

Preservation League *of* New York State



MISSION:

By leading a statewide preservation movement, sharing information and expertise, and raising a unified voice, the Preservation League of New York State promotes historic preservation as a tool to revitalize our neighborhoods and communities, honor our heritage, and enrich our lives.

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The Tweed Courthouse in New York City, built between 1861 and 1881, was the recipient of a 2002 Excellence in Historic Preservation Award. Pictured on the cover is the restored rotunda.

Letter from the Chairman



As the League commenced the new century, we embarked on an aggressive and comprehensive five-year Strategic Plan that is committed to three major goals:

- to make preservation a priority in New York State;
- to deliver strategic preservation services; and
- to achieve financial and managerial stability.



As we are now past the midpoint in the implementation of the plan, I am pleased to report that the League has made great progress in each of these areas.

The League is making preservation a priority in New York by advancing a strong public policy agenda, supported by enhanced communications capabilities. The passage of the Neighborhood Reinvestment Act is closer than ever and the special requirements of historic buildings are being considered during the revision of New York State's building code. The League is partnering with the National Trust for Historic Preservation to support a Public Service Campaign designed to increase public support for preservation.

The League is enhancing its capacity to deliver strategic preservation services. The League has helped more than 100 communities enact local preservation laws and it now provides training to help commissions administer these laws effectively. When appropriate, the League participates in legal action to protect historic resources. The League's Preserve New York Grant Program, in partnership with the New York State Council on the Arts, provides desperately needed preservation funding to nonprofit organizations and municipalities.

The Preservation Colleagues Program—which has become a national model—provides outreach, training and capacity building to the state's 25 professionally-staffed local and regional preservation organizations, helping to create a more effective constituency for preservation.

The League is developing greater managerial and financial stability. The League's professional staff has been expanded to fulfill the objectives of the strategic plan. We now have strong public policy, communications and legal services programs in place to complement the work of technical services. In 2002, the League reached a record level of total support and revenue, topping \$2,000,000, an increase of 38 percent.

The League's President Scott Heyl, skilled staff and a dedicated Board of Trustees and Trustees Council have been critical to these achievements. But we are especially grateful to all of the individuals and organizations across the state who have helped us to achieve this tremendous progress and are supporting us to ensure that preservation remains a force in New York State's future.

JUDITH M. LABELLE

Chairman, Board of Trustees



Letter from the **President**



The Preservation League made tremendous progress in advancing our goals and program objectives in 2002. Our public policy initiatives gained momentum as we strengthened our relationship with New York State government. The League has gained national recognition for its cutting-edge work in areas like building code reform and the use of electronic advocacy.

We are developing exciting new programs to serve the field, including working with state officials to develop a downtown revitalization program. Our legal and training programs continue to expand. We have significantly enhanced our communications capabilities and have fully developed a multi-faceted outreach program. And, our development efforts resulted in a record year for contributions and the establishment of an endowed fund. All of these initiatives have positioned the League to take advantage of a range of opportunities to advance preservation, and to provide the leadership that our expanding movement requires.

Preservation is now recognized as a common denominator in many areas of community development, and as a primary variable in defining quality of life. Preservation is an indispensable tool for both economic prosperity and smart growth—it revitalizes neighborhoods.

One example of how the League is working to realize these principals is through the promotion of the Neighborhood Reinvestment Act. This tax credit will serve as an incentive for new investment in our older neighborhoods. It will also play an important role in addressing the affordable housing crisis. Abandoned housing in our cities and towns are assets that are going to waste. Renovating them will enhance the historic character of older neighborhoods, while helping to curb the sprawl development of open space. To quantify the impact that the Act would have, the League utilized Geographic Information System (GIS)-based analysis in a first-in-the-nation effort to map how many homes and communities would benefit. Smart growth cannot happen unless historic preservation is a primary component; open space and agricultural lands cannot be saved without reinvestment in our existing built environment.

The keys to advancing preservation as an ethic that is understood and embraced by all New Yorkers include vision, passion, creativity and partnerships. Our successes rely on a foundation of public and private partnerships, as well as the dedication and effectiveness of our colleagues and members. I would like to acknowledge and thank all those who have contributed to the efforts to preserve those places in New York that link us with our past, give us a sense of continuity, and enrich our lives.

SCOTT P. HEYL
President

Seven to Save

RAISING THE VISIBILITY OF LOCAL
PRESERVATION CHALLENGES



SEVEN TO SAVE IS THE LEAGUE'S ANNUAL LIST OF THE MOST THREATENED HISTORIC places in New York State. The program's goals are to develop meaningful solutions and eliminate the threats to preservation of the chosen sites. Each site represents an opportunity to use preservation as a key to providing significant economic benefits, while protecting local historic resources and community character. While each listing has unique circumstances, the entire list represents the broader preservation challenges facing similar places across the state.



SEVEN TO SAVE

PRESERVATION LEAGUE OF NEW YORK STATE

1. GANSEVOORT MARKET

Location: New York City, New York County
Local Advocate: Greenwich Village Society for Historic Preservation

This approximately 20-block area in the northwest corner of Greenwich Village is one of the few remaining active market neighborhoods in New York City. A noisy and gritty mixed-use district, with meat markets and other industrial and commercial buildings, Gansevoort Market is threatened by growing development pressure to tear down, replace or inappropriately alter its historic buildings, which would destroy the character of the neighborhood. Proposed large-scale residential developments would also introduce a conflicting land use to the area.

This year the selected sites draw attention to the issues of municipal abandonment of historic downtowns, the need for a statewide "Main Street" revitalization program, and the importance of legislative approval of the Neighborhood Reinvestment Act. The seven historic places chosen for 2002 are endangered due to inappropriate new development, lack of funding and financial incentives, insensitive public policies, general neglect, disinvestment, and in several cases, plans for outright demolition.

The 2002 Seven to Save listings are: the Gansevoort Market area in the Lower West Side of Manhattan; St. Joseph's Church and the Ten Broeck Historic District, Albany; Pond Eddy Bridge, Sullivan County; the Montauk Playhouse, Town of East Hampton; Albion Business District, Orleans County; Downtown Randolph, Cattaraugus County; and the Erie-Lackawanna Railroad Station in Jamestown, Chautauqua County. *Photographs and short descriptions of the preservation issues represented by these historic sites locales can be found throughout this report.*

Since 1999, the League has identified 28 threatened historic places in New York State and made a commitment to provide legal assistance, technical services and advocacy support to local partners. The success of the Seven to Save program depends, in large part, on the commitment and energy of the local organizations and individuals who submit nominations to the program. It is with these dedicated advocates in mind that the League is pleased to report the progress made on eliminating threats to several Seven to Save sites, including some just named in late 2002.

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Seven to Save Updates

2001 **City of Hudson, Columbia County**
 The League remained actively engaged with local partners Hudson River Heritage, Hudson Valley Preservation Coalition and Friends of Hudson in the City of Hudson, where the historic character of this resurgent community is threatened by the proposal for one of the largest cement plants in North America, St. Lawrence Cement. The New York State Department of Environmental Conservation issued preliminary rulings on the proposal in late 2002. Final rulings, expected in 2003, will determine the League's next course of action. (For further details see page 11.)

1999 **East End Historic District, Newburgh**
 Disinvestment, vandalism and exposure to the weather have taken their toll on this historically, culturally and architecturally significant neighborhood. A National Historic Landmark in this neighborhood, the former Dutch Reformed Church, received a 2002 Preserve New York grant toward the cost of a historic structure report (see page 17). The reuse of this monumental building, designed in 1835 by Alexander Jackson Davis in the Greek Revival style, can serve as a catalyst for the area. In addition, League and National Trust for Historic Preservation staff participated in a strategic planning session with local stakeholders.

2001 **The High Line, New York City**
 This elevated railway line built in the 1930s on Manhattan's West Side was threatened with demolition when Friends of the High Line stepped in to advocate for its reuse. A judge's ruling negated the demolition plans in early 2002, and New York City Mayor Michael Bloomberg authorized a feasibility study for adaptive use in the summer. The study's findings prompted the City of New York to begin negotiations with the federal government to transform the High Line into an elevated public walkway.

2002 **Montauk Playhouse, Town of East Hampton**
 The Town of East Hampton was awarded a state Environmental Protection Fund grant of \$350,000 for the first phase of rehabilitation work on the Playhouse, including full enclosure of the building and asbestos abatement.

2000 **Niagara Falls High School, Niagara Falls**
 The former school, threatened with demolition for a strip mall, has been transformed into the Niagara Falls Arts and Cultural Center, a fully occupied, vibrant cultural space for artists and a catalyst for the revitalization of Niagara Falls. (For further details see page 18.)



PRESERVATION LEAGUE OF NEW YORK STATE

1999 **NYC Farm Colony-Sea View Hospital Historic District, Staten Island**
 Several components of this district, threatened by years of neglect, received focused attention over the past year. New York City was involved with a public forum in November, 2002 that presented a feasibility study on the poorhouse farm buildings. The former tuberculosis hospital site as a whole was deemed "viable for reuse" by a consultant hired by The Municipal Art Society and, the Sea View Historic Foundation (formed in May, 2001) also commissioned a feasibility study as part of its plan to rehabilitate the former Nurses Residence for affordable senior housing.

2001 **Old French Portage Road, Chautauqua County**
 Throughout the year, League staff worked with Save Our Trees, a local citizens group, and Department of Transportation officials to improve the redesign of the Old French Portage Road in Chautauqua County. The road will undergo reconstruction in 2003, and many of the concerns expressed by the League and the local advocates will be incorporated in the final design.

2001 **Oswego City Public Library, Oswego**
 Nominated by the Heritage Foundation of Oswego, the 1855 library faced the prospect of abandonment. The listing and community outreach convinced voters to approve a tax increase to support building repairs and expansion, and to elect new library board members who support the library's preservation. Fundraising and repairs are now underway.

2000 **Seneca Park, Rochester**
 Plans by Monroe County to construct an 800-car parking lot and expand the Park's zoo led the Landmark Society of Western New York (LSWNY) to nominate the Frederick Law Olmsted designed park to the League's Seven to Save. The League is participating in legal action with LSWNY and other local partners. (For further details see page 11.)



ANDREW BAUGNET

Far left: The League announced its 2002 Seven to Save list at a press conference in front of St. Joseph's Church in Albany. Pictured, left to right: Elizabeth Griffin, Executive Director, Historic Albany Foundation; Gerald D. Jennings, Mayor, City of Albany; Scott Heyl, President, Preservation League; Michael G. Breslin, County Executive, Albany County; Jack McEneny, New York State Assemblyman; Helen Black, Ten Broeck Neighborhood Preservation League.

Immediate left: The League continues to participate in the effort to designate a 108-mile section of U.S. Route 20, including historic Cazenovia (pictured), a state scenic byway.



St. Joseph's Roman Catholic Church and the Ten Broeck Triangle Historic District, Albany

2002

At the League's November Seven to Save press conference in Albany, Mayor Gerald Jennings announced that the city would use its powers of eminent domain to acquire ownership of St. Joseph's and transfer the church to Historic Albany Foundation. In addition, J. Winthrop Aldrich, then Deputy Commissioner for New York State Parks, Recreation and Historic Preservation, announced that Historic Albany Foundation had been awarded a \$300,000 Clean Air/Clean Water Bond Act grant to stabilize the church, available once title to the property has been transferred.

Susan B. Anthony Neighborhood, Rochester

2001

The nominator, the Landmark Society of Western New York (LSWNY), has stepped up its efforts on behalf of the residential properties on the area's most troubled street, King Street, and is taking a block-by-block approach to improvements. The City of Rochester forgave back taxes and code violation fines on four houses, which LSWNY acquired, and subsequently sold to committed buyers. In addition, neighborhood residents and business owners have worked with the city on a master plan for the neighborhood, with public improvements scheduled for 2003 in the commercial blocks.

TWA Terminal, Queens

2001

The Municipal Art Society (MAS) nominated the TWA Terminal, one of Eero Saarinen's last works (1956-1960), when its architectural integrity was threatened by a development proposal by the Port Authority of New York and New Jersey. In October 2002, MAS convened a design team made up of architects, airport planners and traffic specialists to develop an alternative concept proposal that respects the original building's design integrity. The proposal is now under review by the Port Authority and the Federal Aviation Administration.

U.S. Route 20

1999

Economic stagnation and insensitive development and highway projects have compromised the character of the historic villages and rolling farmland along this scenic and historic road, nominated by Otsego 2000. After several years of intense work, members of the Route 20 Scenic Byway Steering Committee, including staff from Otsego 2000 and the League, presented a preliminary designation report to the NYS Department of Transportation Scenic Byway Advisory Board in late 2002. In addition, the League received a National Endowment for the Arts grant for a "Your Town" workshop, to be held in June, 2003, that will focus on U.S. Route 20 corridor planning issues and context-sensitive road design.



SEVEN TO SAVE

COURTESY OF THE FENTON HISTORY CENTER

2. ERIE-LACKAWANNA RAILROAD STATION

Location: Jamestown, Chautauqua County
Local Advocate: Downtown Jamestown Development Corporation

Currently vacant, the passenger station of the Erie Railroad, built in 1931, suffers from general neglect and, if allowed to further deteriorate, is in danger of being demolished. The station has the potential to become an anchor facility and public asset, complementing the exciting redevelopment already underway in downtown Jamestown.



Public Policy Program

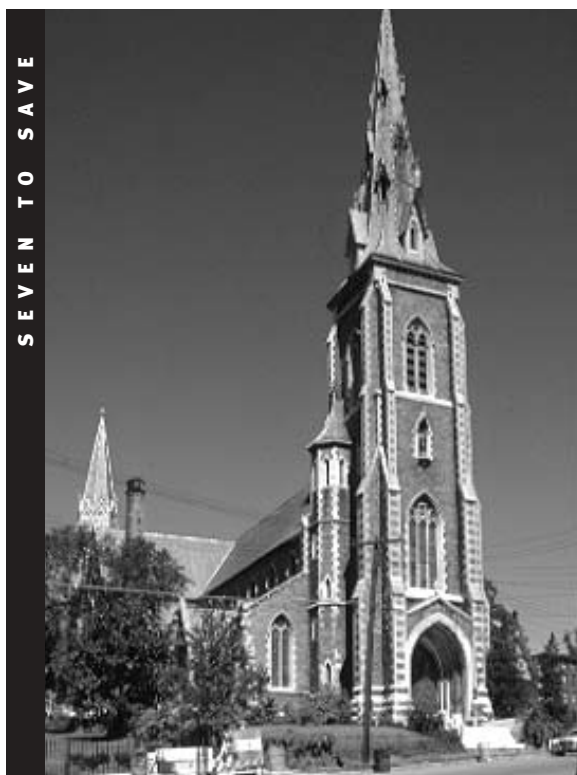
In its second full year of activity, the work of the League's Public Policy Program reflects the richness and diversity of New York State's built environment and the challenges posed to its protection. The coordinated efforts of League staff, Trustees, government counsel Kerry Marsh, and the Preservation Colleagues are vital to advancing the League's statewide agenda. In 2002, new tools were incorporated into the League's preservation advocacy efforts, furnishing the League with significant new capabilities to generate grassroots support and to provide critical analysis of proposed legislation.

NEIGHBORHOOD REINVESTMENT ACT

New York has an extraordinary architectural diversity of historic homes; more than 44,000 of these residential structures, in rural and urban neighborhoods of all income levels, are listed on the State and National Registers of Historic Places. Such homes are not just the pride of individual homeowners, they are integral elements of community identity, provide opportunities for affordable housing, and are the preferred choice of homebuyers seeking to return to or stay in urban settings. It has been proven nationally that revitalization of historic housing stock aids in efforts to curb sprawl, assists in revitalizing historic downtowns, and reinvigorates the tax base of local municipalities.

Securing a tax credit to encourage rehabilitation of New York's historic homes has been the League's top public policy priority. The Neighborhood Reinvestment Act offers a 15-25% tax credit or refund for qualified rehabilitation expenditures for residential structures individually listed in the National Register. In 2002, this bill was introduced by Assemblyman Ron Canestrari and 36 sponsors in the Assembly, and by Senator Ron Leibell in the Senate. The program also had the endorsement of Governor Pataki, who supported it as a key component of the state's Quality Communities agenda.

The League mobilized statewide support from key elected officials at all levels of government, Preservation Colleagues, and grassroots constituencies. Over 2,000 letters were generated in support of the program through the League's new Web-based advocacy tool. Through this effort, in a historic first, the New York State Senate unanimously passed the bill at the end of its 2002 session. In the Assembly, however, the Reinvestment Act was held in committee and not brought to a floor vote.



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3. ST. JOSEPH'S ROMAN CATHOLIC CHURCH AND THE TEN BROECK HISTORIC DISTRICT

Location: Albany, Albany County

Local Advocate: Historic Albany Foundation

Years of urban disinvestment have left the 1855 St. Joseph's Church and the surrounding Ten Broeck historic district at a crossroads. Emergency repairs and court injunctions have helped to keep the district largely intact, but a long-term solution is needed to restore the vitality of this neighborhood and its "keystone" building.



In preparation for legislative passage in 2003, the League launched an effort to map and analyze the location of eligible properties of the Reinvestment Act, a project that will allow the League to quantify the impacts of the program for every legislative district in the state. This assessment will provide the foundation for the League's outreach in 2003, in support of legislation offered by Governor Pataki in his Executive Budget proposal and introduced once again by the Assembly and Senate.

BUILDING CODE

The League is committed to a New York State Building Code that meets public safety goals while eliminating barriers to the redevelopment of existing and historic commercial buildings. In 2002, a new interim building code went into effect in New York State, one in which the League played a key role in reviewing and proposing enhancements to "Appendix K," which guides the rehabilitation of existing buildings. This interim code will be in use until the state adopts the International Building Code, a new national model code. The League was appointed by the Department of State (DOS) as a voting member of the New York State Code Council's International Existing Building Code (IEBC) Technical Subcommittee.

Throughout the year, this technical subcommittee evaluated the impacts of the draft IEBC on various building types in New York State. The League hired architects and code consultants Marilyn Kaplan and Elise Johnson-Schmidt to conduct a code comparison of the former and interim building codes, as well as the draft IEBC code, on a typical three-story "Main Street"-type building. The League's review was the most thorough code analysis submitted to the committee. The study concluded that, though the draft IEBC is an improvement over the former codes, it still requires additional modification to make it friendlier to existing buildings.

The League is advocating for further evaluation of the draft IEBC in 2003. The League's efforts have Governor Pataki's support, as code reform is an integral element of the state's Quality Communities initiative. Adoption of an effective code is critical to providing communities across New York State with a renewed opportunity for investment and growth, while helping to curb sprawl.

4. ALBION BUSINESS DISTRICT

Location: Albion, Orleans County
Local Advocate: Landmark Society of Western New York

As in many of the villages along the Erie Canal today, the economic viability of Albion's historic downtown is threatened by building underutilization and new commercial development in the region, which is creeping toward the community's fringes. A solution is needed that capitalizes on downtown resources, including an almost completely intact collection of 19th century buildings.

TRANSPORTATION

Federal, state and local transportation policies exert a far-reaching impact on the cultural resources and livability of New York's communities. Addressing these issues has been a continuing priority of the League, which seeks to identify and advance progressive transportation policies that protect and enhance historic resources and cultural landscapes throughout New York State. In 2002, the League directed resources toward specific transportation-related projects and is now working to develop a statewide strategy to protect historic roads and alleviate the impacts of road redesign projects on historic resources and livable communities.

With the League providing critical input, the New York State Department of Transportation (DOT) completed a statewide inventory of historic bridges in 2002. The subsequent management plan identified more than 600 bridges across the state as National Register-eligible and thus deserving of special planning consideration at the state and local municipal levels.

The League's Seven to Save program has served as a forum to highlight transportation project impacts on historic resources and road corridors. In 2002 the League named the Pond Eddy Bridge, a National Register-listed bridge spanning the Delaware River between Pennsylvania and New York in Sullivan County, to its Seven to Save list. Proposed for demolition by the Pennsylvania Department of Transportation, the League is advocating with New York State agencies and the Legislature for rehabilitation of this historic structure rather than replacement.



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The Route 394 road corridor between Mayville and Westfield in Chautauqua County was a 2001 Seven to Save listing. The League, in conjunction with local advocates, intervened with DOT to advocate for design changes that would protect and enhance community character. Many improvements advocated by locals and endorsed by the League have now been incorporated into the project.

GOVERNORS ISLAND

The League is a member of the Governors Island Alliance, a coalition of organizations including The Municipal Art Society, New York Landmarks Conservancy, Historic Districts Council, Regional Plan Association and National Trust for Historic Preservation. Over a number of years, the Alliance has been advocating for the transfer of Governors Island from federal to state control in order to keep this historic property in the public domain. In 2002, President Bush, Governor Pataki, and New York City Mayor Bloomberg announced that the transfer would proceed, a victory for all New Yorkers.

The Alliance is now advocating for the appropriate redevelopment of the entire island. This includes opening the island to public access, which has been practically non-existent during its historic use as a military installation. The League will continue to work with concerned stakeholders to protect the island's historic resources and ensure its sympathetic redevelopment as an extraordinary public and open space resource.

The League's participation in the Governor's Island Alliance helped to facilitate the Island's transfer to New York State so that the Admiral's House (pictured), an 1840 Federal style manor house, and other historic resources can remain in the public domain.

LOWER MANHATTAN

Through a consortium of prominent preservation organizations, the Lower Manhattan Emergency Preservation Fund was established in the aftermath of the destruction of the World Trade Center. The five co-sponsors of the fund are the Preservation League, The Municipal Art Society, the National Trust for Historic Preservation, the New York Landmarks Conservancy, and the World Monuments Fund. The Fund was formed in order to make grants to stabilize, renovate, and restore historic sites in Lower Manhattan that were damaged by the events of September 11, 2001. In addition, the Fund supports planning, documentation, evaluation, and advocacy efforts for historic buildings in the area.

To date, the Fund has received \$250,000 from citizens and the five organizations across the country concerned about the area's historic resources. Of this, almost \$150,000 has been pledged to building owners for services ranging from engineering studies to façade repairs. In addition, in late 2002, the Fund initiated a project to map and survey the area's historic structures, to assess the potential effect of



SEVEN TO SAVE

COURTESY OF FRIENDS OF POND EDDY BRIDGE

5. POND EDDY BRIDGE

Location: Pond Eddy, Sullivan County
Local Advocate: Friends of Pond Eddy Bridge

This National Register-listed 1907 bridge spanning the Delaware River between New York and Pennsylvania is threatened with demolition and replacement. The scenic and cultural resources of Pond Eddy, New York, are at risk from the potential construction of an unnecessary and extremely costly modern bridge.



6. DOWNTOWN RANDOLPH

Location: Randolph, Cattaraugus County

Three local municipalities are proposing to build and share a new government office complex outside of downtown Randolph. The threatened municipal abandonment of the heart of downtown would make it extremely difficult for the community to attract substantial investment to revitalize a once vibrant village center.

proposed redevelopment plans on the historic fabric of the neighborhood. The map will be used to illustrate the density and wealth of historic structures in Lower Manhattan that are potential assets in the current redevelopment efforts.

Preservation must be a critical component of reinventing Lower Manhattan as a lively area with vital business districts, 24-hour residential neighborhoods, and desirable destination points. The Fund is dedicated to ensuring that every consideration is given to incorporating Lower Manhattan's historic sites into the overall redevelopment plan.

EMERGING ISSUES

New threats to historic resources are constantly emerging. Identifying and addressing these preservation trends, such as the impact of chain drugstores and the abandonment of neighborhood schools, has been a hallmark of the League's work. A new issue in New York State is the siting of industrial-scale wind power facilities in historic and scenic landscapes.

Imperative for their contribution to New York State's sustainable energy demands, the advent of large-scale wind energy facilities can nonetheless represent a significant visual intrusion to historic rural landscapes. In locations like Cherry Valley, Otsego County, where a proposed wind power development threatens the viewsheds of several National Register historic districts, siting is clearly inappropriate. The League will be working to craft statewide siting criteria for wind power in 2003, giving guidance to industry representatives and policy makers as to where preservationists can support this new source of clean energy.

NEW TOOLS

Electronic Advocacy

The League became the first preservation organization in the country to integrate electronic advocacy into its statewide public policy work with the launching of the *Government Action Center*. Based at the League's Web site, the Center highlights key state and federal preservation legislation of interest to the League, and allows constituents the ability to readily communicate with elected officials and agency heads in state and federal government.

The Government Action Center played a key advocacy role in support of the Neighborhood Reinvestment Act. Legislative offices in Albany received over 2,000 emails, faxes and written correspondence in support of this legislation. This outreach played a critical and timely role in demonstrating statewide grassroots support for the Reinvestment Act, and readily complemented the League's advocacy efforts in support of the legislation.

Inspired by the League's e-advocacy success, the National Trust for Historic Preservation committed to underwrite similar services in ten states. The League looks forward to expanded use of this tool in 2003, when the service will enable people to access local governments throughout the state as well.

Geographic Information System (GIS)-based Analysis

In an effort to further substantiate and quantify the impacts of the Neighborhood Reinvestment Act, the League initiated a first-in-the-nation effort to use Geographic Information Systems (GIS) analysis to assess the statewide impacts of the proposed legislation. The study, conducted by KEI Maps, Inc. and launched in the fall of 2002, has provided the League with a quantitative assessment of exactly how many historic homes and which communities will benefit from the legislative proposal. It will also allow the League to analyze each of New York State's more than 700 National Register-listed districts, providing a first-ever opportunity to understand economic and social trends in the state's historic neighborhoods.

The GIS-analysis was underwritten in part by the Preservation Partnerships Fund of the National Trust for Historic Preservation. The initial mapping and analysis is forming the basis of the League's legislative outreach in support of the historic home tax credit.



Legal Services Program

In 2002, the League enhanced its legal capacity through the work of League counsel William A. Hurst and League staff to respond to a diverse range of inquiries from the League's many constituencies. From assisting with the establishment of local preservation ordinances to delineating the provisions of state and federal preservation acts, the League has serviced inquiries from every region of the state, responding to local governments, Preservation Colleague members, ad hoc preservation groups and individual citizens.



PRESERVATION LEAGUE OF NEW YORK STATE

Two major activities of the Legal Services Program are to provide legal advice as needed and to assist municipalities in efforts to establish, administer and enforce local preservation ordinances. The League responded to over 50 such inquiries in the past year. The successful results of this work has manifested itself in many ways, such as the preservation of local landmarks including the Thorne Building in Millbrook, refinements to local zoning laws in Essex, and the establishment of a local landmark ordinance in Irondequoit. Irondequoit has since secured "Certified Local Government" status from New York State, a benchmark of preservation planning and capability. In 2002, the Legal Services Program provided analysis and comment on over two dozen local landmark ordinances.

This year, the League launched its Commission Partners Training program and held its first field training session for the members of the newly created landmark commissions in the Town and the Village of New Paltz in Ulster County. The full-day workshop covered a broad range of issues likely to arise in the local context, such as creating a defensible record in support of landmark designation and writing decisions that are clear and readily understood by the regulated community. In the coming year, the League will contract with additional communities that have requested commission training.

The League considers litigation as a matter of last resort, but it has proven necessary over the past year to seek intervention in several cases of critical statewide significance. In 2002, the League intervened in the communities of Catskill, Rochester and the City of Hudson.

CATSKILL

Many downtowns across New York State have lost key municipal services, from post offices to libraries to government offices, that are integral to a vibrant community center. The relocation of municipal services back to historic downtowns can typically be considered a positive community and economic force, except when that relocation comes at the expense of historic resources. From Schenectady to Owego to Catskill, National Register resources have been lost or threatened by the insensitive relocation of government services in historic districts.

Plans to consolidate county government services in the Village of Catskill, Greene County, exemplified such misguided action as the county proposed to construct a new county office building using tobacco settlement money. The project called for the demolition of historic buildings in the National Register historic district. The threat to Catskill's Main Street architecture prompted a lawsuit by a local preservation group, Save Our Main Street Buildings. The League, Scenic Hudson, and the National Trust for Historic Preservation intervened as amicus parties in the lawsuit.

In late 2001, the Greene County Supreme Court dismissed the case in its entirety, holding that the petitioners—each a resident of the National Register-listed historic district—did not have standing to maintain the lawsuit. The Court reasoned that the petitioners' injuries, if any, were no different than the injuries suffered by the public at large, and were thus not "distinct" enough to deserve legal protection. In 2002, the Appellate Division, Third Department upheld the Supreme Court's decision, as did the New York Court of Appeals, New York's highest court.



PRESERVATION LEAGUE OF NEW YORK STATE



LANDMARK SOCIETY OF WESTERN NEW YORK

Left: League President Scott Heyl (left) and David Seamon (right), co-founder, Save Our Main Street Buildings, in front of three significant Main Street buildings in Catskill that the League is working with local community advocates to save from demolition for a county office building.

Middle: The League’s Commission Training program is working with the newly established landmark commissions in the Town and Village of New Paltz. The commissions will work to extend the benefits of landmark designation beyond the already recognized Huguenot Street Historic District, pictured above.

Right: Plans by Monroe County to construct an 800-car parking lot and expand the Seneca Park Zoo will negatively impact this area of the Frederick Law Olmsted-designed park, an important visual focal point overlooking Trout Pond.

This was despite receiving a brief from the New York State Attorney General’s Office articulating the adverse impact of such rulings on the enforcement of New York State’s environmental laws. This decision emphasizes the significant barrier that the current interpretation of the doctrine of standing is having on the ability of preservationists and the League to protect historic resources through litigation.

Despite the failure of litigation, the League continues to work with local advocates to mitigate the impact of the proposed county government building, with the goal of saving three of the most significant Main Street buildings.

SENECA PARK

While New York City’s Central Park will endure as Frederick Law Olmsted’s most recognized landscape design, upstate New York is home to several magnificent Olmsted-designed parks of its own, including Seneca Park in the City of Rochester. A linear park set along the Genesee River, Olmsted created Seneca Park as a natural oasis from what was at that time a rapidly developing urban area. Although Seneca Park is in the city, Monroe County operates the Seneca Park Zoo within its borders. The County has proposed expanding the Zoo further into Seneca Park, a plan that represents an incompatible intrusion into the Olmsted design and prompted the League to name the Park to its 2000 Seven to Save list.

In 2002, a Preservation Colleague member, the Landmark Society of Western New York, took up the legal defense of Olmsted’s design after attempting for several months to reach a negotiated settlement. The League joined the suit as an amicus curiae party and a decision is expected in 2003.

ST. LAWRENCE CEMENT

The largest man-made structure between New York City and Montreal is proposed for construction outside of the resurgent historic City of Hudson in Columbia County. A center for cement manufacturing through the 1970’s, Hudson’s economy declined through the 1980’s before being reborn in the 1990’s as a nationally known antiques and arts center. Home to Hudson River School of Art founder Frederick Church, the city and the surrounding communities and landscape, reveal ample evidence that this is one of the nation’s most outstanding historic regions.

Threatening historic resources and vistas of these communities is the proposed St. Lawrence Cement Plant, which, if constructed, would be the largest coal-fired cement manufacturing plant in North America, comprising a footprint of 40 acres, with structures ranging in height from 23 to 40 stories. Shipping facilities and related activities would dominate the Hudson waterfront and threaten scenic and recreational qualities that earned the Hudson River “National Heritage River” status.

The League, in conjunction with the National Trust for Historic Preservation, has been granted amicus status in state permitting review proceedings, and has requested consulting status in federal permit reviews. Permit proceedings at the state and federal level will not get underway until early 2003; the League is preparing to make detailed comments in these matters.

The threats posed by St. Lawrence Cement raise another critical issue in the state—the impacts of the renewed industrialization of the Hudson River Valley. The League is engaged in this issue and continues to advocate for the protection of historic resources in the City of Hudson and throughout the region.



Technical Services Program

From providing on-site consultation to grant support, the League's Technical Services Program advanced important local and regional initiatives that supported the League's overall statewide preservation agenda during 2002. In its 13th year of activity, program staff participated in conferences and workshops, offered information, expertise and advocacy support, and worked directly with communities to enhance important League initiatives including the Seven to Save, Preservation Colleagues, Preserve New York and Awards programs.



PRESERVATION LEAGUE OF NEW YORK STATE

Staff of the Preservation League and the National Trust for Historic Preservation served as consultants to Hudson River Heritage in its first-ever organizational strategic plan. A goal setting session was held at Bellefield, a National Park Service property in Hyde Park.

PRESERVATION COLLEAGUES

The Preservation Colleagues program, established in 1997, has become a core activity of the Preservation League. Thanks to the generous support of the New York State Council on the Arts (NYSCA), the program has expanded to provide enhanced services to the 25 professionally staffed, not-for-profit organizations committed to advancing preservation in their respective service areas. The Colleague groups offer local perspectives on key issues that inform the League's statewide work. In addition, they are the League's closest and strongest allies in advancing a shared public policy agenda and are especially active in the League's Seven to Save, Preserve New York, and Awards programs.

Among the most valuable experiences of the Preservation Colleagues program are workshops that bring League, NYSCA, National Trust for Historic Preservation, and Colleague staff together. In 2002, the League convened

three such meetings and invited guest speakers to address important issues of mutual concern.

Special support from the National Trust, in addition to a NYSCA grant, allowed for a jointly-sponsored forum in February at the Pocantico Conference Center near Tarrytown. Entitled "Strategies for Success: Financial Stability for Preservation Nonprofits in Unstable Times," the program focused on the post-9/11 fundraising climate. League trustees Charles L. Granquist of the Rockefeller Brothers Fund and Anthony C. Wood of the Ittleson Foundation were among the presenters and joined 30 other attendees for the intensive two-day workshop. Two other meetings, one hosted by Historic Albany Foundation, and the other by Historic Ithaca, addressed public policy issues and strategies for improving relationships with municipal governments respectively. Speakers included League staff and its consultants, along with Albert Rex, Executive Director of the Boston Preservation Alliance, Mayor Alan Cohen, City of Ithaca, and Mayor Robert Corby, Village of Pittsford.

The League increased its level of support to several Colleague groups through new consultation activities. A highlight of 2002 was a year-long strategic planning process with Hudson River Heritage (HRH). Led by Lisa Burcham of the National Trust's Preservation Partnerships program, League staff collaborated on the preparation of a comprehensive organizational assessment which is guiding HRH's planned work for the coming three years.

In Syracuse, League staff facilitated a meeting of area stakeholders and trustees of the Preservation Association of Central New York aimed at initiating a strategy for board development. In Saratoga, the new director of the Saratoga Springs Preservation Foundation invited League and NYSCA staff to present an overview of preservation funding sources to the organization's board of directors. And late in 2002, League staff began working with the National Trust on the first-ever strategic plan for the Binghamton-based Preservation Association of the Southern Tier. This and similar activities will carry over into the coming year,

fostering even stronger bonds between the League and its valued Colleague groups and building greater capacity to advance preservation at the local level.

ADVOCACY SUPPORT

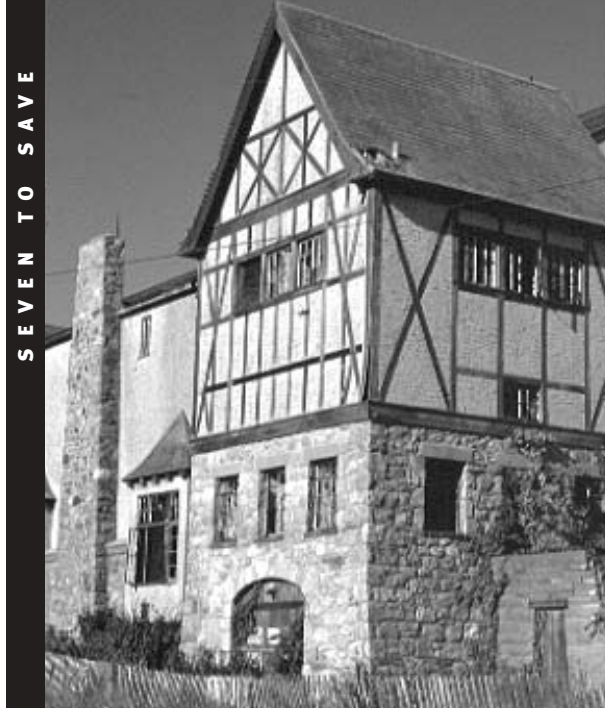
Grassroots efforts to save or improve historic places benefited from direct assistance provided by League staff throughout 2002. Some of the initiatives were linked to League state policy priorities and thus also received enhanced services from the Public Policy and Legal Services programs.

During the year, transportation initiatives were given particular attention. In Tompkins County, local citizens worked with staff members of Historic Ithaca and the League in a campaign to persuade Town of Newfield officials to retain and repair a 19th century bridge. A multi-year effort to save a landmark metal truss bridge in Caneadea realized its goal in 2002 with the award of \$529,280 from the federal Transportation Enhancements Activities (TEA-21) program for repair. This initiative first received a \$3,500 Rural New York Grant from the League in 1996 for an engineering study, and the local advocates continued to use its results and to confer with League staff in their successful advocacy efforts with Allegany County officials.

In December 2002, members of the Route 20 Scenic Byway Steering Committee, including League staff, made an initial presentation to the NYS Department of Transportation's Scenic Byway Advisory Board, a milestone in the process to secure Byway designation for a 108-mile segment of U.S. Route 20, which includes the historic Cherry Valley Turnpike. Finally, late in 2002, the League was awarded an \$18,000 grant from the National Endowment for the Arts for a "Your Town Designing Its Future" workshop aimed at enhancing community planning and design along the historic Route 20 corridor. With this good news, League staff began planning the program, to be offered in Cazenovia in June of 2003.

Other advocacy support was given to citizens working to retain historic homes and municipal buildings in Owego and Waverly, both in Tioga County. In Hudson and Sharon Springs, League staff met with municipal leaders and other stakeholders to explain the benefits of local landmark ordinances. And, the League continued to give strong support to groups representing "Seven to Save" properties. League staff participated in two community meetings, one which addressed design options for the 1855 Oswego City Public Library and another which advanced the preservation of a section of NYS Route 394 between Westfield and Mayville in Chautauqua County.

SEVEN TO SAVE



COURTESY OF MONTAUK PLAYHOUSE COMMUNITY CENTER FOUNDATION

7. MONTAUK PLAYHOUSE

Location: Town of East Hampton, Suffolk County
Local Advocate: Montauk Playhouse Community Center Foundation

The Montauk Playhouse was built between 1928-1929 as part of developer Carl Fisher's grand plan to establish Montauk as the premier resort community in the Northeast. Abandoned since the 1970s, the Town of East Hampton's commitment to restore and reuse the building is in doubt as the discussion continues regarding the feasibility of the building's rehabilitation.

OUTREACH

Preservation League staff served its constituents and reached new audiences by participating in conferences and workshops throughout the state. Among the organizations inviting the League to speak were the American Institute of Architects/Central New York Chapter, New York State Department of State/Catskill Local Governments Days, Historic Hudson, Inc., and Cornell University. The League's economic benefits study, "Profiting Through Preservation," remained an effective tool for making the case for local preservation planning and was presented to municipal leaders and not-for-profit groups in Glens Falls, Oneonta, Ithaca, Shandaken, Trumansburg and Westfield. And for the fifth year, the League advanced the preservation of barns by participating in the annual New York State Barn Coalition conference, held in October near Hamilton. The event marked the Coalition's transition from a program of volunteers and 13 groups, which the League helped initiate, to its new status as a not-for-profit organization.

Through these and other community forums, technical services staff reached nearly 800 people in 2002 and brought greater visibility to the League and its programs.



Preservation League in Your Community

Every year, the Preservation League's programs engage an increasing number of communities throughout New York State in preservation related actions. While the map above indicates the specific places where the League's grants, awards, Seven to Save listings and legal services have made a direct impact in 2002, the League is also reaching out through public presentations (see right) and the media. Last year, the League's work was covered by over 125 different media outlets across the state, from *The New York Times* and *Democrat and Chronicle* (Rochester) to *New York Magazine* to WIVB Channel 4 (CBS) TV (Buffalo) and New York 1 (New York City) to WAMC radio (Albany). Through the League's Preservation Colleagues program, a formalized network has been firmly established to promote a united statewide preservation agenda. *The specific names of grant and award recipients, Seven to Save sites, and Preservation Colleague member organizations can be found throughout the 2002 Annual Report.*



Calendar 2002



PROMOTING THE PRESERVATION MESSAGE

JANUARY

Services of the Preservation League
Morris Public Library
Morris, Otsego County

Seven to Save—Design Meeting—Oswego Library
Heritage Foundation of Oswego
Oswego, Oswego County

Economic Benefits of Historic Preservation
Oneonta Historical Society
Oneonta, Otsego County

FEBRUARY

Preservation Colleagues Workshop on Fundraising
Tarrytown, Westchester County

Preservation and Local Planning and Advocacy
Historic Hudson Inc.
Hudson, Columbia County

MARCH

Seven to Save—Community Meeting—NYS Rt. 394
Save Our Trees
Mayville, Chautauqua County

Economic Benefits of Historic Preservation
City of Glens Falls
Glens Falls, Warren County

Lobby Day 2002
Preservation Action
Washington, DC

APRIL

The Work of Preservation Not-For-Profit Groups
Graduate Class, Cornell University
Ithaca, Tompkins County

Preservation League Activities Update
Central New York Chapter, AIA
Syracuse, Onondaga County

MAY

Preservation Colleagues Workshop on Public Policy
Albany, Albany County

Landmark Commission Training
Town & Village of New Paltz
New Paltz, Ulster County

Economic Benefits of Historic Preservation
Landmarks Society of Chautauqua County
Westfield, Chautauqua County

Catskill Press Conference
Albany, Albany County & Catskill, Greene County

JUNE

Section 106 Federal Communications Commission Testimony Proposal
Fordham Radio Tower
New York Botanical Garden
Bronx, Bronx County

JULY

Strategic Planning
Hudson River Heritage
Rhinebeck, Dutchess County

Benefits of Local Landmark Ordinances
City of Hudson
Hudson, Columbia County

Economic Benefits of Historic Preservation
Rotary Club
Ithaca, Tompkins County

Benefits of Local Landmark Ordinances
Village of Sharon Springs
Sharon Springs, Schoharie County

OCTOBER

Preservation Colleague Facilitation
Preservation Association of Central New York
Syracuse, Onondaga County

Economic Benefits of Historic Preservation
Catskill Local Government Days
Shandaken, Ulster County

When to Hire a Lobbyist
National Trust for Historic Preservation Annual Conference
Cleveland, OH

Using Electronic Advocacy to Advance Preservation
National Trust for Historic Preservation Annual Conference
Cleveland, OH

Local, State and National Landmark Designation
West Side Neighborhood Association
Binghamton, Broome County

Preserve New York Grant Program: Check Presentation
Village of Cobleskill
Cobleskill, Schoharie County

Preserve New York Grant Program: Check Presentation
Newburgh Preservation Association, Dutch Reformed Church Restoration Committee
Newburgh, Orange County

Preserve New York Grant Program: Check Presentation
Quitman Resource Center
Rhinebeck, Dutchess County

Fifth Annual New York State Barn Conference
Hamilton, Madison County

NOVEMBER

Preservation Colleagues Workshop on Government Relations
Ithaca, Tompkins County

Preserve New York Grant Program: Check Presentation
Matilda Joslyn Gage Foundation
Fayetteville, Onondaga County

Seven to Save Press Announcement
New York City, New York County

Seven to Save Press Announcement
Albany, Albany County

Seven to Save Press Announcement
Jamestown, Chautauqua County

Economic Benefits of Historic Preservation
Village of Trumansburg & Town of Ulysses
Trumansburg, Tompkins County

DECEMBER

Services of the Preservation League
Saratoga Springs Preservation Foundation Board
Saratoga Springs, Saratoga County

Brief Overview—U.S. Rt. 20
NYS Scenic Byway Advisory Board
Albany, Albany County

Economic Benefits of Historic Preservation
Rhinebeck Town Board
Rhinebeck, Dutchess County

Strategic Planning
Preservation Association of the Southern Tier
Binghamton, Broome County



Preserve New York Grant Program



PRESERVATION LEAGUE OF NEW YORK STATE



Above left: League President Scott Heyl presented Jim Hoekema, President of Newburgh Preservation Association and Dutch Reformed Church Restoration Committee, with a \$15,000 Preserve New York grant check for a historic structure report for the Dutch Reformed Church.

Above right: The Farragut Memorial in Woodlawn Cemetery is one of many historic features that will be addressed as part of a cultural landscape report funded by a Preserve New York grant in 2002.

Success on many fronts characterized the Preserve New York Grant Program in 2002, marking the League's first decade of linking its technical services work to grant-making. Established in 1993 as a partnership program with the Architecture, Planning and Design Program of the New York State Council on the Arts, Preserve New York has awarded over \$770,000 to 139 local projects across the state. This support, dedicated to historic structure reports, historic landscape reports and cultural resource surveys, helps to identify and protect historically and architecturally significant places and provides master plans to guide the rehabilitation of some of the state's most treasured landscapes and buildings. In 2002, the League provided critically needed seed money to help 12 new projects on their way, while at the same time applauding the success of numerous projects from previous years that achieved their preservation goals.

2002 Preserve New York Grant Recipients

For the 2002 grant round, the number of applications and the amounts requested rose from recent years, making the review process especially challenging. In August, the Preserve New York Grant Program panel selected 12 projects in 11 counties, awarding a total of \$92,450 in support. League staff participated in grant check ceremonies in Cobleskill, Fayetteville, Newburgh, New York City, and Rhinebeck at events designed to raise awareness and to celebrate the achievements of the successful not-for-profit and municipal applicants. The 12 grant recipients in 2002 are:

Essex County, Elizabethtown/Westport, Essex County

Grant of \$3,000 toward the cost of preparing a National Register of Historic Places nomination for 12 buildings of the 19th century county fairgrounds in Westport.

Friends of the Upper East Side Historic Districts, New York City, New York County

Grant of \$4,000 toward the cost of completing a National Register of Historic Places nomination for an expanded Upper East Side Historic District. The proposed expansion will provide greater recognition and protection for approximately 350-400 commercial buildings, mansions, row-houses and apartment buildings constructed between the 1850s and 1940s.

Friends of the Woodlawn Cemetery, Bronx County

Grant of \$11,000 toward the cost of a cultural landscape report for the Woodlawn Cemetery in the Bronx. This 400-acre cemetery, established in 1863 and designed by James C. Sidney, is the final resting place for many notable figures including Herman Melville, Elizabeth Cady Stanton, Fiorello LaGuardia, and Miles Davis.

Heritage Foundation of Oswego, Oswego, Oswego County

Grant of \$3,111 toward the cost of preparing National Register of Historic Places nominations for commercial buildings in the City of Oswego. The project will support revitalization efforts currently underway on the West Bank business district on the Oswego River.

Matilda Joslyn Gage Foundation, Fayetteville, Onondaga County

Grant of \$7,000 toward the cost of a historic structure report for the Greek Revival style former home of Matilda Joslyn Gage, a nationally-known leader in the Abolition and Women's Rights movements.

Newburgh Preservation Association, Dutch Reformed Church Restoration Committee, Newburgh, Orange County

A grant of \$15,000 toward the cost of a historic structure report for the former Dutch Reformed Church, a National Historic Landmark. Owned by the City of Newburgh, the monumental Greek Revival style building was designed in 1835 by Alexander Jackson Davis and is in need of a reuse plan and restoration.

Quitman Resource Center for Preservation, Rhinebeck, Dutchess County

Grant of \$11,000 toward the cost of a historic structure report for the Neher/Elseffer House, a remarkably intact 18th century building related to the region's Palatine history. Saved from possible demolition, the Quitman Center plans to restore and interpret the house and its farmstead setting.

Town of Roxbury, Delaware County

Grant of \$4,339 toward the cost of preparing a National Register of Historic Places nomination in the hamlet of Roxbury. The project will examine up to 200 buildings for possible expansion of an existing historic district, extending the benefits of landmark designation in the community.

Town of Willsboro, Essex County

Grant of \$7,500 toward the cost of completing a reconnaissance survey of historic and architecturally significant buildings and sites throughout the Town of Willsboro to guide revitalization and tourism promotion efforts.

Village of Cobleskill, Schoharie County

Grant of \$6,500 toward the cost of a cultural resource survey of the Village of Cobleskill, to provide a much-needed update of survey data to guide municipal review within the village's historic districts.

Village of Hamburg, Erie County

Grant of \$8,000 toward the cost of completing a reconnaissance survey of historic and architecturally significant buildings and sites throughout the Village of Hamburg. The survey responds to recommendations in the community's master plan and a highway improvement project for NYS Route 62.

Wayne County, Lyons, Wayne County

Grant of \$12,000 toward the cost of a historic structure report for the H.G. Hotchkiss Essential Oil Company Building in the Village of Lyons on the Erie Canal. The 1880 building, now nearly vacant and in need of rehabilitation, was the industrial plant for the H.G. Hotchkiss firm, a national leader in the production and distribution of mint oil between 1839 and 1990.

Preserve New York Project Milestones

In many cases, a grant from the Preserve New York program is just the start of a long-term preservation strategy. Although some projects realize a milestone soon after the initial 12 months of grant-funded work, most successes are seen following several years of diligent local effort by many stakeholders. In 2002, several previously funded Preserve New York projects achieved significant successes. The Preservation League and the New York State Council on the Arts are pleased to highlight the remarkable accomplishments of the following groups and projects in 2002:

ADIRONDACK ARCHITECTURAL HERITAGE (AARCH)

Project: State and National Register nominations for historic fire observation towers in the New York State Forest Preserve.

In 1998, AARCH received \$4,765 toward the cost of completing documentation necessary for nominating historic fire towers in the Adirondack and Catskill Mountains. At that time only 36 of the Forest Preserves' 120 towers built between 1917 and 1930 remained. All were deactivated and most scheduled for removal by the state. Over the course of the project, new fire tower "friends groups" were formed and existing ones strengthened, helped by technical and administrative support from AARCH. The result is that ten towers in seven counties were saved and listed in the State and National Registers in 2002. The listing, the first planned by AARCH, has opened new opportunities for public and private funding, with over \$70,000 raised for tower repair projects. Much of the work has been accomplished by friends groups' volunteers who also provide tower guides at mountain peaks, further enhancing the public's appreciation of some of the state's most intriguing landmarks.



COURTESY OF ADIRONDACK ARCHITECTURAL HERITAGE

The Poke-O-Moonshine fire tower, located in Essex County, is one of ten towers in seven counties that were saved and listed in the State and National Registers in 2002. A \$4,765 Preserve New York grant to Adirondack Architectural Heritage, along with help from "friends groups" such as the Friends of Poke-O-Moonshine Fire Tower volunteers, pictured above, were instrumental in the project's success.

CITY OF NIAGARA FALLS AND SAVE OUR SITES

Project: Historic structure report for the 1924 former Niagara Falls High School.

In 2000, the recently vacated Niagara Falls High School was to be demolished and its site redeveloped as a strip mall. A winning preservation strategy, first crafted in 2000, resulted in a significant "save" just two years later. Advocacy by local citizens and strong leadership from Mayor Irene Elia helped to turn the situation around and by late 2002 all of the school's former classrooms were occupied as artist studios in what is now the vibrant Niagara Falls Arts and Cultural Center.

What helped rescue this building? Between 2000 and 2002, the League provided critically needed support at strategic times. In 2000, the building was included on the League's Seven to Save list, bringing legitimacy and visibility to the local advocacy effort. In 2001, the city was successful in securing a Preserve New York grant of \$6,300 toward a historic structure report to guide rehabilitation. Thanks to the New York State Office of Parks, Recreation and Historic Preservation, the high school was listed in the State and National Registers, making it eligible for state construction grants. With landmark status and the grant-funded report in hand, the city and its not-for-profit partner, Save our Sites, were able to successfully compete for \$500,000 from the state's Clean Water/Clean Air Bond Act in 2002 and secure another \$150,000 grant in private funding. The next phase of work, exterior restoration, will return the Neoclassical building to its original appearance.



The former Niagara Falls High School received a \$6,300 Preserve New York grant in 2001 for a historic structure report. The grant has since helped the now vibrant Niagara Falls Arts and Cultural Center leverage an additional \$650,000 for exterior restoration work.



JON CRISPIN

Two Preserve New York grants allowed the Hudson Opera House to undertake a multi-year historic structure report project which has resulted in the restoration of the second floor theater and the rehabilitation of the first floor's gallery and office spaces.



PRESERVATION LEAGUE OF NEW YORK STATE

New York State Lieutenant Governor Mary Donohue announced a \$1.16 million award to Saratoga County from the federal TEA-21 program to repair the Hadley Bow Bridge in Saratoga County. From left to right: Robert Hall, Chairman of Saratoga County Board of Supervisors; Thomas Mason, Supervisor, Town of Hadley; Lt. Governor Donohue; Joseph Boardman, Commissioner, New York State Department of Transportation.

HUDSON OPERA HOUSE

Project: Historic structure report for the Hudson Opera House on Warren Street in downtown Hudson.

Sometimes the most effective way a group can realize its ambitious goals is through completing phases of work over several years. This is the case with the landmark Hudson Opera House as it moves toward the goal of restoring the hall's second floor performance space and rehabilitating the first floor's gallery and office spaces. A Preserve New York grant of \$11,820 in 1995 allowed the Hudson Opera House to initiate a multi-year historic structure report project. Preparation of the phased document allowed the group to secure state grants of \$50,000 in 1995 and \$12,500 in 1996 as well as other financial support. In 2000, the Opera House made the case for a more detailed analysis of the building's ornate 1880's interior finishes and received a second Preserve New York grant of \$5,500. Serving as the building's master plan, the report helped the group secure a state Clean Water/Clean Air Bond Act grant of \$231,250 in late 2002, bringing the total in construction dollars to nearly \$600,000. As a result, the Hudson Opera House is adding new vitality to Warren Street and once again serving as a community anchor.

“Work on the building would have been impossible without the historic structure report. As the building is restored, and we fill it with programs, the community and surrounding neighborhood also spring to life. Just a few years ago the 300 block of Warren Street was empty. Now over a dozen new businesses have opened and several other buildings have undergone restoration in part due to the success and inspiration provided by the Opera House.”

—Gary Schiro, Executive Director, Hudson Opera House

SARATOGA COUNTY

Project: Historic structure report for the 1885 Hadley Bow Bridge in Saratoga County.

For some, the metal truss bridge in Hadley was a critical link in the hamlet's transportation network. For others, it was an unsafe eyesore. Local citizens and town and county officials were divided as to whether to pursue funds for bridge replacement or repair. With the help of determined local advocates and Adirondack Architectural Heritage, in 2000 Saratoga County secured a Preserve New York grant of \$15,000 for a detailed study of the National Register-listed span. The report's results helped make the case that the bridge was salvageable and, given likely funding sources in the future, was the community's best bet for *any* bridge over the Sacandaga River. As a result, the county began seeking funds for rehabilitation and reallocated \$290,000 that would have gone toward bridge demolition and replacement. In 2002, Saratoga County was awarded \$1.16 million from the federal Transportation Enhancements Act for the 21st Century (TEA-21) program with bridge repair work scheduled to begin by 2004.



Excellence in Historic Preservation Awards

Celebrating the best preservation success stories is what the League's Excellence in Preservation Awards is all about. In 2002, the League recognized 18 projects, organizations, and individuals for demonstrating an outstanding commitment to retaining, reusing and promoting New York's historic buildings, structures and cultural landscapes.



Buffalo and Erie County Botanical Gardens

LAUREN TENT

2002 AWARD RECIPIENTS

Individual Excellence

For lifetime achievement in preservation
George Dudley, Rensselaerville
Everett H. Ortner, Brooklyn

For excellence in preservation publications
Andy Olenick & Richard Reisem, Rochester

Organizational Excellence

For sustained achievement in preservation
Adirondack Architectural Heritage, Keeseville

For supporting preservation-based revitalization
First Ward Action Council, Binghamton

For school preservation
City of New York Department of Design and
Construction, New York City

Special organization award for 9/11
John J. Harvey Fireboat, New York City

Project Excellence

Albany Institute of History & Art, Albany
Buffalo & Erie County Botanical Gardens, Buffalo
Top Cottage, Hyde Park
Central Synagogue, New York City
Gunther Building, New York City
Lever House, New York City
NYC Administration for Children's Services—New
Children's Center, New York City
Tweed Courthouse, New York City
Kibler Senior Housing, Tonawanda
American Hotel, Sharon Springs
Trinity Steeple, Watertown

The accomplishments of the awardees demonstrate the positive impact that historic preservation can have for the revitalization, protection and interpretation of New York's historic resources. They are the living proof of the value of preservation to New York's communities.

The growth of the League's Awards Program over the past two years is thanks to the tremendous support of the Arthur F. and Alice E. Adams Foundation, which has made a multi-year commitment to the program. As the number of worthy nominations submitted each year remains at record levels, this support has allowed the League to bestow heightened attention to the accomplishments of the award winners. Greater publicity for the awards encourages standards of excellence in future projects and inspires others to give more care and effort to the protection of the irreplaceable resources New Yorkers have inherited.

The 2002 award recipients were honored by the League and nearly 300 of their peers in the preservation community at the League's Annual Meeting in May at the Union League Club in New York City. The League extends a special appreciation to the Awards Jury, comprised of 13 members of the Board and Trustees Council and chaired by Dr. Marilyn G. Karp, and to Arete Swartz Warren for her presentation of the awards.

Development

This year, the League reached a record level of total support and revenue topping \$2,000,000, an increase of 38% over 2001. With a sound plan for the future, a significant portion of this new growth was endowed to provide for the organization's long-term strength and stability. At the same time, the League continued its outreach to make new friends and cultivate partnerships that will form a broad base of support for the years to come.

LOOKING TO THE FUTURE

This year was the first full year for the League's general endowment fund, which is designed to provide a source of long-term funding for core activities. Interest in the fund was strong from the start with a number of established supporters contributing to this permanently restricted fund. In 2002, over \$410,000 was contributed to the general endowment. In the ensuing years, promotion of the endowment will grow, and the expectation is that the fund will provide a reliable and permanent source of revenue to ensure continued quality technical, legal and public policy services to the field.

EXPANDING THE BASE OF FRIENDS AND SUPPORTERS

In 2002, the League continued efforts to network with preservation-minded people from throughout the state, listening to their concerns, sharing the League's mission and forging the partnerships necessary to protect and promote New York's heritage. In May, the League's tour of Philadelphia gave a group of new and old friends a behind-the-scenes look at preservation in that historic city. In August, League trustee Christopher Holbrook and his wife, Alice, hosted an event at Busch House, their home in Cooperstown, which was attended by 80 guests. At the end of the year, a new friend of the League made the first-ever gift of real estate, which the League in turn sold, providing the seed funding for a Real Estate Program to be developed in 2003. In the years ahead the League plans to expand its outreach to these and many other constituencies across the state.

BUILDING ON EXISTING PARTNERSHIPS

The League continued to enhance partnerships with key organizations with which common preservation goals are shared. The New York State Council on the Arts (NYSCA) Architecture, Planning and Design Program provided almost

SELLDORF ARCHITECTS, LLC



The 2002 Pillar of New York Award was given to the Honorable Ronald S. Lauder for his creation of the Neue Galerie, a museum of German and Austrian 20th century art, housed in the restored William Starr Miller mansion in New York City.

\$175,000 in funding in 2002, including nearly \$100,000 in direct grants made to local preservation projects through the Preserve New York Grant Program. Also in 2002, the League's longtime national partner, the National Trust for Historic Preservation, provided grants totaling \$15,000 through its Preservation Partnerships Program to further the League's work in the area of building code reform and for the use of state-of-the-art technology in the League's Public Policy Program. In May of 2002, the Arthur F. and Alice E. Adams Charitable Foundation continued its ongoing sponsorship of the League's Annual Meeting and Awards Presentation, a yearly program designed to recognize Excellence in Historic Preservation throughout the state.

THE PILLARS OF NEW YORK

In October of 2002, the Preservation League presented its highest honors at the annual black-tie Pillar of New York Awards Gala held at the Starlight Roof of the Waldorf=Astoria in New York City. The recipient of the Pillar of New York Award was the Honorable Ronald S. Lauder for his creation of the Neue Galerie, a museum of German and Austrian 20th century art, housed in the restored William Starr Miller mansion in New York City. Honored with the Pillar of New York Business Achievement Award was The Chubb Corporation for its deep commitment to preservation by underwriting historic properties. The Gala, attended by nearly 300 guests, is the League's largest fundraising event of the year and was chaired by William L. Bernhard, Carol D. Mack and Daniel Romualdez. The honorary chair for the event was last year's Pillar of New York Award recipient, Jane Forbes Clark.



Financial Statement

Year Ended December 31, 2002

SUPPORT AND REVENUE

Corporate and Foundation Grants	\$1,014,231
Government Grants	174,500
Individual Contributions	509,542
Special Events	418,995
(less direct costs of special events)	(96,278)
Non-Fundraising Sources	19,603
Total Support and Revenue	\$2,040,593

EXPENSES

Program Services	\$630,060
Development and Fundraising	225,400
Management and General	144,279
Total Expenses	\$999,739

Excess of Support & Revenue over Expenses	\$1,040,854
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BALANCE SHEET *December 31, 2002*

CURRENT ASSETS

Cash and cash equivalents	\$683,030
Grants and accounts receivable	15,331
Pledges receivable	315,900
Other current assets	4,805
Total Current Assets	\$1,019,066

Pledges receivable, net of current portion	569,619
Cash, permanently restricted	424,330
Property and equipment, net	143,910
Total Assets	\$2,156,925

CURRENT LIABILITIES

Accounts payable and accrued expenses	\$53,048
Deferred revenue	174,500
Total Current Liabilities	\$227,548

NET ASSETS

Unrestricted	\$645,282
Permanently Restricted	593,842
Temporarily Restricted	690,253
Total Net Assets	1,929,377

Total Liabilities & Net Assets	\$2,156,925
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A complete copy of the 2002 audited financial statements is available upon written request to the Preservation League of New York State, 44 Central Avenue, Albany, NY 12206-3002.

SUSTAINING THE LEAGUE'S WORK

Contributors

The Preservation League of New York State gratefully acknowledges the many individuals, organizations, foundations, corporations, and government agencies that have so generously supported its work during the fiscal year 2002. The League thanks you for helping to make this year an outstanding success and pledges to continue to work to advance our shared preservation goals.

FOUNDATIONS & TRUSTS

Anonymous (1)
 Arthur F. and Alice E. Adams Charitable Foundation of Miami
 Cendant Charitable Foundation
 Harriet Ford Dickenson Foundation
 Ferris Foundation, Inc.
 The Ford Foundation
 Gerry Charitable Trust
 The Horace W. Goldsmith Foundation
 Independence Community Foundation
 The J.M. Kaplan Fund
 The Beverly Karp Foundation
 Frederick & Sharon Klingenstein Fund
 Samuel H. Kress Foundation
 James A. Macdonald Foundation
 Pfizer Foundation, Inc.
 Susan Stein Shiva Foundation
 The Whitehead Foundation

CORPORATIONS

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