

They're here because we are.



Mission

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

We hope you like our new mission statement! It's just one of a number of changes that you'll see in print and in practice, based on the recommendations of the Preservation League's Strategic Planning Committee. The first meeting of the Committee took place on November 12, 2009, co-chaired by Diana S. Waite and Anne G. Older. Under the leadership of the League's president,

Jay DiLorenzo, League staff presented their assessments to task groups of the board organized around the League's major programmatic and support functions. Each task group was chaired by a Trustee and was comprised of Trustees and members of the Trustees Council. The preliminary task group findings were presented to the Board of Trustees and Trustees Council on

September 11, 2010, at a daylong meeting at the Pocantico Conference Center of the Rockefeller Brothers Fund. In December 2010, slightly more than a year after beginning the process, the Strategic Planning Committee presented its preliminary report, including an implementation timeline and a budget pro-forma for 2011-2014. The final plan was approved unanimously by

the Board of Trustees in March 2011. The Strategic Planning Committee has recommended a recommitment to our mission that will include the refinement of current programs and the introduction of some new and important programmatic initiatives, all concerning the League's primary focus areas of economic investment, advocacy, and education.

Front cover:

Along with the Preservation League, many individuals and organizations have had a hand in saving these buildings. We can only continue to provide help to New York's irreplaceable historic resources with your support.

Pictured from left to right are:

- Former 3rd Precinct Police Station, Albany – \$100,000 loan from EPIP (Endangered Properties Intervention Program)
- 1816 Farmington Quaker Meetinghouse, Ontario County – \$120,000 bridge loan from EPIP
- Alasa Farms, Wayne County – Seven to Save 2010, Preserve New York grant 2011
- Zadock Pratt Museum, Green County – \$12,000 flood relief grant from American Express, 2011
- Reher Bakery, Kingston – \$9,000 Preserve New York grant, 2010
- Herkimer County Jail – Seven to Save 2005
- Schoharie Colonial Heritage Association – \$15,000 flood relief grant from American Express, 2011
- Tioga County Historical Society – \$13,000 flood relief grant from American Express, 2011

Inside front cover:

In 2011, the Fenton History Center in Jamestown was awarded a Preserve New York grant of \$7,500 to support the cost of a historic landscape report for the grounds of the Fenton Mansion in Jamestown. The State and National Register-listed property was the home of Reuben E. Fenton who was elected to both the U.S. House of Representatives and U.S. Senate, in addition to serving as Governor from 1865-1869. The City of Jamestown purchased the property (originally known as Walnut Grove) in 1919 for a park. The report will guide appropriate treatment of the two-acre park's grounds which include curvilinear drives, a ravine, mature trees and evidence of extensive gardens.

Inside back cover:

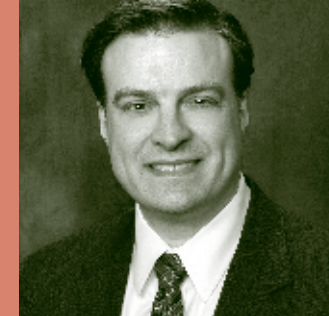
The New York Public Library's Stephen A. Schwarzman Building, originally known as the Central Library, is considered a significant example of the Beaux-Arts style and is the most important work of the firm of Carrère and Hastings. The restoration of the building's facades earned an Excellence in Preservation Award in 2011. © *Wiss, Janney, Elstner Associates*

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Arete Swartz Warren
Chairman, Board of Trustees



Jay DiLorenzo
President

Message from the Chairman

Sometimes we become so absorbed in the issues of today that we forget to allow ourselves to stop and reflect or even browse library shelves. Recently I came across a small, brown book with the provocative title *Our Environment Can Be Saved* by Nelson A. Rockefeller.

Written in 1970 while he was serving as the 49th governor of New York (1959-1973), his words were refreshing and relevant to many of the situations facing us today. As a primer on conservation and historic preservation problem-solving, it is no coincidence that his ideas were shaped by two very profound moments of 1963: the loss of Pennsylvania Station and the looming defacement of Storm King and its romantic viewshed in the lower Hudson Highlands. These events galvanized historic preservationists and conservationists in New York State: Scenic Hudson was founded in 1963, the sweeping National Historic Preservation Act of 1966 was passed and in 1974 the Preservation League of New York State was formally established.

An advocate for state-owned public parks, private philanthropy in preservation, and a prime proponent of the protection of “Open Spaces”—both natural and historic sites—Governor Rockefeller inherited his father’s view that nature “was an ever-changing beauty.” He believed that nature should be honored and preserved at great cost, yet he also opined the need for conservationists and preservationists to join forces to save our environment.

One of his chapters is devoted entirely to noise pollution, which he named “The Quiet Issue.” In another, “Pure Waters,” Rockefeller outlined his 1965 legislation to clean up rivers, lakes, streams and off-shore waters. Receiving even more attention was the arts: “in order to lift the level of human awareness and perception and to enhance the enjoyment of the world around us, we (must) look to the arts.” In 1960 he formed the influential New York State Council on the Arts (NYSCA), which was followed in 1966 with the New York State Council on Architecture “to encourage and stimulate interest in architecture and excellence in construction...and to assist in the restoration of buildings of historic interest.”

Since 1974, only four years after Rockefeller’s book was published, The League has been a leading advocate for preservation and conservation partnerships and the uniting voice in these public and private efforts. The League points to success stories up and down the Hudson Valley, in the Adirondacks, the Catskills, along the shores of our Great Lakes, the Finger Lakes and Atlantic coast line. A most significant collaboration has been with NYSCA, the source of funding for our Preserve New York Grants, which have touched nearly every corner of the Empire State.

Americans are eternal optimists who believe that there will always be green space on “the other side of the fence,” or so observed William H. Whyte, Jr. in 1959. But New Yorkers are *not* complacent, and Nelson Rockefeller least of all. As we march forward in our efforts to recognize the invaluable assets of our state and preserve those qualities where the hand of nature and man vie for space, let us recall Rockefeller’s closing words of 1970 which still ring true: “In New York State, we are proving we can save our environment — and we rejoice that our citizens are keeping up the pressure ... We shall save it because we must.”

Message from the President

In September I had the pleasure of spending a weekend in the Adirondacks with a group of Preservation League Trustees as part of our annual series of preservation study tours. Our itinerary centered on the Adirondack Great Camps and in particular, the work of William West Durant, who created much of the Great Camp architecture that is so closely associated with the region.

Particularly meaningful on this tour was our visit to Great Camp Sagamore. Constructed between 1897 and 1899, it is considered one the most important Adirondack Great Camps, but it was facing an uncertain future in 1975, just one year after the League’s founding. At that time, the Forever Wild clause of the New York State Constitution disallowed repair of this historic campus of buildings in the Adirondack Preserve. Spearheaded by the Preservation League, a solution was negotiated whereby the League took title to the property and protected the Camp with an easement before transferring it to a sympathetic owner. However, it took a State Constitutional Amendment to keep the Camp and its integral outbuildings intact. In the early 1980s, after getting the amendment passed unanimously by two consecutive legislatures, the League mobilized a public education campaign across the state that brought a 63 percent voter approval to the ballot issue.

Great Camp Sagamore is here today because the League was there for Great Camp Sagamore.

Since then, the League’s programs have touched thousands of historic buildings, districts and landscapes that have survived in large part because of our advocacy and assistance.

In November, a more recent effort on behalf of a threatened historic building was rewarded when the 1816 Farmington Quaker Meetinghouse was moved 1,000 yards to its new location in Ontario County. Quakers settled this area in 1789 and the meetinghouse was a crucible of major American reform movements including debates over freedom and equality for women, Seneca Indians, and African Americans. When it was threatened with demolition in 2007, a local group organized to transform the Meetinghouse into a public center for the study of equality and social justice. With the help of a loan from the Preservation League’s Endangered Properties Intervention Program, the building was stabilized and relocated to its new site.

The 1816 Farmington Quaker Meetinghouse is here today because the League was there for the Meetinghouse.

As you read this Annual Report, you will learn more about the difference the League makes every day in the future of New York’s historic resources.

Please remember that we can only be there for New York’s historic places because you are there for us.

Public Policy Program

The League is working to demonstrate even more clearly the key role that preservation plays in the issues most relevant to New Yorkers, including economic development, job creation, affordable housing, and smart, sustainable growth.

Developing a Position on Hydrofracking

The Preservation League of New York State has a nearly 40-year history of protecting New York's diverse and rich heritage of historic buildings, communities, and cultural landscapes. As the statewide advocate for New York's historic resources, the League has become increasingly concerned about the negative impacts that high-volume natural gas hydraulic fracturing could have on historic buildings, communities, and landscapes in the Marcellus and Utica shale regions of New York State.

The development and servicing of the industrial infrastructure required by hydrofracking poses a significant threat to historic structures, cultural resources, and heritage tourism in these areas. After careful research and lengthy discussion by both staff and board, the League submitted comments on the New York State Department of Environmental Conservation's draft Generic Environmental Impacts Statement (DGEIS) on high-volume natural gas hydrofracking.

While air and water issues have dominated the public debate to date, there are extensive preservation issues that must be acknowledged and addressed in any future state permitting. Following analysis of the DEC's environmental study, the League found serious flaws and omissions relating to the impact of high-volume natural gas hydro-

fracking, drilling, and related operations upon historic and cultural resources. Failure to consider these consequences puts these resources at serious risk of damage, diminishment, and possible loss.

The League contends that every drilling permit must comply with Section 14.09 of the State Historic Preservation Act and that historic resource survey and mitigation requirements must be included in any hydrofracking permitting review.

Studying the Use of the State Rehabilitation Tax Credit Program

Two years along in the expanded New York State Rehabilitation Tax Credit program, the Preservation League continues to seek program improvements. Staff and consultants are documenting use of the credit for commercial historic properties as well as the separate program for owner-occupied homes.

League policy efforts have been focused on two priorities: extending the program beyond its initial five-year authorization, and providing a mechanism to allow project

"Historic buildings that give canal communities the distinctive look and feel so loved by residents and visitors are seeing new life, thanks to the New York State Rehabilitation Tax Credit," said Beth Sciumeca, Executive Director of the Erie Canalway National Heritage Corridor. "The program is clearly living up to its promise as a community redevelopment and economic stimulus tool."

investors to allocate the state credit separately from the federal rehabilitation credit in each project. This re-allocation would attract increased investment and new financial partners to rehabilitation efforts already in the pipeline, and could foster new projects.

Initial analysis of the use of the commercial program to date shows heavy interest coming from communities in upstate New York. This is a significant shift from the previous decade, when Federal rehabilitation tax credits were used almost exclusively in the New York City area, and demonstrates the power of the state tax credit as a catalyst for private investment.

Advocating for Land Banks

Legislation signed in 2011 by Governor Andrew Cuomo provides for the establishment of municipal land banks in New York State. Supported by the League and colleague organizations like Empire State Future, this legislation will help cities across New York State address the problem of vacant properties.

Many vacant, abandoned and tax delinquent properties that will be targeted by land banks in New York State may also be historic structures: listed or eligible for listing on the National and State Register of Historic Places, or locally designated by municipal ordinance. These resources will also be potential triggers for federal, state and local environmental and historic reviews and mitigation.

These properties deserve special consideration in municipal efforts to establish and implement land banks; historic status should be seen as an asset, not an obstacle, in successful and sustainable efforts to return blighted properties and neighborhoods to productive use.

The League has developed and distributed *A Guide to Land Banking and Historic Preservation in New York State* to help municipalities integrate historic preservation policies into their Land Bank applications to Empire State Development Corporation (ESDC).

Supporting New York's Parks and Historic Sites

The League supported state legislation that authorized the long-term lease of the caretaker's cottage at Buttermilk Falls State Park in New York's Finger Lakes Region, providing an opportunity to attract private investment to support the upkeep of a historic structure at that park. The League continues to promote legislation that would authorize the New York State Office of Parks, Recreation and Historic Preservation to develop a comprehensive resident curator program to offer the public and not-for-profit organizations the opportunity to invest in the restoration and maintenance of our state parks.

Thanks to incentives like the New York State Rehabilitation Tax Credit program, lights are coming back on in significant buildings all along the Erie Canal in towns like Albion and Brockport, pictured. Photos courtesy Erie Canalway National Heritage Corridor



Strengthening communities across the state

Technical Services Program

The League is New York's only statewide preservation organization dedicated to providing comprehensive and predominantly pro-bono services to those seeking to identify, preserve, protect, reuse, and promote historic resources as community assets. We have years of experience in administering grant programs; building the capacity of local groups; educating New Yorkers through workshops, presentations, and seminars; promoting creative solutions for endangered properties; advancing public policies on the local, state, and national levels; and offering a statewide voice for preservation in the media.

Technical Services is the umbrella term for much of the League's work - from responding to a phone call from a community advocate hoping to save a historic building, to helping a property owner use the NYS Rehabilitation Tax Credit, to organizing regional workshops on Main Street economic development and energy conservation in historic buildings.

Growing the Network

The League's Preservation Colleagues program, funded by the New York State Council on the Arts, provides technical assistance and educational opportunities to local and regional preservation not-for-profits across the state. The Colleagues met in Albany in May for a workshop on issue advocacy and a discussion of best practices for addressing organizational challenges.

The Regional Directors also worked with the Colleagues on regional and local levels, bringing together Historic Elmira and Historic Ithaca, meeting with Friends of Historic Kingston's Preservation Committee and the Landmark Society of Western New York's Preservation Issues Committee, and convening a meeting of the six New York City-based Colleagues.

Leading the Way — Outreach and Education

The Preservation League fulfills its role as a leader in

preservation training and information through workshops, often collaborating with Preservation Colleagues, the New York State Office of Parks Recreation and Historic Preservation, AIA New York State and design professionals.

Energy Conservation in Historic Buildings

The Preservation League launched the Energy Conservation in Historic Buildings program in 2011 to demonstrate that one could respect an old building's original and often practical design features while enhancing its energy efficiency. Funded by the New York State Energy Research and Development Authority (NYSERDA), the Preservation League created a peer-guided curriculum, organized and presented seven programs, and developed a project scope for an innovative research and demonstration project on insulation and moisture retention in historic buildings. Funding for this program provided the League with the opportunity to hire Amanda Lewkowicz, who worked as Preservation Program Coordinator through 2011.

Upper Floors Program

After eight years, the demand for the workshop Enhancing Main Streets: Making Upper Floors Work Again remains strong. The League was asked to present the workshop for a fourth time at the Landmarks Society of Western New York's annual "Regional Network" Conference in the spring. The Upper Floors workshop was also presented in Brockport in October as part of a Certified Local Government training grant, and as standalone full-day workshops in Saranac Lake and Kingston. The League also discussed the Upper Floors program as an example of best practices for a community meeting held by the U.S. Environmental Protection Agency's Sustainability and Historic Preservation Program in Concord, New Hampshire.

In Jamestown and Rochester, projects that had received financial support for upper floors reuse studies advanced. Jamestown's 1897 Wellman Building and Rochester's 560 West Main Street, both downtown anchor buildings, are being reborn as mixed use commercial/residential properties.

Finally, the Genesee/Finger Lakes Regional Planning Council, the Village of Palmyra and the League embarked on a two-year partnership to produce an *Upper Floors Guidebook*. Designed for community leaders, building professionals and other stakeholders, the final product will encourage reinvestment in the state's historic commercial cores.

Tax Credit Workshops

The League continued to facilitate the use of the New York State Rehabilitation Tax Credit programs by coordinating many local and regional workshops, often partnering with the New York State Office of Parks, Recreation and Historic Preservation. Workshop locations included Poughkeepsie, Hillsdale (Columbia County), Springfield (Otsego County), and Hudson (Columbia County). The League also hosted three programs in Buffalo that targeted real estate professionals, homeowners, and building trade professionals, reaching over 120 people with information on using these tax credits.

Expanding Our Reach

The Preservation League not only offered its own programs but developed new audiences and deepened relationships with others by participating in conferences and seminars. Over 150 museum professionals gained a fuller understanding of the League's services at two statewide events: the New York Cultural Heritage Network meeting at Colgate University and the *Museums in Conversation* conference held in Buffalo.

The League presented on historic preservation and sustainability to over 100 Realtors at the Saratoga-Schenectady-Schoharie Association of Realtors conference in Saratoga Springs.



◀ In December, the League convened a meeting of our six New York City-based Preservation Colleagues.

▶ Richard Leigh of Urban Green at the New York ECHB conference in November.



In April, the League, the National Trust for Historic Preservation, and Change Orange brought together experts in 20th century architecture to discuss the architectural legacy of Paul Rudolph in Orange County. This standing-room only event, held at the Orange County Citizen's Foundation's Seligmann Homestead, sparked future working group meetings among preservation advocates working to save the Paul Rudolph-designed Orange County Government Center.

Both of the League's regional directors presented to graduate-level historic preservation students at their respective *alma maters* in 2011. Erin Tobin, the League's regional director for technical and grant programs in Eastern New York addressed a class at the University of Pennsylvania, while Tania Werbizky, the League's regional director for technical and grant programs in Western New York, addressed students and faculty at Cornell University. In addition, League President Jay DiLorenzo spoke to a class in the Graduate School of Architecture, Planning and Preservation at Columbia University.

National Preservation Conference

In October, more than 2,500 preservationists experienced the Buffalo-Niagara region's world-class architecture, neighborhoods, industrial areas, and park system at the National Preservation Conference. The Preservation League was proud to work with the National Trust and local organizers in planning educational sessions, advising on a special New York Scholars program, moderating sessions on adaptive use



"Otsego County is blessed with roughly 25,000 acres of National Register historic districts including 10 villages and hamlets and another 17,000 acres identified as National Register-eligible. Our fruitful partnership with the League shows how working together on efforts from Main Street revitalization to tax credits to National Register designations, some made possible by Preserve New York grants, can lead to real and tangible success."

Ellen Pope
Executive Director, Otsego 2000, Cooperstown

of industrial architecture, and using the New York State Rehabilitation Tax Credits. Staff was honored to present a three-minute success story on the League's Energy Conservation in Historic Buildings Program at the conference's Preservation Partners Luncheon.

Honoring excellence in sustaining our historic legacy

Excellence in Historic Preservation Awards

The preservation and reuse of New York's historic buildings is fundamental to the economic revitalization of our cities, towns, and villages. The restoration of historic neighborhoods, Main Streets, and underutilized buildings creates jobs, provides housing, promotes tourism, stimulates private investment, and conserves energy, resources, and open space. The League's annual Awards program allows us to share preservation success stories that may one day serve as inspiration to others.

The 2011 Excellence Award recipients were: The Cathedral of the Immaculate Conception Interior, Albany County; The Franklin Building, Jefferson County; The Knox Building, the New York Public Library Exterior, and Pierpont Morgan's 1906 Library Interior, all in New York County; 1844 Nine Mile Creek Aqueduct, Onondaga County; and Montour House, Schuylar County. *Uncovering the Underground Railroad, Abolitionism and African American Life in Wayne County, New York: 1820-1880* by Judith Wellman and Marjory Allen Perez was honored as an outstanding publication. CenterState Corporation for Economic Opportunity

in Syracuse was honored for organizational excellence, and Howard Kirschenbaum was honored for individual excellence for his contribution to historic preservation in the Adirondack Park.

The League is grateful to the Arthur F. and Alice E. Adams Charitable Foundation for their continuing support of the awards program. The League also extends a special appreciation to the awards jury, chaired by David Sloan and comprised of members of the League's board of trustees and trustees council and to Arete Swartz Warren for her presentation of the awards.

The restoration of the New York Public Library's facades received an Excellence in Preservation Award from the League in 2011.
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◀ Mayor Clyde Rabideau of Saranac Lake welcomes participants to an Upper Floors Workshop in October.

▶ Roberta Lane, Program Officer and Regional Attorney for the National Trust for Historic Preservation's Northeast Office, presides over the panel discussion at an April presentation on the architectural legacy of Paul Rudolph in Orange County.



Committed to caring for New York's landmarks

Preserve New York Grants

Since 1993, 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. Preserve New York grants provide the funding to produce historic structure reports, historic landscape reports and cultural resource surveys. These documentation projects are brought into sharper focus with guidance from the League's public policy and technical services staff.



The 2011 call for Preserve New York (PNY) grant applications emphasized projects that would advance the use of the New York State Rehabilitation Tax Credit program. Of the 15 projects selected for support, 10 directly link to tax credit use.

These survey and landmark designation projects hold the promise of positioning over 5,000 properties – homes, commercial rows and office blocks – for private investment.

To date, Preserve New York has provided over \$1.6 million to 265 projects. The Preserve New York Grant program is made possible by the New York State Council on the Arts with the support of Governor Andrew Cuomo and the New York State Legislature.

The organizations and municipalities receiving grants awards totaling \$90,444 in 2011 were:

"The historic but now vacant 1910 People's A.M.E. Zion Church (left) represents a beacon of freedom for our city, state and the nation. It embodies the legacy carried out by A.M.E. Zion churches nationwide, from 19th century anti-slavery work through the Civil Rights movement of the 1960s. Under the leadership of Rev. Emory Proctor, this building became known beyond Syracuse as a center of Civil Rights activism. The Preserve New York grant for a statewide survey of these culturally and architecturally significant A.M.E. Zion Churches across New York State and the resulting National Register nomination provide the essential foundation for preserving not only this building for use as a community center, but as an inspiration to A.M.E. Zion churches across the state."

*Rev. Daren Jaime
Pastor, People's A.M.E. Zion
Church, Syracuse*

Delaware Area Neighborhood Association, Albany

ALBANY COUNTY



A grant of \$5,044 will fund a survey of the Summit Avenue neighborhood within the Delaware Avenue area of Albany, an early 20th century street car neighborhood characterized by duplex housing. Should this survey lead to a National Register Historic District, property owners would qualify for the NYS Rehabilitation Tax Credit

Randolph Area Community Development Corporation, Randolph

CATTARAUGUS
COUNTY

A National Register of

Historic Places historic district nomination for over



200 buildings eligible for state and federal tax credit benefits will result from an \$8,500 grant. This project springs from a League Seven to Save listing of a threatened 1892 business block and a New York Main Street commercial revitalization grant.

Fenton History Center, Jamestown

CHAUTAQUA COUNTY



A grant of \$7,500 will be applied toward the cost of a historic landscape report for the Fenton Mansion

grounds which have served as a park since 1919. This landmark property and its house museum was originally called Walnut Grove and was the home of Reuben E. Fenton, who was elected to national and state leadership positions including Governor between 1865-1869.

Near Westside Neighborhood Association, Elmira

CHEMUNG COUNTY



A National Register of Historic Places nomination for an estimated 88 properties in the West Clinton Street neighborhood will be completed thanks to a \$7,600 grant. This primarily residential area reflects 19th to early 20th century development and boasts handsome brick row houses

and several high style architect-designed homes which will become eligible for tax credit benefits.

Hamlin Park Community and Taxpayers Association, Buffalo

ERIE COUNTY

A grant of \$4,000 will be used to supplement the work of volunteers on a survey and National Register of Historic Places nomination for a Hamlin Park Historic District on Buffalo's East Side. As a result, an estimated 200 to 400 one- and two-family homes built between c.1912-1920 could become eligible for the state's homeowner tax credit program.



Preservation Buffalo Niagara (PBN), Buffalo

ERIE COUNTY



A grant of \$7,500 will help complete a National Register of Historic Places nomination for the “Elmwood Historic District (West)”. With its 1,600 properties built c.1890-1930, the area promises to be the largest historic district in Western New York when listed with hundreds of people becoming eligible for the state’s homeowner tax credit program.

Town of Crown Point

ESSEX COUNTY

A grant of \$3,000 will help fund a National Register Historic District nomination for the village green of Crown Point and its surrounding buildings, all

of which are eligible for the NYS Rehabilitation Tax Credit program. This area reflects the hamlet’s prosperity as a 19th century center of agriculture and iron manufacturing.



Friends and Residents of Greater Gowanus, Brooklyn

KINGS COUNTY

Preserve New York is providing \$7,500 for a survey of the historic Gowanus Canal corridor. This industrial neighborhood, listed as a Six to Celebrate by the Historic Districts



Council in New York City, has many landmarks and architecturally significant structures, including the Carroll Street Bridge, the oldest retractile bridge in the country.

South Wedge Planning Committee, Rochester

MONROE COUNTY

An award of \$3,800 will assist in the completion of a survey and one or more National Register



historic districts in the South Wedge, a neighborhood that developed due to the expansion of several commercial nurseries and a growing German population between the 1880s and 1920s. The project will position between 245-400 mostly residential properties for state and federal tax credit benefits.

City of Amsterdam

MONTGOMERY COUNTY



The \$7,500 grant will help fund a historic structure report of Amsterdam City Hall, an 1869 mansion that was the home of John Sanford, one of Amsterdam’s

leading industrialists, until he donated this property to Amsterdam in 1932. The report will guide stewardship, advance fundraising and help educate the public about the remarkably intact historic Sanford Mansion and its importance to the city’s cultural heritage.



Village of Fort Plain

MONTGOMERY COUNTY

A \$3,000 grant will fund a National Register Historic District nomination for the Village of Fort Plain, and results from a 2009 PNY survey grant. Its architecture reflects the legacy of the Erie Canal and late 19th century railroad development. The entire village is eligible for the NYS Rehabilitation Tax Credit.

City of Ithaca

TOMPKINS COUNTY

A survey of the primarily



residential Henry St. John neighborhood, supported by a \$6,000 grant, will lead to a local historic district nomination and an application for National Park Service certification so that property owners can qualify for the NYS and Federal Rehabilitation Tax Credits.

Roscoe Rockland Chamber of Commerce, Roscoe

SULLIVAN COUNTY



A \$6,000 grant for a survey of the area between Roscoe and Beaverkill that will identify cultural resources along the Beaverkill River

corridor and assess their historic and architectural significance. This area includes downtown Roscoe, mill hamlets, historic farmsteads, and recreational resources.



Cracker Box Palace, Alton

WAYNE COUNTY

A grant of \$9,000 will supplement an Environmental Protection Fund award to complete several historic structure reports at Alasa Farms, a 627-acre National Register-listed property with 17 major buildings and structures including the c.1833-1834 Main and Deacon’s houses, rare surviving examples of Shaker architecture. Due to development pressures, fire damage and other threats, Alasa Farms was included in the 2010 Seven to Save list. Led by the Wayne County Planning Depart-

ment, groups including the Genesee Land Trust; the New York State Office of Parks, Recreation and Historic Preservation; and the US Department of Agriculture have worked together to preserve this remarkable property.

Warsaw Historical Society, Warsaw

WYOMING COUNTY

A National Register of Historic Places nomination project for downtown Warsaw will be supported



by a \$5,500 PNY grant, the first made in this county. The 30 properties of the proposed district include two c.1865 churches and brick commercial rows constructed between c.1880-1930, which will become eligible for state and federal tax credit programs.

“The Gowanus Canal Corridor contains many architecturally significant buildings. Placement on the National Register will help preserve and protect those buildings and foster the growth of a vibrant industrial sector, and protect the remaining buildings to be conditioned for re-use and for new industry. This grant has made it possible to engage an architectural historian and an archeologist, who will document the neighborhood’s industrial built environment, furthering its preservation.”

Linda Mariano
Friends and Residents of
Greater Gowanus (FROGG),
Brooklyn

Historic Resources at Risk

Devastation from Tropical Storms Irene and Lee made national news in the fall of 2011. Before the waters had even receded, the League made information available to help advocates secure the future of historic buildings in the face of this unprecedented disaster.

The Preservation League responded with outreach to some of the most devastated communities, providing timely guidance on cleaning and ventilating historic buildings. Staff participated in community meetings on flood recovery, met with local leaders, and in Owego (Tioga County), even went door-to-door with information on incentives available to help historic property owners make repairs.

The League also leveraged its status as New York's statewide preservation organization to make a series of requests for funding to American Express on behalf of a number of small, not-for-profit organizations that were struggling to clean up, dry out, and reopen.

The grant recipients were:

- Schoharie Colonial Heritage Association for the Schoharie Valley Railroad Museum, Schoharie, Schoharie County: \$15,000
- Zadock Pratt Museum, Prattsville, Greene County: \$12,000
- Tioga County Historical Society, Owego, Tioga County: \$13,000
- Montgomery County Historical Society: \$10,000

"We believe in supporting organizations and projects that preserve and sustain historic places. Supporting these groups in their flood recovery efforts is one way we can ensure these important sites provide ongoing access and enjoyment for current and future generations."

*Cheryl Green Rosario
Director, Philanthropy for
American Express,*



The Dutch Reformed Church, Prattsville

One building at a time ...

Donald Stephen Gratz Preservation Services Fund

One of the goals outlined in the 2011-2014 Strategic Plan was to identify new sources of financial support for community and building-specific preservation projects. The Donald Stephen Gratz Preservation Services Fund was established in 2010 and is funded through a permanently endowed charitable contribution from Thomas J. Schwarz. The primary goal of the Donald Stephen Gratz Preservation Services Fund is to support the cost of professional services for important preservation projects that: illustrate the benefits of the New York State Rehabilitation Tax Credit Program, leverage other public and private investments, and enable the League to react quickly to preservation opportunities with financial resources.

In May, 2011, the Preservation League presented the first grant from the Donald Stephen Gratz Preservation Services Fund to the Friends of Fort Plain in Montgomery County. The \$7,500 grant was used to support the creation of a conditions assessment and feasibility study for the reuse of 47 Main Street, a mid-nineteenth century building originally known as Diefendorf Hall.

This three-story, five-bay brick building, located in the heart of Fort Plain's downtown, previously served the community as the Rialto Theatre and an American Legion Post but was recently threatened with demolition. A plan is being developed to restore this building with street-level retail space, public gathering space, conference area and a café.

As a metal fabricator in Long Island City, Donald Stephen Gratz worked with modern architects, industrial designers, sculptors and furniture designers from Mies Van der Rohe to I.M.Pei to Barnett Newman and Bill Katavalos. But he always had a soft spot for historic preservation and enthusiastically supported the work of his wife,

Roberta Brandes Gratz, a longtime Preservation League Trustee. He loved attending League events.

Thomas J. Schwarz, who endowed the fund, is also a Preservation League Trustee. He serves as President of Purchase College, SUNY, and is a board member and alumnus of Hamilton College with great affection for upstate New York.



First known as Diefendorf Hall, the building at 47 Main Street was a theater in the late 19th and early 20th centuries. Later, housing the American Legion, it served as a venue for community events such as dance recitals, high school proms, public card parties, church bazaars, and fashion shows.

Development Highlights

2011 was a year of triumphs for the Preservation League, and with your support the League will continue to lead New York's statewide preservation movement in 2012.

From our Energy Conservation in Historic Buildings workshops to our robust Preserve New York grant cycle, to a record-breaking National Preservation Conference in Buffalo, the League's presence has been felt — and valued — across New York State. With every passing day, preservation becomes the choice for more people looking to reinvest in their communities, and the League is there to ensure the success of these important projects.

The League was delighted to secure a grant of \$25,000 to support the preparation of a website and a technical report as part of the Energy Conservation in Historic Buildings workshop series. This report will use materials presented at workshops, as well as independent research on the implications of energy conservation for historic buildings. The League is developing this program to serve as a national model. The grant was one of only ten selected for funding in the United States during the National Center for Preservation Technology and Training's (NCPTT) 2011 funding year. The technology for enhancing the energy efficiency of historic buildings is improving all the time. This grant-funded work will help the League show property owners that the choices they make today can extend the useful life of their buildings and pay dividends for owners and residents both now and in the future.

Celebrating our successes is one of the most exciting ways we have of drawing attention to the good work of the League around the state. In June, the League noted what a difference a decade makes with a reception marking the opening of Phase II of the High Line in New York City.

Designated as a Preservation League *Seven to Save* property in 2001 and once threatened with demolition, the elevated High Line has been transformed into an urban park offering Manhattan unique green space and celebrating the transportation and manufacturing history of the West Side.

A proud moment for the League came as we responded swiftly in the aftermath of Hurricane Irene and Tropical Storm Lee. Throughout the early autumn, the League was a source of information and inspiration for the ravaged communities and the people working so hard to rebuild them. Staff members visited the hardest-hit areas, connecting volunteers to projects and ensuring that people were aware of all available resources. The stories arising from this tragedy put a human face on preservation and reminded us how quickly some of our most precious historic assets can literally be swept away. Aiding in bringing these communities back to life and salvaging their histories was humbling, but also a testament to the League's strength.

In October, the Preservation League presented its most prestigious tribute, the Pillar of New York Award, to two honorees whose commitment to historic preservation is reflected across New York State. Paul LeClerc, President Emeritus of the New York Public Library, was honored for his leadership of that and other significant institutions, guided by his belief that education and access to information are at the center of human empowerment and are essential to the development of human capital. The Leon Levy Foundation, along with its trustees Shelby White and Elizabeth Moynihan, was celebrated for the Foundation's

peerless support of Arts and Humanities; Understanding of the Ancient World; Preservation of Nature and Gardens; and Public Policy.

Also this year, New York Times bestselling author Steve Berry helped us make the case for preservation. In November, Berry, a master of thrillers with a historic twist, discussed his latest book, *The Jefferson Key*, at a reception to benefit the Preservation League of New York State and the Jay Heritage Center at the Jay Heritage Center in Rye. Berry's foundation, History Matters, raises funds for a wide variety of historic preservation projects around the country.

In addition to events, our annual membership appeals and annual fund campaign serve as a reliable source of

income, and are supported by people from across New York and beyond. This unrestricted support is the foundation for all of our programs. Whether you prefer to attend events or advance the work of the League through membership or donations, your generosity makes it possible for League staff to traverse the State offering assistance to local preservation groups, individuals, organizations, and municipalities.

The knowledge, expertise, and resources the League brings to bear can make the difference between a successful preservation project and the irreversible loss of our places of distinction. We hope you will continue to be there for us, so we can be there for them.



Anne Van Ingen, Brandon Fradd, Roberta Brandes Gratz, and Connie Clapp were among the League's Trustees and Trustees Council members who celebrated the opening of Phase II of the High Line in New York City, designated a Seven to Save property in 2001.

Energy Conservation in Historic Buildings

Structures built before World War II use traditional building practices to capture winter sun and summer cross breezes. The Preservation League is helping owners of older and historic properties maximize energy efficiency by enhancing these desirable design features with state-of-the-art technology.

Have you ever wondered if it was possible to take advantage of new developments in energy efficiency without sacrificing historic charm? The Preservation League assembled a team of experts to answer this question and many more in a series of workshops titled Energy Conservation in Historic Buildings — ECHB for short.

The technology for enhancing the energy efficiency is improving all the time — but League staff noticed that much of the research being done on insulation and weatherization focused on new construction. When it comes to historic buildings, the choices that contractors and property owners make now can extend the useful life of older buildings and pay dividends both now and in the future.

In January 2011, the Preservation League entered into a partnership with the New York State Energy Research and Development Authority (NYSERDA) to provide workshops throughout New York State to address compliance with the energy conservation code in existing and historic structures.

Expert presenters from around the state and country

discussed the pros and cons of insulation, air sealants, heating and cooling systems, and wood window restoration. Participants received technical information on the Energy Conservation Construction Code of New York State - 2010 (ECCCNYS-2010) and its applications for historic buildings in both classroom and field settings.

Couldn't attend the workshop in your area?

In June, 2011 the League received a grant of \$25,000 from the National Center for Preservation Technology and Training (NCPTT) to support website development and the preparation of a report on the findings of the ECHB programs. The grant was one of only ten made in the United States during NCPTT's 2011 funding year.

The NCPTT grant will enable the League to develop a technical report addressing additional energy savings opportunities appropriate to historic buildings. This report will use materials presented at workshops, as well as independent research on the implications of energy conservation for historic buildings.



"The potential to save energy in New York's existing and historic buildings is huge, although energy measures must be designed and implemented with great care in order to minimize the potential of adverse impact on existing building materials. The League's leading and creative efforts to bring energy code principles to practitioners, as well as undertake a breakthrough building science study on insulation, are exciting and likely to be nationally recognized. Congratulations on work well done!"

*Marilyn E. Kaplan, RA, FAPT
Project Manager, Energy Efficiency Services
NYS Energy Research and Development Authority*

"Just wanted to say how impressed I was with the (Energy Conservation in Historic Buildings) seminar. I have been attending seminars/workshops for many years and must say that I found yours to be the most professional...Nice job!"

*Joe Catropa
architect, Farmingdale
workshop*

"I picked up lots of good information, as well as some interesting ideas to present to the Historical Society board... More importantly, I really think a few of my new architect friends left this session with not only a head full of important technical updates, but also an invigorated 'preservation' mindset that might cause them to think twice when it comes to historic property design work in the future."

*Leo McCarthy
Town Historian, Buffalo workshop*



During field sessions, participants in ECHB workshops visited historic buildings that provided a "living lab" for an overview of high-tech tools used for analyzing the energy efficiency of older buildings.



The ECHB Buffalo workshop was held in the Theodore Roosevelt Inaugural National Historic Site (above).



Case Study: Spring Street Rowhouse, Albany

Invested: \$30,000 Anticipated Tax Credit: \$6,000

Shadi Khadivi graduated from the Rhode Island School of Design in 2005 with a Master of Architecture degree. Upon graduation she received a Fulbright Grant to document a Kurdish squatter district in Izmir, Turkey. Shadi received a Bachelor of Science in Architecture from the University of Texas at Arlington, was raised in Dallas, Texas and is a native of New Mexico. She currently lives in Albany with her husband Jason D’Cruz, an assistant professor in the philosophy department at the University at Albany. Shadi works at Dennis Wedlick Architect LLC in Hudson.

Q: How did you come to live in Albany?

My husband and I purchased our house in July of 2010. We had recently moved to Albany from Boston. We love cities, and we wanted to live in an urban, walkable area with good access to public transportation. We also wanted to find a place that was within biking distance to the University at Albany. We were immediately drawn to the beauty of Albany’s Washington Park and Center Square neighborhoods.

Q: Do you know anything about the history of your home?

The house was built in 1888 and was tenant-occupied until 1916. During this time it housed a musician (Eugene Coffin) and a dressmaker (Annie Edwards). From 1940 to 1960, the building was known as Lockrow’s Book Store. Harmon Lockrow, the proprietor, lived on the upper floors. We still have the original deed of the house as well as business cards from the old bookstore.

Q: What kind of shape was it in when you bought it?

It was not in horrible shape but it still required a lot of work. The “bones” of the house were good, but previous renovations were done with cheap materials and were poorly executed. There was much more work to do than our original house inspection turned up. But we loved the feel of the house, with its big, square rooms. Because of the clever layout, it feels much bigger than it is.

Q: Tell us about the work you’ve undertaken so far.

On the exterior, we invested in a new roof. The existing roof was damaged and leaked. We did some repointing to the brick below our front door and replaced some rotting wood on the exterior. We also invested in new storm windows.

On the interior, we renovated our entire basement. We added a new kitchen on the first floor, renovated the bathrooms, sanded and varnished the hardwood floors (they were really in bad shape), and we added a few closets. This was a big undertaking with our budget constraints. Much of the work required new plumbing and electrical work. It all adds up very quickly!

Q: How did you learn about the New York State Homeowners Rehabilitation Tax Credit?

I heard about it through a neighbor who encouraged us to apply. She was very insightful about the program benefits. Owning a building in a historic district comes with challenges: there are constraints and layers of bureaucracy, along with differing views on what “looks historic.” But the Homeowners Rehabilitation Tax Credit has been a great help in achieving our objectives.

Q: What was your experience with the application process?

The process can appear daunting at first: the key to success is being organized. I would suggest talking to SHPO [the State Historic Preservation Office] first; they are a great resource for questions about the process, and they want to help you succeed. Get in touch before you begin the project so that you know exactly what kind of work will qualify for the credit. It is very important to photograph the existing conditions thoroughly and carefully. This is necessary for the approval process. Then, keep all the invoices from contractors and the various subcontractors, as well as all of your receipts for materials. It’s a long process but it can be very rewarding!

Fast Facts

- The NYS Historic Residential Properties Tax Credit Program will cover 20% of qualified rehabilitation costs of owner-occupied historic houses, up to a credit value of \$50,000.
- The program requires that the building be individually listed in the State or National Register of Historic Places, or in a listed historic district.
- The building must also be located in a qualifying census tract.
- At least \$5,000 must be spent on the project.
- At least 5% of the total cost of the project must be spent on the exterior of the building.
- The NYS Historic Commercial Properties Tax Credit will cover up to 20% of qualified rehabilitation costs up to a credit value of \$5 million.

If you have questions about the program or want to find out if your home or business is eligible, visit <http://nysparks.com/shpo/tax-credit-programs/>



Financial Statement

Year Ended December 31, 2011

Support and Revenue

Corporate and Foundation Grants	\$301,060
Government Grants	383,169
Individual Contributions	184,684
Special Events	337,025
(less direct costs of fundraising events)	(82,129)
Investment Income	118,996
Rental Income	1,500

Total Support and Revenue \$1,244,305

Expenses

Program Services	\$831,445
Development and Fundraising	223,335
Management and General	149,177

Total Expenses \$1,203,957

Excess of Expenses over Support and Revenue \$40,348

A complete copy of the 2011 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002.

Balance Sheet

December 31, 2011

Current Assets

Cash and Cash Equivalents	\$394,417
Investments	308,436
Grants and Accounts Receivable	63,936
Contributions Receivable	65,195
Other Current Assets	8,785

Total Current Assets \$840,769

Assets Restricted and Designated as to Use	3,620,766
Property and Equipment, Net	127,487

Total Assets \$4,589,022

Current Liabilities

Accounts Payable and Accrued Expenses	\$71,863
Deferred Revenue	52,338

Total Current Liabilities \$124,201

Long Term Liabilities

Deferred Revenue	1,278,959
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Total Current and Long Term Liabilities \$1,403,160

Net Assets

Unrestricted	\$844,055
Unrestricted – Designated	\$685,663
Temporarily Restricted	268,444
Permanently Restricted	1,387,700

Total Net Assets 3,185,862

Total Liabilities and Net Assets \$4,589,022

Contributors

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations, and government agencies that supported our work during 2011. Annual contributions and memberships ensure the League's ability to continue to advance our shared preservation goals.

The following list reflects the total giving by members and contributors who donated \$100 or more between January 1 and December 31, 2011.

Members of the Premier Leadership Society (PLS) are identified in bold type. PLS members are individuals and foundations who made an unrestricted gift of \$1,000 or more as a League member or to the annual fund. While every effort has been made to ensure the accuracy of this listing, errors and omissions may occur. Please accept our apologies and bring any corrections to our attention by calling (518) 462-5658 x11 so we can correct future listings.

We hope you enjoy the donor profiles we've included in this report. Please let us know why you support the League. Drop us a line at donorprofiles@preservenys.org.

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 Mrs. Lily Safra

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Tom Fontana

Hometown: New York, NY

Profession: Television writer, creator, producer

Hobbies: Working with The Writer’s Guild East Foundation

Last book read: Gotham at War

Interest in preservation: I have always had a passion for New York history. When I stumbled upon the former Jackson Square Library on West 13th Street, an 1887 Richard Morris Hunt building, I couldn’t resist. The building had already undergone one renovation that masked its history; I was compelled to peel back the layers and unearth what I could of its original features to pay homage to this unique structure.

Began supporting the League: 1995

Why I support the Preservation League: Having grown up in Buffalo and now living in Manhattan, I have been surrounded by New York State’s most historically and architecturally significant buildings all of my life. If their walls could talk, we would hear stories that even in my most creative moments I couldn’t dream up. I support the Preservation League to ensure these stories are told for generations to come.

Mr. Ira Schwartz and Mrs. Maureen Reisman Schwartz
Mr. and Mrs. David Sloan
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\$1,000 - \$2,499

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The Hart Charitable Trust
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Tania Werbizky and Brad Edmondson
Mr. George W. Young

\$500 - \$999

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Tracie and Wint Aldrich
Timothy Allanbrook
American Hotel, Doug Plummer and Garth Roberts, Proprietors
Amherst Historic Preservation Commission
John Ashbery and Mr. David Kermani
Dr. Kathy Bacon-Greenberg



Uri Kaufman

Hometown: Lawrence, NY

Profession: Real Estate Developer of Historic Buildings

Hobbies: I have four, ages 10, 9, 8 and almost 7.

Last Book I read: “Goodnight Moon.” Read most of it, but fell

asleep before the ending. My 6 year-old filled me in on what I missed.

Began Supporting the League: 2006

Why I Support the Preservation League: Because without it, I could never do what I do. The League’s advocacy is what makes it possible for us to restore our architectural heritage and hand it off to our children.

Norman and Evelyn Bergen
Bero Architecture, PLLC
Al Berr
Mr. Matthew Bialecki, AIA
Bolton Gallery and Art Center LLC
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 Maribeth Krupczak
 Mr. Scott LaCasse
 Robb Lady
 Landmark Society of Western New York
 Landmarks Society of Greater Utica
 Larson Fisher Associates



Judith Wellman

Hometown: Fulton, New York

Profession: Historian

Hobbies: reading, gardens, yoga, my six cats and little dog Daisy, driving around New York State's gorgeous countryside looking for historic buildings. Love it!

Last Book I Read: working on several, including books on black history in New York State, mystery stories featuring Native American and Buddhist detectives

Began Supporting the League: 1978

Why I support the Preservation League: New York State has a real community of historic preservationists primarily because the Preservation League—through its publications, site visits, technical support, award programs, and funding opportunities—keeps us in touch with each other. It brings strength to all our local work because we know we belong to a network that cares. We could not do this without you!

Mr. and Mrs. Edwin Deane Leonard
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 Stephen Tilly, Architect
 Patricia J. Sullivan
 TAP, Inc



NICHOLAS LISI

Garth Roberts

Hometown: New Hartford, NY

Profession: Co-owner, American Hotel, Sharon Springs, NY

Hobbies: Running, dreaming about our next project together, and an occasional martini.

Last Book I Read: Edith Bouvier Beale of Grey Gardens...isn't it obvious?!

Began Supporting the League: 2001

Why I support the Preservation League: I support the League because it supports everything I believe in when it comes to historic preservation.

Doug Plummer

Hometown: Collegeville, Pa

Profession: Co-owner, American Hotel, Sharon Springs, NY

Hobbies: Gardening, our two Great Danes Henry and Maggie, constant upkeep of the hotel, and like Garth, dreaming of our next project.

Last Book I Read: Ummm, something about the pilgrims, The Mayflower.

Began supporting the League: 2001

Why I support the Preservation League: I support the Preservation League because they support what I hold dear. There is something so magical and fulfilling in being able to save an old building.

James W. Taylor
 The Felix & Elizabeth Rohatyn Foundation
 The Kissling Interests, LLC
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