

GIVING VOICE TO NEW YORK STATE'S HERITAGE

ANNUAL REPORT 2008

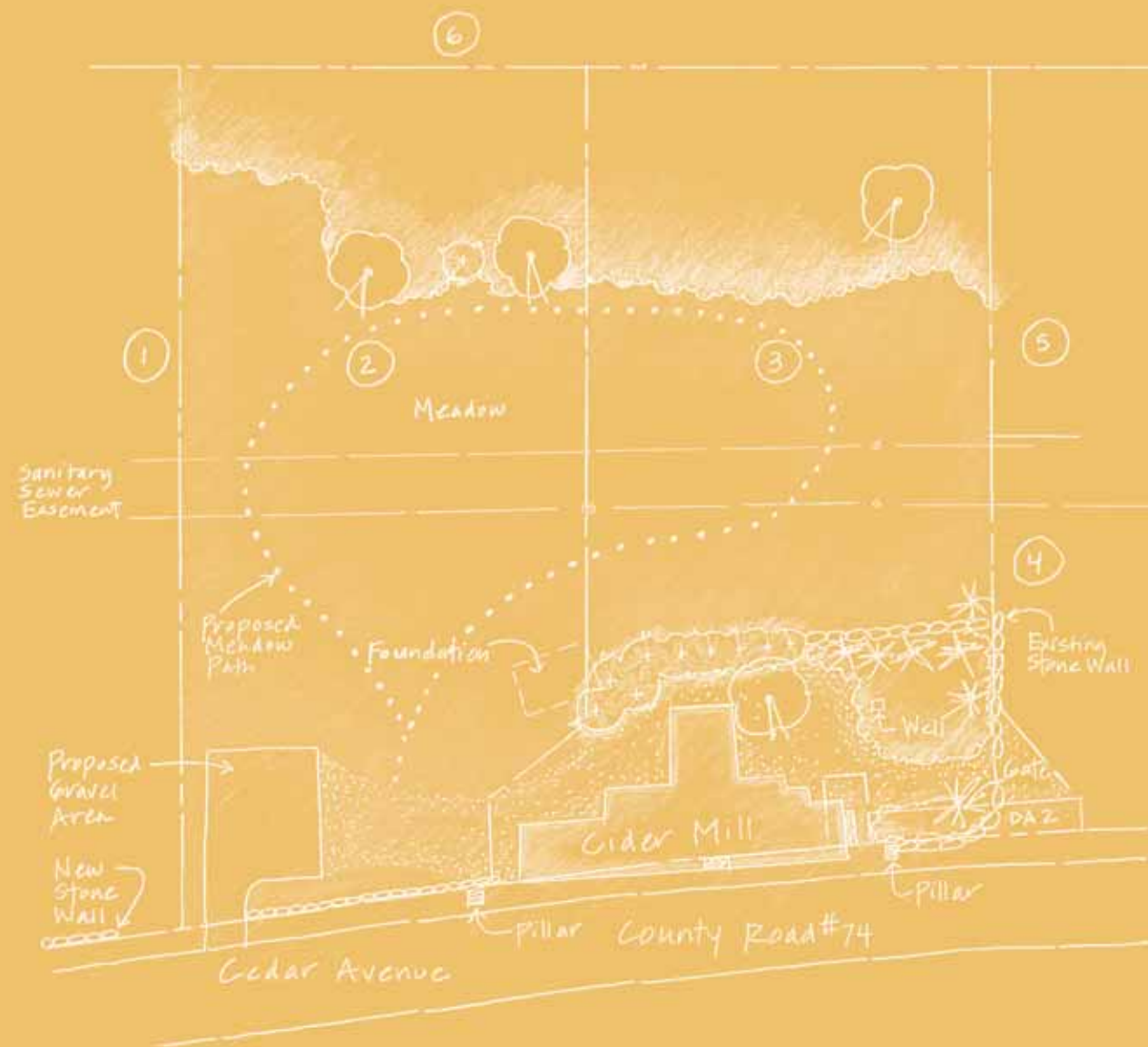


Preservation  
League  
of  
New York  
State



## 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.



In February, 2008, the Preservation League disbursed the first loan from its Endangered Properties Intervention Program (EPIP). The loan will help support the purchase of the Kimlin Cider Mill and 1.8 acres of surrounding buffer land in the town of Poughkeepsie by the not-for-profit Cider Mill Friends of Open Space and Historic Preservation, Inc. Long-term plans are to provide the public with direct access to a restored cider mill, a native landscape, rural history, agriculture, and low-intensity passive recreation.

Cover:  
The "Half Moon" on the Hudson

HAPER'S MAGAZINE, JAN. 1903, PRINT. PICTURE COLLECTION, THE NEW YORK PUBLIC LIBRARY, ASTOR, LENOX AND TILDEN FOUNDATIONS

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## Message from the Chairman

“It might have been otherwise,” wrote the late poet Jane Kenyon.

How many more Penn Stations, Boston Opera Houses or magnificent houses of worship would have been lost were it not for the noble, collective efforts of our various historic preservation organizations? Oft times maligned as “hysterical,” and frequently at odds with those city planners and developers who do not fully appreciate the aesthetic and economic value of our architectural treasures and open space, we must rely on our passion, our expertise, and our perseverance to protect what is really a sacred sense of place.

The Preservation League of New York State, as a statewide preservation organization, provides a number of programs that have proven to be vital to the identification of properties at risk; the recognition of projects, restorations, and new construction of excellence; the education of professionals; the counsel for designation of historic districts; and the establishment of tax incentives for property owners, both residential and commercial. Each of these costs money. And as budgets are slashed to provide necessities, fewer and fewer foundation and government dollars will be available for the particular services we offer.

It is incumbent upon us, now more than ever, to make a compelling case for the importance of ensuring that what defines and connects us is not destroyed by benign neglect, ignorance, and greed. Moreover, as you, our donors, continue to steer your philanthropy to those causes that matter most to you, we must guarantee that we are using your money as responsibly as possible. Your acknowledgement of the significance of what we are about, and the financial support you have given the League through your generous contributions, are a source of pride and gratitude that defies description. Thank you so very, very much.

## Message from the President

For nearly 36 years the Preservation League has provided technical, legal, grant, and advocacy services to New Yorkers seeking to protect and promote their historic buildings, neighborhoods, and landscapes. In 2008 we added a powerful new program to our offerings by establishing the Endangered Properties Intervention Program, or EPIP.

EPIP gives the League the ability to intervene directly in the real estate market when significant historic properties are threatened. Intervention can take many forms, from acquiring historic properties and marketing them to preservation-sensitive buyers to making loans for others to buy and restore endangered real estate.

During our first year of operation we concentrated on making loans for the acquisition and stabilization of historic properties by others. Our activity in 2008 included:

- A loan to support the purchase of the Kimlin Cider Mill and 1.8 acres of surrounding buffer land in the town of Poughkeepsie by the not-for-profit Cider Mill Friends of Open Space and Historic Preservation, Inc. The group plans to restore the mill and open the land to passive recreation for community residents.
- A loan to the Landmarks Society of Greater Utica that assisted the group in acquiring two important historic residences in the Rutger Park section of the city. The houses were placed on the League’s Seven to Save endangered properties list in 2006 for their significance and the threat they faced. Vacant for a number of years, they are currently being studied in order to establish a sound plan for their restoration.
- A loan in Buffalo to a developer seeking to rehabilitate the historic former E & B Holmes Machinery Co. complex on the Buffalo River waterfront into residential lofts and commercial spaces. The buildings are considered to be the westernmost original buildings on the historic Erie Canal and once housed the country’s leading barrel-making-machine manufacturing company.

We offer special thanks to the volunteers who have assisted with the program in its first year: Roberta Gratz, Robert Kafin, Michael Kinum, Ruth Pierpont, David Trevisani, and Anthony Wood.

These projects are just the start of a program that will give the League important new capacity in our efforts to protect and promote New York’s endangered historic buildings. Of course it is your membership and support that makes new initiatives like EPIP possible. As you read this annual report, I hope you will be proud of the investment you have made in the League and will continue to partner with us in the months and years ahead.



Caroline B. Mason  
Chairman, Board of Trustees



Jay DiLorenzo  
President

Strengthening communities across the state

## Technical Services Program

Since 1989 the Preservation League's Technical Services Program has offered effective support to its constituents by assisting local preservation efforts and providing a statewide perspective on emerging issues.

### Preservation Colleagues

Thanks to continued support from the New York State Council on the Arts, the Preservation Colleagues Program provides an information network and technical support to 35 participating local and regional nonprofit preservation organizations. In 2008 Preservation Buffalo Niagara became the latest Preservation Colleague member. This new Buffalo-based group united the Preservation Coalition of Erie County and Landmark Society of the Niagara Frontier, creating a stronger, full-service regional organization. The League's technical services staff worked closely with the National Trust for Historic Preservation in this important effort. Enhanced technical services were also provided to Historic Elmira, founded only a year ago and already engaging in significant advocacy work.

In June the Preservation Colleagues met in Buffalo, where speakers from four nonprofit groups discussed approaches to addressing residential and religious property vacancy and abandonment. Executive director Kathleen Crowther of the Cleveland Restoration Society described her group's services for meeting the challenges of community downsizing, an issue relevant to many New York State cities. Nearly 50 participants, including Buffalo and Albany municipal officials, joined the core Colleague audience. An open-air bus tour led by the Campaign for Greater Buffalo highlighted the revitalization of the Westside neighborhood and the restoration of the Darwin Martin House.

A second Colleagues meeting was held in Kingston's Senate House in November. Jean Carroon, principal for preservation at Goody Clancy Architects in Boston and Walter Sedovic, CEO of Walter Sedovic Architects in Irvington, spoke about the intersection of LEED standards, sustainable design and historic preservation, emphasizing inherent sustainability of historic wood and steel windows. Following the meeting, participants toured the Kirkland Hotel, a winner of the League's 2008 Excellence in Historic Preservation award, which incorporated green building practices with federal rehabilitation tax credits.

### Outreach and Education

Community forums and League-sponsored workshops continue to be effective ways of communicating preservation's benefits to diverse audiences.

In 2008, the League held its "Enhancing Main Street: Making Upper Floors Work Again" workshops in Albany, Canandaigua, and Moravia (Cayuga County). The 174 attendees from 16 counties learned about strategies for bringing



Restored to its 1777 appearance, the Senate House State Historic Site in Kingston was the setting for the November meeting of the League's Preservation Colleagues.

HISTORIC AMERICAN BUILDING SURVEY



The Oswego City Library, built in 1855, was in danger of being abandoned in 2001 and named to the League's Seven to Save list. With the League's help, the renovated and enlarged Oswego Public Library re-opened in October 2008.

new life to the upper floors of Main Street buildings. Seventeen full-day and evening "Upper Floors" programs have been held across the state since 2005.

The League and the New York State Historic Preservation Office partnered on four workshops to introduce the state Historic Homeownership Tax Credit to city neighborhoods eligible to benefit from its provisions. With the support of municipal leaders, housing groups, and Colleague organizations, workshops were held in Newburgh, Elmira, and in two Albany neighborhoods.

Technical services staff presented the League's "Profiting through Preservation" illustrated lecture to Spindle City Historical Society members, city planners, and development staff in Cohoes (Albany County). In Rochester, the League described neighborhood revitalization tools at a meeting of the Susan B. Anthony Neighborhood Association.

Technical services staff was honored to represent the Preservation League on juries for Otsego 2000's regional preservation awards and the statewide Erie Canalway Heritage Award of Excellence program.

### Advocacy

In 2008 several of the League's advocacy initiatives reached important milestones. The Oswego City Public Library marked the completion of its major rehabilitation with a ribbon-cutting ceremony that attracted over 100 people. Tania Werbizky offered the League's congratulations for the rescue of this 1855 landmark, included on the 2001 Seven to Save list. In Binghamton the 150th Anniversary of the state's first inebriate asylum was celebrated with an announcement that the long-vacant building would be reused as a teaching facility by the SUNY Upstate Medical University. For over a decade the League aided local preservationists in their efforts to bring attention to the Gothic-style former psychiatric center.

In fall 2008 technical staff served on the planning committee for the event at which League President Jay DiLorenzo praised local and state leaders for their success in securing an appropriate new use for this National Historic Landmark.

Other 2008 advocacy activities included:

Garden City (Nassau County): Preservation League and preservation staff of the Society for the Preservation of Long Island Antiquities worked with the Committee to Save St. Paul's on their campaign to prevent inappropriate site development or demolition of St. Paul's School, a 2003 Seven to Save site.

Upper Saranac Lake (Franklin County): The League supported Colleague organization Adirondack Architectural Heritage's unsuccessful efforts to prevent the demolition of the Wawbeek, a Great Camp complex designed by architect William Coulter, a pioneer of the rustic Adirondack style of architecture.

Lyons (Wayne County): The League joined the Landmark Society of Western New York, Cornell University, and area tourism officials in calling for the preservation of the 1885 Hotchkiss Essential Oil Company Building, an Erie Canal landmark. Thanks to a Preserve New York grant, a rehabilitation plan and significant funds were in place, but county leaders needed to be persuaded to move forward with implementation.

Raising the visibility of local preservation challenges

## Seven to Save Endangered Properties Program

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

The 2008 Seven to Save list draws attention to the plight of New York's industrial heritage, urban neighborhoods, rural landscapes, and waterfront resources. These seven valued historic resources are in danger of disappearing because of insufficient funding, inappropriate public policies, development pressures, disinvestment, or possible demolition.

Jones Beach, East Bathhouse, south façade, 1935.

NEW YORK STATE OFFICE OF PARKS RECREATION AND HISTORIC PRESERVATION



1

### Near Westside Historic District

ELMIRA, CHEMUNG COUNTY

**Landmark Status**  
State and National Register Historic District

**Threat**  
Deterioration, lack of necessary financial tools to encourage rehabilitation

Although New York State established a rehabilitation tax credit program in 2006, residential incentives are currently restricted to ultra-distressed census tracts. As a result, very little historic housing qualifies for its provisions. Elmira's Near Westside Historic District enabled the League to illustrate the needed changes to the existing tax credit program. Proposed enhancements would provide a more meaningful tool to encourage statewide reinvestment in historic housing stock and foster greater neighborhood stability.

**Status**  
The League, the State Historic Preservation Office, and local sponsors held a tax credit workshop in Elmira in June to promote the program's current benefits, and the League continues to try to secure enhancements.



2

### Columbus Park-Prospect Hill Neighborhood

BUFFALO, ERIE COUNTY

**Landmark Status**  
State and National Register properties and eligible historic districts

**Threat**  
Demolition, unsympathetic development of bridge project

The Peace Bridge links Canada to the United States at Buffalo's Columbus Park-Prospect Hill neighborhood, a key component of the city's extensive Olmsted park plan. A long-planned proposed expansion of the Peace Bridge Plaza plan would result in the demolition of more than 80 homes and the construction of highway ramps and a multi-story garage to support truck traffic and border security issues. This intensive commercial use would dominate one of Buffalo's few stable historic waterfront neighborhoods.

**Status**  
The League and others are evaluating project impacts as required by state and federal laws, and local advocates secured a 2008 Preserve New York grant for a survey of historic resources in a nearby neighborhood.



3

### Holy Trinity Monastery

JORDANVILLE, HERKIMER COUNTY

**Landmark Status**  
National Register eligible

**Threat**  
Unsympathetic development near monastery, loss of rural character due to proposed large-scale wind turbine project

The campus of the Holy Trinity Monastery, Cathedral and Seminary encompasses 750 acres of agricultural and scenic lands, many buildings and structures, and three cemeteries. The ornate 1948 Byzantine-style cathedral and a later bell tower are of particular importance. A proposed wind energy facility would site turbines to the east and negatively impact the monastery and its significant viewshed.

**Status**  
The League continues to work toward the creation of statewide siting guidelines for wind farms. In December 2008 the State Board for Historic Preservation voted unanimously to support the monastery's listing in the State and National Registers.



4

### Jones Beach State Park

WANTAGH, NASSAU COUNTY

**Landmark Status**  
State and National Register

**Threat**  
Threat: Inappropriate alterations, loss of architectural integrity

Jones Beach State Park, conceived by and created under Robert Moses in the 1920s, has experienced incremental degradation of its historic structures and original plan through ongoing inappropriate interventions and misguided maintenance procedures. Today Jones Beach also faces a significant landscape alteration with a proposed Trump on the Ocean catering facility on the main mall.

**Status**  
The Preservation League has been working with the nominator, the Society for the Preservation of Long Island Antiquities, and the New York State Council of Parks to establish a friends group for this historic state park.



5

### Farley Post Office and Moynihan Station

NEW YORK CITY,  
NEW YORK COUNTY

**Landmark Status**  
City landmark, State and National Registers

**Threat**  
Potential inappropriate, unsympathetic design, loss of architectural integrity

Momentum for a new Penn Station, now known as Moynihan Station, grew following Senator Daniel Patrick Moynihan's death in 2003. New York City's rezoning of Hudson Yards (8th to 11th avenues and 30th to 41st streets) in 2005 allowed for greatly increased development capacity on the site of the Farley Post Office, Penn Station, and surrounding blocks. Preservation leaders in New York City wish are concerned that development proposals respect Senator Moynihan's original vision for a new station.

**Status**  
The Preservation League is participating in the required review of project impacts under state and federal regulations.



6

### Saratoga Race Course

SARATOGA SPRINGS,  
SARATOGA COUNTY

**Landmark Status**  
Local landmark, State and National Registers

**Threat**  
Potential unsympathetic modernization, impact of change in ownership unclear

The Saratoga Race Course, the oldest continuously-operating thoroughbred racetrack in the country, has a wealth of Victorian structures and numerous horse barns, some dating from 1864. The League joined the Saratoga Springs Preservation Foundation in calling for a comprehensive plan and design guidelines that will thoughtfully guide any changes to the historic Race Course.

**Status**  
The Saratoga Springs Preservation Foundation has begun to inventory more than 200 structures at the race course.



7

### Glenwood Power Station

YONKERS, WESTCHESTER  
COUNTY

**Landmark Status**  
Local designation recommended

**Threat**  
Reuse proposals that threaten architectural integrity, partial demolition, lack of landmark protection

The Glenwood Power Station, built as part of the New York Central and Hudson River Railroad in 1906, stands as a monument to early 20th-century engineering and the suburban growth of Westchester County. The Yonkers station is one of a few surviving power stations designed by Charles Reed and Allen Stem. In 2005 the city's Landmarks Preservation Board unanimously recommended this building for local designation, but the Yonkers City Council has not acted on this proposal.

**Status**  
In 2008, the Yonkers Power Station was determined eligible for listing in the State and National Registers, setting the stage for possible rehabilitation using tax credits and other sources.

Committed to caring for New York's landmarks

## Preserve New York Grant Program

The Preservation League of New York State and the New York State Council on the Arts provided \$141,400 in funding to 16 projects in 14 counties in its 2008 grant cycle.

This program supports outstanding local preservation projects throughout the state. Preserve New York funds lead directly to the rehabilitation of historic places, leverage significant additional resources—both cash and in-kind—and protect properties at the local, state, and national levels through landmark designations. Since 1993 Preserve New York has awarded over \$1.3 million in direct support to 217 projects. The recipients for 2008 are:



### Preservation Association of the Southern Tier (PAST), Binghamton

BROOME COUNTY

Grant of \$7,400 for a survey of 63 houses of worship in the city of Binghamton as PAST's contribution to a countywide initiative by the Broome County Historical Society. These buildings reflect a dozen denominations with a strong concentration of Eastern Orthodox churches. In addition, some 25 properties will receive more detailed documentation.

### Village of Avon

LIVINGSTON COUNTY



Grant of \$3,250 for a historic structure report of the 1856-1857 Five Arch Bridge in Driving Park. Constructed of local Stafford limestone, this National Register-eligible bridge is a largely intact example of early masonry railroad engineering in the Genesee Valley. The report will guide needed repairs and serve as a basis for landmark designation.

## City of Buffalo

ERIE COUNTY



Grant of \$7,500 for a cultural resource survey of the Black Rock neighborhood. Adjacent to the Erie Canal and the Niagara River, Black Rock was a thriving residential and commercial center from the early 1800s and through the 1950s. Its waterfront location made it a strategic site in the War of 1812. The project will document approximately 50 houses, churches, and commercial and public buildings.

## Preservation Buffalo Niagara, Buffalo

ERIE COUNTY

Grant of \$7,500 for a cultural resource survey of the North Prospect Hill

neighborhood. This area was settled as early as 1840 and for the next 120 years developed as a largely residential neighborhood with important public and commercial buildings along major streets. The neighborhood faces disinvestment and institutional expansion, both of which have resulted in demolition.



This grant is the first project support awarded for Preservation Buffalo Niagara, a newly-formed nonprofit group.

## Preserve Our Past (POP), Little Falls

HERKIMER COUNTY

Grant of \$6,000 for a citywide survey of this Mohawk Valley community. Little Falls is an active participant in state and federal programs aimed at

revitalizing Erie Canal communities. Preserve Our Past is contributing to the effort by promoting and protecting the city's architectural and historic assets. The project will establish a historic context for many distinguished homes, impressive public buildings and industrial complexes in Little Falls.

## Northville/Northampton Historic Landmark Commission

FULTON COUNTY



Grant of \$5,500 for a reconnaissance-level survey of the town of Northampton, including the village of Northville. The project goal is to mitigate the tear-down threat, particularly to the modest camp buildings

in Sacandaga Park, and to inform public outreach and education. The survey will provide prioritized recommendations for local and National Register designation, as well as for further study.

## Landmark Society of Western New York, Rochester

MONROE COUNTY



Grant of \$9,000 for a cultural resource survey of buildings and designed landscapes of the recent past in Rochester's Inner Loop. This area was reshaped after World War II, starting with the 1962 construction of the Midtown Plaza. Other resources include One HSBC Plaza (1970), Manhattan Square Park (c. 1971) and the Chase

Tower (1973). The results will highlight the value of examples of American and International design and may lead to landmark designations.

## Greenwich Village Society for Historic Preservation

NEW YORK COUNTY



Grant of \$13,000 for an intensive-level survey of the East Village. Many historic buildings are threatened with demolition as developers have begun to plan large-scale new construction not compatible with the historic character of the neighborhood. Currently, New York City is planning to re-zone this neighborhood, and the report will help to inform that process.

## Myrtle Avenue Revitalization Project

KINGS COUNTY



Grant of \$12,000 for a National Register of Historic Places nomination of the Wallabout Historic District, a neighborhood bordered by Myrtle Avenue and the Brooklyn-Queens Expressway. Threatened by encroaching development and tear-down threats, historic district recognition would protect stylistically diverse historic residential buildings.

## City of Geneva

ONTARIO COUNTY

Grant of \$14,500 for a historic structure report for the 1927 Gigliotti Gas Station. Designed by architect I. Edgar Hill, who studied at the École des Beaux-Arts, this gas station combines elements of Classical Revival and Art Moderne design. The building has been deemed eligible for listing in the State and National Registers. Threatened with demolition, it was included in the Preservation League's 2007 Seven to Save list.

## Sea Cliff Landmarks Preservation Commission

NASSAU COUNTY

Grant of \$5,000 for a thematic multiple property documentation form of the village's historic Methodist camp buildings. The narrow streets, small lots, and modest 19th- and early 20th-century houses of Sea Cliff are under tremendous development pressure. The project will build on work completed in Sea Cliff with a previous Preserve New York grant.



## Village of Milford

OTSEGO COUNTY



Grant of \$5,250 for a cultural resource survey of Milford. Located on State Route 28, the village has experienced tremendous development pressures due to the construction of baseball camps and related amusement and accommodation facilities. However, Milford retains its 19th-century commercial and residential character that reflect its agricultural and railroad history. The survey will complement current village planning and tourism projects.

## New York Landmarks Conservancy

NEW YORK COUNTY

Grant of \$20,000 to complete National Register

nominations for ten architecturally significant synagogues in Brooklyn. Information gathered from this survey will also be used for lectures and tours highlighting Brooklyn's religious heritage and will help qualify these congregations for rehabilitation grants.



## Pittstown Historical Society

RENSSELAER COUNTY



Grant of \$8,000 for an intensive-level survey of about 25 of Pittstown's historic farmsteads. Almost

all identified farms have at least two or three intact historic outbuildings, such as barns, silos, dairy sheds, and icehouses. Sprawl and development threaten this agricultural community and landscape. The historical society will use this information to further its educational programs and submit applications to the National Register.



## Huguenot Historical Society, New Paltz

ULSTER COUNTY

Grant of \$10,000 for a historic structure report for the Freer House, believed to date from 1694 and built by Hugo Freer. The Freer House historic structure report, the final report for the Huguenot Historical Society's nine house museums, will allow them to move forward

with a master site plan, integrating preservation and interpretive activities on a wider basis.

## Village of Palmyra

WAYNE COUNTY

Grant of \$7,500 for a cultural resource survey and State and National Register of Historic Places project. The architecture of Palmyra, which is located on the Erie Canal, reflects its prosperity between the 1820s and 1890s. Current economic revitalization efforts are closely linked to the canal, and Palmyra has embraced preservation as an economic development tool. The grant will lead to an expansion of a historic district listed in 1972.



# A Celebration 400 Years in the Making



Henry Hudson



Samuel de Champlain



Robert Fulton





## In 2009 the State of New York is celebrating a voyage of exploration that, while failing in its stated mission, opened a continent to colonization and commerce.


In the spring of 1609, Henry Hudson, an Englishman renowned for his Arctic explorations, set out to find a water route to the Orient. His employers, the Dutch East India Company, were looking for a shortcut to give them a competitive advantage against their arch rivals—the English. His ship sailed into the harbor discovered by explorer Giovanni da Verrazano some 85 years earlier, but rather than turning around, he continued north in search of the elusive passage to Asia. The three-masted yacht *Halve Maene* (Half Moon) continued upstream, reaching the latitudes near present-day Albany in September 1609. Hudson and his crew became the first Europeans to sail up the river that now bears his name.

In a strange twist of fate, French explorer Samuel de Champlain was also on a voyage of discovery in what is now northeastern New York, traveling in the opposite direction, south on the lake that was later named for him. Hudson and Champlain's expeditions missed meeting by mere months and about 100 miles.

In addition, for voyages that took place during the bicentennial anniversary of these events, Robert Fulton is being remembered as the man who made travel on the Hudson River affordable, expeditious, and even glamorous with the launch of the steamboat *Clermont*.

During 2009 local, state, national and international leaders are working together to orchestrate a meaningful celebration of these voyages that resulted in the rise of the Empire State and helped shape the future of the United States.

The Preservation League of New York State is using its endangered properties program, Seven to Save, to support and enhance the year-long commemoration of the voyages of Henry Hudson, Samuel de Champlain and Robert Fulton.

By giving voice to these seven disparate sites, the League is helping to illustrate the heroic saga of the exploration and settlement of the Hudson and Champlain valleys. 

THE 2009 SEVEN TO SAVE DESIGNEES ARE, IN CHRONOLOGICAL ORDER:

### 1 Magdalen Island



**Red Hook, in Tivoli Bays, Dutchess County, Late Archaic, 6,000-3,000 years ago, through post-contact period**

**Threat: Looting**

Studies of Magdalen Island have shown that from the Late Archaic through the post-European contact period, the island has been used as a seasonal home by both Native Americans and Euro-Americans. The site could yield additional archeological information about the Hudson Valley's early inhabitants.

### 2 Jan Van Hoesen House

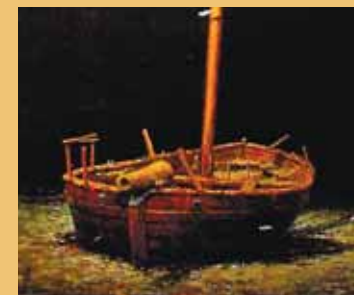


**Claverack, Columbia County, early 18th century**

**Threat: Deterioration**

Jan Van Hoesen, who built this house, was the grandson of Jan Franz Van Hoesen, the original patentee of the area in the 1660s. The farmstead, while encroached upon by the adjacent mobile home park, remains intact and undisturbed. This site exemplifies the theme of Dutch settlement along the Hudson River and its tributaries.

### 3 Gunboat *Spitfire*



**Lake Champlain, Essex and Clinton Counties, 1776**

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

This vessel was part of the American fleet that held the British at bay for a year and contributed to the American victory at Saratoga in 1777. Not only is the *Spitfire* the most significant underwater archeological site on the bottom of Lake Champlain; it illustrates the interconnected history of the Hudson and Champlain valleys.

### 4 Plumb-Bronson House



**Hudson, Columbia County, 1811, 1838, 1849**

**Threat: Many years of unchecked deterioration**

Samuel Plumb, owner and operator of a fleet of tow boats on the Hudson River, purchased this property and built this residence in 1811. In 1838 Dr. Oliver Bronson hired famed architect A. J. Davis to embellish the house, then brought him back in 1849 to reorient the house to the Hudson River. Now, the not-for-profit Historic Hudson needs to determine a new use and develop plans for site stewardship.

## 5 Fort Montgomery



Rouse's Point,  
Clinton County,  
1844-1872

**Threat:**  
Deterioration, need  
for stabilization

Situated on the border between the United States and Canada, Island Point is where Lake Champlain enters the Richelieu River. The island was first fortified in 1818 as the Northern Gateway linking the St. Lawrence and Hudson Rivers. Fort Montgomery was built in the mid-19th century and seen as a crucial fortification by Civil War strategists. This site symbolizes the shared history of the United States and Canada.

## 6 Burden Iron Works Museum



Troy, Rensselaer  
County, 1881-1882

**Threat:** Deterioration

This building stands as an important reminder of the Hudson River's industrial heritage. Robert Robertson designed the building as the offices of the Burden Iron Company, the first in the world to manufacture horseshoes by machine. The site is now operated as a museum of commerce and industry, as well as the offices of the Hudson Mohawk Industrial Gateway.

## 7 Historic South Street Seaport



New York City,  
New York County  
Tin Building, 1907  
and New Market  
Building, 1939

**Threat:** Demolition,  
loss of context

The South Street Seaport and Fulton Market are historically linked to Robert Fulton and his ferry to Brooklyn, as well as to the theme of commerce along the Hudson River. This waterfront historic district is threatened by out-of-scale new development.

*"The Hudson-Fulton-Champlain Quadricentennial Commission applauds the Preservation League of New York. We are deeply impressed, and grateful that the League has this year chosen to put its prestige and clout into the cause of protecting the vulnerable heritage of the Hudson Valley. Excelsior!"*

JOAN DAVIDSON  
CHAIR, QUADRICENTENNIAL COMMISSION

*"New York State is especially rich in maritime resources and waterfront communities. The region from the Canadian border to New York Harbor is celebrated for its beauty, and it boasts a strong tradition of settlement by Native Americans followed by the French, Dutch, English, and others who made important contributions reflected in the area's buildings and landscapes. Unfortunately, many of the valued historic resources that illustrate this epic tale are threatened by insensitive, ineffective or insufficient public policies, general neglect, and, in some cases, outright demolition."*

JAY DiLORENZO  
PRESIDENT, PRESERVATION LEAGUE OF  
NEW YORK STATE

Fortifying the Preservation League's work

## Development Highlights

While everyone was affected by the devastating economic downturn in 2008, the League was fortunate to have members, partners, and friends who chose to make the League a philanthropic priority. As good stewards of this investment, the League aggressively applied funding to programs and services to promote historic preservation as a tool to revitalize neighborhoods and communities, yielding a quantifiable return on that investment.

The League has worked to increase the percentage of organization and corporate memberships. This additional support has fostered the expansion and continuation of important historic preservation programming throughout New York. In addition, the League gained new individual members including those who made a gift of \$1,000 or more to join the Premier Leadership Society.

As a membership organization by charter, the League depends as much on a healthy base of engaged members as we do on other individuals, foundations and corporations that make generous contributions to our annual operating fund. This unrestricted funding gives the League an ability to allocate money where needs are greatest and to take advantage of unexpected opportunities. The League's new secure Website offers friends and members the opportunity to make a donation, become a member, or respond to event invitations online using a credit card. For those who receive points for using their cards, this option has additional benefits.

The theme of philanthropic investment in the League and New York's historic resources carried through the year as members, partners, and friends generously supported and attended our events.



In May the League held a cocktail reception in support of the Seven to Save Endangered Properties Program at the Museum at Eldridge Street on the Lower East Side of Manhattan, pictured at left. The newly-restored, historic synagogue offered a visually-rich setting to celebrate these important threatened sites. Chairs for the event were Caroline Mason and Roberta B. Gratz.

In October the League presented its highest honor, the Pillar of New York Award, to philanthropists Connie and

David Clapp, who were recognized for their work and advocacy in Millbrook and the Mid-Hudson region. Tiffany & Co. and The Tiffany & Co. Foundation were honored for their stewardship of an historic building on Wall Street and their philanthropy in Lower Manhattan. Chairs for the event were Kirk Henckels, Debbie Montgomery, Zibby Tozer, and Arete Warren.

It is through the generosity of our members and contributors that the League is able to carry out its mission of leading a statewide preservation movement. We are grateful for the generosity and support of our members and friends.



Honoring excellence in sustaining our historic legacy

## Excellence in Historic Preservation Awards

These are just a few of the comments received from honorees after the Preservation League's Excellence in Historic Preservation Awards were presented in May 2008:

"This is an amazing award for the Village of Canajoharie to receive. The flood of 2006 was devastating to our community's business district, but today it is all back and doing business."

"What great news! On behalf of the Rural Ulster Preservation Company and the City of Kingston, thanks so much!"

"It is a pleasure to work with you, and I thank the League for their generosity in recognizing all the players."

The awards are an important opportunity for the League to celebrate New York's heritage as it is represented in our historic churches, libraries, theatres, hospitals and residences, and to commend the work of the people who care for these properties and who advocate for their preservation.

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

The League extends a special appreciation to the awards jury, chaired by Barry Bergdoll 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 2008 recipients are Webb Lofts in Buffalo; MacNaughton House Stabilization in Newcomb, Essex County; U.S. Post Office and Courthouse, Cadman Plaza in Brooklyn; Downtown Revitalization Program in Canajoharie, Montgomery County; Eldridge Street Synagogue on the Lower East Side in Manhattan; Proctors in Schenectady; Hotel Kirkland in Kingston; and the BID Model Development Block in New Rochelle. *Preserving New York: Winning the Right to Protect a City's Landmarks* by Anthony C. Wood (Routledge, 2007) received a special citation. The Hudson Valley Chapter of the American Society of Home Inspectors was honored for organizational excellence; and Trude Brown Fitelson of Rochester was honored for individual excellence.



The famed theatre architect Thomas Lamb designed Schenectady's Proctor's Theatre, seen here and at left. It opened in 1926, one of a chain of F.F. Proctor's vaudeville houses. With its unique commercial mid-block arcade, it was a true "palace of the common man."

RANDALL PERRY, 2008

## Advancing incentives for preservation

# Public Policy Program

### Rehabilitation Tax Credit

The Preservation League continues to seek implementation of an effective rehabilitation stimulus program for New York State in order to redirect investment back to historic municipal cores and older neighborhoods. Economic benefits studies from across the nation clearly demonstrate the stimulus impact of state rehabilitation tax credits. A growing and diverse coalition of municipal leaders, economic development officials, and community groups joined the League in 2008 in our effort to secure an expanded state rehabilitation tax credit program for New York State.

Earning near-unanimous Assembly and Senate support, a bill sponsored by Assemblymember Sam Hoyt (D-Buffalo) and Senator Frank Padavan (R-Queens) was passed in the State Assembly and Senate in June 2008. Yet after several months of advocacy and editorial support in many Upstate papers, Governor David Paterson vetoed the legislation in late September, citing program costs as a primary concern.

New York's current rehabilitation program, created in 2006, is severely limited in its ability to catalyze redevelopment activity in downtowns and "Main Street" communities. Reviews by the development and banking community indicate that key incentive levels and features of that program are set too low to generate significant investment in building rehabilitation. An expanded rehabilitation stimulus program will generate increased private investment in community centers throughout New York, return more federal dollars to our cities, and generate increased sales and property tax revenues, as well as further efforts to address brownfields reuse, affordable housing development, and smart growth planning issues.

The League continues to work with the Legislature to promote the extraordinary potential of the expanded tax credit to drive long-term, sustained investment in the economic revitalization and restoration of business districts and residential neighborhoods across New York State, and is urging Governor Paterson to make the program a core component of an effective economic development program in New York State.

### Wind Energy Siting Impacts

A continuing and expanding investment in renewable energy by New York State has not yet been matched with a state-level commitment to develop siting standards for commercial-scale wind energy systems, particularly with respect to their impacts on historic and cultural resources. While the Preservation League strongly supports New York's energy conservation, efficiency, and overall renewable energy goals, the state's promotion of wind energy must be balanced with obligations to protect historic resources from adverse impacts from facility siting, construction, and operation. The League has met with Legislators and their staff to discuss the need for statewide siting guidelines and has briefed state agencies and the governor's staff.

The Mohawk Valley is at the center of wind energy siting debates in numerous Upstate communities facing commercial-scale wind energy development. Following a statewide Seven to Save listing regarding general wind energy siting impacts in 2003, the League's listing of the Holy Trinity Monastery in Herkimer County in 2008 provides a specific example of the adverse impacts of a proposed wind energy project, in this case the world headquarters of the Russian Orthodox Church Outside Russia and other state and nationally recognized resources

in the Glimmerglass region. The League provided strategic support to the monastery and local advocates during environmental review of the proposed project and endorsed the listing of the monastery and grounds to the State and National Registers of Historic Places.

### Other Legislation and Program Initiatives

State Budget cuts have impacted a range of programs and policies beyond expansion of the rehabilitation tax credit program. The New York State Council for the Arts, which funds the League's Preserve New York Grant Program and other League activities, suffered significant mid-year budget cutbacks in 2008 and was cut further in the proposed 2009-10 budget year. NYSCA funding is a lynchpin for community-based arts and preservation groups which generate significant economic stimulus to downtowns and Main Street communities throughout the state. The League supported this funding line for the New York State arts community. The Environmental Protection Fund was threatened with similar funding cutbacks. The League worked throughout the year as a member of the Friends of New York's Environment coalition to preserve funding levels, seek new historic preservation programming categories, and establish an expanded bottle redemption program as a supplemental source of funding for the EPE, a core environmental and historic preservation funding program in New York.

The Preservation League of New York State and the New York State Office of Parks, Recreation and Historic Preservation presented a series of free workshops, including this one in Newburgh, to help homeowners take advantage of a tax credit for home repairs.

STAFF PHOTO

# Financial Statement

Year Ended December 31, 2008

## Support and Revenue

Corporate and Foundation Grants	\$235,059
Government Grants	307,232
Individual Contributions	174,352
Special Events	485,303
(less direct costs of fundraising events)	(97,215)
Investment Income / (loss)	(160,308)
Rental Income	6,000
Miscellaneous Income	127
<b>Total Support and Revenue</b>	<b>\$950,550</b>

## Expenses

Program Services	\$752,829
Development and Fundraising	292,681
Management and General	130,899
<b>Total Expenses</b>	<b>\$1,176,409</b>

Excess of Expenses over Support and Revenue (\$225,859)

## Endangered Properties Intervention Program

Loans to Endangered Property Owners	\$490,000
Designated Investment Income / (loss)	44,151
Designated Program Revenues	23,530
Designated Program Expenses	(23,550)
<b>Excess of Revenue over Expenses</b>	<b>\$534,131</b>

# Balance Sheet

December 31, 2008

## Current Assets

Cash and Cash Equivalents	\$2,426,150
Grants and Accounts Receivable	87,810
Contributions Receivable	15,410
Other Current Assets	635
<b>Total Current Assets</b>	<b>\$2,530,005</b>
Loans Receivable	490,000
Investments, Restricted	1,323,976
Property and Equipment, Net	162,523
<b>Total Assets</b>	<b>\$4,506,504</b>

## Current Liabilities

Accounts Payable and Accrued Expenses	\$31,130
Deferred Revenue	1,648,656
<b>Total Current liabilities</b>	<b>\$1,679,786</b>

## Net Assets

Unrestricted	\$859,773
Unrestricted – Designated	629,245
Permanently Restricted	1,337,700
Temporarily Restricted	—
<b>Total Net Assets</b>	<b>2,826,718</b>
<b>Total liabilities and Net Assets</b>	<b>\$4,506,504</b>

A complete copy of the 2008 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002

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The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations, and government agencies that supported our work during 2008. Annual contributions and memberships ensure the League's ability to continue to advance our shared preservation goals.

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 Tania G. Werbizky  
*Regional Director, Technical and Grant Programs, Western New York*



In September 2008, the Preservation League disbursed a loan from its Endangered Properties Intervention Program (EPIP) to protect and restore the historic E&B Holmes Machinery Co. complex on the Buffalo River waterfront. Also known as The Cooperage, this building once housed the largest barrel-making machine manufacturing company in the United States. River Lofts at The Cooperage will result in a mixed-use development of 22 market rate live/work lofts as well as several commercial retail spaces.

## REMEMBERING LEAGUE FOUNDERS

### Excerpts from a Eulogy for Dorothy Marie Miner

By Wendy Feuer



Dorothy Marie Miner was a force.

In preparing these notes, I came across a talk she gave at a conference on preservation in the Adirondacks. The second paragraph begins, “One can begin in 1850 when tracing the state’s role in historic preservation policy...” Dorothy’s

research was thorough, and her memory long.

If Dorothy were here and this were a meeting, she would take out loose-leaf paper and begin writing notes... decipherable only to herself. But, Dorothy didn’t need those notes. Her mind was a trap, her intelligence deep. Information whetted her appetite, inquiry was her passion. We have all been awed by her wide-ranging knowledge, from preservation to pottery.

Dorothy was the moral compass for many of us. Her standards were unwavering. Ask her a question, and she would give not a personal opinion, especially if it had to do with preservation; she would give an objective, legally based answer.

Dorothy’s reach was vast. When she moved to Amsterdam Houses, she was personally welcomed by the director: his niece had been her student. But really, we are all Dorothy’s students. She was a dear friend to me and many others; she will be missed so much.

Dorothy Miner is part of the histories of the city and the state. Her spirit lives in the laws she defended and in the buildings her work protects.

### Paul Malo: Scholar, Author, Leader

By Henry McCartney



Preservation activists can have a significant impact on their town or city.

Tremendously important preservationists have a wider reach, mentoring others and helping save places throughout a state.

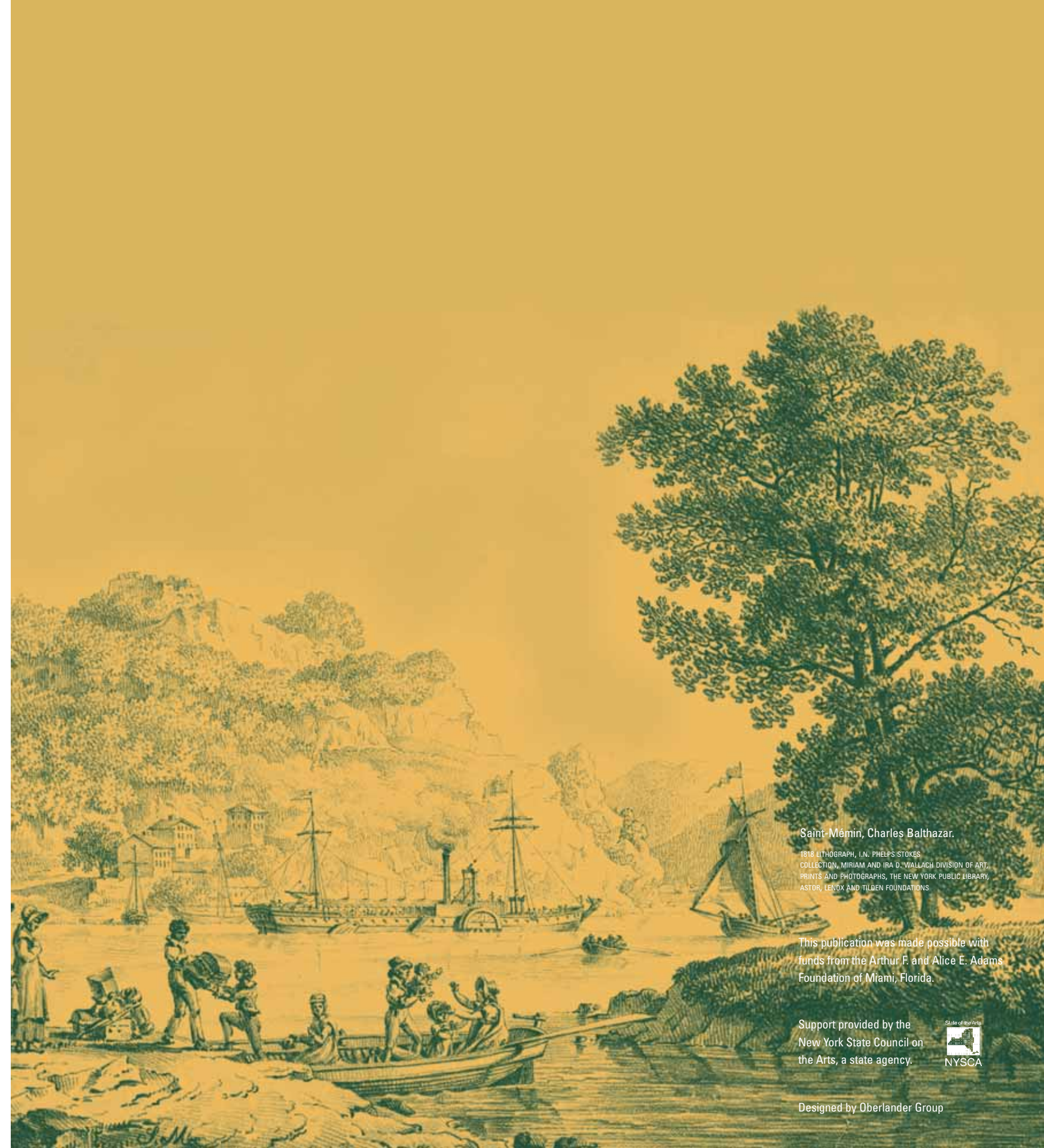
So what superlative describes Paul Malo? Paul’s life had an impact on two large cities and

numerous smaller communities throughout three distinct regions. His hometown Syracuse benefited from his work as an architect: his 1964 book, *Architecture Worth Saving in Onondaga County*, inspired a generation of architecture students and fostered a better informed preservation board.

Paul helped launch Rochester’s preservation movement with architectural surveys starting in the 1960s and his 1974 book, *Landmarks of Rochester and Monroe County*. Over five decades he provided sound advice to the staff of the Landmark Society of Western New York, to Historic Pittsford, and to many other groups.

Paul specialized in the architecture of the Adirondack Great Camps and worked tirelessly for their preservation through surveys, lectures, and a book on Santanoni (2000). He was just as passionate about the Thousand Islands, writing about its remarkable architecture and advancing its preservation.

Paul’s leadership and scholarship benefitted our entire state through his work with the Preservation League. He was instrumental in its formation, served long and well as a trustee and was the second president of the League’s Board of Trustees. He was honored with an Excellence in Historic Preservation Award from the League in 2001. He passed away peacefully on July 22, 2008.



Saint-Mémin, Charles Balthazar.

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