



COMING SOON:
A Future for our Past

Many of New York's historic theaters and opera houses are experiencing a long-awaited renaissance. Over the years, the Preservation League has been pleased to recognize and assist efforts to restore a number of New York's historic movie houses and performing arts venues, including those pictured on the cover and below. These buildings once served as places where orators spoke and international artists performed, where Hollywood – and the whole world – came to the small town. Now, they are once again places to meet and gather, to be entertained and enlightened, where students, seniors and everyone in between can participate in the arts. They are places where our past has a future.

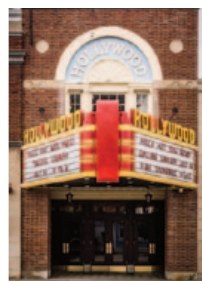
Friends of Mozartina Musical Arts
Conservatory, Inc. (Tarrytown Music Hall),
Preserve New York Grant, 2010

Proctors, Schenectady, Excellence in
Preservation Award, 2008

Gowanda's Historic
Hollywood Theater,
TAG 2012

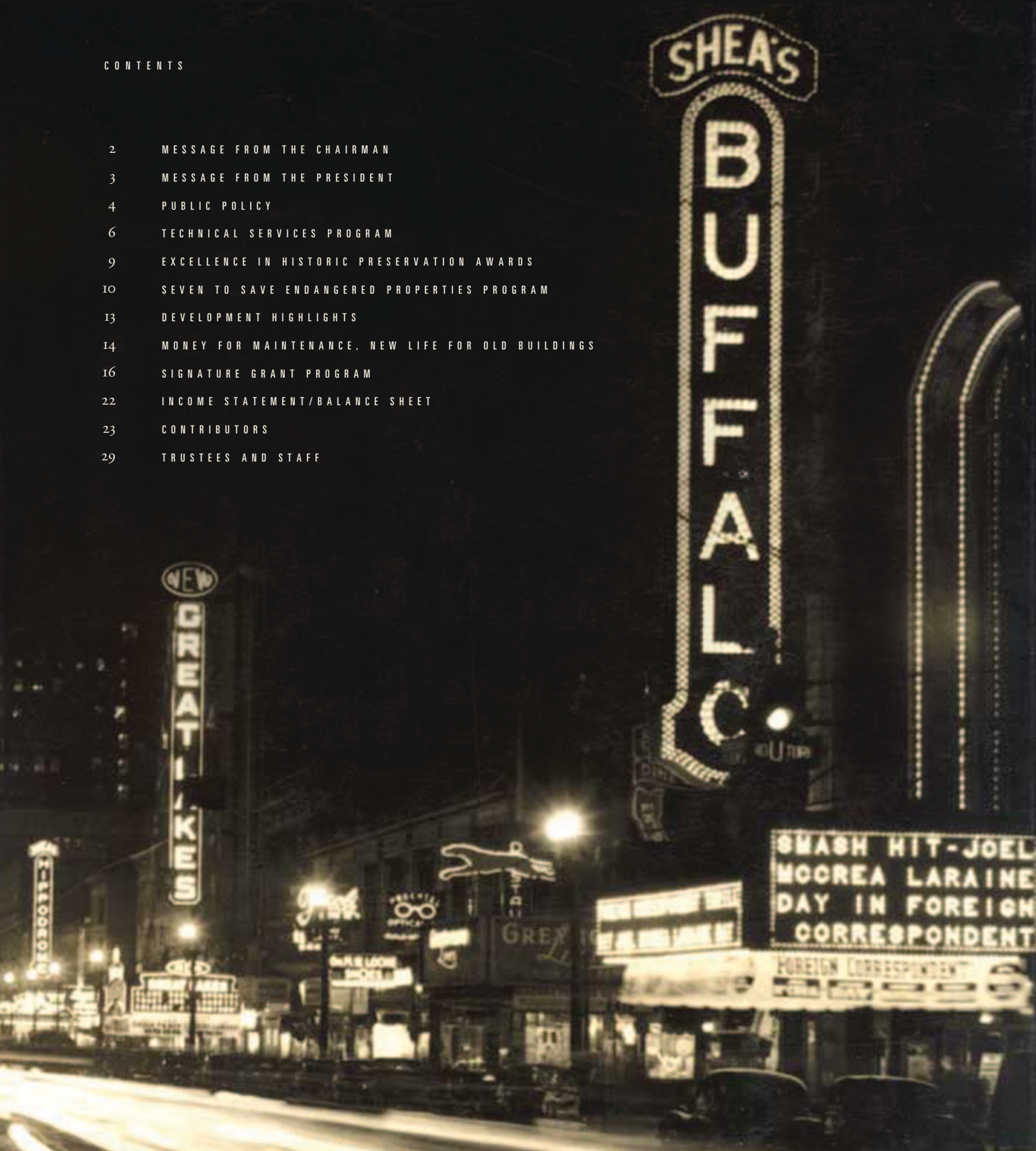
Eastman Theater, Rochester, Excellence in
Preservation Award, 2012

Shea's Buffalo Theatre,
Excellence in Preservation
Award, 2005



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A portrait of Anne H. Van Ingen, a woman with short, wavy, light-colored hair, wearing a dark blazer. She is smiling slightly and looking towards the camera.

Anne H. Van Ingen
Chairman, Board of Trustees

Message from the Chairman

I'm very pleased to be writing this as the new Chairman of the Preservation League's Board of Trustees.

By way of introduction, I am a preservationist and lifelong New Yorker. Born in New York City, raised on Long Island with summers in the Adirondacks and Washington County. After eight years away for high school and college, I returned home to get my Master of Science in Historic Preservation from Columbia University, studying with the legendary James Marston Fitch. After a brief stint as a preservation consultant doing National Register nominations and Tax Act Certifications, I joined the New York State Council on the Arts and became Director of the Architecture, Planning and Design Program and Capital Projects, retiring in 2010 after 28 years. During that time I also served on the Board of Preservation Action in Washington and was an Advisor to the National Trust for Historic Preservation for nine years. And, as a way to get back to preservation basics, I restored a Hurricane Katrina damaged historic single shotgun house in New Orleans for affordable housing.

All of these experiences have confirmed what I've always known about historic preservation and why I've always found the movement so compelling. I suspect most of us are drawn to preservation because we care deeply about preserving New York State's extraordinary historic architecture, landscapes and communities – and certainly we have more than our fair share of beautiful buildings and places to celebrate. But we all know that there's more to it. Historic preservation isn't just about the past – it's very much about the future. We save these wonderful historic resources because we know that doing so provides a crucial building block for making better, more vibrant communities across the State. I would go so far as to say that no community revitalization effort can succeed without a firm understanding and acceptance of preservation principles – they have to be part of the larger economic development tool kit. And, of course, today when we are all concerned with recycling, reusing our existing fine buildings just makes good sense.

All of these truths form the foundation of the Preservation League's mission, and are the reason I'm so pleased to be its Chairman now. The League has been a thread running through my professional life since I became a member in 1978 and then a funder through the Council on the Arts. It has always been the most important statewide force for historic preservation, and was the obvious partner to work with to strengthen the movement. Together we created the Preserve New York grant program and the Preservation Colleagues Network – usually over coffee and a plate of peanut logs from Ithaca's Home Dairy, as I recall.

The Preservation League today is vibrant, entrepreneurial, strategic and passionately committed to saving and reusing our extraordinary architectural resources. As this Annual Report goes to press, we are launching the celebration of our 40th Anniversary. This is an opportunity to highlight our past success and, importantly, renew ourselves for the next 40 years. I'm delighted to be part of this terrific team.



Jay DiLorenzo
President

Message from the President

I am pleased to present you with the Preservation League of New York State's 2012 Annual Report. Our annual report gives us a chance to look back on the accomplishments of the previous year and share the stories of the many friends and supporters who played a role in our success.

Since the Preservation League was chartered in March, 1974, the organization has been the statewide voice for historic preservation in New York State. Each year, our programs, services, and influence have continued to grow. Supported by our members and benefiting from an experienced and hardworking staff and board, the Preservation League reached new heights in 2012.

Grant support is one of the most important services the League provides to the front-line advocates and the behind-the-scenes heroes working on behalf of New York's endangered buildings, districts and landscapes. Because grassroots groups and communities are often the stewards of our most important historic resources, the League was pleased to partner with the New York State Council on the Arts to launch a new signature grant program in 2012.

The Technical Assistance Grants (TAG) program supports the cost of professional services that help preservation projects get off the ground. In 2012, our first year, we invested \$33,833 in building condition surveys, reuse studies and conservation plans for 13 significant projects undertaken by 11 not-for-profit groups and two municipalities.

This funding was in addition to more than \$83,500 in grants awarded by the League through our Preserve New York Grant Program, also funded by the New York State Council on the Arts. Preserve New York grants are effectively shaping the future of preservation in communities across New York State, as cultural resource surveys lead to State and National Register nominations, which in turn open the doors to eligibility for Rehabilitation Tax Credits for thousands of property owners.

The League's TAG and Preserve New York grants are made possible by the New York State Council on the Arts with the support of Governor Andrew Cuomo and the New York State Legislature.

Of course it's not all about grants. 2012 also saw the completion of our *Energy Conservation in Historic Buildings* workshop series. With the assistance of the New York State Energy Research and Development Authority (NYSERDA), the League provided training for more than 300 building professionals in eleven counties. The expert faculty convened by the League offered advice on state-of-the-art solutions to make older buildings more energy efficient without compromising their historic character.

Initiatives like these are just a few of the ways the League continues to make a difference with the assistance of members and contributors like you. None of this work would be possible without your investment. Thank you for all you have done to bolster our efforts and I look forward to your continued support in the future.

Public Policy Program

The League continued to promote the New York State Rehabilitation Tax Credit Programs as a key to economic development, job creation, affordable housing, and sustainable growth. In addition, the public policy program was actively engaged in protecting historic resources across a wide span of issues and contexts.

Hydrofracking

The Preservation League submitted extensive comments to New York State Department of Environmental Conservation regarding the potential impacts to historic resources and landscapes from natural gas extraction via hydraulic fracturing. Our analysis of the agency's Generic Environmental Impact Statement revealed a clear undercount of State and National Register-listed historic resources in the Marcellus Shale region. The GEIS further overlooked federal and state historic preservation law in the potential permit review processes. The League will continue to play a thoughtful and unique role in the debate over the impacts of hydrofracking in New York State.

To ensure that communities can control potentially harmful activities within their borders, the League supported state legislation that clarifies Home Rule authority. New York law currently allows municipalities to regulate mining activities that have significant surface impacts, such as gravel mines. In 1981, state law was amended to exempt oil and gas industrialization from such mining activities subject to local regulations. This Home Rule bill would remove that exemption and offer local governments direct control over land use planning and zoning related to oil and gas mining.

Additionally, the League joined the Natural Resources Defense Council and several regional groups, including

Catskill Mountainkeeper, Riverkeeper, Otsego 2000 and the Delaware Riverkeeper Network, in filing for "friend of the court" status in the appeals of the *Dryden* and *Middlefield* decisions rendered early in 2012. The filing supports the hydrofracking bans enacted by the towns of Dryden and Middlefield and also the right of municipalities throughout the state to use local control to determine if and where oil and gas mining occurs within their communities. The Motion for Leave emphasizes the rights of communities to protect themselves from activities that may affect their historic resources and community character.

Land Banks

New York State authorized five municipal land bank authorities in 2011; another five will be authorized in 2013. Land banks offer municipalities a new tool to address the issue of vacant and dilapidated properties. The League is taking the land bank concept a step further by highlighting opportunities to identify, market and foster the rehabilitation of historic homes and commercial properties. Strategically-directed surveys, State and National Register nominations and targeted promotion of the availability of state and federal rehabilitation tax credit incentives can greatly enhance a land bank's effectiveness. To aid land banks in promoting their historic properties, the Preservation League published a "Guide to Land Banking and Historic Preser-

vation in New York State" and presented this material at workshops in Syracuse, Rochester, and Albany.

State Legislation Passed

The League worked with Friends of New York's Environment to secure level funding for the New York State Environmental Protection Fund. This is an important source of funding for historic preservation and a range of other environmental programs that dovetail to support environmental planning and sustainability. We joined Parks & Trails New York to promote the need for \$90 million in budget allocations to address long-term capital needs in

New York's State Parks and Historic Sites. At the request of Colleague organization Troy Architectural Program (TAP), we met with Capital Region legislators to aid efforts to restore Neighborhood Preservation Program funding in the 2012-13 NYS Budget.

The League led efforts to pass legislation to allow extended leases for private operations of buildings and grounds at Knox Farm State Park, a 2012-13 Seven to Save designee. An increase to up to forty years leasing authority will allow the facility to attract significant new private investment to historic structures on the site and allow OPRHP to offset maintenance costs for the facility. Governor Cuomo signed this legislation in July 2012.



The League's Public Policy program is funded in part by the Lionel Goldfrank III Fund for Public Policy.



Strengthening communities across the state

Technical Services Program

M I L E S T O N E S

20 YEARS

The Preserve New York grant program provides support for three types of projects: cultural resource surveys, historic structure reports, and historic landscape reports.

16 YEARS

The Preservation Colleagues program fosters relationships between the League and local and regional preservation not-for-profits throughout the state.

1 YEAR

The Technical Assistance Grant (TAG) program offers support to projects that preserve New York State's cultural and historic resources.

Energy Conservation in Historic Buildings

The Preservation League continued its partnership with the New York State Energy Research and Development Authority (NYSERDA) in 2012 with additional *Energy Conservation in Historic Buildings* workshops. Leveraging the success of the series launched in 2011, the League presented three workshops, hosted a one-day symposium on insulation in historic buildings, and commissioned a report on insulation strategies appropriate to historic buildings.

The League held workshops in Long Island, Rochester, and New York City, working with our Preservation Colleagues in each location to promote the event. Topics included the inherent energy-saving features of historic buildings, the 2010 Energy Conservation Construction Code of New York State and how it applies to older structures, how to make new and historic mechanical systems more energy efficient, and the weatherization of double-hung wood-framed windows.

The one-day symposium, *Insulation in Historic Buildings*, was held at SUNY Albany's College of Nanoscale Science and Engineering. The League convened expert

architects, engineers, and building scientists to discuss the effects – good and bad – of insulating historic buildings. Topics included an overview of the energy code requirements, lessons learned from highly-insulated houses of the 1970s, and the effect of insulation on air quality.

EYP/Architecture & Engineering completed the study on insulation strategies, assessing techniques that minimize the impact on a historic building's character, follow the Secretary of the Interior's Standards for Rehabilitation, and mitigate the possibility of damage from condensation.

Condensation is one of the most common problems seen in over-insulated buildings and can result in peeling paint as well as mold and mildew. EYP's study compared the impact of several different insulation thicknesses on moisture retention in walls. Two historic buildings, a two-story brick 19th-century commercial building in Cambridge, Washington County, and a wood-frame 19th-century house in Prattsville, Greene County, were used as subject properties for EYP's computer modeling.

The insulation research commissioned by the League is already paying dividends, as the report has been reviewed by historic property managers from all over the country. The report is available on the League's website.

Preservation Colleagues

On Monday, June 18th, Preservation Colleagues from around New York State gathered in Albany for a full-day meeting to discuss preservation easements and land banks. Colleagues representing 11 different preservation organizations from Buffalo to Keeseville to Long Island attended. Participants received an overview of preservation easement programs from their peers in the field: Alex Herrera of the New York Landmarks Conservancy, Alexandra Wolfe of the Society for the Preservation of Long Island Antiquities, Steven Engelhart of Adirondack Architectural Heritage, and Teri Ptacek of the Agricultural Stewardship Association. Each discussed his or her organization's easement programs – management, easement inspections, working with property owners after the initial donor has sold the property, and how to handle non-compliance.

David Hogenkamp from Empire State Future and Daniel Mackay of the League discussed land banking in New York State. Many vacant, abandoned and tax delinquent properties that will be targeted by land banks in New York State are likely to be historic structures. Both Empire State Future and the Preservation League believe that these properties deserve special consideration in municipal efforts to establish and implement land banks; and that historic status should be seen as an asset, not an obstacle, in sustainable



Top: Friends of Knox Farm State Park, Inc. board member Betsy Wallace and President Seymour Knox IV; Jay DiLorenzo and Tania Werbizky of the Preservation League; League Trustees Council member and Chair of the Seven to Save Committee Caroline Rob Zaleski; Mayor Andrew Meier, Village of Medina.

Bottom: Walter Sedovic FAIA presents a program titled "Windows Aren't Drafty Because They're Old" at an Energy Efficiency in Historic Buildings workshop.

efforts to return blighted properties and neighborhoods to productive use.

Later in the summer, Preservation Buffalo Niagara (PBN) requested League services for its *Preservation Plus Conference*, a week-long follow-up to the successful 2011 National Trust Conference. The League linked PBN with the Friends of Knox Farm State Park and helped to coordinate the inaugural architectural tour of this 2012-13 Seven to Save property. The week concluded with League President Jay DiLorenzo presenting Preserve New York grants to three Erie County organizations at the conference's closing luncheon. This marks the first time in the Preserve New York grant program's history that three projects from one county

received support in a single grant cycle. This outcome reflects a strong commitment to responsible stewardship by three leading Erie County cultural institutions.

The League worked closely with Preservation Colleague Otsego 2000 in its efforts to raise awareness of potential effects of hydrofracking on cultural resources and to encourage the use of the state rehabilitation tax credit in its service area.

Historic Elmira launched the Friends of Historic Elmira as its support base and the Preservation League

was pleased to celebrate this achievement.

Finally, a potential Colleague group, Landmark Society of Cortland County, sought advice on how to reinvigorate its programs and membership after a period of dormancy.

Tax Credit Workshops

Technical Services staff dedicated a great deal of time in 2012 to positioning property owners for use of the state rehabilitation tax credit programs for commercial and residential properties.

In Buffalo, a combined rehabilitation tax credit and State and National Register Historic District workshop offered in two sessions attracted more than 200 people. The Preservation League presented a program on the NYS Historic Homeowner Tax Credit to a standing-room only crowd at the Saranac Laboratory in Saranac Lake, working with our Preservation Colleague organization, Historic Saranac Lake. League Staff also served as a speaker and moderator at a Commercial Rehabilitation Tax Credit workshop held in downtown Binghamton that attracted more than 50 area developers, planners and government leaders.

In Fort Plain (Montgomery County) and Rochester, SHPO and League staff collaborated on public meetings to discuss possible National Register Historic Districts and the NYS Rehabilitation Tax Credit incentive. In the Village



Top: Erin Tobin of the Preservation League discusses preservation of wood windows at a standing-room-only Tax Credit workshop in Saranac Lake.

Middle: The Saranac Lake workshop was presented in cooperation with Historic Saranac Lake, a member of the League's Preservation Colleagues program.

Bottom: Joe Fama of Troy Architectural Project presents at the Upper Floors Workshop held at the Grange Hall in Keeseville.

of Fort Plain and Rochester's South Wedge neighborhood, the Preservation League and NYSCA's Preserve New York program funded National Register nominations for historic districts designated in 2012.

Upper Floors Workshops

In 2005, the Preservation League of New York State developed a workshop to address the issue of upper floor vacancy: *Enhancing Main Street: Making Upper Floors Work Again*. By bringing together experts in many aspects of community revitalization, the League has provided dozens of communities with strategies to make their downtowns more vibrant.

In June, the Schuyler County Partnership for Economic Development sponsored an Upper Floors program targeting municipal leaders in that county. However, the popular

program attracted over 40 participants from seven counties, including representatives of Corning Incorporated and the City of Ithaca.

Adirondack Architectural Heritage sponsored a similar program at the Keeseville Grange Hall in September. About 35 property owners, architects, Adirondack Park Agency staff, and municipal employees attended the program.

Honoring excellence in sustaining our historic legacy

Excellence in Historic Preservation Awards

Across New York, preservation and reuse of our historic buildings is fundamental to the economic revitalization of our cities, towns and villages. The restoration of our historic neighborhoods, Main Streets and underutilized buildings continues to create jobs, provide housing, promote tourism, stimulate private investment, and conserve energy, resources and open space. Our annual awards program allows us to highlight projects that could one day provide new examples of best practices in historic preservation.

The 2012 Excellence Award recipients were: The Albany County Courthouse, Albany County; Annex Mills at High Falls, Monroe County; The Eastman Theatre, Monroe County; Amsterdam Armory, Montgomery County; Hamilton Grange National Memorial, New York County; Niagara Mohawk Building, Onondaga County; TWA Flight Center, JFK International Airport, Queens County; Christ Church Bronxville, Westchester County. The organizers of the 2011 National Preservation Conference in Buffalo received a special citation. "Build a Better Burb," a project of the Rauch Foundation in Nassau and Suffolk Counties was honored as an outstanding publication. Corning Enterprises in Steuben County was honored for organizational excellence.

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.



TWA Flight Center, JFK International Airport (The Port Authority of New York and New Jersey, John Bartlestone Photographer)

Raising the visibility of local preservation challenges

Seven to Save Endangered Properties Program

Press conferences, tours, grants and new legislation are among the strategies the Preservation League uses to secure the future of historic places at risk. Since 1999 the League has highlighted the state's most threatened buildings, neighborhoods and landscapes through our list of endangered places, Seven to Save. The League also collaborates with advocates, elected officials and other stakeholders to craft preservation strategies and put these plans to work.

2012 marked the shift from an annual list to one every two years, which gives League staff more time to provide enhanced services that bolster visibility and build support for preservation. Thus, the seven places announced in early 2012 are works in progress. Full descriptions of the designees can be found on our website, important achievements are called out here.

The development and servicing of the industrial infrastructure required by hydraulic fracturing poses a significant threat to historic structures, cultural resources and heritage tourism in parts of New York State. After careful research and lengthy discussion, the League's board of trustees voted to adopt a position statement on hydrofracking in 2012 outlining the League's concerns.



1

Bent's Opera House

MEDINA, ORLEANS COUNTY

The Seven to Save announcement held at this vacant three-story anchor of the downtown historic district attracted over 75 people. The highlight of the tour of the building was a violin performance demonstrating the theater's fine acoustics. The League awarded a TAG grant of \$2,020 to the building's not-for-profit owner, the Orleans Renaissance Group, to support the cost of a building code analysis. The study will identify reuse opportunities and challenges related to public assembly and accessibility.



2

GARNER Arts Center

GARNERVILLE, ROCKLAND COUNTY

In 2011, the Main Gallery and many studios in an 1828 fabric dyeing plant repurposed as an arts complex sustained serious damage during Hurricane Irene. In addition to the Seven to Save designation, the GARNER Arts Center has received two grants from the Preservation League. The first, a TAG award of \$3,000 funded a Feasibility Study to convert Building #35, the former cafeteria, into new Main Gallery space. The Center also received a \$7,724 Preserve New York grant towards the cost of a National Register Historic District nomination for the Garnerville Arts and Industrial Center complex. The effort was successful, with the State Board approving the nomination in March, 2013.



3

Historic and Cultural Resources

MARCELLUS AND UTICA SHALE GAS REGIONS

The nominator, Preservation Colleague Otsego 2000, has been a leader in calling on state government to complete a thorough examination of environmental and economic impacts of natural gas hydrofracking on New York's many historic, cultural and scenic assets, focusing on places at risk in Otsego County as a particularly strong example. The League made the Seven to Save announcement at the New York State Historical Association headquarters in Cooperstown, as they have also expressed concern over the threat. The announcement received strong media attention from Binghamton and Utica where the issue is especially controversial, to the *New York Times* Green Blog.



4

IRT Powerhouse

NEW YORK CITY, NEW YORK COUNTY

Preservation Colleague Landmark West! has continued to work to raise the profile of this 1904 building, constructed to power New York City's first subway line. Local groups wish to highlight the building's magnificent architecture and offer alternatives for re-use, including new life as a cultural institution, similar to the Tate Modern in London. In Fall, 2012, the League and Landmark West! participated in a remote lecture for a New York University sustainability studio, presenting practical opportunities for reuse of the IRT Powerhouse and other power stations in the region.



5

Knox Farm State Park

EAST AURORA,
ERIE COUNTY

The 633-acre former estate and farm is best known for its woodlands, former pastures and wetlands that provide opportunities for passive and active recreation. The nominator, Friends of Knox Farm State Park, is striving to secure funds for building stabilization, working on reuse plans, and increasing public awareness of the park's vernacular and architect-designed houses and barns. The League helped to advance a bill, signed by Governor Cuomo in July, to extend the state's standard 20-year lease to 40 years to facilitate reinvestment and use of the park's historic buildings by non-state entities.

"The support from League representatives has helped tremendously to steer the Friends of Knox Farm State Park along the right path toward our goal of rehabilitating, preserving and reusing the remarkable buildings in Knox Farm State Park."

Betsy Wallace
Vice President
Friends of Knox Farm State Park



6

Smallpox Hospital

ROOSEVELT ISLAND,
NEW YORK COUNTY

The only ruin designated a New York City Landmark, the Smallpox Hospital continues to loom over the recently-completed Louis Kahn-designed Four Freedoms Park to the hospital's south. The Franklin D. Roosevelt Four Freedoms Park Conservancy is calling for a complete feasibility study for adaptive use of the structure, as well as additional site stabilization, with the hope of creating an office and visitor center within a stabilized structure. Following the Seven to Save designation, the New York Landmarks Conservancy pledged \$17,000 for a comprehensive stabilization study to be completed by the structural engineering firm Robert Silman Associates.



7

The South Village

NEW YORK CITY,
NEW YORK COUNTY

This neighborhood faces threats from demolition, development pressure, and loss of visual and architectural integrity. Greenwich Village Society for Historic Preservation (GVSHP) has led the effort to document and advocate for the preservation of the South Village. They hope the NYC Landmarks Preservation Commission recognizes the significance of the entire neighborhood with a historic district designation, which would also help protect the neighborhood's architectural integrity. The League continues to work closely with GVSHP to advocate for local landmarking of the entire neighborhood.

Fortifying the Preservation League's Work

Development Highlights

Each year we pause to take stock of the Preservation League's fundraising activities, review our successes, and prepare for the challenges that lie ahead. It is also our chance to acknowledge the many donors and friends who support our work across the state.

Preservation goals are not easily achieved. Time, energy, knowledge, persistence, organization, and yes, money, are required for positive outcomes. We celebrate the times when all those ingredients actually align, and thank the members and contributors listed in this report for helping to make them possible.

In April, the League announced its 13th Seven to Save list of endangered places at a reception in New York City. The Seven to Save program provides targeted support to seven valued historic resources in danger of disappearing because of insufficient funding, insensitive public policies, general neglect, disinvestment, or in some cases, demolition. Platt Byard Dovell White Architects PLLC were generous sponsors of the event.

In May, at our Annual Meeting at the New York Yacht Club, the League honored outstanding projects, organizations and publications with Excellence in Historic Preservation Awards. We are grateful to the Arthur F. and Alice E. Adams Charitable Foundation for its longtime underwriting of the Awards and the League's Annual Meeting.

A spectacular June evening in Buffalo marked the Preservation League's first Pillar of New York Award gala outside of New York City. The late Margaret L. Wendt and the transformative work of The Margaret L. Wendt



Ambassador William vanden Heuvel, Chairman, Franklin D. Roosevelt Four Freedoms Park LLC, delivered remarks at a reception announcing the Preservation League's Seven to Save list in April.

Foundation and its Trustees were honored for their unwavering commitment to Western New York and for their support of the League's preservation efforts in that part of the state. Our thanks to our presenting sponsor, the Clement and Karen Arrison Family Charitable Foundation and event underwriter M&T Bank.

In November, the Waldorf Astoria in New York City hosted our annual Pillar of New York gala. The League

celebrated two leaders in the preservation of many of New York's iconic landmarks and honored them for their contributions to the field. Nicholson & Galloway, under the leadership of Co-Presidents Mark Haynes and Andrew Wilson, was celebrated for commitment to old world traditions, craftsmanship and values. Building Conservation Associates and its founder, Raymond Pepi, was honored for leadership in preservation technology and planning.

Membership support and the Annual Fund campaign also provide a reliable source of unrestricted income that makes it possible for the League to continue efforts to build the capacity of local preservation groups.

With your support – whether through events, membership or the Annual Fund – we will continue to bring the Preservation League's knowledge, resources and expertise to bear for decades to come.

Rehabilitation tax credits help both homeowners and commercial property owners

Money for Maintenance, New Life for Old Buildings

While our annual report is traditionally a look back on the year gone by, the Preservation League received good news as this publication was being finalized. **Five-year extensions to the NYS Commercial and Historic Homeowner Rehabilitation Tax Credit programs** were signed into law by Governor Cuomo!

Under the budget agreement adopted by the NYS Senate, Assembly, and Governor this spring, incentives to repair and restore historic commercial buildings and owner-occupied residential structures will now be available through 2019. This legislation also enhances the commercial rehabilitation credit, making it refundable, which will attract new investors to rehabilitation projects.

This is a big win for historic preservation and for New Yorkers!

For owner-occupied properties, the program will cover 20% of qualified rehabilitation costs up to a credit value of \$50,000. The program requires that the building be individually listed on the State or National Register of Historic Places, or in a listed Historic District. It must also be located in distressed census tracts at or below 100% State Median Family Income.

Owners of income-producing properties that have been approved to receive the 20% federal rehabilitation tax credit automatically qualify for the additional state tax credit if the property is located in an eligible census tract. Owners can receive an additional 20% of the qualified rehabilitation expenditures up to \$5,000,000.

The Preservation League has led the fight for tax credits that help commercial property owners protect their investments and that help homeowners provide safe and healthy homes for their families.

The commercial and homeowner programs have already made a difference across the Empire State. Now, we can count on these incentives to continue to drive job growth and reinvestment where it is most needed through 2019. Projects completed in the first five years of the program will inspire the next generation of projects and property owners in both rural and urban areas.

Please share your success stories with us by sending an email to info@preservenys.org. We'll post some of them on our Facebook page and our website.

Fast Facts

about Homeowner Tax Credits

- Used in 41 counties and 72 municipalities
- 829 applications since 2007 (814 of those since the program was enhanced in 2010)
- Leveraged \$20.6 in private investment since 2007
- \$4.1 million in state tax credits allocated

Preserve New York Grants Open Doors to Tax Credits



Julian Adams, NYS Historic Preservation Office; Buffalo Mayor Byron Brown; Chris Brown, former president of the Allentown Association, Tania Werbizky of the Preservation League and Assemblyman Sean Ryan celebrated the expansion of the Allentown Historic District boundaries in April, 2012.

In 2012 alone, Preserve New York grants supported 10 cultural resource survey projects including the preparation of State and National Register nominations. When completed, an additional 2,500 properties will become eligible for homeowner and commercial rehabilitation tax credits. Previous Preserve New York grants helped fund studies that resulted in the following Historic Districts being listed on the National Register in 2012. More than 2,500 property owners are now eligible for New York's rehabilitation tax credits, including:

Elmwood Village West Historic District, Buffalo
1,971 contributing structures

Fort Plain Village Historic District
539 contributing structures

Downtown Warsaw Historic District, Warsaw
36 contributing structures

Randolph Historic District, Randolph
268 contributing structures

To find out if your home or business is eligible, visit nysparks.com/shpo/tax-credit-programs.

The NYS Historic Homeowner 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 on the State and National Registers 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.



Signature Grant Programs

TECHNICAL ASSISTANCE GRANTS (TAG)

The Preservation League launched a new grantmaking partnership with the New York State Council on the Arts with the debut of the Technical Assistance Grant program (TAG). The League's recent Strategic Plan identified the demand for a small grants program that would offset the cost of professional services required to get a preservation project off the ground. TAG meets that need with grants of up to \$3,000.

Not-for-profit groups and municipalities now have a new funding source to help them address restoration, stewardship, and reuse issues at arts and cultural facilities.

In its first year, TAG funds assisted projects undertaken by two municipalities and 11 not-for-profit groups with grants totaling \$33,833. The 13 properties receiving timely assistance from architects, engineers and other design professionals include an urban house museum and a former mill now offering gallery spaces. The preservation challenges typify key issues faced by other institutions across the state.

TAG recipients were:

Historic Cherry Hall

ALBANY, ALBANY COUNTY

Built in 1787 for Philip and Maria Van Rensselaer, Cherry Hill was continuously occupied by the same family until it became a museum in 1963. Fire is one of a house museum's greatest threats and a risk assessment will help Historic Cherry Hill integrate best practices in fire prevention and suppression as it continues with a major restoration project.

Shaker Heritage Society

COLONIE, ALBANY COUNTY

A structural engineering assessment for the former manure shed at this museum's early 20th century barn complex will guide its rehabilitation and future use plans.

Gowanda's Historic Hollywood Theater

GOWANDA, CATTARAUGUS COUNTY

The grant supports the ongoing restoration of the 1926 downtown theater through a rehabilitation study of existing seating with the goal of meeting building code and accessibility requirements.



We were afforded a wonderful opportunity through TAG to explore the feasibility of restoring the original seating in Gowanda's Historic Hollywood Theater. We are now busy studying diagrams, plans, alternatives and prototypes. This kind of information is priceless when attempting to maintain the historic fabric of the Theater while meeting current entertainment standards and code requirements. This grant gave us a compass to proceed with restoration.

Deborah Harris
Theater Project Coordinator,
Gowanda's Historic Hollywood Theater



The Interior Conditions Assessment of John Burroughs' Woodchuck Lodge provided our Board with a professional's perspective on what is happening to walls, floors and windows in our famous 1862 farmhouse. The report's recommendations and priorities renew our drive to enhance stewardship and improve the visitor experience. Thank you.

Diane Galusha
President,
Woodchuck Lodge Inc.

Harford Mills Museum

EAST MEREDITH, DELAWARE COUNTY

The causes of porch failure at the former Walter J. Smith Hardware Store, a key component of the milling hamlet museum complex, were examined through a conditions survey. The results will guide rehabilitation of this building which houses this group's archive, offices, meeting space and the community post office.

Woodchuck Lodge

ROXBURY, DELAWARE COUNTY

An interior conditions assessment will guide restoration of this National Historic Landmark, the summer home (1910-20) of famed naturalist and writer John Burroughs.

Historic Fort Plain

FORT PLAIN, MONTGOMERY COUNTY

A handsome former Universalist Church, now vacant, holds the promise of hosting arts and community activities. The potential for reuse will be better understood thanks to the results of a building conditions survey.

Orleans Renaissance Group

MEDINA, ORLEANS COUNTY

The 1864-65 Bent's Opera House typifies the multi-story, multi-purpose buildings constructed as community cultural and commercial anchors in

the 19th century. Now vacant, a building code study will guide reuse options aimed at reintroducing public access to the third floor performance space.

Village of Cooperstown

COOPERSTOWN, OTSEGO COUNTY

Designed by noted architect Ernest Flagg and completed in 1898, 22 Main Street houses a library, gallery, government offices and the police station, making it the heart of Village activities. A feasibility study will examine how arts and government functions can be better accommodated in this landmark.

GARNER Arts Center

GARNERVILLE, ROCKLAND COUNTY

The TAG award funded a feasibility study to relocate the Arts Center's main gallery to the former mill cafeteria, following extensive damage to the gallery building during Hurricane Irene.

Bellport-Brookhaven Historical Society

BELLPORT, SUFFOLK COUNTY

The grant supported an initial assessment of the 1833 Post-Crowell House, one of eight buildings owned by the Bellport-Brookhaven Historical Society. Findings will help the society begin long-term planning for the maintenance and capital needs of their building collection.



The TAG grant allowed the Village of Cooperstown to begin the planning process for 22 Main Street. Having a team of architects come to our village and hear from key stakeholders about their challenges and hopes for the future provided an exciting opportunity to think about the next steps for improving this landmark's role as a community center.

Cynthia Falk
Trustee,
Village of Cooperstown

Newark Valley Historical Society

NEWARK VALLEY, TIOGA COUNTY

A moisture-monitoring procedure will be established to address plaster and paint failure at the 1840 Bement-Billings Farmstead, the focal point of a living history museum.

Trumansburg Conservatory of Fine Arts

TRUMANSBURG, TOMPKINS COUNTY

Founded as a multi-arts center and performance space in a stately Greek Revival-style former church, the

building suffers from roof, gutter and foundation damage, all due to water infiltration. The grant-supported building conditions survey establishes remedies and cost estimates to guide rehabilitation.

Village of Palmyra

PALMYRA, WAYNE COUNTY

The rare 1906 metal and wood Quatrefoil Bandstand remains the focal point of community activities including concerts and arts events, but required a conditions survey to guide its rehabilitation.



The Bement-Billings Farmstead (at the Newark Valley Historical Society) is a local treasure and benefits from hundreds of volunteers providing thousands of hours for its care and interpretation. Now, being able to analyze potentially damaging moisture problems in the initial stages and explore mitigation measures gives us all a huge dose of satisfaction and may allow our group to help other cultural facilities with the same issues. As Ben Franklin said, "a stitch in time saves nine."

*Ed Nizalowski
Director,
Bement-Billings Farmstead*



The Trumansburg Conservatory of Fine Arts occupies a magnificent, monumental 1851 building with challenges in almost every corner. That's why we were so grateful to receive the Preservation League's Technical Assistance Grant. We were able to engage a deeply experienced and conscientious restoration firm to give us the lowdown on what those challenges are; a clear idea of how to approach them; and plain talk about what resources we must find to do the work. All this will make a great difference as we go forward.

*S.K. List
Executive Director,
Trumansburg Conservatory of Fine Arts*

PRESERVE NEW YORK

In 2012 the Preservation League and the New York State Council on the Arts completed two decades of collaboration on a statewide grant program, Preserve New York. These grants enable not-for-profit groups and municipalities to undertake historic structure and historic landscape reports that guide the restoration of museums, municipal halls, parks and other public assets. Grants also fund surveys of historic resources – from farmsteads to nineteenth neighborhoods to industrial waterfronts – and support their landmark designation at the local, state and national levels. Since 1993, Preserve New York has invested over \$1.7 million in 279 projects statewide.

The 14 funded projects are diverse, challenging, and on their way to meeting high preservation standards. But the power of Preserve New York may best be demonstrated through its integration with the League's core programs. State and National Register Historic Districts, whose nominations were funded through Preserve New York grants, will lead to over 2,500 properties across New York State becoming eligible for state rehabilitation tax credit use. Preserve New York recipients were:

Guilford Historical Society, Guilford

CHENANGO COUNTY



A \$6,000 grant will support the cost of a nomination of 95 properties in Guilford Hamlet to the State and National Registers with an

eye to fostering community pride and protection from potential energy extraction projects.

Town of Claverack

COLUMBIA COUNTY

A grant of \$8,400 will enable the town to move forward in saving and



repurposing this rare 1870s double Whipple bow-strung bridge following the preparation of a historic structure report. The goal is to open the bridge as part of a pedestrian trail in this picturesque community.

Village of Sidney

DELAWARE COUNTY

Although damaged by flooding following Tropical Storms Irene and Lee, Sidney retains its "hometown character." A grant of \$6,000 will advance the



nomination of a 650-property State and National Register historic district. The goals are to restore community pride and to make property owners eligible for rehabilitation tax credit programs.

Hull House Foundation, Lancaster

ERIE COUNTY



At the Hull House, a \$7,000 grant will leverage other funds and result in recommendations for landscape treatments consistent with the group's mission: to tell the story of life at a pre-Erie Canal farmstead.

Kleinhans Music Hall Management, Buffalo

ERIE COUNTY

A \$6,200 grant will support the cost of a State and National Register nomination for the Fargo Estate, a late-nineteenth century neighborhood of over 240 properties that will lead to state rehabilitation tax credit eligibility.



Martin House Restoration Corporation, Buffalo

ERIE COUNTY



The Darwin D. Martin House, a Frank Lloyd Wright masterpiece whose restoration has received several awards, will now embark on a landscape report for its restoration and interpretation thanks to a \$10,000 grant.

Historic Saranac Lake, Saranac Lake

FRANKLIN COUNTY

This Preservation Colleague



group secured a \$6,200 grant to develop a State and National Register historic district nomination of the Helen Hill neighborhood, comprised of post-1892 residences. Of more than 100 homes, many served as a tuberculosis "cure cottages" and will qualify for rehabilitation tax credit use. Adirondack Architectural Heritage, another Preservation Colleague group, will prepare the nomination.

The Zadock Pratt Museum, Prattsville

GREENE COUNTY



Few places in our state were as hard-hit by Tropical Storms Irene and Lee as this riverside community. A grant of \$10,000 will help complete a historic structure report for the pre-1824 Arnold House. The community also received a Technical Assistance Grant to assist with post-flood recovery.

Crown Heights North Association, Brooklyn

KINGS COUNTY



A \$5,000 grant will support the cost of beginning a survey of 990 properties that, when listed in the State and National Registers of Historic Places, will allow their owners to take advantage of rehabilitation tax credits for work they do on their older homes.

Friends of Sanford Stud Farm, Amsterdam

MONTGOMERY COUNTY



The most notable building in this complex, the Broodmare Barn, will be nominated to the State and National Registers of Historic Places as a means of providing protection and access to funding sources. A grant of \$1,950 helped local advocates and the town (the property owner) to address the preservation and use of this collection of agricultural buildings in the face of sprawl.

Town of Hartwick

OTSEGO COUNTY

Hartwick received \$3,300 to fulfill a recommendation from a past League-funded survey: to prepare



a 175-building State and National Register nomination of its hamlet. The goal is to identify what is special about this hamlet's homes and small businesses and to encourage appropriate development through rehabilitation.

Town of New Lisbon

OTSEGO COUNTY



New Lisbon will complete a survey of over 300 properties for possible State and National Register listing thanks to a \$3,000 grant.

Scattered farmsteads, a state park, and a wide range of building types located in the hamlets of New Lisbon and Garrattsville will be examined.

City of Troy

RENSSELAER COUNTY



A grant of \$5,000 will allow Preservation Colleague group Troy Architectural Program to document seven former manufacturing buildings along River Street. Successful listing on the State and National Registers will open the door to new investment opportunities.

The GARNER Arts Center, West Haverstraw

ROCKLAND COUNTY

This 43-building multi-arts center in a former factory complex was heavily damaged when the Miniscongo Creek overflowed the mill race following Tropical Storms Irene and Lee. A Preserve New York grant of \$7,724 supports the cost of a nomination to the State and National Registers.



Financial Statement

Year Ended December 31, 2012

Support and Revenue

Corporate and Foundation Grants	\$296,549
Government Grants	310,782
Individual Contributions	127,369
Special Events	484,800
(less direct costs of fundraising events)	(151,303)
Rental Income	3,500

Total Support and Revenue \$1,071,697

Expenses

Program Services	\$694,774
Development and Fundraising	147,117
Management and General	187,447

Total Expenses \$1,029,338

Net Income from Operations 42,359

Loans Disbursed – Revolving Loan Fund 140,555

Net Income from Operations after Loans \$182,914

Non-Operating Income

Investment Income \$306,993

Excess of Support & Revenue over Expenses \$489,907



Huyler Held
40 Years of Supporting the League

As a founder of the Preservation League in 1974, Huyler Held came early to historic preservation and stayed for the rest of his life. First, as a young attorney and later in his capacity as a longtime trustee of the Gerry Charitable Trust, Huyler was an ardent supporter of the League right up until his death in April 2012. Huyler believed in the power of financially strong nonprofits and was a vocal advocate of endowment giving for their long-term benefit. In reinforcement of those long-held beliefs, in January 2013 the Preservation League received a \$50,000 bequest from the Estate of Huyler Held, earmarked for the League's modest but growing endowment. *Photo courtesy Episcopal Social Services of New York.*

Balance Sheet

December 31, 2012

Current Assets

Cash and Cash Equivalents	\$584,348
Investments	322,090
Grants and Accounts Receivable	25,443
Other Current Assets	4,072

Total Current Assets \$935,953

Assets Restricted and Designated as to Use
Property and Equipment, Net 115,916

Total Assets \$4,899,424

Current Liabilities

Accounts Payable and Accrued Expenses	\$56,582
Deferred Revenue	39,241

Total Current Liabilities \$95,823

Long Term Liabilities

Deferred Revenue 1,127,832

Total Current and Long Term Liabilities \$1,223,655

Net Assets

Unrestricted	\$956,046
Unrestricted – Designated	826,865
Temporarily Restricted	505,158
Permanently Restricted	1,387,700

Total Net Assets 3,675,769

Total Liabilities and Net Assets \$4,899,424

A complete copy of the 2012 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002.

Contributors

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations, and government agencies that supported our work during 2012. 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, 2012.

Members of the Excelsior Society (ES) are identified in bold type. ES 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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Lela Goren
Hometown: West Village,
 New York
Profession: Entrepreneur
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: *The Magnate*, a biography of William Boyce
 Thompson, turn-of-the-century entrepreneur and founder of the
 1912 Boyce Thompson Institute for Plant Research

Began Supporting the League: 2012

Why I support the Preservation League: Working with the
 League after purchasing the 1906 Glenwood Power Plant in
 Yonkers, New York has been an incredibly rewarding experi-
 ence. The support we have received has been instrumental in
 our historic restoration efforts.

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\$100 - \$499

Anonymous
 1816 Farmington Quaker
 Meetinghouse Museum



Terry Robinson
Hometown: Buffalo, New York
Profession: Consultant
Hobbies: photography, reading ,
 writing, art and music
Last Book I Read: *Theodore Rex*
 by Edmund Morris. I was very
 interested since Theodore
 Roosevelt was inaugurated here in Buffalo
Began Supporting the League: 2008, when as a board member
 of Preservation Buffalo Niagara, I saw all of the benefits we
 were receiving from our association with the League
Why I support the Preservation League: For me it's the bottom
 line: commitment, capacity and results. I see all three in our
 interactions with the Preservation League. It's a group that
 knows how to get things done so we can all achieve our best.
 The League's programs are vital to our many local efforts and
 the technical services are the "real deal."

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Gary Beasley

Hometown: Watertown, New York

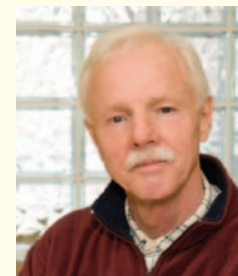
Profession: Director of a non-profit that restores and adaptively reuses historic buildings.

Hobbies: Building a timber-frame home, working with soapstone, kayaking.

Last book I read: *The Timber-Frame Home*, Ted Benson. I enjoy how-to books and research.

Began Supporting the League: Forever ago

Why I support the Preservation League: The Preservation League walks the walk and talks the talk all over New York State. Their advocacy, Technical Assistance, Regional Workshops and Excellence Awards are outstanding and really keep historic preservation alive. No historic preservation effort is too small to be celebrated and recognized by the Preservation League.



Andy Olenick

Hometown: originally Port Jervis, New York; Rochester resident since 1972

Profession: Commercial photographer

Hobbies: beekeeping, woodworking, renovation (my own home and other area buildings)

Last Book I Read: *The Eastman Theatre* by Elizabeth Brayer. It so happens that my photographs illustrate this publication.

Began Supporting the League: 1994

Why I support the Preservation League: Architecture and the history that surrounds it gives us a sense of community that people have found they want, in this state and around the country. Our architecture reflects who we are as a civilization. It can be hard work to preserve historic buildings. The Preservation League not only provides technical support to those who step up to the plate to do this necessary work but recognizes and celebrates the preservation achievements of groups and individuals who make that important commitment.

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Lisa D. Weiss

Hometown: Poughkeepsie,
New York

Profession: Landscape
Architect

Hobbies: reading, traveling,
movies, gardens, exploring new
territories in New York State
and beyond.

Last Book I Read: *Bury My Heart at Wounded Knee;*
Changing Lanes - Visions and Histories of Urban Freeways
Began Supporting the League: 2001

Why I support the Preservation League: In 2001, a group of
concerned citizens started the arduous process of saving
an historic cider mill from the developer's bulldozer. In 2008,
it was the Preservation League who understood the group's
vision, had the foresight, and supported the Cider Mill
Friends with the first awarded and subsequently first repaid
EPIP loan to purchase the mill. We are so lucky to have you
in New York State. Keep up the good work!

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on this page were used with permission
from a photo essay titled "SAVED" - *The
Hollywood Theater - Gowanda, NY* by
A.D. Wheeler. The photographs were
taken in the summer of 2012.

A.D. Wheeler is a New York State-based
Landscape/Abandonscape Photographer.
He specializes in photographing aban-
doned sites with historical significance
and turning his special high definition
photography into high-gloss fine art pic-
es infused on recycled aircraft aluminum
plate. Through his extensive photo-essay
blog and fine art festival work he hopes to
raise awareness that historic sites need
to be preserved and re-purposed, instead
of being discarded and forgotten. His
work can be seen and purchased at sev-
eral select New York and Pennsylvania
fine art festivals as well as on his web-
site: ADWheelerPhotography.com

Wheeler is featured in the April 2013
issue of f11Magazine.com and has been
interviewed as a "Rising Star" on WSKG/
WCNY PBS. The episode has also aired
on 10 other PBS channels in the United
States including Philadelphia, Boston,
Chicago, and Milwaukee.

**Special Offer for friends of the
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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.



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