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.
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.

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**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, Meldrum & 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

Genesea 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
• NYSERDA 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
• NYSERDA 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.
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: Silvestri Associates

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.
**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.

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**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.
**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.

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**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.
New York State Office of Parks, Recreation and Historic Preservation
nysparks.com/shpo

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
- Preserve New York Grant Program

**Jobs Generated:**
- 100 construction 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:**
- 50 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.
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.

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.
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 re-development, and greatly enhancing the community’s quality and character.
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: Hamilton Houston Lownie 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.
### 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:** Siracuse 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.
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*

![Empire State Building](image)

**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*

![Maple Grove House](image)

**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*

![Lofts at Harmony Mills](image)
# Preserves 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