

PRESERVATION WORKS IN NEW YORK STATE

Western New York Project Portfolio



NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

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PRESERVATION WORKS IN WESTERN NEW YORK

HISTORIC PRESERVATION FIELD SERVICES BUREAU

HISTORIC PRESERVATION

Creates jobs

Revitalizes communities

Stimulates economic development

Recycles existing properties

Increases property values

The HISTORIC PRESERVATION FIELD SERVICES BUREAU offers programs that help individuals and communities achieve the social, economic, and environmental benefits associated with historic preservation.

- **HISTORIC RESOURCES SURVEYS** help communities identify and incorporate historic and cultural properties into local planning and revitalization efforts.
- The **NEW YORK STATE AND NATIONAL REGISTERS OF HISTORIC PLACES**, the official lists of properties significant in state and national history, provide access to incentives, such as tax credits and grants.
- The **FEDERAL PRESERVATION TAX CREDIT PROGRAM** offers owners of historic income-producing properties a tax credit equal to 20% of the rehabilitation costs.
- The **STATE PRESERVATION TAX CREDIT PROGRAMS** offer owners of properties that qualify for the federal credit a state tax credit equal to 20% of the rehabilitation costs. Owner-occupied residential properties that are registers listed are eligible for a state tax credit equal to 20% of the rehabilitation costs.
- The **STATE PRESERVATION GRANT PROGRAM**, funded by the state Environmental Protection Fund, helps municipalities and nonprofit organizations protect and repair registers listed properties in need.
- **HISTORIC PRESERVATION ENVIRONMENTAL REVIEW** ensures that properties that are listed or eligible for listing on the registers are considered and adverse impacts are avoided or mitigated during state and federal project planning.
- The **CERTIFIED LOCAL GOVERNMENT PROGRAM** supports community preservation efforts through technical assistance and grants.

PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

The Guaranty Building, 140 Pearl Street, Buffalo



Built: 1895 office building by the Guaranty Construction Company of Chicago and purchased by Prudential Insurance Company in 1898; although designed by Adler and Sullivan, it is widely recognized as one of Louis H. Sullivan's most innovative projects, which combined a steel skeleton structural system with ornamental terra cotta sheathing; this early skyscraper is considered one of the masterpieces of late 19th century American architecture

Rehabilitation: 2008 **Architect:** Flynn Battaglia Architects

The building was also rehabilitated in 1980 with the help of the federal preservation tax credit program.

New Use: Updated office building

Owner/Developer: Hodgson Russ Attorneys

Square Footage: 140,000 **Project Cost:** \$15.6 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits
- NYSERDA Energy Grant

Jobs Generated:

- 75-100 design and construction jobs
- 20-25 new jobs and 400 on-site employees

COMMUNITY BENEFIT:

The Guaranty Building is one of downtown Buffalo's most prominent landmarks and its rehabilitation infuses new life and vitality into the center of the city. The project rehabilitated and repaired key elements of this National Historic Landmark, including its cornice and lobby, and adapted the interior from multi-tenant office spaces into single tenant offices for a large law firm. The project retains 400 jobs in the central business district and revitalizes one of the community's prime tourist attractions, both of which contribute to the city's redevelopment efforts.

PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Lofts at 136, 136 North Division Street, Buffalo



Built: 1910 Alling and Cory Company paper warehouse
Rehabilitation: 2010 by the Schneider Design Group

New Use: Student housing
Owner/Developer: AC Lofts/Schneider Development
Square Footage: 118,000 **Project Cost:** \$15 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits
- NYSERDA Energy Grant

Jobs Generated:

- 73 design and construction jobs
- 12 new on-site employees

COMMUNITY BENEFIT:

The vacant warehouse was rehabilitated using energy saving technology; the complex, located next to Erie Community College, serves the area's large student population and helps to draw young people into the city center.



Warehouse Lofts, 210 Ellicott Street, Buffalo

Built: 1913 Seneca Paper Company warehouse
Rehabilitation: 2008 by the Schneider Design Group

New Use: Market rate loft apartments
Owner/Developer: The Warehouse Lofts, LLC/Schneider Design
Square Footage: 65,000 **Project Cost:** \$7.5 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 45 design and construction jobs
- 2 new on-site employees

COMMUNITY BENEFIT:

The conversion of this vacant warehouse to an apartment complex with commercial space on the second floor was the second residential loft project in downtown Buffalo, creating much needed housing in the city center.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Hotel at Lafayette, 391 Washington Street, Buffalo

Built: 1902–1926; designed by Louise Bethune, the first female architect recognized by the American Institute of Architects
Rehabilitation: 2011 – **Architect:** Carmina Wood Morris, PC

New Use: Boutique hotel, restaurants, wedding venue, retail, and apartments

Owner/Developer: Rocco Termini/Signature Development

Square Footage: 300,000

Project Cost: \$42 million

Funding Sources:

- City of Buffalo & Erie Co. Industrial Development Agency
- Upstate New York Regional Blueprint Fund
- Federal and State Preservation Tax Credits

Jobs Generated:

- 220 construction jobs
- 150 new on-site employees
- 50 construction project trainees, including minorities

COMMUNITY BENEFIT:

The rebirth of this landmark hotel will reenergize a busy corner in downtown Buffalo; the building's period interiors are being restored and the project included a job training program.



AM&A Warehouse Lofts, 369 Washington Street, Buffalo



Built: Early 1900s warehouse; later used by the Adams, Mel-drum & Anderson (AM&A) department store
Rehabilitation: 2010 – **Architect:** Carmina Wood Morris, PC

New Use: Vacant warehouse to loft apartments and offices

Owner/Developer: Rocco Termini/Signature Development

Square Footage: 90,000

Project Cost: \$12 million

Funding Sources:

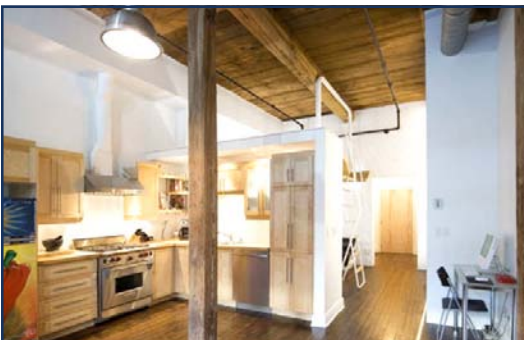
- Buffalo Urban Renewal Agency
- Upstate New York Regional Blueprint Fund
- Federal and State Preservation Tax Credits

Jobs Generated:

- 90 construction jobs
- 70 on-site employees

COMMUNITY BENEFIT:

The conversion of this vacant warehouse into a multi-use complex provides office space for a company to return to downtown Buffalo and market rate apartments; the project's success was the catalyst for the rehabilitation of the nearby Hotel Lafayette.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Webb Lofts, 90-94 Pearl Street, Buffalo

Built: 1888 belt and hose factory

Rehabilitation: 2007 – Architect: Carmina Wood Morris, PC

New Use: Vacant factory to mixed commercial and apartment complex

Owner/Developer: Rocco Termini/Signature Development

Square Footage: 50,000

Project Cost: \$9.2 million

Funding Sources:

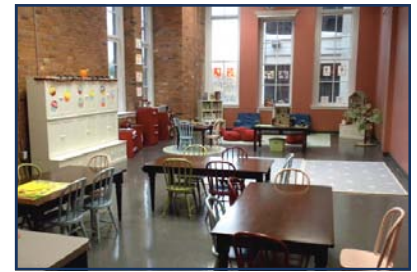
- Private
- New Markets Tax Credits
- New York State Housing Tax Credits
- Federal and State Preservation Tax Credits

Jobs Generated:

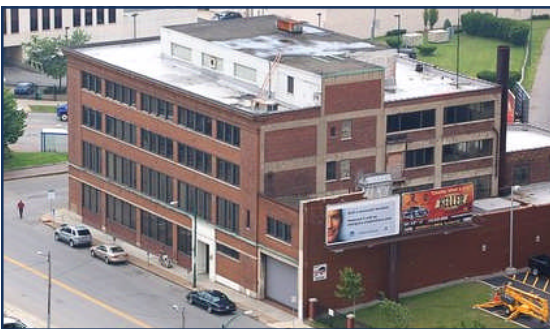
- 90 construction jobs
- 35 new on-site jobs

COMMUNITY BENEFIT:

Located in the Joseph Ellicott Historic District, the rehabilitation of this derelict factory into a residential complex was one of the first projects in downtown Buffalo's redevelopment surge. The building's main floor is home to an innovative daycare facility for children with special needs.



100 South, 100 South Elmwood Avenue, Buffalo



Built: 1916 for the Robertson Cataract Electric Company

Rehabilitation: 2011 – Architect: Carmina Wood Morris, PC

New Use: Ground floor commercial and loft apartments above

Owner/Developer: Kent Frey & Anthony Baynes

Square Footage: 52,000

Project Cost: \$6.5 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 40-60 construction jobs
- 15 on-site employees

COMMUNITY BENEFIT:

The conversion of this vacant building into a modern commercial and residential complex expands housing opportunities in the center of the city and reinvigorates a significant intersection near Buffalo's Niagara Square.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Genesee Gateway, Oak and Genesee Streets, Buffalo



Built: Late 19th and early 20th century commercial buildings
Rehabilitation: 2011 – Architect: Flynn Battaglia Architects

New Use: Mixed commercial and office
Owner/Developer: City View Division of Larkin Development Group
Square Footage: 60,000 **Project Cost:** \$10.7 million

Funding Sources:

- Private, including Margaret L. Wendt Foundation
- Federal and State Preservation Tax Credits

Jobs Generated:

- Approx. 300 construction jobs
- Approx. 25 on-site jobs and as many as 150 more to follow

COMMUNITY BENEFIT:

Located at the eastern entrance to Buffalo's downtown, the resurrection of these derelict buildings into a vibrant commercial and office complex demonstrates how the reuse of existing historic resources can breathe new life into abandoned neighborhoods and contribute to the city's redevelopment.



Artspace Buffalo Lofts, 1219 Main Street, Buffalo

Built: 1911 factory for the Buffalo Electric Vehicle Company
Rehabilitation: 2008 – Architect: Hamilton Houston Lownie Architects

New Use: Affordable artist live/work complex

Owner/Developer: Artspace, a nonprofit corporation that creates live and work space for artists and cultural organizations

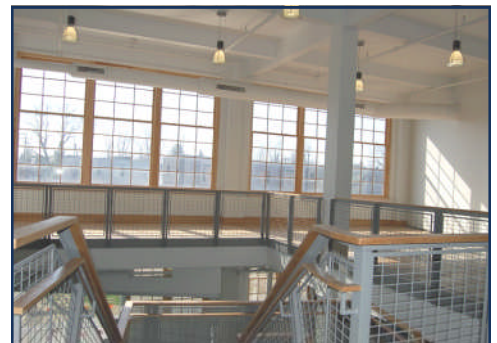
Square Footage: 118,000 (factory and new housing)
Project Cost: \$17.6 million (including new housing behind factory)

Funding Sources:

- Private, including many nonprofit foundations
- Federal and State Preservation Tax Credits

COMMUNITY BENEFIT:

An aging Buffalo neighborhood has been revitalized with the rehabilitation of this vacant factory into a contemporary residential complex for artists and their families. Artspace's first New York project has brought art, music, and energy into the community.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

257 Lafayette Center, 257 Lafayette Avenue, Buffalo

Built: 1928 parochial school serving Buffalo's west side
Rehabilitation: 2010 **Architect:** Frizlen Group

New Use: Office/apartment/daycare complex
Owner/Developer: Karl Frizlen & Paul Johnson
Square Footage: 33,000 **Project Cost:** \$3.2 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits
- NYSEDA Solar and Multifamily Incentives
- NYS Real Property Tax Exemption

Jobs Generated:

- 100 construction jobs
- 20 new on-site employees

COMMUNITY BENEFIT:

The unique mix of daycare, offices, and apartments has transformed this vacant building into a vibrant neighborhood asset. The project boasts energy efficient features and supports sustainable lifestyles and business practices.



Horsefeathers, 346 Connecticut Street, Buffalo

Built: 1896 furniture store/warehouse
Rehabilitation: 2011-2012 **Architect:** Frizlen Group

New Use: Community Foodmaker's Market/loft apartments
Owner/Developer: 346 Connecticut LLC/Karl Frizlen
Square Footage: 30,000 **Project Cost:** \$3.6 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 100 construction jobs
- 25 new on-site jobs

COMMUNITY BENEFIT:

This former architectural parts warehouse will become a community center of sorts, celebrating local artisans and food makers. The project, which also includes upper floor loft apartments, incorporates numerous sustainable approaches for reducing energy consumption and will revitalize the neighborhood.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Kamman Building, 755 Seneca Street, Buffalo



Built: 1884 commercial building

Rehabilitation: 2011 – **Architect:** Chaintreuil, Jensen, Stark

New Use: Mixed commercial and residential

Owner/Developer: Kamman Group/Chaintreuil, Jensen, Stark

Square Footage: 16,000

Project Cost: \$2 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 25 construction jobs
- 1 new on-site job and 10 on-site employees

COMMUNITY BENEFIT:

The transformation of this abandoned, mixed use building into up-to-date, energy efficient offices effectively recycles an existing resource while contributing to the redevelopment of the Larkin district, a former commercial and industrial neighborhood that is experiencing wide spread renewal.

Electric Tower, 535 Washington Street, Buffalo

Built: 1912 office building for Buffalo General Electric Co.

Rehabilitation: 2007

Architect: Iskalo Development

New Use: Updated office building

Owner/Developer: Electric Tower LLC/Iskalo Development

Square Footage: 140,000

Project Cost: \$28.3 million

Funding Sources:

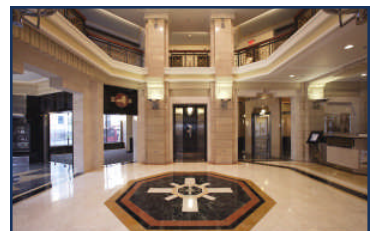
- Private
- New Markets Tax Credits and the NYS Empire Zone
- NYSEDA incentive program
- Federal and State Preservation Tax Credits

Jobs Generated:

- 185 construction jobs
- 400 on-site employees remain in downtown Buffalo

COMMUNITY BENEFIT:

This iconic, white terra cotta tower has been an integral part of the Buffalo skyline since 1912. The upscale, reinvigorated office complex has drawn a number of companies back into the center of the city.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Kaleida Health Facility, 1016-1028 Main Street, Buffalo

Built: 1900 commercial building; later Bryant and Stratton
Rehabilitation: 2009 **Architect:** Dominic Palmisano

New Use: Medical offices

Owner/Developer: Ellicott Development Company

Square Footage: 36,000 **Project Cost:** \$3.8 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 80 construction jobs
- 130 on-site employees

COMMUNITY BENEFIT:

The conversion of this vacant commercial complex into a modern outpatient facility recycles an abandoned resource for active community use, contributes to the Allentown Historic District's redevelopment, and expands the Buffalo Medical Corridor.



Allentown Lofts, 430 Virginia Street, Buffalo



Built: 1924 casket company showroom and warehouse

Rehabilitation: 2010

Architect: Carmina Wood Morris, PC

New Use: Work/live loft apartments

Owner/Developer: Kissling Interests

Square Footage: 27,000 **Project Cost:** \$2.4 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 50 construction jobs
- 10 new on-site jobs

COMMUNITY BENEFIT:

Located in the Allentown Historic District, the former National Casket Company building has been converted into a market rate work/live loft apartment complex that contributes to the neighborhood's redevelopment and enhances the quality and character of the surrounding area.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Packard Apartments, 1325 Main Street, Buffalo

Built: 1926 Packard Automobile showroom & service building

Rehabilitation: 2009

Architect: Hamilton Houston Lownie Architects

New Use: Affordable housing and ground floor commercial

Owner/Developer: Regan Development

Square Footage: 68,000 **Project Cost:** \$10.3 million

Funding Sources:

- Private funding and City of Buffalo housing funds
- NYS Division of Housing and Community Renewal
- Federal and State Preservation Tax Credits

Jobs Generated:

- 35 construction jobs
- 3 new on-site employees

COMMUNITY BENEFIT:

This award-winning project, which incorporates energy saving technology, transformed an underutilized commercial building into a vibrant residential complex that serves the local community.



Righteous Babe Records, 341 Delaware Avenue, Buffalo



Built: 1871-1876 as Delaware Avenue Methodist Episcopal Church; later Asbury-Delaware Methodist Episcopal Church
Rehabilitation: 2006 **Architect:** Flynn Battaglia Architects

New Use: Offices, performance venue, and gallery space

Owner/Developer: Righteous Babe Records/Asbury Development

Square Footage: 40,000 **Project Cost:** \$8 million

Funding Sources:

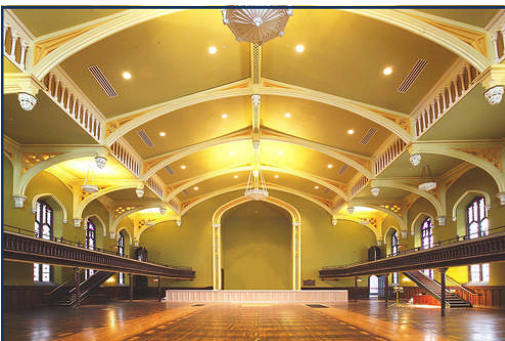
- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 100 construction jobs
- 10 new on-site jobs and 20 on-site employees

COMMUNITY BENEFIT:

With broad community support, Righteous Babe Records rescued this threatened landmark and transformed it into a contemporary office, performance, and gallery complex. The completed rehabilitation incorporated a geothermal heating system.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Ambassador Apartments, 175 North Street, Buffalo



Built: 1928 multi-family apartment building

Rehabilitation: 2011

Architect: Carmina Wood Morris, PC

New Use: Rehabilitated apartment building

Owner/Developer: Kissling Interests

Project Cost: \$3.4 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 35 construction jobs
- 3 new on-site jobs

COMMUNITY BENEFIT:

Located in the Allentown Historic District, this rehabilitation project upgrades one of the community's most prominent apartment buildings and infuses new life and vitality into the surrounding neighborhood.



Remington Lofts, 184 Sweeney Street, North Tonawanda

Built: 1885 (Buffalo/Niagara Falls Railway); 1895 (Herschell Spillman Motor Co.); later expansion (Remington Rand Co.)

Rehabilitation: 2011 – Architect: Carmina Wood Morris, PC

New Use: Mixed residential and commercial complex

Owner/Developer: Kissling Interests

Square Footage: 176,000 **Project Cost:** \$15 million

Funding Sources:

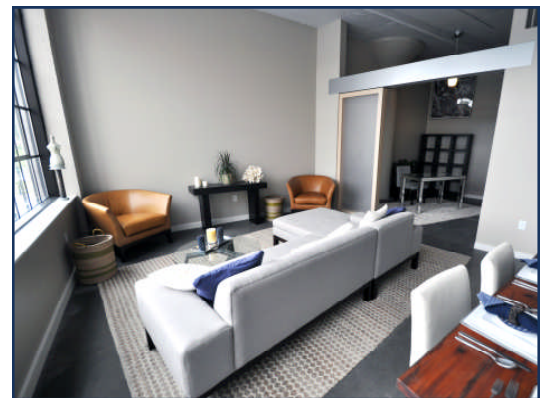
- NYS Brownfield Cleanup Program, NYS Dormitory Authority, Restore New York Grant, and State Legislative Support
- Federal and State Preservation Tax Credits

Jobs Generated:

- 100 construction jobs
- 28 new on-site employees; 25 restaurant employees expected

COMMUNITY BENEFIT:

From a deteriorated factory to a lively waterfront residential complex, the Remington Lofts have already generated excitement in the city and is helping to advance the community's redevelopment efforts.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Giacomo Hotel & Residences, 222 First Street, Niagara Falls

Built: 1929 United Office Building

Rehabilitation: 2009 **Architect:** Dominic Palmisano

New Use: Boutique hotel and upscale apartments

Owner/Developer: Ellicott Development Company

Square Footage: 69,000 **Project Cost:** \$10.3 million

Funding Sources:

- Private
- Federal and State Preservation Tax Credits

Jobs Generated:

- 75 construction jobs
- 35 new on-site jobs

COMMUNITY BENEFIT:

The adaption of this prominent yet long vacant, Art Deco style office building for luxury hotel and residential use has infused new life and vitality into downtown Niagara Falls, helping to promote the city's redevelopment.



Mills at High Falls II, 364-392 State Street, Rochester



Built: Mid-19th century commercial buildings known as the Teoronto-Smith Block

Rehabilitation: 2011 **Architect:** Barkstrom & LaCroix

New Use: Affordable housing complex

Owner/Developer: Mills at High Falls, LLC

Square Footage: 23,000 **Project Cost:** \$6.6 million

Funding Sources:

- Private
- City of Rochester
- Low Income Housing Tax Credits
- Federal and State Preservation Tax Credits

Jobs Generated:

- 40 construction jobs, including YouthBuild participants
- 2 new on-site employees

COMMUNITY BENEFIT:

Adapting this row of neglected buildings for safe, affordable housing creates an important residential opportunity in the downtown area, contributing to the city's redevelopment.



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Jamestown Gateway Station, 211-217 West Second Street, Jamestown



Built: 1931 as Erie Railroad Station, later Erie-Lackawanna
Rehabilitation: 2011-2012 – **Architect:** Wendel Duchscherer

New Use: Multi-modal transit station and commercial space
Owner/Developer: Downtown Jamestown Revitalization, LLC
Square Footage: 27,000 **Project Cost:** \$10.89 million

Funding Sources:

- Federal Highway and Federal Transit Administrations
- NYS Department of Transportation
- NYS Department of Environmental Conservation
- Jamestown Community Development Block Grant
- Chautauqua County Industrial Development Agency
- NYS Environmental Protection Fund preservation grant
- Federal and State Preservation Tax Credits

Jobs Generated:

- 15 construction jobs
- This project is expected to generate several new on-site jobs

COMMUNITY BENEFIT:

The rebirth of this local landmark will turn an eyesore into a community asset, furthering the city's redevelopment efforts.



The Wellman Building, Cherry and West 3rd Streets, Jamestown

Built: 1897 office/retail building with early 1900s expansion
Rehabilitation: 2011-2012 **Architect:** Elizabeth Buscaglia

New Use: Apartment and commercial complex
Owner/Developer: Jamestown Development Corporation IV
Square Footage: 55,000 **Project Cost:** \$7.4 million

Funding Sources:

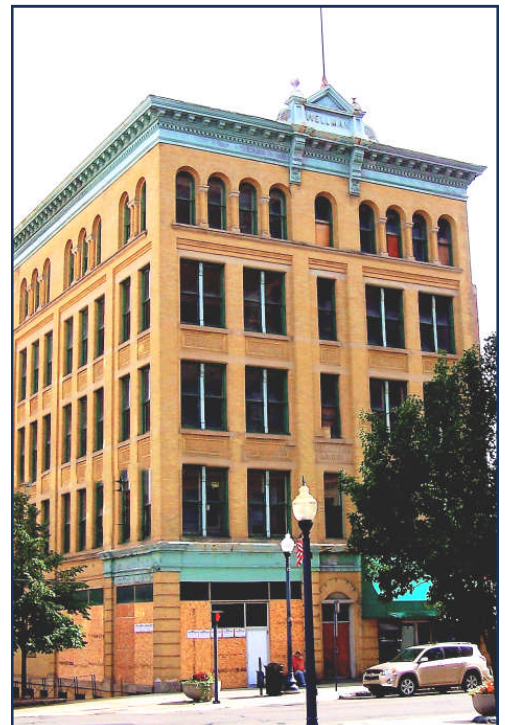
- Gebbie Foundation
- Restore New York Grant
- Jamestown Community Development Block Grant
- Jamestown Renaissance Corp.
- Chautauqua County Industrial Development Agency
- Federal and State Preservation Tax Credits

Jobs Generated:

- 15 construction jobs as well as generate several new on-site jobs

COMMUNITY BENEFIT:

The Wellman project is one of the community's largest downtown redevelopment initiatives, promising to infuse new life into the city center by bringing senior citizens and others back to "Main Street."



PRESERVATION WORKS IN WESTERN NEW YORK

Federal and State Historic Rehabilitation Tax Credit Programs

Centerway Commerce Building, 5 East Market Street, Corning



Built: 1894 department store; later a commercial building
Rehabilitation: 2011 – **Architect:** Clinton Brown Architecture

New Use: Mixed-use; bank, retail, and office
Owner/Developer: George Welch, Esquire, of Corning
Square Footage: 22,000 **Project Cost:** \$2 million

Funding Sources:

- Private funding and local historic property tax abatement
- Restore New York Grant
- Federal and State Preservation Tax Credits

Jobs Generated:

- 30 construction jobs
- 50 new on-site employees expected

COMMUNITY BENEFIT:

The rehabilitation of this prominent landmark in downtown Corning helps to promote the city's redevelopment efforts, recycling an existing resource and supporting the community's economic growth.

R.C. Newell Building, 107-115 West Center Street, Medina

Built: 1876 Hart House hotel; shirt factory 1918-2004
Rehabilitation: 2010 **Architect:** Clinton Brown Architecture

New Use: Multi-use complex; offices, retail, and loft apartments
Owner/Developer: Andrew Meier/ReNewell LLC
Square Footage: 15,000 **Project Cost:** \$800,000

Funding Sources:

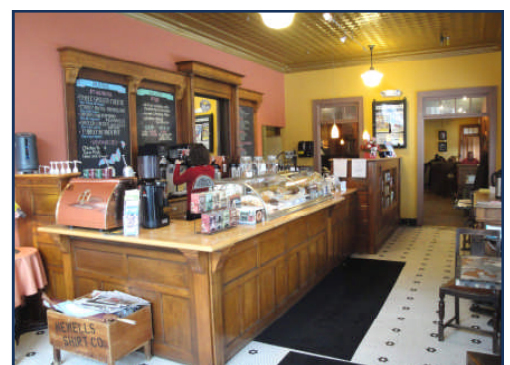
- Private funding and local historic property tax abatement
- New York State Main Street Grant
- National Grid Main Street Revitalization Grant
- National Trust for Historic Preservation Loan Fund
- Federal and State Preservation Tax Credits

Jobs Generated:

- 12 construction jobs
- 12 new on-site employees

COMMUNITY BENEFIT:

The project contributes to Medina's rebirth, infusing new life into one of the village's vacant commercial buildings and furthering the redevelopment of the community's historic downtown.



PRESERVATION WORKS IN WESTERN NEW YORK

New York State Historic Homeowner Tax Credit Program

In the summer of 2009 legislation was passed that enhanced the 2007 state preservation tax credit program. Taking effect in January 1, 2010, the measure provides owner-occupied properties that are listed on the New York State Register of Historic Places and located in distressed census tracts a 20% tax credit for qualified rehabilitation costs. The program has the potential to be one of the most effective rehabilitation tools for those who own and live in older homes across New York State.



St. Johns Place, Buffalo, before & after rehabilitation.

Since January 1, 2010:

- Over 500 homeowners have applied for the historic homeowners tax credit program.
- Of those 500 applicants, 20% of those are from western New York
- From 2010 to 2011, the Historic Preservation Field Services Bureau has listed an additional 1,900 buildings in western New York on the registers that qualify for the homeowners tax credit program.

University Park & Allentown Historic Districts, Buffalo



Through a partnership with the City of Buffalo and the State University at Buffalo, the University Park Historic District was listed on the registers in 2011. The district contains 494 homes that qualify for the homeowners tax credit program. University Park was the first historic district in the city to be listed in 25 years. The Allentown Historic District Expansion will also be listed on the registers in 2011 and contains 1,232 buildings that qualify for the homeowners tax credit program.

Chilton Avenue-Orchard Parkway & Park Place Historic Districts, Niagara Falls

In 2010, Niagara Falls Mayor Paul Dyster initiated the process of having two of the city's historic neighborhoods listed on the registers. The recently listed districts contain 195 homes that qualify for the homeowner tax credit. The Chilton Avenue-Orchard Parkway & Park Place Historic Districts are the first neighborhoods in Niagara Falls to be listed on the registers.



PRESERVATION WORKS IN WESTERN NEW YORK

State Historic Preservation Grant Program

Darwin Martin House State Historic Site, 125 Jewett Parkway, Buffalo



Built: 1903-1905 residential complex designed by Frank Lloyd Wright for wealthy Buffalo businessman Darwin Martin and his family. The property, which includes several interconnected buildings and landscape features, is considered one of Wright's most substantial and highly developed Prairie style houses in the eastern United States. The main house features Wright's signature low, horizontal design and free-flowing plan. The complex also contains 394 examples of Wright-designed art glass, including the "Tree of Life" window, and retains many of its original, Wright-designed furnishings.

Current Use/Owner: State Historic Site/Martin House Restoration Corporation

Project: Comprehensive restoration of the entire complex

State preservation grants: \$ 5.3 million

Architect: Hamilton Houston Lownie Architects

Community Benefit:

The Martin House Restoration Corporation (established in 1992) has done an outstanding job fund raising and overseeing the complex's painstaking, multi-year restoration. When the project is completed, the Darwin Martin House State Historic Site will be one of the region's premier tourist attractions, drawing millions of visitors to the property, making strong contributions to the city's economy and redevelopment, and greatly enhancing the community's quality and character.

PRESERVATION WORKS IN WESTERN NEW YORK

State Historic Preservation Grant Program

Albright-Knox Art Gallery, 1285 Elmwood Avenue, Buffalo



Built: c1905 Beaux Arts style art museum with 1962 wing

Current Use/Owner: Albright-Knox Art Gallery

Project: Portico and main stair restoration

Grant: \$450,000

Architect: Hamilton Houston Lownie Architects

Community Benefit:

The museum is a showplace for modern art and one of the city's premier cultural institutions as well as popular tourist attraction.

Corpus Christi Church, 199 Clark Street, Buffalo

Built: Early 20th century Romanesque Revival style church; centerpiece of parish complex

Current Use/Owner: Corpus Christ Parish

Project: Exterior restoration; roofing, masonry, towers

Grant: \$450,000

Architect: Flynn Battaglia Architects

Community Benefit:

This project restores a large, inner-city landmark church, helping to stabilize the surrounding neighborhood.



Niagara Falls City Hall, 745 Main Street, Niagara Falls



Built: 1924 Beaux-Arts style City Hall

Current Use/Owner: City Hall/City of Niagara Falls

Project: Substantial exterior masonry restoration

Grants: \$677,268

Architect: Hamilton Houston Lownie Architects

Community Benefit:

The city's premier civic landmark has been repaired, helping to revitalize the core of the community.

PRESERVATION WORKS IN WESTERN NEW YORK

State Historic Preservation Grant Program

Herschell Carrousel Factory Museum, 180 Thompson St. North Tonawanda

Built: Early 20th century carousel factory complex

Current Use/Owner: Herschell Carrousel Factory Museum/Carousel Society of the Niagara Frontier

Project: Structural Stabilization

Grant: \$215,489

Architect/Engineer: Syracuse Engineers

Community Benefit:

One of the community's key heritage development assets has been rehabilitated, enhancing tourism efforts.



Roycroft Campus, South Grove Street, East Aurora



Built: Significant early 20th century arts and crafts colony developed by author, lecturer, and entrepreneur Elbert Hubbard

Current Use/Owner: Mixed-use/Roycroft Corporation

Project: Acquisition and rehabilitation of campus properties

Grants: \$400,000; various other public and private sources of funding have also helped to preserve this property

Architect: Flynn Battaglia Architects

Community Benefit:

The project will help to re-establish the Roycroft campus as it existed in the early 20th century; the campus is one of the area's prime tourism assets.

Williamsville Mill, 55 Spring Street, Williamsville

Built: Early 19th century mill

Current Use/Owner: Mixed-use/Village of Williamsville

Project: Acquisition, stabilization, and rehabilitation

Grants: \$594,824

Architect: Flynn Battaglia Architects

Community Benefit:

The village has rescued and repaired this local landmark and is seeking private investors for its redevelopment.



PRESERVATION WORKS IN WESTERN NEW YORK

State Historic Preservation Grant Program

Riviera Theatre, 67 Webster Street, North Tonawanda



Built: 1926 movie theater; retains original Wurlitzer organ

Current Use/Owner: Performing Arts/Riviera Theatre and Organ Society

Project: Exterior rehabilitation and marquee restoration

Grants: \$203,927

Architect: Clinton Brown Architecture

Community Benefit:

This reinvigorated landmark in the center of the city strongly supports the community's redevelopment efforts.

Avon Opera Block, 15-19 Genesee Street, Avon

Built: 1876 commercial building with top floor performance and meeting space

Current Use/Owner: Municipal offices/Town of Avon

Project: Acquisition and rehabilitation

Grant: \$500,000

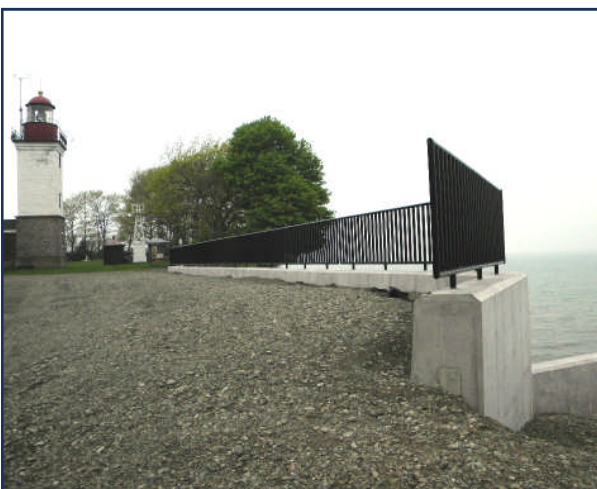
Architect: Bero Architecture

Community Benefit:

The project rehabilitated a prominent local landmark in the center of the community for municipal use.



Point Gratiot Lighthouse, 1 Lighthouse Point Drive, Dunkirk



Built: 1875 lighthouse and keeper's dwelling

Owner: Dunkirk Historical Lighthouse and Veterans Park Museum

Project: Rehabilitation of seawall, lighthouse, and dwelling

Grants: \$238,185

Architect/Engineer: Tolman Engineering and Hamilton Houston Lownie Architects

Community Benefit:

Project is helping to stabilize and rehabilitate one of the area's key educational and tourism resources.

PRESERVATION WORKS IN WESTERN NEW YORK

Statewide Project Snapshots

Empire State Building, 350 Fifth Avenue, New York City

Built: 1930-1931; the 102-story landmark skyscraper, once the world's tallest building, is one of America's great cultural and architectural icons

Current Use: Office/Retail/Prime Tourist Attraction

Program: Federal and state preservation tax credits

Project: Exterior and interior rehabilitation with a major energy efficiency retrofit and improvements to the public spaces

Cost: \$550 million



Maple Grove, Beechwood Avenue, Town of Poughkeepsie



Built: 1850 Hudson River country house

Current Use: Located at a senior citizens housing complex, new uses for the historic house are being explored, including a community center

Program: State preservation grant

Project: Masonry work, porch restoration, and window and door repairs

Grant/Total Project Cost: \$50,000/\$134,000

Lofts at Harmony Mills, North Mohawk Street, Cohoes

Built: Mill No. 3 was built in two stages (1866 and 1872) and was the centerpiece of the former Harmony Mills textile factory complex

Current Use: Loft apartments

Program: Federal and state preservation tax credits

Project: Comprehensive rehabilitation of large manufacturing building for contemporary apartment use

Cost: \$26.4 million



PRESERVATION WORKS IN WESTERN NEW YORK

Statewide Project Snapshots

Harriett Tubman Properties, Auburn



Built: Various buildings dating from the late 19th and early 20th centuries

Current Use: Interpretation/Education

Program: State preservation grant

Project: Rehabilitation of Harriett Tubman's residence and barn, Home for the Aged, and AME Zion Church

Grants: \$434,132

Franklin Building, Public Square, Watertown

Built: c1905 shopping arcade and commercial building; c1919 conversion to YWCA facility

Current Use: Commercial/residential complex

Program: Federal and state preservation tax credits

Project: Comprehensive rehabilitation, including shopping arcade restoration, upper floor apartments, and energy saving features

Cost: \$9 million



Wakonda Lodge, Lake George



Built: 1905 lodge, part of a women's summer retreat originally established for female textile workers from the Capital District area

Current Use: Women's summer retreat

Program: State preservation grant

Project: Foundation stabilization, exterior repairs, and handicapped access

Grant/Total Project Cost: \$149,000/\$298,870