \$4,712,823

Current Liabilities

Accounts Payable and Accrued Expenses	\$41,235
Deferred Revenue	1,526,074

Total Current Liabilities \$1,567,309

Net Assets

Unrestricted	\$821,716
Unrestricted – Designated	\$770,023
Permanently Restricted	1,337,700
Temporarily Restricted	216,075

Total Net Assets 3,145,514

Total Liabilities and Net Assets \$4,712,823

A complete copy of the 2010 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 supported our work during 2010. 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 January 1 and December 31, 2010.

Members of the Premier Leadership Society (PLS) are identified in bold type. PLS members are individuals and foundations who made an unrestricted gift of \$1,000 or more as a League member or to the annual fund. 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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The League's Regional Director for Technical and Grant Programs, Eastern New York, Erin Tobin (front row, left) stands next to Brent Leggs, Field Representative in the Northeast Regional Office of the National Trust. They toured African American heritage sites in Southampton with the African American Museum of the East End in June, 2010.

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