

GIVING VOICE TO NEW YORK STATE'S HERITAGE

ANNUAL REPORT 2007



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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Drugstore at 47 East Market Street in Corning, NY in the early 20th century. This building was renovated to provide first-floor retail space with four apartments above.

JOHNSON-SCHMIDT & ASSOCIATES, ARCHITECTS

Cover, clockwise from top left:

Restored lobby of Alfred E. Smith Office Building in Albany.

NEW YORK STATE OFFICE OF GENERAL SERVICES

Connor's Apartments in Corning.

JOHNSON-SCHMIDT & ASSOCIATES, ARCHITECTS

Historic Main Street view of Avon; 1884 Sanborn Map, Day & Day Building, Albion; Detail, elevation of Barney's Block in Avon.

ANDREA REBECK ARCHITECT

Message from the Chairman

What a privilege it has been to serve as Chairman of the Board of the Preservation League of New York State this year!

The importance of historic preservation and its contribution to a civilized society is more relevant than ever. We need only look to those properties at risk that we identify and advocate for in our Seven to Save program to realize that we have a significant role to play in protecting what gives meaning to our lives. The League continues to generate policy, to partner with our colleagues in the field, to celebrate those projects that represent the best practices, and to anticipate those issues that will have a profound effect on the future of this great state.

The latest challenge with which we are faced involves wind energy and the imperative to strike a balance between the critical need for clean, abundant, affordable energy and the impact of industrial-scale wind turbines on the landscape. I am proud to say that the League is leading the way in calling for guidelines where none exist as yet.

If one were to ask me to choose a single word to describe the role of the League, I would say “catalyst.” As a statewide organization, we have provided technical services, contributed seed money, written legislation and called attention to endangered properties across the state. Despite our elation over such projects as the magnificent restoration of the Eldridge Street Synagogue (some 25 years in the making), we cannot, we may not rest on the laurels of past successes. Rather, we must remain vigilant and as prepared to act as the wrecking ball is ready to demolish!

Fortunately, the League enjoys the sterling leadership of Jay DiLorenzo, the highly professional work of the staff, the responsible stewardship of our Board of Trustees and Trustees’ Council, and the engagement and generosity of our members. The League is able to do its work because of all of you. We are so very grateful that you have made this organization a priority. Thank you for your commitment. I hope that you will continue to champion historic preservation and that our paths will cross at a League event in the near future.



Caroline B. Mason
Chairman, Board of Trustees

Message from the President

I hope you enjoy reading the Preservation League’s 2007 Annual Report and reflecting on the great work we have accomplished together over the past year. Looking back, 2007 was a year filled with many milestones and achievements for the League.

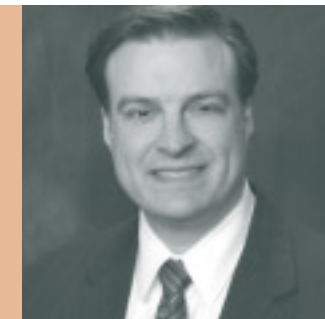
Early in the year we introduced a fresh new look for our printed media by launching our re-designed newsletter, *Preservation Advocate*.

In the spring, the League’s Preservation Colleagues Program celebrated the 10th anniversary of its efforts to build the capacity of local historic preservation groups. Carol Ash, the new Commissioner of the New York State Office of Parks, Recreation and Historic Preservation, spoke to the Colleagues in June about her vision for preservation in New York State, and we welcomed Historic Elmira as our newest Preservation Colleague.

In August, we marked the 15th anniversary of the Preserve New York grant program as a vital source of seed capital for grassroots preservation projects across New York State. Conducted in partnership with the New York State Council on the Arts, Preserve New York has invested nearly \$1.2 million in documentation projects since its inception. A comprehensive study conducted by the League in 2007 determined that since the program’s start, reports funded by Preserve New York have leveraged nearly \$22 million in financial resources for historic preservation projects and nearly \$600,000 in in-kind donations—a return on investment of more than 18:1.

Perhaps our most exciting achievement came in November when the League received an award from the Alliance of NYS Arts Organizations in recognition of our statewide leadership in historic preservation, particularly through our pursuit of the Historic Rehabilitation Tax Credit and its benefit to historic theaters across New York. We were in marvelous company as we shared the stage with the evening’s other honorees, Christo and Jeanne-Claude, Bebe Neuwirth, Arturo O’Farrill, and Symphony Space.

Of course none of these accomplishments would be possible without you, our wonderful donors, members and friends. As we embark on a new year of challenges I hope that you will take the opportunity to become further engaged in historic preservation issues where you live. As you do, remember that the Preservation League is right there with you, working to protect, preserve and promote the historic resources that make our state great.



Jay DiLorenzo
President

Enhancing Main Street

Making Upper Floors Work Again

Begun in western New York in 2004 with the generous support of The Margaret L. Wendt Foundation, the Preservation League took its Upper Floors program on the road in 2007.

The popular full-day workshop, *Enhancing Main Street: Making Upper Floors Work Again* was held in Utica and Binghamton and co-sponsored by their respective city planning departments and area preservation groups including the Landmarks Society of Greater Utica, the Mohawk Valley Heritage Corridor Commission, the Erie Canalway National Heritage Corridor and the Preservation Association of the Southern Tier. The workshop was also the featured track at the Landmark Society of Western New York's annual conference held in LeRoy that attracted a nine-county audience. At each workshop a grant was awarded to advance the reuse of a target building.

Throughout the year League staff monitored previously funded projects and worked with Albion-based preservation architect Andrea Rebeck, a workshop presenter, to summarize the findings to date.

Although each case had unique challenges, the League-funded design studies have shown that:

Building code and design issues are rarely the major obstacles of upper floor redevelopment, especially given the state's new building codes.

Financing projects is becoming easier with improving tax credit programs.

Creativity, multiple funding sources and access to project management are necessary to make upper floor projects work.

Lessons learned include:

The more architectural integrity an historic building retains, the more funding options are available to it.

New York's building code increasingly allows for repair and retention of historic fabric including wood windows and trim and metal ceilings.

To take full advantage of income tax credits, local designation as well as State and National Registers listing are necessary.

Despite a commonly held perception, upper floor use does not always require an elevator.

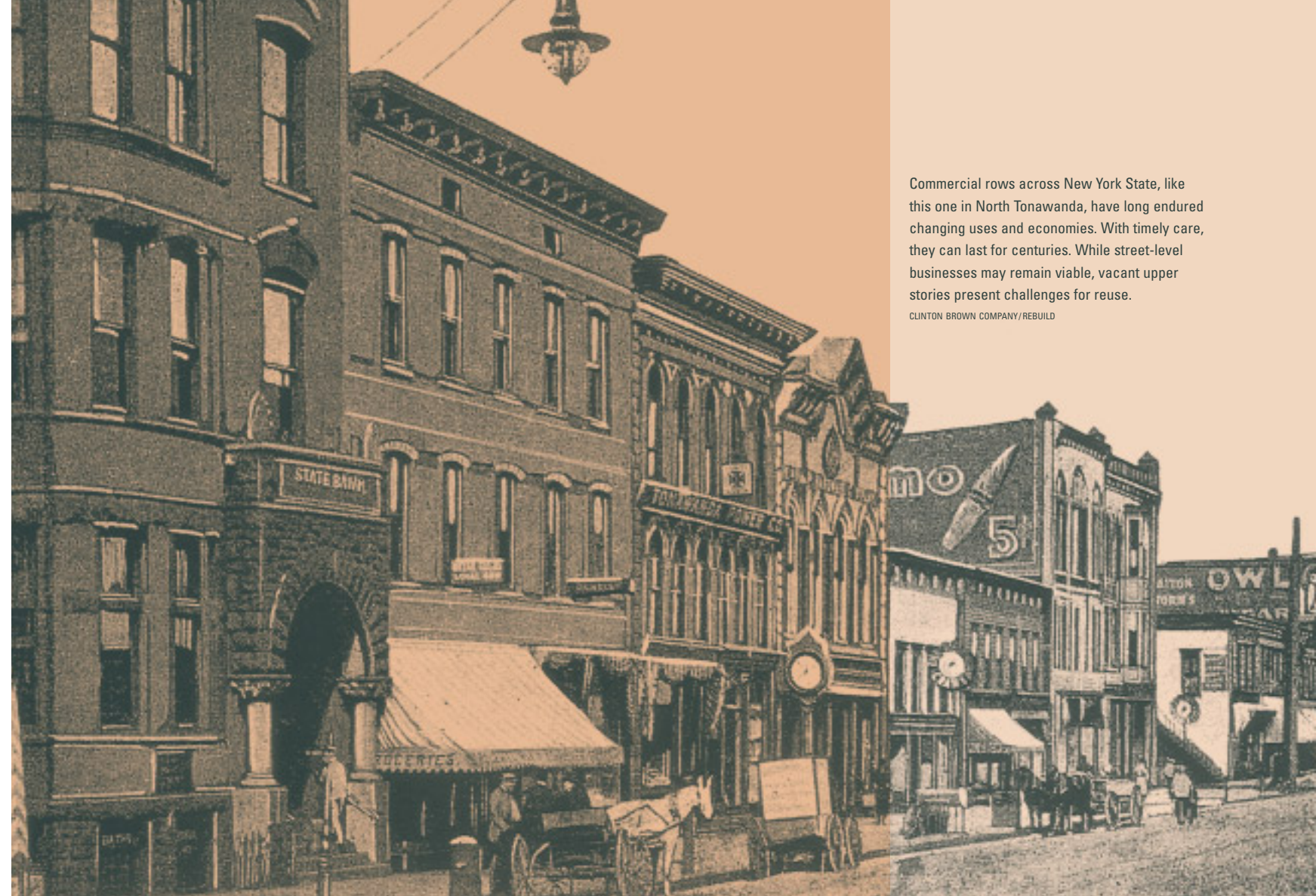
The findings also concluded that smaller scale projects—individual row buildings—require enhanced financial tools. Without additional incentives, they will continue to be underutilized and face deterioration.

The interest in downtown revitalization is very strong and growing in New York State. Through the Upper Floors program and advocacy for new financial tools, the Preservation League continues to make the case for reinvestment in the state's historic commercial centers.

Throughout 2007 several grant-funded projects advanced, inspiring new investment:

NORTH TONAWANDA

The building at 38 Webster Street, like many in downtown North Tonawanda, was underutilized, and because of inappropriate alterations, not listed in the State and National Registers. However, the work of the Lumber City Development Corporation and the city had positioned this Erie Canal community for redevelopment. The Preservation League's 2006 workshop and grant allowed the city to move forward on its revitalization goals in 2007.



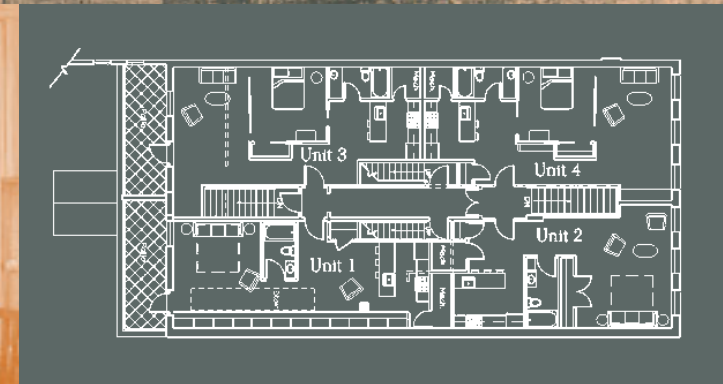
Commercial rows across New York State, like this one in North Tonawanda, have long endured changing uses and economies. With timely care, they can last for centuries. While street-level businesses may remain viable, vacant upper stories present challenges for reuse.

CLINTON BROWN COMPANY/REBUILD



Historic wood windows were repaired and retained in the Connor's Apartments in Corning.

JOHNSON-SCHMIDT & ASSOCIATES, ARCHITECTS



Recent changes to New York's building code allow for the retention of certain historic features that did not previously meet code requirements in the Day & Day Building in Albion.

ANDREA REBECK, ARCHITECT



The 1876 R.H. Newell Building in Medina recently re-opened as the Shirt Factory Café. Future phases of development will focus on the renovation and reuse of second- and third-floor spaces.

CLINTON BROWN COMPANY/REBUILD

Constructed in the late 1890s, 38 Webster Street had experienced many commercial uses on the first floor but the two upper floors were vacant and the building was on the market. The League-funded design study showed any prospective buyer a range of apartment configurations and costs including estimates for restoring the building's windows.

By August 2007 a new owner/developer had acquired the building and was working with the city. The estimated project cost of \$700,000 is being funded in part by the New York State Division of Housing and Community Renewal's NY Main Street Program, Community Development Block Grant funds, and a construction loan from the Lumber City Development Corporation.

Lumber City's Economic Development Coordinator Chuck Bell reports that "while work on 38 Webster Street is moving forward, we have two additional projects that involve the reuse of upper floors that had long been wasting away. The Preservation League's workshop identified resources and provided contacts for making positive changes downtown."

UTICA

At the close of the April 2007 Upper Floors Workshop, President Jay DiLorenzo presented Utica Mayor Timothy Julian with a \$7,500 check to assist with the proposed reuse of the Doyle Hardware Building.

Individually listed in the State and National Registers of Historic Places, the handsome commercial complex was designed by one of Utica's leading architects, Frederick H. Gauge. New owner and developer Stuart Bannatyne has been hard at work securing financing and the adjacent parking lot, both critical to making his mixed-use project feasible.

Mr. Bannatyne's vision for the four story landmark is first floor retail and office space with residential units above. The Preservation League's support assisted with the preparation of financial and marketing documents. According to the owner, "My motivation for starting this project is that downtown Utica has a huge potential and a wealth of architecture. It is located between two major cities, Toronto and New York, and Doyle's is next to a working railway station and near the New York State Thruway. It's perfect for development given this age of communications and the lower cost of living in second and third tier cities. With some of the boards off the windows facing the landmark rail station, Doyle's looks great from inside and out."



Jay DiLorenzo presents then-Mayor Timothy Julian with a check to assist with the re-use of the Doyle Hardware building in Utica.



Franklinville

JAMESTOWN

Constructed in 1897, the Wellman Building anchors a key corner in the Jamestown's National Register-eligible downtown. Although the first and second stories are in use, the top three floors of this handsome Renaissance Revival style building have been vacant for years.

The Preservation League's 2006 grant to the City of Jamestown was used in 2007 to prepare a design study by Clinton Brown Company for the creation of residential units. At the time of the study, the Wellman was for sale.

At the close of 2007, the building had attracted a Buffalo-based developer. The City's ambitious "Jamestown Renaissance Project" to rehabilitate four buildings including the Wellman was awarded a \$2 million Restore NY grant. The project is also receiving support from the city's façade project, an area foundation and the state's Empire Zone program. The developer's plans are for upper floor market rate housing.

City of Jamestown Planner William Rice notes that the workshop "not only opened the eyes of a number of people to the potential of the upper floors of buildings that have been vacated but also presented an economic means to realize that it could be a reality and not just a dream."

CATTARAUGUS COUNTY

The Upper Floor Workshops held in Franklinville and Olean in 2004 and 2005 sparked countywide interest in building revitalization that continued to grow throughout 2007.

The Preservation League's design study grant for three adjacent Franklinville buildings introduced local leaders and property owners to an innovative concept of a shared elevator and interior access, allowing for the creation of 11 residential units. Although that project remains on the drawing board, it inspired the Cattaraugus County Economic Development, Planning and Tourism office to engage the project architect, Johnson-Schmidt and Associates, to complete similar studies as part of the county's Quality Communities initiative funded by the New York Department of State.

The 2007 results are most promising with feasibility studies, cost estimates and schematic designs prepared for the places listed below. In each of these cases the Cattaraugus County Chief Planner James Isaacson is working closely with village mayors, the owners and the architect and credits the Preservation League's initial work for advancing these community revitalization efforts. "The studies have shown some unique architectural approaches to revitalizing upper floors and that with assistance from numerous funding sources, spaces can still be viable in an active downtown," says Isaacson.

Franklinville

The owner of 26-28 Main Street, located in the Park Square National Register Historic District, is anxious to pursue grants to develop the second stories of the buildings as proposed including an owner's unit.

Little Valley

The former post office and Eastern Star Temple at 103 Main Street is completely vacant so the design shows a concept for a mixed-use project.

Randolph

The vacant McNallie-Fisher buildings at 116 -120 Main Street were included in the Preservation League's 2002 Seven to Save list of endangered properties. However, now there is new hope for reuse as a design for residential and hotel room units have the interest of the owner.

A catalyst for community preservation

Preserve New York Success Stories

Throughout its history, Preserve New York has provided financial support for three types of documentation projects: historic structure reports, historic landscape reports and cultural resource surveys. Whether the awards are the monies of first instance or a match to later funds, Preserve New York grants have proven to be an effective catalyst for realizing community preservation goals and saving some of the Empire State's most significant places.

In 2007 the Preservation League took stock of its 15-year partnership with the New York State Council on the Arts through the Preserve New York Grant Program (PNY).

Between 1993 and 2007 the Preserve New York Grant Program has:

Provided nearly \$1.2 million to 201 projects in 53 counties across the state;

Leveraged over \$21.8 million in matching funds for the initial grant funded projects and for later implementation including construction;

Leveraged nearly \$600,000 in donated labor, services and materials; and

Supported the landmark designation of over 12,700 properties.

Beyond the financial benefits of Preserve New York, the grants sharpen the focus of their recipients. As Susan Olsen, Executive Director of the Friends of Woodlawn Cemetery explains, “the project—to initiate a historic landscape report for Woodlawn Cemetery in the Bronx—has helped to put us on the map as a cultural resource. Prior to executing the study we really didn't know what we had. Now we are focusing on being stewards of a very significant historic site.”

Throughout 2007 League staff participated in special events that marked Preserve New York outcomes. In July the completion of the historic structure report for the 1834 Herkimer Jail—a Seven to Save endangered property—provided the occasion for a tour of the landmark by consultant Ted Bartlett. Also in July, the Preservation Association of Central New York and the City of Syracuse held a “Freedom Trail” celebration unveiling the first of 11 interpretive signs about area Abolitionist and Underground Railroad sites revealed through a survey funded in 2001. The twelfth annual Madison County Hop Fest included a presentation on a 2006 survey of buildings and structures—from kilns to farmhouses—associated with the county's rich agricultural heritage related to hop cultivation between 1808 and the 1950s.

Howland Stone Store Museum

Sherwood, Cayuga County

Sherwood, an attractive hamlet of some three dozen properties located near Auburn, may be easy to overlook today but between the 1830s and 1900s it was a hotbed of local, state and national reform movements. Its economic links via roads and waterways and its population of Quakers are among the reasons why Sherwood is directly associated with the Underground Railroad, women's rights and educational reform movements.

Although many residents participated, several generations of one family—the Howlands—were instrumental in assisting freedom seekers, funding the National and State Woman Suffrage Associations and supporting at least 50 schools, mostly for African Americans in the South. Through these activities, national social reform leaders including Susan B. Anthony, Harriet Tubman, Sojourner Truth and Booker T. Washington visited Sherwood.

The Preservation League's involvement with Sherwood began in 2006 with its inclusion in the Seven to Save program. As a next step to identifying and protecting Sherwood's remarkable legacy, a Preserve New York grant of \$4,710 was awarded to the community's Howland Stone Store Museum to complete a survey and nomination to the State and National Registers of Historic Places. National scholar Dr. Judith Wellman worked with museum members and property owners to complete the required detailed documentation. At the end of 2007, the Sherwood Equal Rights Historic District nomination was approved by the State Board for Historic Preservation.

The results yielded a historic district of 27 properties with most of the tiny hamlet's buildings having some connection to one or more social reform issues. More than half of the properties are identified with Quakers, nine properties relate to women's rights, seven with education and 10 with African Americans.

Of the latter group, the Sherwood Cemetery received special attention from the Preservation League and the National Trust for Historic Preservation. A matching grant was used to complete a conditions report for the one-acre integrated burial ground, the final resting place of freedom seekers from the South who made Sherwood their home.

In addition to the Registers nomination, four properties are now listed in the National Park Service's Underground Railroad Network to Freedom. The Sherwood Cemetery is expected to be added soon. According to the Museum's Board President Patricia White, “the publicity associated with Preserve New York and our related activities has made local people including the Town Board more aware of the significance of Sherwood and the role that the Howland Stone Store Museum plays in discovering our history. We are planting a seed for further support for saving Sherwood.”



Participating in the debut of the Syracuse Freedom Trail signs were: (left to right) Angela Owens, who worked on the survey; Mayor Matthew Driscoll; Parks Commissioner Patrick Driscoll; Samuel Gruber, PACNY President; Tania Werbizky, Preservation League of New York State; Jae Evangelisti, PACNY past president; Van Robinson, Common Council member.



Historic photo of the Market Block in Sherwood, with Howland Stone Store at right.
CAYUGA COUNTY HISTORICAL SOCIETY

(right) Howland Stone Store Museum.
JUDITH WELLMAN



Greenwich Village Society for Historic Preservation

New York City

Some not-for-profit preservation groups look to Preserve New York to initiate multi-year documentation and advocacy projects. The Greenwich Village Society for Historic Preservation has been particularly successful with this strategy. Important milestones were achieved in 2007 on two grant-funded projects.

South Village

With support from a Preserve New York grant in 2003, the Greenwich Village Society for Historic Preservation (GVSHP) completed a survey of approximately 800 buildings in the South Village neighborhood and hired architectural historian Andrew Dolkart to write a report on the neighborhood's architectural and cultural history. The area is comprised of buildings constructed between the 1820s and the 1930s and many are associated with the historic themes of immigration, art, and counterculture movements.

GVSHP submitted this report, *The South Village: A Proposal for Historic District Designation*, to the NYC Landmarks Preservation Commission and the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 2006. With the necessary documentation in place, in May 2007 OPRHP determined that the proposed historic district met National Register eligibility criteria.

GVSHP devoted much of that year to advocating for the protection of the neighborhood and gained the support of major national, state, and New York City preservation organizations, as well as the area's local elected officials, neighborhood organizations, and block associations.

Federal Style Buildings Survey

The Greenwich Village Society for Historic Preservation and the New York Landmarks Conservancy have long been calling for the protection of Federal style buildings in Lower Manhattan, some of the city's oldest and often most fragile buildings.

A survey of over 300 Federal style buildings constructed between c.1798 and c.1830 began with a Preserve New York grant in 1997. Following this extensive research, a campaign to designate 13 outstanding and highly significant examples of the type was kicked off in 2003.

By the end of 2007, the campaign reached an important milestone. Seven buildings have been designated as NYC individual landmarks (67 Greenwich Street; 486 and 488 Greenwich Street; 127, 129, and 131 MacDougal Street; and 4 St. Marks Place) and three more are under official consideration by the city (94, 94½, and 96 Greenwich Street). GVSHP and the Conservancy are continuing to call for local designation of the remaining buildings.

"Preserve New York grants have allowed us to undertake some of our most important and groundbreaking preservation initiatives," said GVSHP Executive Director Andrew Berman. "The work we have done with these grants will pay dividends for years to come."



Historic photo of Washington Street between West 10th and Christopher Street.



Washington Square Arch.

Map of Greenwich Village, 1897.

IMAGES PROVIDED BY GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION



Committed to caring for New York's landmarks

Preserve New York Grant Program

The Preserve New York Grant Program marked 2007, its 15th year of service, with support for 14 worthy projects in 12 counties. A total of \$87,200 was awarded for historic structure reports, historic landscape reports and cultural resource surveys throughout the state. Public check presentations celebrated these achievements from Columbia County to Oswego to Long Island. The award to a Staten Island group is the first grant made to a Richmond County project, a long-anticipated milestone.

Preserve New York is a partnership program with the New York State Council on the Arts and is offered to eligible municipalities and not-for-profit organizations. Since 1993, the program has awarded nearly \$1.2 million in direct support to 201 projects in 53 counties.

City of Norwich

CHENANGO COUNTY

Grant of \$6,000 toward the cost of a reconnaissance level survey of Norwich. Although the city has



several State and National Register historic districts, large parts of Norwich have never been surveyed or have been unevaluated since the 1970s. The project will provide updates to earlier work and new documentation to assist the city's planning and economic development activities.

Hillsdale Economic and Community Development Corporation

COLUMBIA COUNTY

Grant of \$7,500 toward the cost of an intensive level survey of approximately 100 properties in Hillsdale. Nineteenth century architectural styles are particularly well represented in the hamlet and the



survey results will be used to generate greater community awareness of Hillsdale's special character and guide ongoing planning efforts.

Town of Clarence

ERIE COUNTY

Grant of \$5,000 toward the cost of an intensive level survey of Clarence, the



county's oldest municipality. Although characterized by hamlets and open land, the town's rural character is threatened by suburbanization. Project results will be integrated into the town's master plan and lead to designations under its landmark ordinance passed in July 2007.

Old Westbury Gardens, Inc.

NASSAU COUNTY

Grant of \$8,000 to support the completion of a cultural landscape report for Old Westbury Gardens, the country estate of financier and sportsman John S. Phipps. The mansion and 160 acres of formal



gardens, allées, lawns, and ponds were completed by 1907. Open to the public, the property reflects the Phipps family's occupancy through the 1950s.

Historic Districts Council

NEW YORK COUNTY



Grant of \$7,000 toward the cost of a cultural resources survey of Addisleigh Park, an early twentieth century neighborhood in St. Albans, Queens. The area is culturally significant as a bedroom community for many prominent African-American New

Yorkers, including Count Basie, James Brown, Ella Fitzgerald, Lena Horne, Joe Louis, and Jackie Robinson.

Seventh Regiment Armory Conservancy, Inc.

NEW YORK COUNTY

Grant of \$7,500 toward the cost of a historic structure report for the Park Avenue

Armory, designed by Regiment Veteran Charles W. Clinton and constructed between 1877-1881. Its 55,000-square foot drill hall remains one of the city's largest unobstructed spaces while interior rooms include the work of Louis Comfort Tiffany, Stanford White, and Candace Wheeler.



West Harlem Art Fund

NEW YORK COUNTY

Grant of \$7,200 to complete a State and National Registers of Historic Places nomination for the proposed Upper Broadway Historic District between West 135th and 165th Streets, an area that reflects the apartment construction boom caused by the arrival of the IRT



subway line in 1904. The results will help position property owners for the benefits of the New York State tax credit programs for historic residential and commercial properties.

Village of Warwick

ORANGE COUNTY

Grant of \$7,500 toward the cost of a cultural landscape report for the Madison



Lewis Woodland, a 14-acre park. Saved from extensive development by a local garden club, the village acquired the property in 2004 with the goal of re-establishing trails, carriage roads, scenic views, and other features as part of a park restoration plan.

Heritage Foundation of Oswego

OSWEGO COUNTY

Grant of \$3,400 to complete a State and National Registers of Historic Places project for the City of Oswego. As a port city and county seat, Oswego has many



important buildings spanning 200 years of development. The project will result in future landmark designations including the Washington Square Park Historic District.

Tottenville Historical Society

RICHMOND COUNTY

Grant of \$5,100 to complete a State and National Registers of Historic Places project for the Tottenville neighborhood on Staten Island. The area's historic buildings reflect a mid-nineteenth century community created



by the oyster industry and maritime trades. The project will result in a National Register Multiple Property Documentation Form and several individual nominations for nineteenth century homes.

Town of Ramapo

ROCKLAND COUNTY



Grant of \$5,000 toward the cost of completing a historic structure report for the Jacob Sloat House, an 1848 Greek Revival style country home known as "Harmony Hall" and built by Sloat, a noted inventor and grandson of Sloatsburg's founder. The town acquired the building in 2006 to prevent further deterioration and will now use the report to guide restoration of this State and National Register-listed house.



Town of Shelter Island

SUFFOLK COUNTY

Grant of \$5,000 to support an historic structure report for the Smith-Taylor Cabin on Taylor's (Cedar) Island. The central structure, a one-story cedar log cabin and veranda, was built c. 1905 by Francis Marion Smith, a California businessmen

known as the "Borax King." In 1938 hotelier and philanthropist S. Gregory Taylor acquired the cabin and enlarged it. Donated to the town in 1997 the community plans to restore and reuse the State and National Register-listed cabin.

Town of Rochester Historic Preservation Commission

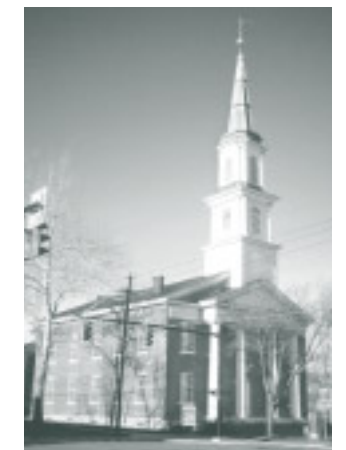
ULSTER COUNTY

Grant of \$5,000 to update the town's 1993 cultural resource survey. The town was settled in the seventeenth century along the Rondout Creek, and today farms, Dutch barns and early stone houses survive. The project will add new research including documentation of plank houses that were not previously identified. The survey results will guide future landmark designations and planning efforts.



Wayne County Historian's Office

WAYNE COUNTY



Grant of \$8,000 toward the cost of completing a cultural resource survey of properties associated with Abolitionism and African-American life between 1820 - 1880 in Wayne County. The survey will identify homes, churches, and other sites significant to freedom seekers and their sympathizers. The results will be used for planning, heritage tourism activities, and landmark designations. This project is the fifth countywide survey associated with Abolitionism and the Underground Railroad supported by Preserve New York.

Strengthening communities across the state

Technical Services Program

Since its establishment in 1989, the Preservation League's Technical Services Program has been committed to providing effective support to its wide variety of constituents. In 2007 the League achieved a milestone in this core program when it created a co-directorship of service provision and welcomed Erin Tobin as the new Regional Director of Technical and Grant Programs for Eastern New York, New York City and Long Island. Tania Werbizky assumed the same responsibilities for Western and Central New York and the Southern Tier. The co-directorship greatly enhances the League's capacity to engage in meaningful work, especially through key programs including Preserve New York, Seven to Save and Preservation Colleagues.

Preservation Colleagues

The Preservation Colleagues program celebrated its 10th anniversary in 2007. The Preservation League is grateful to the New York State Council on the Arts for its generous support of this important program, which continues to provide linkage among and technical support to our 35 participating local and regional non-profit preservation organizations. This year, we welcomed Historic Elmira as our newest Preservation Colleague organization and celebrated the 45th anniversary of the Heritage Foundation of Oswego.

Our June Preservation Colleagues meeting in Albany featured an evening Legislative Reception in the beautifully-restored Alfred E. Smith Building in downtown Albany, followed by a presentation the next day in the New York State Capitol by Commissioner Carol Ash of the Office of Parks, Recreation, and Historic Preservation (OPRHP). Over 40 of our Preservation Colleagues came to Albany for this meeting—one of our most successful yet.

In November, the Preservation Colleagues met in Hudson, at the historic Hudson Opera House, prior recipient of two Preserve New York grants. The focus of our fall meeting was non-profit media relations and engaging new audiences. Participants in this workshop were also treated to a tour of the Plumb-Bronson House, a c. 1812 Federal style residence with alterations by Alexander Jackson Davis in 1839 and 1849. Preservation Colleague Timothy Dunleavy, President of Historic Hudson, led this tour.



Herkimer County 1834 Jail.
HISTORIC AMERICAN BUILDINGS SURVEY,
NELSON E. BALDWIN, 1937



Restored lobby of Alfred E. Smith
Office Building in Albany.
NEW YORK STATE OFFICE OF GENERAL SERVICES.

Outreach and Education

The Genesee/Finger Lakes Regional Planning Council hosted a roundtable in Rochester which introduced municipal leaders and planners from nine counties to a range of preservation programs including those of the League. A very different group, the Association of Public Historians of New York State, learned about the Preservation League at a meeting for municipal historians from five Mohawk Valley counties.

Communities continue to look for ways to make the case for preservation as an effective redevelopment strategy. In response, Technical Services staff presented the "Economic Benefits of Historic Preservation" to a general audience in Geneva, to municipal officials and graduate students in Cooperstown, and to the Preservation League of Staten Island as part of its 30th Anniversary celebration.

The County Courthouse Preservation Network, a coalition of not-for-profit groups striving to help rehabilitate historic government buildings in Herkimer, Seneca and Washington counties, held its annual meeting in May. Each of the groups received a Preserve New York grant in the past and technical staff helps convene the group to share best practices.

Finally, Technical and Public Policy staff worked alongside the New York State Office of Parks, Recreation and Historic Preservation as the agency embarked on an ambitious strategy to create the next five-year statewide preservation plan. Staff participated in community meetings in Buffalo, Saranac Lake, Albany, New York City, Yonkers, Long Island and Ithaca. This work not only helps our sister state agency but introduces the League to new constituents and a variety of opinions about the role of historic preservation in the lives of New Yorkers.



(left) Recently determined to be the oldest house in Albany through tree-ring dating, 48 Hudson Ave. was built in 1728. Currently stranded in a sea of parking lots, but adjacent to what is perhaps the oldest urban green space in the country, the Radliff-Holt House, now known as the Van Ostrand House, is a rare vestige of Albany's colonial-era street plan.

HOLT DESCENDANTS



(right) The former Park Bakery Building at 24 Church Street in Lyons. Though saved from demolition, the future of this circa 1890s building remains uncertain.

PORT CITY PRESERVATION

Sustaining the Preservation League's work

Development Highlights

The League is proud of and humbled by the many individuals who made preservation a philanthropic priority. It is their commitment and generosity that encourages our leadership in addressing the many difficult challenges to preservation today.

In 2007, the League's work was reinforced through an increase in membership and donations and by the return of many supporters to the League's membership rolls. In addition, donors and members are introducing their friends, colleagues and other preservation-minded individuals to the Preservation League, generating exceptional results.

An increase in contributions by foundations guided the expansion and continuation of important historic preservation programming throughout New York. The League is very fortunate to have long-time loyal partners in Arthur F. and Alice E Adams Charitable Foundation of Miami, Gerry Charitable Trust, The Alice Busch Gronewaldt Foundation Inc., J&AR Foundation, The J.M. Kaplan Fund (Joan K. Davidson), James A. Macdonald Foundation, and Tianaderrah Foundation. Programs were greatly enhanced with new gifts from The Bodman Foundation and The Andrea and Charles Bronfman Fund.

During a year when many nonprofit organizations experienced a decline in participation, the League was grateful to achieve success with its events.

For a second year, GREY GOOSE Vodka sponsored the Coole Park Farm \$25,000 Invitational Horse Show and Kentucky Derby Party at Connie and David Clapp's farm in Millbrook, New York. Held May 5, nearly 300 people watched as some of the world's top riders and their mounts competed at the state-of-the-art equine facility. Two-time Olympian Leslie Burr Howard, one of the country's most decorated riders, won the event. Proceeds from the event support the League's workshops, specialized training, and

strategic grants in the Hudson Valley. Chairs for the event were Connie Clapp, Gloria Callen, Deban Flexner, Karen Klopp, Debbie Montgomery, Zibby Tozer and Cynthia Tripp.

In October, the League presented its highest statewide honor, the Pillar of New York Award, to architect and preservationist Phyllis Lambert and to Teri Wehn-Damisch, director of the film *Citizen Lambert: Joan of Architecture*. For their work on some thirty historic hotels in New York alone, David Beer and his partners at Brennan Beer Gorman Architects and Brennan Beer Gorman Monk Interiors were honored for the restoration of ten landmark buildings in New York, including The St. Regis, The Peninsula and The Essex House. Proceeds from the Gala are used to support Preservation League programs and outreach activities throughout the year. Chairs for the event were Bill Bernhard, Catherine Cahill, Joan K. Davidson and Roberta Brandes Gratz.

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



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

Advocacy

Thanks to its statewide perspective, the Preservation League is able to offer timely information and strategies that advance local preservation efforts. Advocacy highlights in 2007 include:

Village of Lyons

Quick, coordinated action by the Landmark Society of Western New York, a development consultant and League staff helped prevent the demolition of a Queen Anne style commercial building. Thanks to the mayor's leadership, the prospects for the vacant building's reuse have improved.

Village of Montour Falls

Technical staff consulted with local planners, advocates and a developer on strategies to save and rehabilitate a National Register-listed former hotel. At the close of 2007, initial funding was secured toward this goal.

Town of Northampton

Technical staff convened a meeting of local preservationists, staff members of Adirondack Architectural Heritage, and of the State Historic Preservation Office to assist with strategies to complete a cultural resource survey consistent with the town's local designation goals.

City of Albany

Technical staff met with Historic Albany Foundation and representatives of the Albany Convention Center Authority to discuss the preservation of 48 Hudson Avenue, a 1728 Dutch style house in the shadow of a proposed new convention center in downtown Albany.

Town of Austerlitz

Technical staff met with the director of the Edna St. Vincent Millay Society at Steepletop, Millay's Columbia County estate and a National Historic Landmark, to consult on their development of a historic landscape report and plans for Millay's house.

Raising the visibility of local preservation challenges

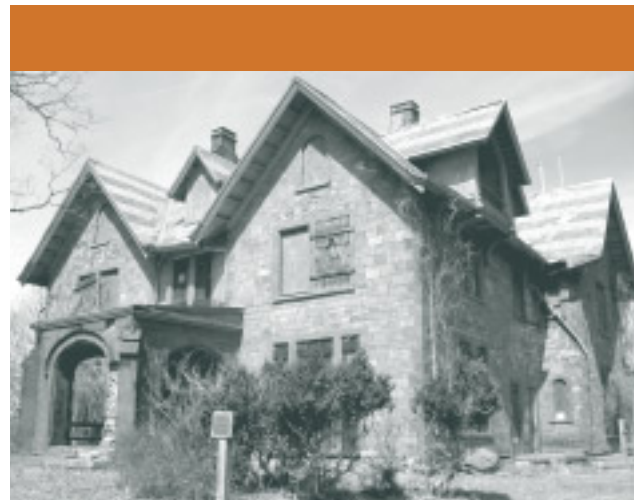
Seven to Save Endangered Properties Program

The Preservation League often acts as a mobilizing force, encouraging community leaders and decision-makers to take action when historic resources are threatened.

Since 1999, the League has highlighted significant threats through our Seven to Save list, which gives endangered properties increased visibility and triggers enhanced technical, legal, grant and media services from the League.

The Preservation League's 2007 Seven to Save endangered places were put at risk by a variety of challenges, particularly tear-down threats in the face of development pressure. Over the last year, Preservation League staff has worked with local advocates to develop responses to these threats.

A Seven to Save listing helped advocates for the Crow House in Rockland County in their successful application for a substantial New York State Environmental Protection Fund grant, allowing a nearby municipality to acquire the building for restoration. At the Hoyt House in Dutchess County, the Preservation League's Seven to Save listing led to an intervention grant from the National Trust for Historic Preservation, matched by New York State. Seven to Save listing has also inspired local groups to form coalitions to better advocate for these important historic sites.



Landmark Status
Contributing property in National Register and National Historic Landmark districts

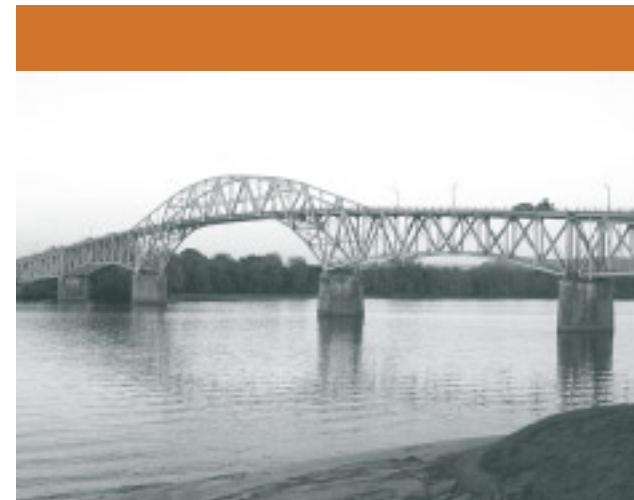
Threat
Vacancy and demolition by neglect

The Point—Hoyt House

STAATSBURGH, DUTCHESS COUNTY

The Gothic Revival house, designed by Calvert Vaux, is the centerpiece of an estate which the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has owned and operated as a state park since 1962, near Mills Mansion State Historic Site. Despite some stabilization work in the past, vandalism and a lack of maintenance threaten the building. In August 2007, thanks to Preservation League assistance, the Calvert Vaux Preservation Alliance was awarded an intervention grant from the National Trust for Historic Preservation, to be matched by OPRHP. The funds will help support the costs of stabilizing and restoring the deteriorating north wall.

1



Landmark Status
Eligible for listing in the National Register; nomination to National Register has been formally proposed.

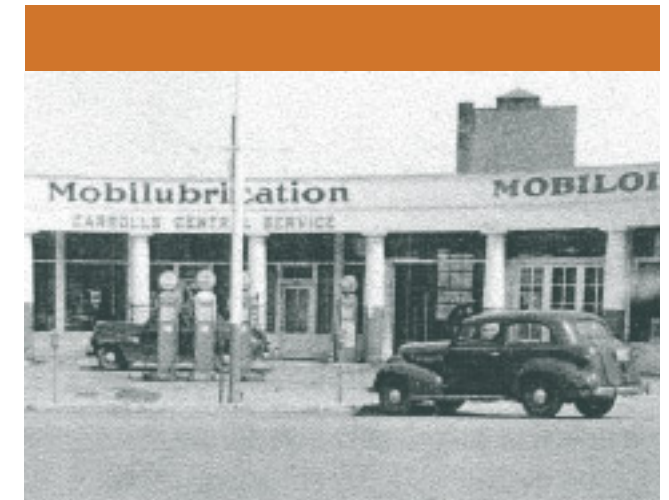
Threat
Deterioration and replacement

Champlain Bridge

CROWN POINT, ESSEX COUNTY

This "gateway" bridge, 2,186 feet in length, was constructed for auto traffic traveling between the Adirondack and Green Mountains. It serves a vital transportation route and is also recognized as a scenic resource in the region. The NYS Department of Transportation (DOT) has jurisdiction over the bridge and has convened a meeting of a citizen advisory board, with participation from Adirondack Architectural Heritage, the Preservation Colleague organization responsible for the nomination. In October, 2007, the Preservation League provided Adirondack Architectural Heritage with a small grant to help them match other grant funds for their Lake Champlain Bridge Education Project.

2



Landmark Status
Contributing site to a downtown Geneva National Register district; eligible for National Register listing as individual site.

Threat
Demolition

Gigliotti Gas Station

GENEVA, ONTARIO COUNTY

This 1920s, semi-circular, colonnaded gas station is an unusual example of early roadside architecture, and appears to be unique in New York State. Purchased by the City of Geneva as part of a now-defunct plan for an adjacent site, the building is vacant, neglected and threatened with demolition. While the site may be contaminated, many believe that brownfield issues can be addressed without demolition and that the building can once again become a focal point in a pedestrian-friendly downtown. The Preservation League has provided considerable Technical and Public Policy staff support for this site over the last year, convening several meetings in Geneva with local advocates and municipal officials.

3



Landmark Status
Eligible for listing in the National Register

Threat
Sale for inappropriate development including demolition

“Crow House”— Henry Varnum Poor House

NEW CITY, ROCKLAND COUNTY

Henry Varnum Poor was a painter and ceramist who built the house and annexes, incorporating a variety of finishes and styles. Project nominators, the West Branch Conservation Association and Friends of Crow House, worked with elected officials to arrange for the public acquisition of the site. The Seven to Save listing led the owner to reconsider a sale which would have resulted in demolition, and enabled the Town of Ramapo to secure a grant of \$496,210 for acquisition of the Crow House to help preserve open space near the Catskill Watershed.

4



Landmark Status
Contributing property in a National Register historic district

Threat
Demolition of the 1923 section of the school complex for a “strip-mall” style drugstore and a proposed change of zoning to commercial.

Dana L. Lyon School

VILLAGE OF BATH, STEUBEN COUNTY

The school complex is at a key intersection which marks the change from predominantly 19th-century commercial rows to architecturally distinguished residences. The complex consists of two sections, the 1900 “Primary Annex” and the much larger 1923 addition. The Annex is owned by Save-the-Lyon Commission, which is working to adapt it for an arts center. The 1923 addition is in the hands of a development group which is seeking to rezone the school and adjacent lots for commercial development. Throughout 2007, Preservation League staff provided support to advocates. The Save-the-Lyon Commission has secured funds for redevelopment of the 1900 section of the school.

5



Landmark Status
Eligible for listing in the National Register

Threat
Demolition for development

“Gissa Bu”—Cohu Estate

SOUTHAMPTON, SUFFOLK COUNTY

“Gissa Bu” was built c.1930 in a Nordic/Arts and Crafts style for Lamotte Cohu, an airline executive. A remarkable building designed by Norwegian architect Thorbjorn Basso, it now sits vacant. In addition to the house, the property also has valuable resources related to maritime industry and the Shinnecock Nation. While the town has purchased portions of the 13-acre property with Community Preservation Funds, it is reluctant to purchase the site containing the house. The house’s owner, a developer, had planned to demolish the house but as of late 2007, the building remains unprotected and on the market.

6



Landmark Status
Located in a National Register historic district

Threat
Inappropriate development

Kingston Historic Stockade

KINGSTON, ULSTER COUNTY

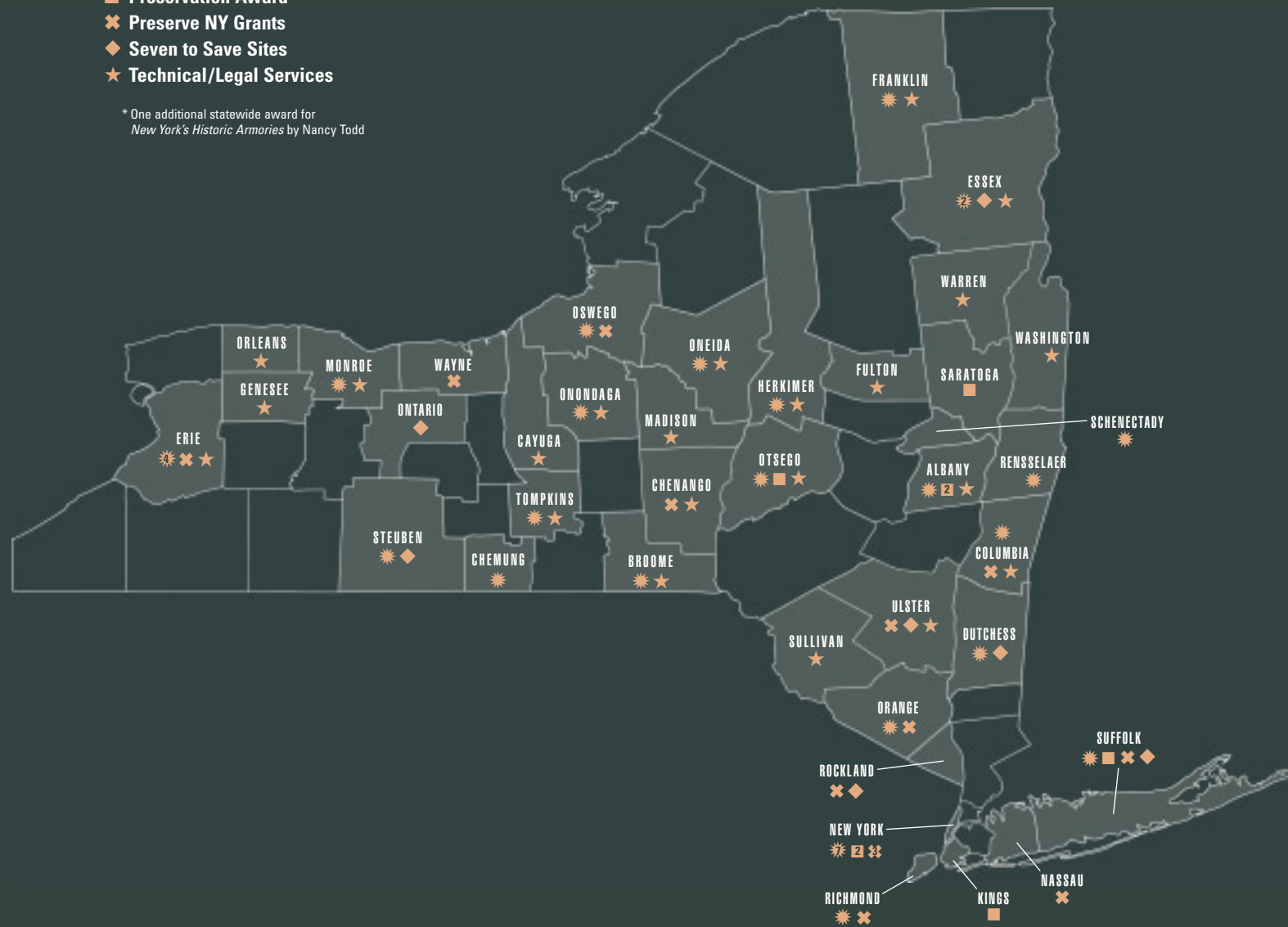
A 12-story condominium with parking garage and retail spaces was proposed for a site on the boundary of the Stockade Historic District, a National Register and local landmark district. The out-of-scale project led local advocates to seek full environmental impact review. Friends of Historic Kingston, a Preservation Colleague group, joined other nominators to advocate for height restrictions and a formal review role for the local historic district commission. The developer has pulled out of the project, but the site remains threatened without formal height restrictions or local historic district commission review.

7

Preservation League in Your Community

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

* One additional statewide award for
New York's Historic Armories by Nancy Todd



Calendar Highlights 2007

JANUARY

Norwich Historic Preservation Committee
Presentation: Preservation Legislation and Funding Sources
Norwich, Chenango County

FEBRUARY

Friends of Historic Kingston and City of Kingston
Meeting: Appropriate Development in Stockade Area
Kingston, Ulster County

MARCH

Genesee/Finger Lakes Regional Planning Council
Workshop: Historic Resource Planning and Protection
Rochester, Monroe County

Cooperstown Graduate Program in Museum Studies And Village of Cooperstown
Presentation: Economic Benefits of Historic Preservation
Cooperstown, Otsego County

APRIL

Landmarks Society of Greater Utica, et al.
Workshop: Enhancing Main Street: Making Upper Floors Work Again
Utica, Oneida County

National Barn Alliance 2007 Conference
Legislative and Agency Advocacy in Support of Historic Barn Preservation
Albany, Albany County

MAY

Landmark Society of Western New York
Workshop: Enhancing Main Street: Making Upper Floors Work Again
Le Roy, Genesee County

County Courthouse Preservation Network
Annual Meeting
Salem, Washington County

Wind Energy Siting Issues Presentation
Albion, Orleans County

JUNE

Preservation Association of the Southern Tier and City of Binghamton
Workshop: Enhancing Main Street: Making Upper Floors Work Again
Binghamton, Broome County

JULY

Friends of Historic Herkimer County
Presentation/Tour of Preserve New York Grant Outcomes—1834 Jail
Herkimer, Herkimer County

Preservation Association of Central New York and City of Syracuse
Freedom Trail Celebration
Syracuse, Onondaga County

Consulting Parties Meeting
Sec. 106 Review: Pond Eddy Bridge
Pond Eddy, Sullivan County

AUGUST

Town of Scipio and Howland Stone Store Museum
Tour and Presentation: Sherwood Cemetery
Sherwood, Cayuga County

SEPTEMBER

12th Annual Madison County Hop Fest
Presentation: Preserve New York Grant Outcomes
Oneida, Madison County

Adirondack Architectural Heritage and Town of Newcomb
Dedication: Camp Santanoni Boathouse Rehabilitation
Newcomb, Essex County

Adirondack Architectural Heritage
Annual Meeting
Lake George, Warren County

OCTOBER

NYS Division of Budget
Agency Budget Hearings, NYS Capitol
Albany, Albany County

NOVEMBER

NYS Office of Parks, Recreation and Historic Preservation
New York State Five-Year Preservation Plan Meeting
Saranac Lake, Franklin County

Town of Northampton, AARCH, NYSOPRHP
Meeting: Cultural Resource Survey Strategies
Northville, Fulton County

New York State Barn Coalition
Board Retreat
Ithaca, Tompkins County

National Trust for Historic Preservation
Meeting: New York City African-American Preservation
New York City, New York County

DECEMBER

Edna St. Vincent Millay Society at Steepletop
Meeting and Tour: Historic Landscape Restoration at Steepletop
Austerlitz, Columbia County

Consulting Parties Meeting
Sec. 106 Review: Peace Bridge
Buffalo, Erie County

Honoring excellence in sustaining our historic legacy

Excellence in Historic Preservation Awards

These are just a few of the comments received from honorees at the Preservation League's 2007 Excellence in Historic Preservation Awards:

"What a wonderful night May 16 was, we were all so impressed. Please tell Arete that her presentation will remain with me forever. Her speech was a 10+. I thank all for the time spent in giving us this great honor."

"It was a lovely evening last night—thanks for all you did to put it together. We were so honored to be recognized by the Preservation League."

"It was great to meet you and Jay and the many others involved. You certainly made me and my family feel welcome. It is something that none of us will ever forget and we are most grateful to you and the Preservation League for this tremendous honor."

In 2007, the Preservation League of New York State honored nine projects, organizations and individuals for their accomplishments in preserving, restoring and revitalizing historic buildings and communities. 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.

A generous increase in funding from the Arthur F. & Alice E. Adams Charitable Foundation allowed the League to—among other things—enhance the materials used in the awards program.

The League extends special appreciation to the Awards Jury, comprised of members of the Board and Trustees Council and chaired by Barry Bergdoll, and to Arete Swartz Warren for her presentation of the awards.

The 2007 award recipients were: the restoration of the Great Western Staircase at the New York State Capitol in Albany; The Alfred E. Smith State Office Building in Albany; Excellence Charter School of Bedford-Stuyvesant; River Lofts in Manhattan; School No. 4 in Saratoga Springs; the Montauk Playhouse Community Center in the Town of East Hampton, Suffolk County; and *New York's Historic Armories: An Illustrated History* (SUNY Press, 2006) by Nancy Todd. The Greenwich Village Society for Historic Preservation was honored for organizational excellence, and Donald Fenner of Springfield Center, Otsego County, was honored for individual excellence.

Project Excellence

Great Western Staircase at the New York State Capitol, Albany
The Alfred E. Smith State Office Building, Albany
Excellence Charter School of Bedford-Stuyvesant, Brooklyn
River Lofts, Manhattan
School No. 4, Saratoga Springs
Montauk Playhouse Community Center, Town of East Hampton, Suffolk County
New York's Historic Armories: An Illustrated History (SUNY Press, 2006) by Nancy Todd

Organizational Excellence

The Greenwich Village Society for Historic Preservation

Individual Excellence

Donald Fenner,
Springfield Center, Otsego County

Individual Award winner Donald Fenner was recognized for four decades of stewardship of the Fort Herkimer Church, not only preserving it, but positioning it to play a role in the future as a centerpiece of a town park along the Mohawk Valley Heritage and Canalway Trail System.

HISTORIC AMERICAN BUILDINGS SURVEY,
NELSON E. BALDWIN, 1936



Members of the project team for the cleaning and restoration of the Great Western Staircase, the largest in the New York State Capitol, popularly known as the "Million Dollar Staircase."

PHOTOBUREAU



Public Policy Program

Rehabilitation Tax Credit

The New York State Rehabilitation Tax Credit program, established in 2006 to encourage the rehabilitation of both commercial (income-producing) and residential properties, was the focus of renewed attention and advocacy by the Preservation League in 2007. The League worked with Assemblymember Sam Hoyt (D-Buffalo) and Senator Frank Padavan (R-Queens) to expand the program to offer more significant incentives for reuse and revitalization of New York State's historic buildings and homes. This enhanced rehabilitation tax credit program would better serve New York's municipal redevelopment and economic stimulus goals.

The proposed legislation (A7935-B/S.5425-B) would bring the New York State rehabilitation tax credit in line with best practices and program features of highly successful rehabilitation incentives in other states, such as Rhode Island. In that state, the amount of rehabilitation activity triggered by the program was more than the previous 25 years combined, and leveraged more than \$2.4 billion in total economic activity. An enhanced New York State program would provide municipalities throughout the Empire State with new tools to spur tax base and job growth, increased homeownership rates, and reinvestment in existing downtowns, main streets, and older residential neighborhoods.

The League assembled a large and diverse network of more than 140 municipal leaders, economic development, environmental and historic preservation organizations

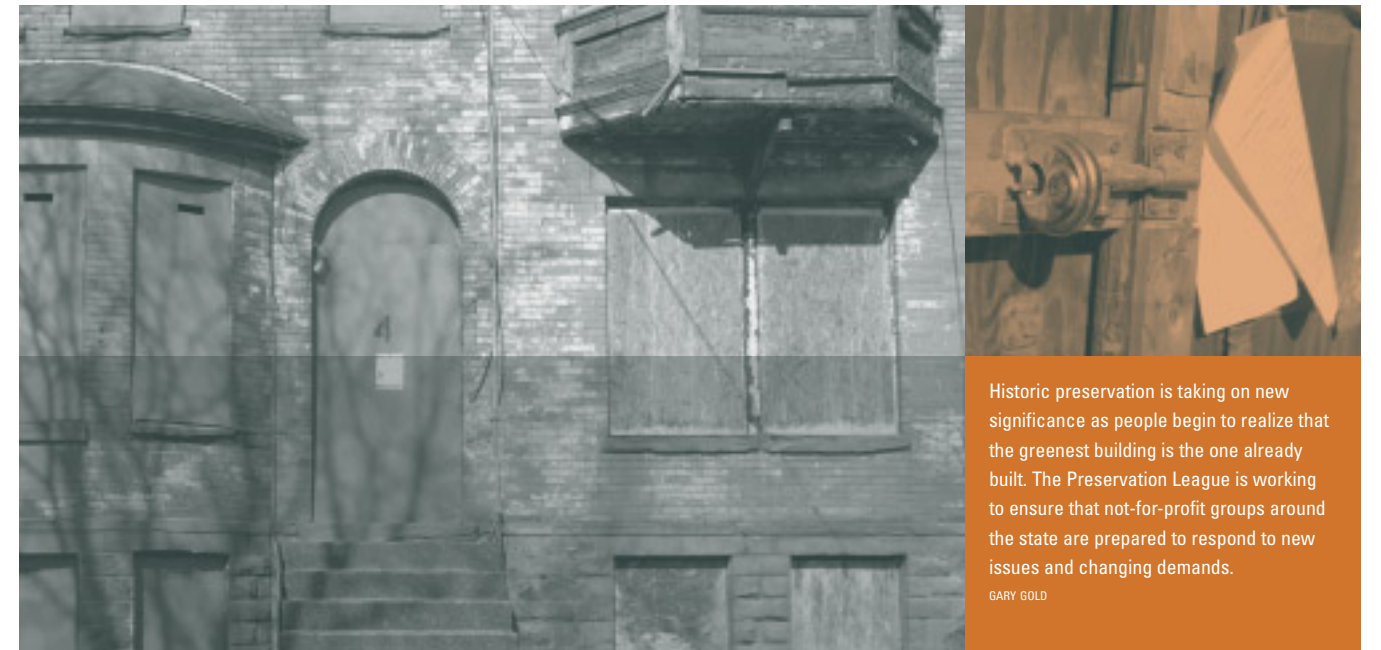
to advocate for this expanded tax credit program, and secured supportive editorials from all of the major upstate newspapers.

This bill passed the Senate, but was not passed by the New York State Assembly. Securing these changes remains a priority for the League in 2008.

Community Preservation Act

The Community Preservation Act (CPA) is statewide enabling legislation proposed to allow municipalities throughout New York to dedicate a new funding source to open space, working farmland and historic preservation purposes. While the open space and farmland benefits of the legislation are well-recognized, the legislation also offers an opportunity for municipalities to pursue a wide range of historic preservation programs. These range from façade grants for historic Main Street buildings to affordable housing and mixed uses on upper floors, as well as protection of landmark structures and landscapes.

The Preservation League continued to work with a wide range of open space and environmental organizations to advance a statewide version of this legislation, and secured passage in the State Assembly. The New York State Senate did not approve the full program, but did compromise with the Assembly on passage of a regional bill that enables communities in Westchester and Putnam counties to implement this program on a local level.



Historic preservation is taking on new significance as people begin to realize that the greenest building is the one already built. The Preservation League is working to ensure that not-for-profit groups around the state are prepared to respond to new issues and changing demands.

GARY GOLD

Wind Energy Siting Impacts

New York State's continuing public investment and commitment to commercial-scale wind energy systems—the primary technology available to meet the State's mandated renewable energy production goals—has not yet been matched by an equivalent commitment to wind energy siting standards. Without guidelines to protect historic and cultural resources, a number of wind energy projects have been proposed from the Glimmerglass and Mohawk Valley regions to Cape Vincent and across western New York.

The Preservation League strongly supports New York's energy conservation, efficiency, and renewable energy goals. However, support for the wind industry should be accompanied by a commitment to state preservation law and environmental review standards that protect historic resources from adverse impacts of facility construction and operation.

The League has been the only statewide organization in New York to call for the implementation of siting standards that would guide wind energy site selection, site review and permitting, and facility operations. The size of commercial wind energy systems—turbines more than 400 feet tall—and the scale of the projects—involving 80-120 turbines and covering tens to hundreds of square miles—represent a fundamental transformation of the Empire State's landscape. Visual intrusions from these facilities are the most frequently mentioned impact of this new energy industry, yet New York has no standards for measuring or mitigating such impacts.

In 2007, the League monitored legislation that addressed various aspects of wind energy siting issues, and provided extensive comments to the Governor's administration and the Assembly and Senate Energy Committees regarding the need for statewide siting standards. The League is also advocating for communities that have passed local laws curtailing wind development to protect historic resources and landscapes.

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 law firm Hiscock & Barclay, LLP, provides local preservation organizations, municipalities, and landmark commissions with expert and timely advice on preservation and land-use law. From guidance for drafting and enforcing effective local landmark legislation to demolition-delay ordinances, the League provides comprehensive, tailored training to communities implementing local preservation laws. The League is also willing to take legal action, as a last resort, to protect New York's landmarks when they are at risk.

COMMISSION TRAINING

The League's Commission Training program supports both long-standing and newly-established historic resource commissions with orientation to and effective implementation of local landmark laws. The Legal Services Program customizes this training to the structure of the local municipal ordinance and diversity of local historic architecture. The League provides this in-depth training on a fee-for-service basis, but also presents similar information at preservation conferences around New York.

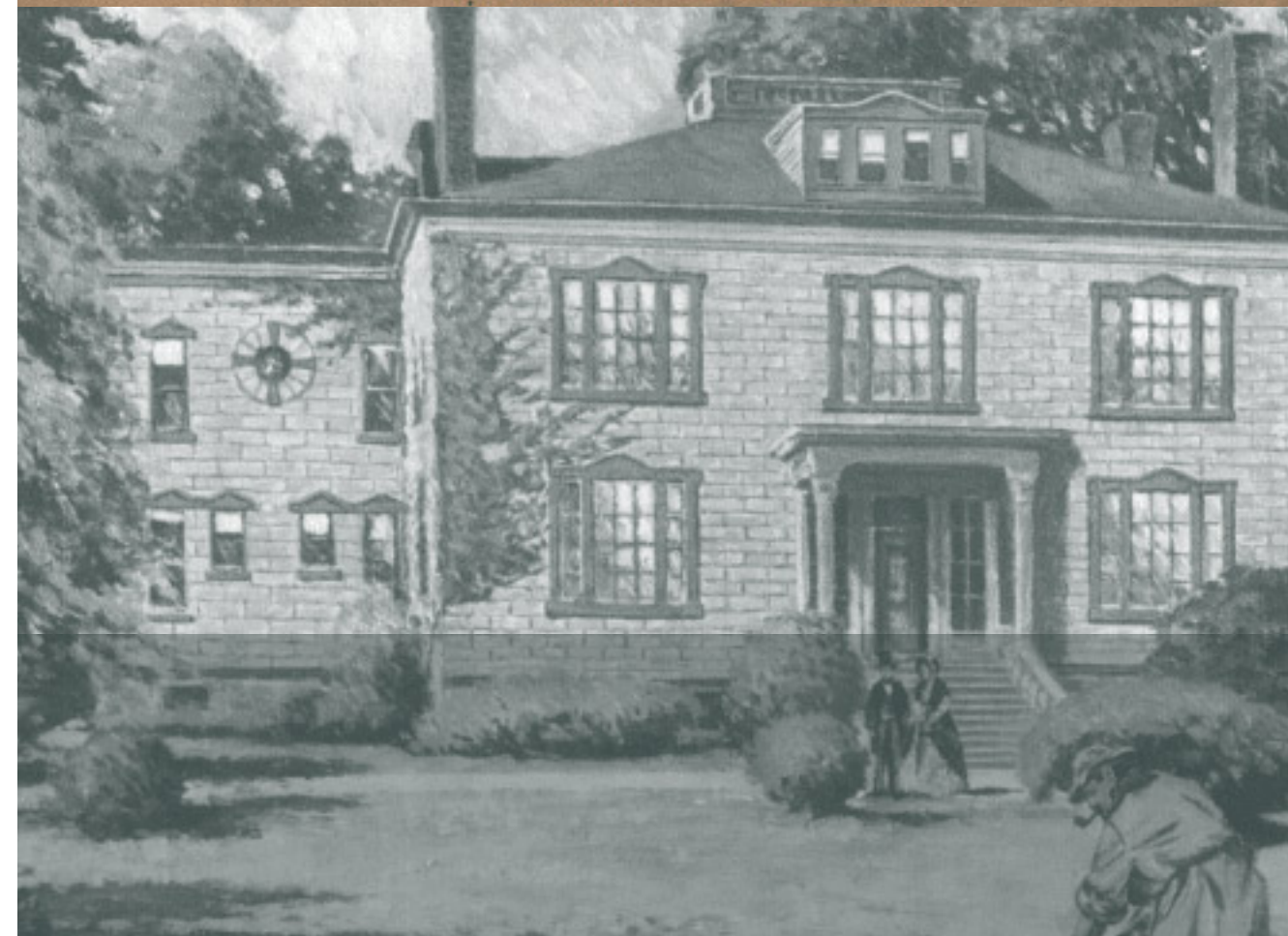
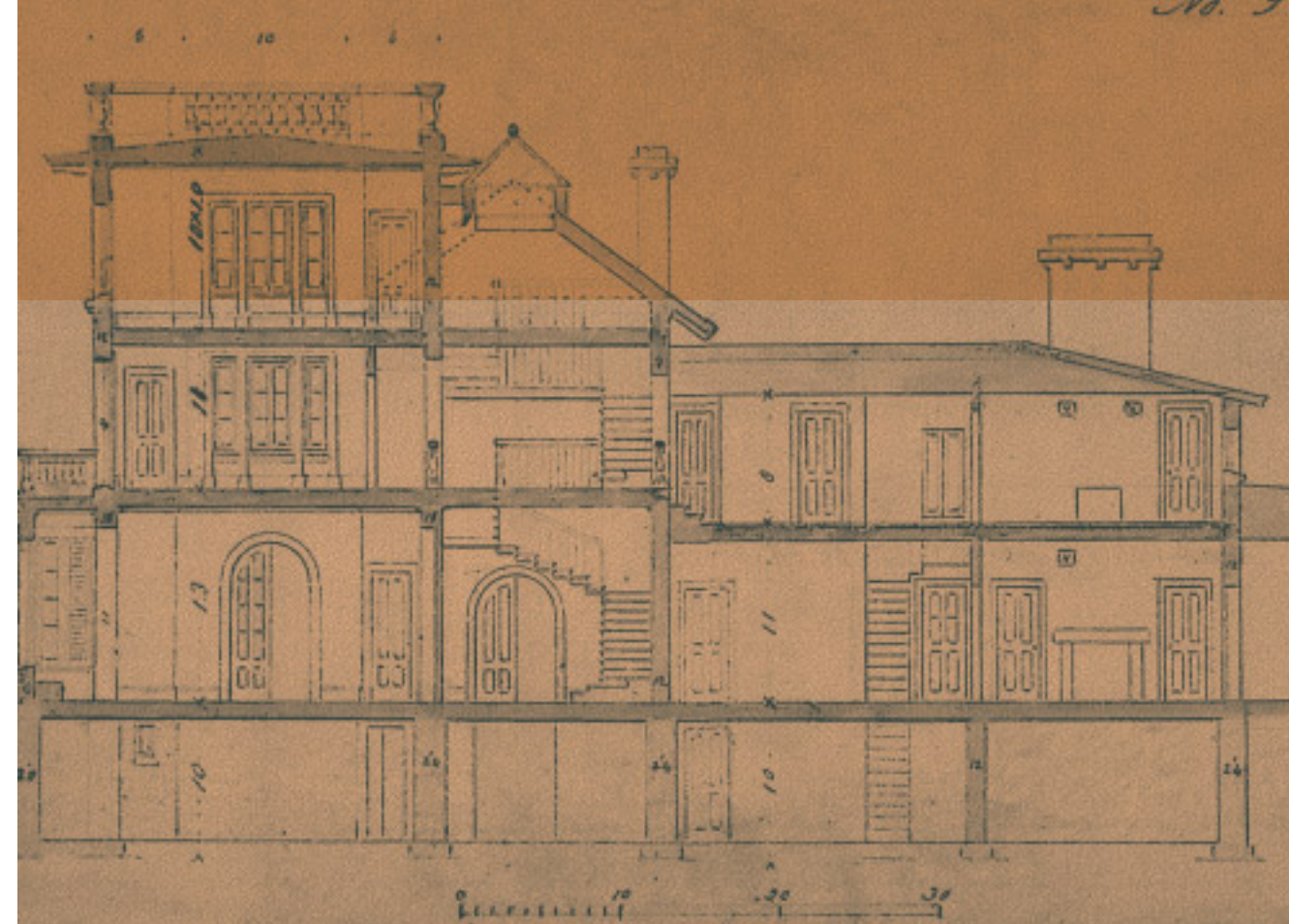
In 2007, the Preservation League provided commission training services to the City of Newburgh which has one of the largest National Register districts in New York State. The city faces challenges balancing the protection of historic resources and new development. This was the Legal Services staff's second year of legal training in Newburgh.

The Legal Services staff also completed the first phase of a three-part training program for the Town of Malta, Saratoga County. In addition to Mr. Hurst's legal presentations, the League also engaged consultant Wes Haynes, who provides training on the architectural and design review issues faced by each municipality.

LITIGATION: RUTGER PARK

In March of 2007, in support of actions by the Landmarks Society of Greater Utica, a Preservation Colleague group, the League was granted standing as amicus curiae in a long-pending legal case between the City of Utica and the owners of the venerable properties located in that city's Rutger Park. The League intervened in the case in order to furnish the Court with timely and appropriate advice relative to the City's request for a judicial order requiring stabilization of these long-neglected properties. These homes were included on the League's Seven to Save list in 2006.

Although the League came close to brokering a deal that would have resulted in the long-term preservation and stewardship of these important properties, no deal has been reached and the litigation remains unresolved.



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. The imposing 1854 Italian Villa style house at 1 Rutger Park (*left*) is considered one of Andrew Jackson Davis' most important works. Number 3 Rutger Park (*below*) was designed by Philip Hooker of Albany. Continued deterioration diminishes any reuse opportunities.

Financial Statement

Year Ended December 31, 2007

Support and Revenue

Corporate and Foundation Grants	\$287,292
Government Grants	248,011
Individual Contributions	121,126
Special Events	567,967
(less direct costs of fundraising events)	(134,789)
Investment Income	203,380
Rental Income	7,000
Miscellaneous Income	166
Total Support and Revenue	\$1,300,153

Expenses

Program Services	\$680,874
Development and Fundraising	285,577
Management and General	141,076
Total Expenses	\$1,107,527

Excess of Support and Revenue over Expenses \$192,626

Balance Sheet

December 31, 2007

Current Assets

Cash and Cash Equivalents	\$2,913,129
Grants and Accounts Receivable	76,856
Pledges Receivable	3,000
Other Current Assets	2,125
Total Current Assets	\$2,995,110
Investments, Restricted	1,504,122
Property and Equipment, Net	178,948
Total Assets	\$4,678,180

Current Liabilities

Accounts Payable and Accrued Expenses	\$47,548
Deferred Revenue	2,112,186
Total Current Liabilities	\$2,159,734

Net Assets

Unrestricted	\$1,014,324
Permanently Restricted	1,287,700
Temporarily Restricted	216,422
Total Net Assets	2,518,446
Total Liabilities and Net Assets	\$4,678,180

A complete copy of the 2007 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 2007. 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.

Pillars Leadership Society

Listed below are individuals and foundations who have made a gift of \$1,000 or more to an unrestricted fund—Annual Appeal, Capital Campaign, Endowment or Membership—between January 1, 2007 and December 31, 2007. Our Pillars are a special group of preservationists who are committed to protecting our most important historic resources.

Pamela and David Banker
George Beane and Patricia Begley
Matthew Bender IV
John B. Black
Butler Conservation Fund, Inc.
Gilbert and Ildiko Butler
Charina Foundation, Inc.
Mr. and Mrs. David C. Clapp
David C. Clapp Foundation
Henry S.F. Cooper, Jr.
Joan K. Davidson,
(The J. M. Kaplan Fund)
Dickler Family Foundation
Clover M. Drinkwater
Stephen Facey
Doris and Arthur Field
Brandon Fradd

Gerry Charitable Trust
Robert and Nellie Gipson
Tony Goldman
Roberta B. Gratz
Harriet Ford Dickenson Foundation
Christopher and Alice Holbrook
James and Maisie Houghton
George L. Howell
J&AR Foundation
James A. Macdonald Foundation
John and Dorothy Sprague
Foundation
Dudley D. Johnson
Mr. and Mrs. Robert J. Kafin
Leon Levy Foundation
Gregory Long
Dick and Mary Maitino
Mr. and Mrs. Peter L. Malkin
Caroline B. Mason
Richard and Ronay Menschel
Peter and Anne Millard
Dr. and Mrs. Thomas M. Older
Mr. and Mrs. George D. O'Neill
Mr. Joseph A. Pierson and
Ms. Julie Robbins
Platt Byard Dovell White
Architects
Samuel Pratt
David Rockefeller
Loretta and F. Eugene Romano
Mr. and Mrs. Albert Ross
Albert and Theodora Simons

John F. and Dorothy Sprague
Robert A.M. Stern Architects, LLP
The Alice Busch Gronewaldt
Foundation, Inc.
The Amy and Joe Perella
Charitable Fund
The Durst Organization
The Malkin Fund
Tianaderrah Foundation
Mr. and Mrs. William B. Warren
Candace King Weir Foundation
Samuel G. White
Young & Franklin Inc

\$10,000 +

Arthur F. and Alice E. Adams
Charitable Foundation
of Miami
The Bodman Foundation
Joan K. Davidson,
(The J. M. Kaplan Fund)
Brandon Fradd
Gerry Charitable Trust
Robert and Nellie Gipson
Harriet Ford Dickenson Foundation
Mr. and Mrs. Thomas J. Hubbard
J&AR Foundation
James A. Macdonald Foundation
The New York State Council
on the Arts
Janet and Arthur Ross

This list reflects members and contributors who gave between January 1 and December 31, 2007. We sincerely apologize for any errors or omissions. Please contact the Preservation League office with any corrections.

\$5,000-\$9,999

The Alice Busch Gronewaldt
Foundation, Inc.
Gilbert and Ildiko Butler
Butler Conservation Fund, Inc.
Roberta B. Gratz
Christopher and Alice Holbrook
Mr. and Mrs. Peter L. Malkin
The Malkin Fund
Mr. and Mrs. William B. Warren

\$2,500-\$4,999

Matthew Bender IV
The Durst Organization
Mr. and Mrs. Robert J. Kafin
Gregory Long
Caroline B. Mason
F. Eugene Romano
John F. and Dorothy Sprague

\$1,000-\$2,499

Pamela and David Banker
George Beane and Patricia Begley
John B. Black
Charina Foundation, Inc.
Mr. and Mrs. David C. Clapp
Jane Forbes Clark
David C. Clapp Foundation
Dickler Family Foundation
Clover M. Drinkwater

Stephen Facey
Doris and Arthur Field
James and Maisie Houghton
George L. Howell
Jan Hird Pokorny Associates, Inc.
Dudley D. Johnson
Mr. and Mrs. Robert J. Kresse
Alexia Lalli
Leon Levy Foundation
Richard and Ronay Menschel
Peter and Anne Millard
Dr. and Mrs. Thomas M. Older
Mr. and Mrs. George D. O'Neill
The Amy and Joe Perella
Charitable Fund
Mr. Joseph A. Pierson and
Ms. Julie Robbins
Platt Byard Dovell White
Architects
Samuel Pratt
David Rockefeller
Albert and Theodora Simons
Robert A.M. Stern Architects, LLP
Tsao & McKown Architects
John and Barbara Vogelstein
Candace King Weir Foundation
Samuel G. White
Young & Franklin Inc

\$500-\$999

Mary Ann and Frank Arisman
Andrew M. Blum
Charles and Charlotte Buchanan
Erie Canalway National Heritage
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JIM LARGE

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