



Looking to the future together.



Preservation
League of NYS

ANNUAL REPORT 2017-2018

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 across the state.

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Cover: Eddie Ventura reads outside the Rensselaerville Library. The Library is the recipient of a Preserve New York grant for a Historic Structure Report.

PHOTO © PAUL VENTURA

A Quarter Century of Caring Saluting our champions



The year was 1993: 25 years ago. Bill Clinton was sworn in as the 42nd President of the United States. Hit movies included *Jurassic Park*, *Mrs. Doubtfire* and *Sleepless in Seattle*. The Pentium Processor was invented, and Beanie Babies were all the rage.

But here's something you may have missed in 1993: a group of dedicated preservationists were lending their financial support to the Preservation League and have continued to do so ever since.

We want to take this opportunity to salute them and say thank you for a quarter century of caring. We are deeply grateful for their ongoing support.

Thank you!

- | | |
|---------------------|----------------------|
| J. W. Aldrich | Peter L. Malkin |
| George H. Beane | Norman M. Mintz |
| Matthew Bender | Robert W. Ohlerking |
| William L. Bernhard | Anne G. Older |
| Charles B. Buchanan | Robert C. Quinlan |
| Constance L. Clapp | Darlene Rogers |
| Stephen A. Facey | Janet C. Ross |
| Roberta B. Gratz | Robert Schlather |
| Stephen K. Hunter | I. B. Shepherd |
| Dudley D. Johnson | Robert D. Snedeker |
| Arthur L. Loeb | Patricia J. Sullivan |
| Gregory Long | Arete S. Warren |

Doing Great Work Together



Dear Friends,

This annual report is all about thanking you—our members, supporters, colleagues and friends—for all that we have been able to accomplish together during the past year.

After all, **it's your support that makes all of our work possible.** Our partnership with you allows us to tackle the toughest preservation challenges and together we are saving and preserving more of New York's historic buildings, neighborhoods and landscapes every day.

Nowhere has our collaboration with you been more important than this year, when we all came together, not once, but twice, to protect rehabilitation tax credits at the federal and state levels. With your support the Federal Rehabilitation Tax Credit Program was saved from elimination during tax reform negotiations in Congress in December. And in March of this year we worked together to see that the NYS Historic Tax Credit Program was extended through December 31, 2024, as well as restored to its full value prior to the Federal tax overhaul of 2017.

Now New Yorkers can continue to depend on historic tax credits to play a vital role in restoring their main streets and neighborhoods – turning vacant historic schools, mills, storefronts, and theaters into vibrant places to live, grab a meal or a coffee, and enjoy a performance or an art installation.

We are committed to strengthening our partnership with you. This year we conducted a constituent survey of over 5,800 of our friends and supporters. With nearly 20% of you responding we learned that a great majority of you found your interaction with the League to be “excellent” or “very good.” We also heard from you about what information you would like from the League and how best to communicate it. We pledge to incorporate these suggestions in the months ahead.

With you by our side, the League stands ready to meet the next set of preservation challenges head on. Working together we are reshaping the role of preservation in New York State and revitalizing our communities as a result.

Here's to you and to more successes to come.

ANNE H. VAN INGEN
CHAIR, BOARD OF TRUSTEES

JAY DILORENZO
PRESIDENT

Every grant we award, presentation we make, petition we create and mile we drive is thanks to the support of generous people like you. **Look what we've done together!**

Preservation League

By the Numbers

45 Years

of preserving New York State's historic treasures

1,400

passionate advocates who signed our petition to #SaveTheUrger and #KeepCanalBoatsAfloat

28

preservation workshops in

22

cities attended by

760

people in 2017–18

\$239,634

awarded to

30

applicants in

21

counties through Preserve New York grants

7

endangered places receiving extra attention through our Seven to Save program;

98

more since 1999

3,339

followers on Facebook, Instagram and Twitter

10,000+

miles driven by League staff in 2017-18 to provide boots-on-the-ground advocacy and education

\$2.875M

in loans from EPIP, our revolving loan fund since 2007

\$900K

in grants and loans in the Erie Canal corridor since 2002

Why is your support so important?

The League is an independent nonprofit membership organization. We are not a state agency, although we collaborate closely and effectively with the Governor, the New York State Legislature and agencies. Thanks to your generosity, the League is able to:

- **shape federal, state and local policies** that protect the places you love;
- **offer timely advice,** boots-on-the-ground advocacy, guidance and education programs;
- **help homeowners, small businesses and municipalities** preserve their historic buildings, districts and landscapes;
- **call attention** to New York's most important and at-risk historic places in danger of disappearing because of vacancy, disinvestment, and lack of public awareness.
- **provide grants and loans** that foster reinvestment in cultural institutions;

Revitalizing Communities and Creating Jobs

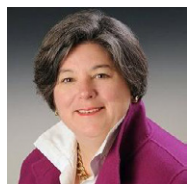
Together We Saved New York State's Historic Tax Credit



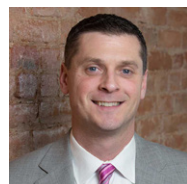
New York leads the country in Historic Tax Credit-related investment. Since it was established in 2007, the New York State Historic Tax Credit has proven to be a cost-effective economic development and historic preservation incentive and has served as a national model for state historic tax credits.

Last year, changes to the Federal Historic Tax Credit and the anticipated sunset of New York State's tax credit program in 2019 created uncertainty and threatened projects already in the pipeline. That's why the League fought so hard for not only an extension, but for changes that restored confidence in the program and fostered continued reinvestment in every corner of New York State.

When the State Budget was passed on March 31, 2018, it included the Preservation League's request for a reauthorization of the NYS Historic Tax Credit through 2024, protection from the changes to the Federal Historic Tax Credit, and a transition window for eligible census tracts. Friends and colleagues around the state talk about the importance of New York's Historic Tax Credits:



"As the Assembly representative for much of Saratoga and Washington counties, whose communities are steeped in American history and feature many historical buildings, I am proud to be an advocate for the practice of historic preservation," said Assemblywoman **Carrie Woerner**, who sponsored the bill to extend the Tax Credits. "I am grateful to the Preservation League of New York State for their leadership around issues of historic preservation and for their partnership in drafting this new legislation."



"The Historic Preservation Tax Credit represents one of the most effective preservation incentives available to developers, driving private reinvestment for the redevelopment of historic buildings and communities," said **Robert Simpson**, president of Center-State CEO. "Without this program, local projects such as the transformation of the Pike Block and the restoration of the Hotel Syracuse might not have been possible."

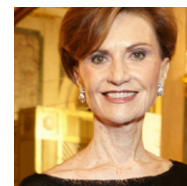


"The NYS Historic Tax Credit has provided significant funding to projects throughout the Hudson River Valley that have resulted in community revitalization, job creation, affordable housing and the preservation of our rich heritage," said **Kevin O'Connor**, Chief Executive Officer, RUPCO, Inc.



"The effective use of the Historic Tax Credit at the state and federal level has propelled significant public-private investment in New York State's main streets and aging building stock,

while creating good-paying jobs for the design and construction industry," stated **Kirk Narburgh**, AIA, President of the American Institute of Architects New York State.



"The State Preservation Tax Credits were instrumental in restoring Macy's and the spectacular Kings Theater in Brooklyn, an economic engine for its area," said **Peg Breen**, president of The New York Landmarks Conservancy. "The credits also helped restore 22 buildings at the Randolph Houses in Harlem into 167 new and affordable units," she added.



"The NYS Historic Tax Credit program is an extremely important incentive for the revitalization of New York's communities, large and small," said **Steven Engelhart**, Executive Director, Adirondack Architectural Heritage. "Among the most important and visible of these projects in the Adirondack region is the restoration and revitalization of the Hotel Saranac. Other projects using these programs include the Lee House in Port Henry, the Old Brewery in Keeseville, the D&H Railroad Station in Plattsburgh, and a number of downtown projects in Watertown. None of these projects would have been possible without this incentive and, without these projects, these communities would all be less lively and prosperous."

In 2016, Historic Tax Credit projects—both Federal and State—generated \$45.6 million in New York State taxes, along with \$53.9 million in local taxes and \$142.9 million in federal taxes, more than any other state in the country. These projects created nearly 14,000 jobs in FY 2016 alone. We're proud to have led this effort and grateful to our colleagues from around the state who joined us to secure support for this program.

Fed Tax Reform Bill Retains 20% Historic Tax Credit

In the early hours of December 2, 2017, the United States Senate passed the Tax Cuts and Jobs Act by a narrow margin of 51-49. The New York State Congressional delegation was a leader in the bipartisan push in joint conference committees to retain the Federal Historic Tax Credit. We worked closely with our Representatives, Senators and their staff to ensure that the 20% Federal Rehabilitation Tax Credit Program was preserved.

The new law requires that taxpayers take the 20% credit over five years instead of in the year they placed the building into service, and eliminates the "non-historic" building credit of 10% for buildings built before 1936 but not on the National Register of Historic Places. Although these changes diminish the credit's value, it's still a big win for preservation, as the House version of the Tax Cuts and Jobs Act eliminated the Historic Tax Credit completely.

"I have been heartened not only about the result but also the team work and advocacy that went into this effort. It was great to be a part of it but I want to thank the League and SHPO for working so hard to convince our legislators of its importance... to make sure we preserve our historic resources for future New Yorkers to utilize and to enjoy."

Elise Johnson-Schmidt
Johnson-Schmidt & Associates, Architects



Federal Tax Credit advocacy efforts at the US Capitol led by Erin M. Tobin, Preservation League VP for Policy and Preservation, Daniel McEneny, SHPO, Congressman Paul Tonko, Suzanne Clary, Preservation League Trustee, and Russ Carnahan, Preservation Action.

Historic Fabric—Back from the Brink

Endangered Properties Intervention Program

Established in 2007, the Endangered Properties Intervention Program, EPIP, makes it possible for the preservation community to take direct action when an important historic resource is threatened with disinvestment, neglect or demolition.

THE LEAGUE MARKED THE 10TH YEAR OF ITS EPIP REVOLVING LOAN FUND BY APPROVING 4 LOANS TOTALING \$800,000. These funds helped leverage at least another \$2.4 million dollars in other support for these preservation projects.

EPIP loans have served a wide variety of preservation needs – from urban Buffalo to a Great Camp in the Adirondacks, as well as significant historic house museums in Central New York and the Capital Region. Borrowers included an experienced for-profit developer, two well-established not for profits and a new not for profit organization approved for its first loan ever.

The League also worked with 12 other colleague organizations and prospective borrowers who were seeking advice and loan funding for some 15 projects in the pipeline.

EPIP Highlight

Camp Eagle Island was a resident summer camp in Upper Saranac Lake in the Adirondacks. The camp property, including Eagle Island, two smaller islands, and a staging area on



Gilpin Bay Road on the mainland, was purchased in late 2015 by The Friends of Eagle Island, Inc., a 501(c)(3) tax-exempt organization whose mission has been to acquire the historic property, continue its mission of serving youth and otherwise maintain the site.

The camp occupies structures built in 1899 as a summer retreat for New York Governor and United States Vice President Levi Morton and designed by noted architect William L. Coulter. The mainland camp now known as Pine Ledge was originally a part of the Morton Great Camp.

Camp Eagle Island was listed on the National Register of Historic Places in 1987, and was named a National Historic Landmark in 2004.

The property was operated as a summer camp for Girl Scouts from 1938 to 2008, and the buildings would likely have been razed when the property was listed for sale without any protections for the historic structures. Many of The Friends of Eagle Island are alumnae of the Girl Scout camp and a strong, bold core of committed people saved this site from demolition and redevelopment.

Your support of the Preservation League makes it possible for us to work with The Friends of Eagle Island—not only to preserve its architecture and history, but to ensure that Camp Eagle Island is a place where memories are made for years to come.

Celebrating the Efforts that Inspire Us All

Excellence in Historic Preservation Awards

Former factories with a new lease on life. A historic hotel re-energizing a walkable downtown. “America’s Garden,” recognized for more than a century of leadership in preservation.

THESE ARE JUST A FEW OF THE AWARD-WINNING EFFORTS HONORED BY THE PRESERVATION LEAGUE ON MAY 9, 2018.

Celebrating the completion of outstanding restoration projects, validating the work of organizations and encouraging advocates to continue their pursuits are among the League’s most effective tools for elevating the visibility of preservation projects around the state.

The Excellence in Historic Preservation Awards is not a fundraiser for the League—in fact, we keep ticket prices low to ensure that these efforts serve as an inspiration to a wide range of people. The generous support of people like you has made our Award celebration possible, year after year, since 1984.

We were delighted that Commissioner of the New York State Office of Parks, Recreation and Historic Preservation, Rose Harvey, sat in the front row for the entire program, and offered a heartfelt toast of congratulations to the winners, while thanking the League for our leadership.

This year it was easy to find a theme that tied our very different Award winners together. The success stories we shared were all about drawing together the different threads that make a community. The projects and organizations the League honored have respected the soul and authenticity of the buildings and landscapes they preserved—while reinvigorating their surrounding communities. Thank you for helping us give them statewide recognition.

Full descriptions of each of the Awards may be found on our website.



2018 EXCELLENCE AWARDS

Poughkeepsie Underwear Factory

Poughkeepsie, Dutchess Co.

Richardson Olmsted Campus

Buffalo, Erie Co.

Hotel Saranac

Saranac Lake, Franklin Co.

Sibley Square

Rochester, Monroe Co.

R.E. Dietz Lantern Factory

Syracuse, Onondaga Co.

John Jermain Memorial Library

Sag Harbor, Suffolk Co.

Tapestry on the Hudson

Troy, Rensselaer Co.

The New York Botanical Garden

Bronx, NY

PRESENTING SPONSOR: Uberto



Shedding Light on Endangered Places

Seven to Save

You might see it every day, but take it for granted. The old building that's a bit run-down, but looks like it might have played a big role in ...something ...in the past. Some of New York's most endangered places are hidden in plain sight.

SINCE 1999, THE PRESERVATION LEAGUE HAS FOCUSED STATEWIDE ATTENTION ON NEW YORK'S MOST IMPORTANT AND AT-RISK HISTORIC SITES THROUGH OUR SEVEN TO SAVE LIST OF ENDANGERED PLACES. Our 2018-19 Seven to Save list draws attention to the loss of historic fabric in National Register-listed Historic Districts, development pressures and reuse challenges. The highlighted historic resources are in danger of disappearing because of vacancy, disinvestment and—in some cases—lack of public awareness.

Thanks to the support of our members across the state, Seven to Save has mobilized community leaders and decision-makers to take action when historic resources are threatened. A Seven to Save designation from the League delivers invaluable technical assistance, fosters increased media coverage and public awareness, and opens the door to grant assistance.

The 2018-19 Seven to Save designees are:

districts while protecting the safety of first responders. The League is working with stakeholders to develop strategies for stimulating investment in the South End.

WATERVLIT SHAKER NATIONAL REGISTER HISTORIC DISTRICT

Colonie, Albany County
Just north of Albany is the location of the first Shaker settlement in the United States, founded by Ann Lee in the late 18th century. The Shakers were highly regarded for their architecture, inventions, and domestic arts. The district includes

HAGLUND BUILDING/ JAMESTOWN ARCADE

Jamestown, Chautauqua County
Jamestown, the largest city in Chautauqua County, boasts a National Register-listed downtown commercial historic district and many historic neighborhoods. The Jamestown Arcade once housed retail, theaters, clubs, and studios and retains many intact interior features. Over the years, a series of owners made plans to stabilize and save the Arcade Building, but none have succeeded. The Preservation League is working with city

the shortcomings of post-and-beam barn construction by strengthening interior framing while simultaneously creating open space in the upper sections of the structure. Only found in a small section of Western New York, Wells Barns are difficult to identify from the exterior, but they usually feature gambrel roofs and a double window with a decorative lintel underneath the gable, and are sometimes called "Country Cathedrals." The League is working with the Wells Barn Legacy Project to preserve the heritage of this unique barn type in the

the aqueduct began in 1839 and it was placed into service in 1845. As the canal was rerouted, the Schoharie Aqueduct was no longer needed and fell into disrepair. Despite a stabilization and restoration plan completed by New York State, large portions of the aqueduct have collapsed and the remainder has not been stabilized. The League is working with the Canal Society of New York State to advocate for its preservation and maintenance as New York launches the adjacent Empire State Trail.

switched cars. In its heyday, it was one of the largest freight transfer centers in New York State. Now vacant for more than 30 years, the site's brownfield status presents challenges to plans for rehabilitation. The League is helping the town of Manchester and Ontario County follow environmental protocols, historic preservation and sensitive rehabilitation measures as they boost awareness of transportation history in Western New York.

with an upstairs auditorium and often anchor main streets. But times changed, and upstate opera houses went dark. While many were lost to demolition or insensitive alterations, the survivors require creative solutions to meet building code requirements and once again welcome the public. The League is working to promote best practices for reopening these performance spaces and is providing technical assistance for advocates who wish to follow suit.



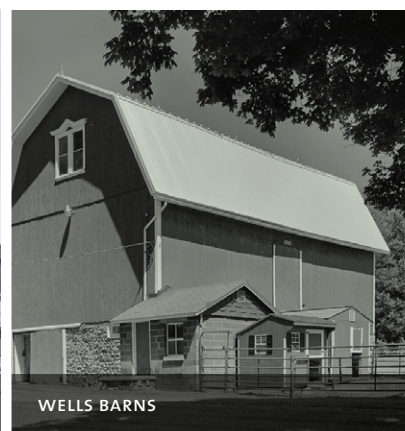
SOUTH END-GROESBECKVILLE



WATERVLIT SHAKER HISTORIC DISTRICT



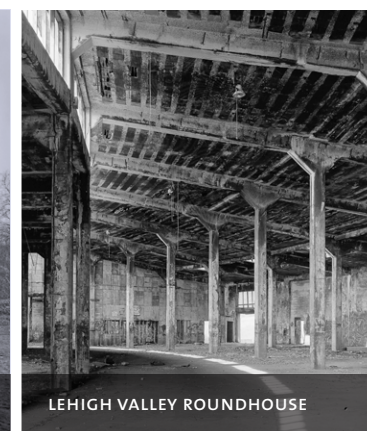
HAGLUND BUILDING



WELLS BARN



ERIE CANAL SCHOHARIE AQUEDUCT



LEHIGH VALLEY ROUNDHOUSE



HISTORIC OPERA HOUSES

SOUTH END-GROESBECKVILLE NATIONAL REGISTER HISTORIC DISTRICT

Albany, Albany County
In the mid 19th century, this neighborhood was densely populated with German and Irish immigrants who worked in Albany's nearby port and socialized and worshiped within walking distance of their homes. By the mid 20th century, many of these families had left the

neighborhood, leaving behind widespread abandonment and soaring vacancy rates. In 2015, New York State adopted the International Fire Code which identifies vacant structures with potentially hazardous conditions with a large red "X" placard. This neighborhood exemplifies the challenges that municipalities face in addressing issues of vacancy and deterioration in historic

three clusters or "families" of buildings in a mix of classic Shaker-style architecture. Bordered by the Albany International Airport and two major highways, the site is threatened by encroaching development which could lead to loss of context or outright demolition. The League is working with advocates and local municipalities to highlight the significance of this site.

officials, preservationists, developers, local advocates and the arts community to create a plan for stabilization and rehabilitation which takes advantage of Federal and NYS Historic Tax Credits.

WELLS BARN

Various Municipalities, Monroe/Livingston Counties
In 1889, John Talcott Wells, Sr. patented an ingenious truss system that addressed

face of a shifting agricultural landscape.

ENLARGED ERIE CANAL SCHOHARIE AQUEDUCT

Fort Hunter, Montgomery County
A National Historic Landmark and part of the New York State Barge Canal Historic District, the Schoharie Aqueduct carried the Erie Canal over Schoharie Creek. Construction of

LEHIGH VALLEY RAILROAD ROUNDHOUSE AND RELATED STRUCTURES

Manchester, Ontario County
The Manchester Roundhouse once served the Lehigh Valley Railroad, which primarily hauled coal from Pennsylvania through the Southern Tier and Finger Lakes to Buffalo, and through New Jersey to New York City. Here, workers fixed trains, refueled, exchanged freight and

HISTORIC OPERA HOUSES

Statewide
Opera houses are a ubiquitous building type across upstate New York, found in rural towns and villages, regional commercial centers and major cities. The opera house was the heart of the community and a place to relax, socialize, and be entertained and enlightened. The buildings are characterized by lower floor public space

Protecting the Erie Canal's Legacy

#SaveTheUrger and #KeepCanalBoatsAfloat

In the summer of 2018, the Preservation League launched two statewide advocacy efforts to protect the historic Tug Urger and save other Erie Canal vessels that provide an authentic link to our past.

MORE THAN 1,400 PEOPLE HAVE RESPONDED AS OF OCTOBER 31, SIGNING A PETITION CREATED BY THE LEAGUE TO SAVE VESSELS ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES. Local citizen activists, members of the NYS Assembly in the Capital District, the Montgomery County Executive, Mayors and Supervisors of Towns and Villages from Waterford to Buffalo were united in decrying the destruction of many beloved Erie Canal vessels.

New York State is celebrating the bicentennial of the beginning of construction of the Erie Canal (1817-1825) and the centennial of the completion of the Barge Canal (1905-1918). In the midst of these two celebrations, the New York State Canal Corporation, under the New York Power Authority, made plans to beach the tugboat *Urger*, flagship of the Erie Canal and beloved teaching tug.

#SaveTheUrger

This vessel has introduced thousands of school children and members of the public to New York's navigable waterways, reinforcing the role of the Erie Canal in making New York the Empire State.

For 25 years, the *Urger* traveled up and down the canal system for school field trips and public events. The League learned that the Canal Corporation

and New York Power Authority (NYPA) want to pull her from the water and create a dry-land exhibit, permanently disabling the *Urger* and preventing her from returning to service.

#KeepCanalBoatsAfloat

At the same time, the NYS Canal Corporation, NYPA and the NYS Department of Environmental Conservation began the process of sinking up to 30 canal vessels off Long Island to create artificial reefs for sport fishing and recreational diving. Initial phases of artificial reef construction occurred without public or stakeholder input and included the sinking of three vessels eligible for listing on the National Register of Historic Places.

According to a letter signed by some 25 state and municipal officials and addressed to Gil Quinones, President of the New York Power Authority and Brian Stratton, Director of the New York State Canal Corporation:

"We maintain that the historic canal fleet is an important element of our Erie Canal history and wish to see this history preserved in context for future generations of New Yorkers. As representatives of communities along the canal, we recognize the significant role this inland waterway plays as a transportation and recreational corridor, as part of our state's history and as an engine for economic development. In 2015, the Erie Canalway National



Heritage Corridor completed a study that demonstrated the corridor generated \$307.7 million in economic impact, supported 3,240 jobs and delivered \$34.9 million in tax revenue. Our communities are counting on the continued integrity of the canal—including its historic vessels—to leverage future investment."

The letter continues:

"Tug Urger is one of only 27 vessels listed on the National Register in New York State and is listed with statewide historical significance. We support the continued use of Urger on the canal and believe this vessel would be of better public service as a floating ambassador of the canal than a beached and decommissioned relic at the Lock 13 NYS Thruway Visitor Center."

In addition to the effort to save the *Urger*, the League and our allies are calling on the Canal Corporation and New York Power Authority to make the remaining phases of the disposition process more transparent, and to work with stakeholders to develop a plan for New York's remaining fleet of historic canal vessels.



CIRCA 1920

"...this vessel would be of better public service as a floating ambassador of the canal than a beached and decommissioned relic at the Lock 13 NYS Thruway Visitor Center."

2010



Jumpstarting Grassroots Preservation Projects

Signature Grant Programs



“The Preserve New York grant made all the difference in satisfying the SHPO survey requirements, which resulted in National and State Historic District eligibility.”

Renee Simons, SANS Project Coordinator
Sag Harbor Partnership

PRESERVE NEW YORK

At its 2017 meeting, the Preserve New York grant panel selected 30 applicants in 21 counties to receive support totaling \$239,634. Many of these grants will lead to historic district designation or expansion, allowing property owners to take advantage of New York State and Federal Rehabilitation Tax Credits. With the announcement of the 2017 awards, support provided by Preserve New York since its launch in 1993 totals more than \$2.4 million to 376 projects statewide.

ALBANY COUNTY

Historic Albany Foundation - **\$5,000**
Washington Avenue Historic District State and National Register Nomination

Rensselaerville Library - **\$9,104**
Historic Structure Report

BROOME COUNTY

West Endicott Board of Fire Commissioners - **\$10,000**
Fire Station Building Condition Report

CAYUGA COUNTY

Seward House Museum - **\$10,000**
Stone Barn and Carriage House Building Condition Report

CHEMUNG COUNTY

Elmira Downtown Development, Inc. (EDD) - **\$6,795**
East Water Street, Baldwin Street and William Street Historic District State and National Register Nomination

COLUMBIA COUNTY

Austerlitz Historical Society - **\$4,680**
Hamlets of Austerlitz and Spencertown State and National Register Nomination

DUTCHESS COUNTY

City of Beacon - **\$8,216**
Bridge Street Bridge Historic Structure Report

Dutchess County Art Association d/b/a Barrett Art Center - **\$11,600**
Barrett Art Center Historic Structure Report

Kaatsbaan International Dance Center, Inc. - **\$5,000**
Stanford White Barn Historic Structure Report

ERIE COUNTY

University District Community Development Association, Inc. - **\$10,000**
Buffalo University District Reconnaissance Level Survey

FRANKLIN COUNTY

Malone Chamber of Commerce - **\$4,032**
Village of Malone Intensive Level Survey

GREENE COUNTY

Town of Windham - **\$8,000**
Windham Civic Centre and Centre Church Building Condition Report

JEFFERSON COUNTY

Antique Boat Museum - **\$9,000**
Intensive Level Survey of Gilded Age Properties in the Thousand Islands

LEWIS COUNTY

Town of Leyden - **\$2,400**
Leyden Common School No. 2/Leyden Town Hall Building Condition Report

MONROE COUNTY

Landmark Society of Western New York - **\$10,000**
Park Avenue Historic District State and National Register Nomination

MONTGOMERY COUNTY

Amsterdam Free Library - **\$12,000**
Historic Structure Report

Village of Palatine Bridge - **\$5,600**
State and National Register Nomination

The Preservation League and the **New York State Council on the Arts** (NYSCA) have partnered on our signature grant programs since 1993 when we began our Preserve New York program. In 2012, NYSCA asked us to partner with them on a second grant program, Technical Assistance Grants (TAG). These programs have grown each year. The League welcomed two new valuable partnerships—**The Robert David Lion Gardiner Foundation** and **The Erie Canalway National Heritage Corridor**—contribute to Preserve New York and TAG respectively. Their additional support allows the Preservation League and NYSCA to further leverage our funds for even greater reach across the state.



NASSAU COUNTY

Old Westbury Gardens - **\$12,350**
Building Condition Report

NEW YORK COUNTY

West Harlem Community Preservation Organization - **\$12,000**
Amsterdam Avenue to Riverside Drive/Hudson River State and National Register Nomination

NIAGARA COUNTY

Niagara Arts & Cultural Center, Inc. - **\$13,600**
Old Niagara Falls High School Historic Structure Report

ONONDAGA COUNTY

Village of Fayetteville Historic Preservation Commission - **\$6,341**
Reconnaissance-Level Survey

University Neighborhood Preservation Association - **\$10,800**
Gustav Stickley House Historic Structure Report

Greater Syracuse Land Bank - **\$4,000**
South Presbyterian Church Building Condition Report

Preservation Association of Central New York - **\$10,000**
Greater Westcott Neighborhood Reconnaissance-Level Survey and State and National Register Nomination

SCHOHARIE COUNTY

Town of Jefferson Historical Society - **\$4,687**
Hamlet of Jefferson Intensive Level Survey

Village of Schoharie - **\$6,779**
State and National Register Nomination

STEBEN COUNTY

Finger Lakes Boating Museum - **\$8,000**
Taylor Wine Company Buildings #4, 9, 10, and 11 Building Condition Report

SUFFOLK COUNTY

Sag Harbor Partnership - **\$6,400**
Intensive Level Survey of the Sag Harbor Hills, Azurest, and Ninevah Subdivisions (SANS)

Southampton Historical Museum - **\$9,250**
Captain Albert Rogers Mansion Historic Structure Report

SULLIVAN COUNTY

Village of Monticello - **\$4,000**
Downtown Monticello Historic District State and National Register Nomination

TECHNICAL ASSISTANCE GRANTS

The Spring 2017 Technical Assistance Grant (TAG) round awarded \$39,540 to fourteen projects in twelve counties. The Fall 2017 TAG round awarded \$26,100 to nine projects in nine counties. The successful applicants provided a \$500 match toward the cost of their projects. With this announcement, support provided by the TAG program since its launch in 2012 totals \$277,397 to 99 projects in 44 counties across New York State.

Spring

DELAWARE COUNTY

Catskill Center for Conservation & Development - **\$3,000**
Building Condition Survey

DUTCHESS COUNTY

Akin Hall Association - **\$3,000**
Window Condition Survey

ERIE/NEW YORK COUNTY

SS Columbia Project - **\$3,000**
Engineering/Structural Analysis

LIVINGSTON COUNTY

Livingston County Historical Society - **\$2,290**
Specialized Conservation Study (Hazardous Materials Survey)

MONTGOMERY COUNTY

Schoharie River Center - **\$2,000**
Building Condition Survey

Mohawk Valley Collective - **\$3,000**
Handicapped Accessibility Study

PUTNAM COUNTY

Reed Memorial Library - **\$3,000**
Building Condition Survey (Windows)

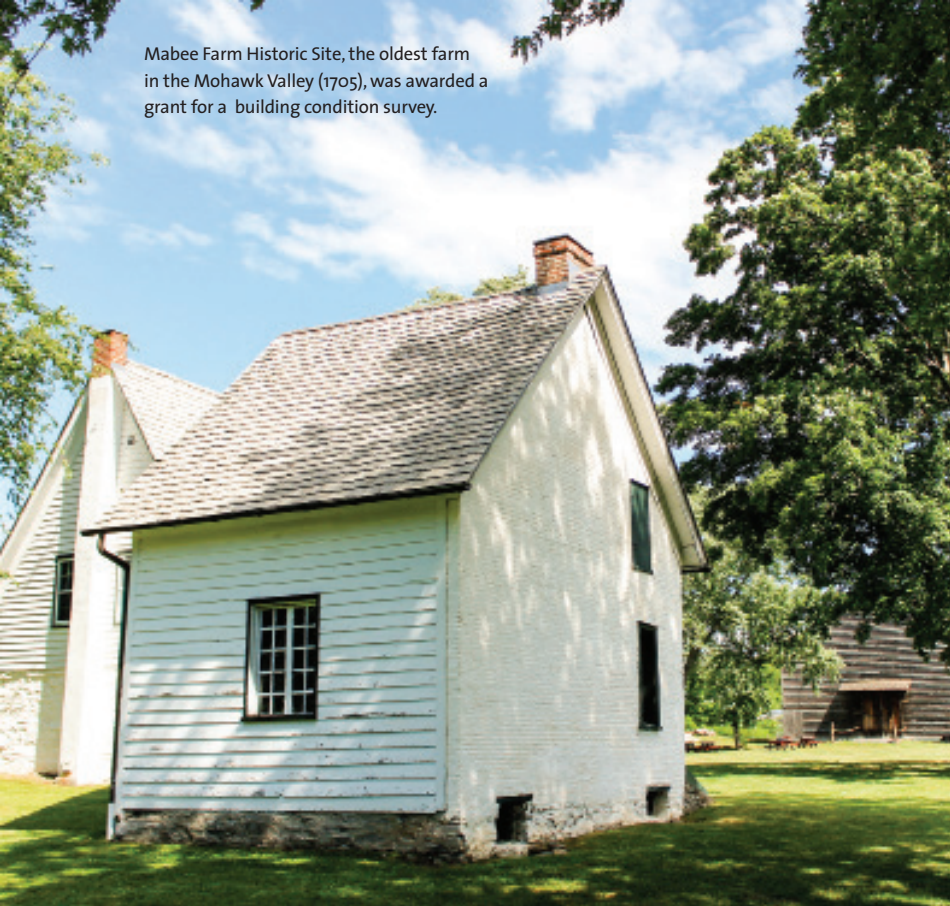
SCHENECTADY COUNTY

Schenectady County Historical Society - **\$2,350**
Building Condition Survey

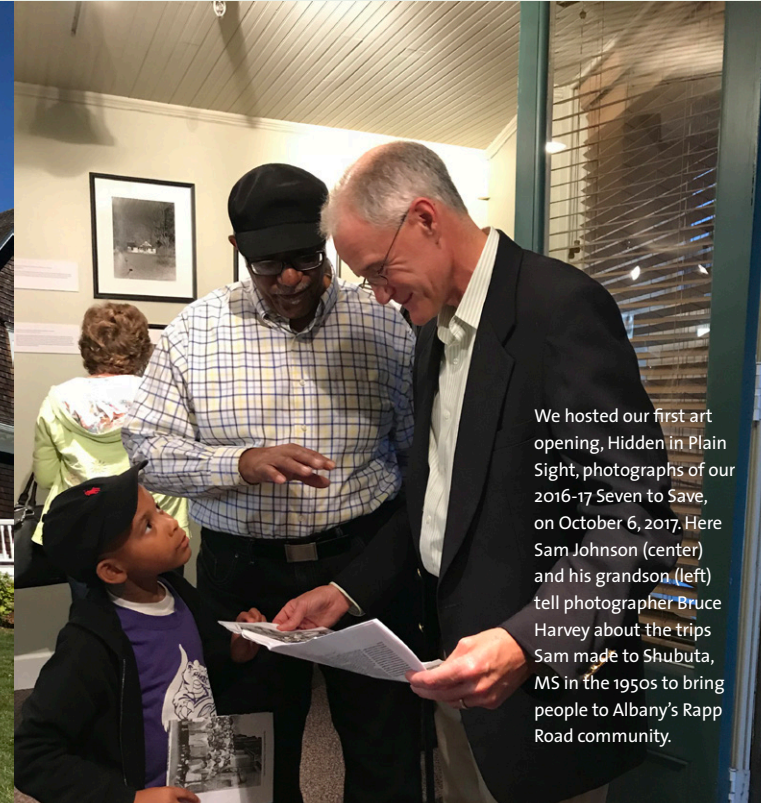
SCHOHARIE COUNTY

Town of Wright - **\$3,000**
Building Condition Survey

Mabee Farm Historic Site, the oldest farm in the Mohawk Valley (1705), was awarded a grant for a building condition survey.



Did you know that Fisher's Island in New York State is only publicly accessible by ferry from Connecticut? League staff visited this island in October 2017 to provide technical assistance to the community, part of the Long Island town of Southold.



We hosted our first art opening, Hidden in Plain Sight, photographs of our 2016-17 Seven to Save, on October 6, 2017. Here Sam Johnson (center) and his grandson (left) tell photographer Bruce Harvey about the trips Sam made to Shubuta, MS in the 1950s to bring people to Albany's Rapp Road community.

Technical Services

Across New York with the Preservation League

In the last year, the Preservation League traveled to every corner of New York State, working with community organizations, municipalities, and grassroots preservation advocates to provide guidance for effective advocacy, assistance with listing properties on the State and National Registers of Historic Places, identification of funding sources, and expert advice on community revitalization strategies.

SCHOHARIE COUNTY

Klinkart Hall Arts Center, Inc. - \$3,000
Feasibility/Reuse Study

SENECA COUNTY

Seneca Falls It's a Wonderful Life Museum & Archives - \$2,900
Engineering/Structural Analysis

STEBEN COUNTY

One Seventy One Cedar, Inc. - \$3,000
Specialized Conservation Study (Drainage & Moisture Assessment)

SUFFOLK COUNTY

Huntington Historical Society - \$3,000
Handicapped Accessibility Study

WYOMING COUNTY

Town of Orangeville - \$3,000
Building Condition Survey

MADISON COUNTY

Cazenovia Public Library - \$2,700
Feasibility/Reuse Study

NEW YORK COUNTY

Hebrew Actors Foundation - \$2,500
Engineering/Structural Analysis

ORANGE COUNTY

Safe Harbors of the Hudson - \$3,000
Engineering/Structural Analysis

ORLEANS COUNTY

Cobblestone Society - \$2,900
Engineering/Structural Analysis

PUTNAM COUNTY

Boscobel House and Gardens - \$3,000
Handicapped Accessibility Study

SUFFOLK COUNTY

Town of Riverhead - \$3,000
Building Condition Survey

TIOGA COUNTY

Village of Spencer - \$3,000
Building Condition Survey

WASHINGTON COUNTY

Fort Ticonderoga Association, Inc. - \$3,000
Building Condition Survey



ABOVE: Syracuse colleagues at the NYS Preservation Conference held in Albany this April, 2018. PHOTO © BETH HOLMAN CRAWFORD



Capital Historic Tax Credit workshops like the one in Norwich promote Main Street revitalization.



RIGHT: The League formed the Parrott Hall Coalition with Landmark Society of Western New York, City of Geneva, and Friends of Parrott Hall to save Parrott Hall in Geneva.



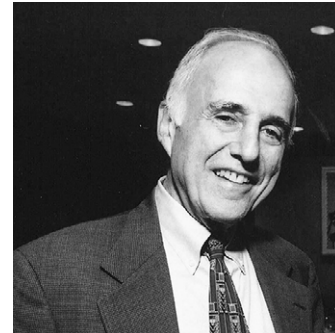
ABOVE: League staff accompanied the Young Preservationists of the Capital Region (YUP-CR) on a Valentine's Day "XOXO" Campaign to bring awareness to abandoned "Red-X" buildings in the City of Albany.

Collaboration, Entrepreneurship and Innovation

Pillar of New York Awards 2018

Historic preservation isn't just about the past—it's really about the future.

In fact, the notion of taking novel approaches to preservation is what makes our 2018 Pillar of New York honorees standouts in their respective fields. Each, in his or her own way, is an agent of change. By defying skepticism, fostering connections and embracing new ways of doing things, they have made great strides in protecting, preserving and promoting New York's architectural heritage. On June 20, friends of the League gathered at the Rainbow Room in New York City to celebrate Michael Bruno, Franny Eberhart, and Silman – our 2018 Pillar of New York honorees.



Michael Bruno

An internet and real estate entrepreneur and preservationist who has restored a number of significant New York properties, Michael Bruno is best known for his founding of 1stdibs, the world's premier online luxury marketplace in twenty-two countries around the world. Now, he is launching a transformative real estate venture along the historic Route 17 corridor between Sloatsburg and Tuxedo in New York's Rockland County. Michael is breathing new life into Sloatsburg's historic buildings with Valley Rock, a gateway to recreation, relaxation, and all that's special in the Hudson Valley.

Franny Eberhart

A longtime Upper East Side preservationist, Franny Eberhart has dedicated years of service to New York's leading preservation organizations, including the New York Landmarks Conservancy, the Historic Districts Council and Friends of the Upper East Side Historic Districts. Franny continues to work with the Historic House Trust and the Municipal Art Society of New York, speaking up to preserve the quality of life of New York's neighborhoods. Her commitment to protecting New York City's historic buildings and districts is an inspiration to all who know her.

Robert Silman

Known as the go-to structural engineering firm for preservation projects of all types, Silman has been key to the restoration of more than 400 individual landmarks across the country. Projects in New York include the New York State Capitol, the Stone Barn at the Shaker Museum Mount Lebanon, Carnegie Hall, New York City Hall, the Solomon R. Guggenheim Museum, and St. Patrick's Cathedral. Silman is renowned for balancing cutting-edge technology with historic analysis techniques to develop sensitive design solutions for the restoration and continued use of existing structures.

We were sad to learn of the passing of Robert Silman, founder of the organization, little more than a month after the Pillar Gala. While he will be missed, we are confident that the firm that bears his name will continue to set the highest standards for best practices in historic preservation.

So Our Past Has a Future

2018 NYS Preservation Conference

Preservationists from across New York State gathered in Albany in April for the 2018 New York Statewide Preservation Conference.

Albany offered a rich backdrop of grand government architecture, diverse city neighborhoods, historic parks, and creative adaptive reuse projects—and experts, grassroots community advocates, and new voices in the preservation movement came together to learn from one another.

In conjunction with our conference co-sponsors, the Preservation League hosted a meeting on one of the hottest topics in preservation today—Trades Training.

Thanks to a surge in restoration and adaptive reuse—fueled in large part by Historic Tax Credits—the demand for people with traditional building skills is growing, as the artisans who practiced these trades are aging out.

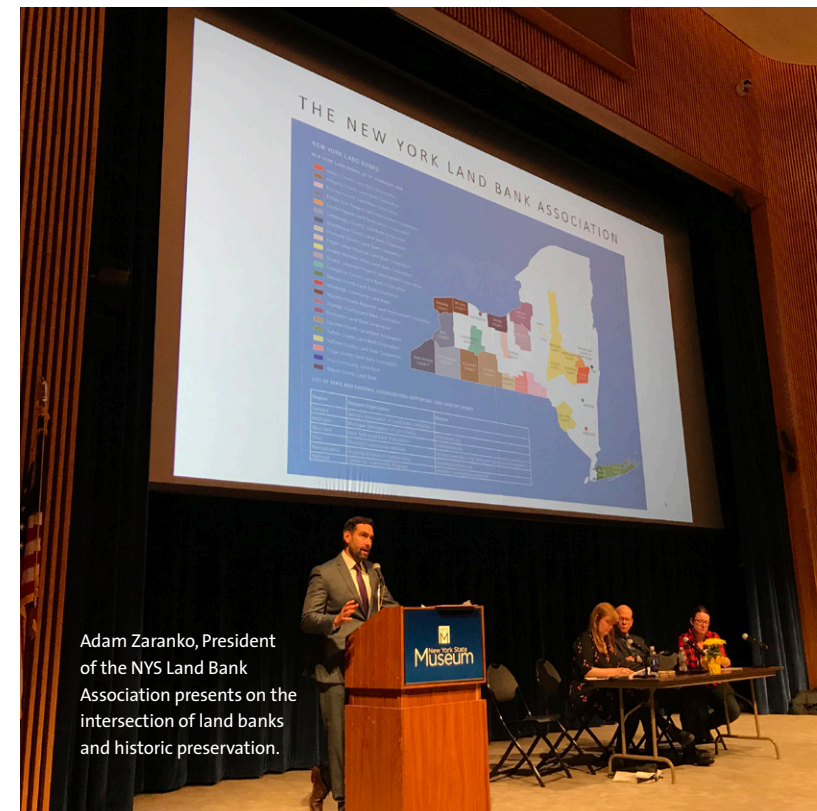
The Preservation League convened a panel of experts to discuss tactics for meeting this demand and providing hands-on learning opportunities for a new generation of skilled workers.

Topics included:

- NYS Historic Preservation Office—Trades Training Curriculum and Program Development
- Historic Albany Foundation—Pilot Certificate Program in Historic Windows and Historic Masonry—including two graduates of the program
- Landmark Society of Western New York, Historic Window Restoration Training; and
- Employer Perspective—Rochester Colonial.

Jobs like these can't be outsourced or automated—and the year or more it takes to get on many preservation contractors' schedules illustrates the demand.

Thanks to everyone who participated. Join us next year in Rochester!



Adam Zaranko, President of the NYS Land Bank Association presents on the intersection of land banks and historic preservation.

League staff presented two sessions on preservation issues that have been observed around the state—and around the country.

The Cost of Convenience: Navigating the Impacts of Retail Chains in Historic Communities

Recent trends have seen convenience chain stores move rapidly onto historic main streets and rural landscapes, compromising the integrity of historic resources and important open spaces along the way. This session examined the impacts of convenience chain stores in Upstate communities and discussed tools that municipalities can use to protect community character while welcoming new growth and economic development.

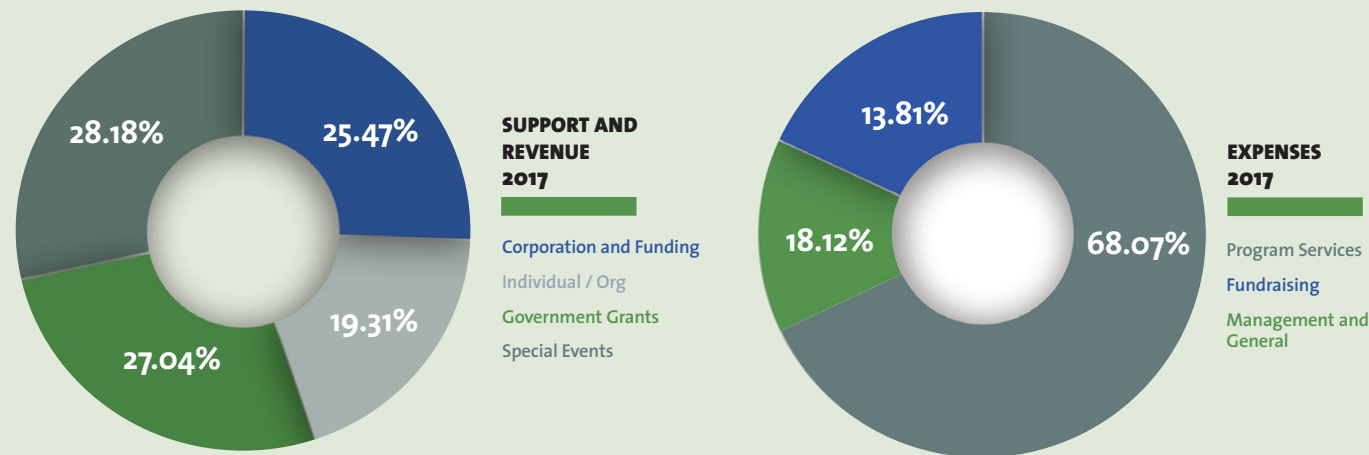
Land Banks and Historic Preservation

Land banks can serve as agents of community revitalization and bring renewed life to vacant historic buildings, but sometimes demolish the buildings they acquire, putting them at odds with preservation advocates. This session highlighted land banks that have integrated historic preservation into their practice, showcasing three land banks with unique approaches and a developer who has used NYS and Federal Historic Tax Credits to rehabilitate land bank properties.

A Lean Organization with Big Impact

Audited Financial Overview for Year Ended June 30, 2018

The Preservation League of New York State ended June 30, 2018 with total assets of \$6.0M.



INCOME STATEMENT June 30, 2018

Operating Revenue	
Corporation and Foundation	\$ 332,922
Individual / Org	252,396
Government Grants	353,486
Special Events	368,365
(Less Direct Cost of Fundraising Events)	(108,566)
Total Revenue – Net	\$ 1,198,603
Operating Expenses	
Program Services	\$ 811,295
Management and General	215,955
Fundraising	164,603
Total Expenses	\$ 1,191,853
Change in Net Assets from Operations	\$ 6,750
Non-Operating Income	
Investment Income	\$ 362,431
Change in Net Assets	\$ 369,181

BALANCE SHEET June 30, 2018

Cash and Cash Equivalents	\$ 443,488
Operating Investments	266,000
Other Current Assets	15,280
Assets Restricted and Designated for Use	5,176,117
Property and Equipment, Net	102,739
Total Assets	\$ 6,003,624
Accounts Payable	\$ 9,056
Other Current Liabilities	\$ 16,059
Total Liabilities	\$ 25,115
Net Assets	\$ 5,978,509
Total Liabilities and Net Assets	\$ 6,003,624

*June 30, 2018 Audit pending.

73% of our income is thanks to the vital role that donor support plays in our work.

These assets include three endowment funds maintained by the League totaling \$2.9M:

General Endowment Fund

Lionel Goldfrank III Fund for Public Policy. Annual transfer per Investment Policy is used to support the League's Public Policy Program.

Donald Stephen Gratz Preservation Services Fund. Annual transfer per Investment Policy is used to provide grants to jump start preservation projects.

The League's Board of Trustees approved \$131.6K in spending from the Endowment for year ending June 30, 2018, per approved investment policy.

League Total Assets also include \$1.8M for the Endangered Properties Intervention Program ("EPIP"), currently structured as a revolving loan program. EPIP provides loans to those seeking to acquire, stabilize, and restore New York's most endangered historic properties. For the year ended June 30, 2018, the Preservation League had \$1.2M in operating revenues and \$1.2M in expenses. Investment income, primarily led by gains in the endowment accounts, totaled \$362K.

Our Supporters Fortify Our Work

We have you to thank!

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations and government agencies that supported our work during the past fiscal year. Annual contributions and membership ensure the League's ability to continue to advance our shared preservation goals. Your gifts make a difference.

The following list reflects the total giving by members and contributors who donated \$100 or more between July 1, 2017 and June 30, 2018. Excelsior Society members (bold type) are individuals and foundations who made an unrestricted gift of \$1,000 or more as a League member or to the Annual Fund. Professional Giving Circle members (bold and italic type) are companies that have made the same unrestricted gift as a member or to the Annual Fund.

THANK YOU!

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Who's behind this door?

At the junction of two historic turn-pikes, the League's headquarters at 44 Central Avenue is one of the oldest remaining commercial buildings in Albany. Constructed prior to 1817, the building first served as a grain and feed store and retains many of the architectural elements that illustrate its history.

Today, it is the home of the Preservation League's dedicated staff who are here for you whenever you need their help.

The League's National Register headquarters building was a generous gift of Matthew and Phoebe Bender and family.

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Preservation League of NYS

44 Central Avenue
Albany, NY 12206

Look Where We've Been This Past Year

You make our work possible

-  Seven to Save 2018-19
-  Preserve New York Grants 2017
-  Presentations & Workshops
-  Excellence in Historic Preservation Awards
-  Technical Assistance Grants 2017

