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FOR IMMEDIATE RELEASE

EXCELLENCE IN PRESERVATION AWARD WINNERS ANNOUNCED

Warburton Lofts in Yonkers to be honored

ALBANY, NY- 4/30/14 - The Preservation League of New York State has selected **Warburton Lofts at Philipse Manor Hall Historic District** in Yonkers to receive an award for Excellence in Historic Preservation.

The League's statewide awards program honors notable achievements in retaining, promoting and reusing New York State's irreplaceable architectural heritage.

"The collection of buildings on Warburton Avenue in Yonkers provide historic context to the Philipse Manor State Historic Landmark just across the street," said Jay DiLorenzo, President of the Preservation League. "When threatened with demolition for an affordable housing tower, a group of advocates rallied to renovate the buildings, and sought Historic District designation to make the project eligible for rehabilitation tax credits. The Preservation League has followed this effort since 2008, and in fact wrote a letter urging the Yonkers City Council to advance the Historic District designation. As anticipated, the restoration of this row has reversed the economic decline of the neighborhood and fostered a new sense of community pride."

Contributing to the success of this project were Developer: L&M Development Partners, Larchmont; General Contractor: County Builders, LLC, Larchmont; Architect: Stephen Tilly, Architects; Historic Preservation Consulting: Mary B. Dierickx, New York; Building Conservation: Jablonski Building Conservation, New York; M/E/P Engineer: Rodkin Cardinale Consulting Engineers PC, New York; and Structural Engineer: Old Structures Engineering PC, New York.

Major funding support was provided by Empire State Development Corporation RESTORE NY Program; Citi Community Capital, Equity Investor; and U.S. Department of Housing and Urban Development HOME funds from the City of Yonkers. The project utilized

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Low Income Housing Tax Credits; New Market Tax Credits; New York State Commercial Rehabilitation Tax Credit Program; and Federal Historic Tax Credits.

This collection of late 19th to early 20th century “Main Street” commercial buildings presented a variety of preservation challenges to the developer: structural failures, unsound party walls, fire damage, asbestos, inappropriate alterations and pervasive neglect. But by following an important tenet of sustainability and reusing existing buildings, this collection of buildings now provides rich historic texture to the streetscape, as well as quality retail space, affordable housing, and represents another step in the right direction for Yonkers’ burgeoning historic core.

“We’re delighted that the League has recognized this project and all its authors, from community activists to public officials, conservators, designers, and builders,” said Stephen Tilly, architect. “The buildings are now full of tenants enjoying their new digs, and it’s clear that the project is a community-builder.”

The awards will be presented at the Preservation League’s Annual Meeting and Awards Ceremony in New York City at 6:00 p.m. on **Wednesday, May 14th** at the historic **New York Yacht Club, 37 West 44th Street**.

The complete list of award winners is: Altamont Free Library Train Station Renovation, Altamont; Academy Lofts, Albany; Williamsburgh Savings Bank, Brooklyn; Holy Rosary Apartments, Rochester; New York City Hall Renovation, New York; Donald Judd Home & Studio, New York; and Warburton Lofts at Philipse Manor Hall Historic District, Yonkers. St. Mark’s Historic Landmark Fund in New York will be honored for Organizational Excellence.

“As we mark our 40th Anniversary in 2014, the Preservation League is looking forward to exploring not just the past, but the future of historic preservation. Many of the 2014 award winners provide valuable examples for other practitioners by incorporating energy efficiency techniques, adaptive reuse strategies and Federal and State Historic Rehabilitation Tax Credits,” said DiLorenzo. “Each year, we are impressed by the number and variety of laudable nominations, and this year was no exception. We are delighted to celebrate the renovation of the Warburton Lofts at Philipse Manor Hall Historic District.”

The Preservation League’s Excellence in Historic Preservation awards program is funded by a generous grant from the Arthur F. and Alice E. Adams Foundation.

The Preservation League of New York State invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of our historic buildings and landscapes. We lead advocacy, economic development, and education programs all across the state.