From the President

Dear Friend of the Conservancy:

In most cities, a house where Frederick Law Olmsted lived and conducted landscape experiments—and a Federal era building constructed with help from Alexander Hamilton, Aaron Burr and John Jay—would be celebrated. New York. Not so much.

We were shocked to get calls this past summer about the condition of the Olmsted house and property on Staten Island, an official City Park. The Conservancy paid for a conditions survey on the home, parts of which date to the late 1600s, when the City bought the property in 2006. It took a large public campaign to get the Parks Department to allow us pay for a current update. It will take continued pressure for the building to be stabilized, let alone restored, and open to the public as the City initially promised.

We’ve also paid for conditions surveys at Erasmus Hall Academy Building in Flatbush. The 18th-century building was the first secondary school in the State. Founding Fathers thought enough of its mission to help fund it. It has sat vacant for years in a courtyard of Erasmus Hall High School. We were very grateful when Brooklyn Borough President Eric Adams put money in the capital budget this year to repair the building’s roof. We will continue to work with Erasmus Hall High School alumni to get further funding for a complete exterior restoration and eventual reuse.

Erasmus Hall Academy Building and the Olmsted House show the value of the Conservancy’s financial programs and expert technical staff. We actually help fix buildings.

Homeowners in Queens, Staten Island and Brooklyn received $513,229 in loans this year for restoration projects on their properties.

Emergency Grants helped The Renee & Chaim Gross Foundation restore a large skylight over sculptor Chaim Gross’ former studio and helped repair the central stained glass oculus at the Eldridge Street Museum.

Forty religious institutions across the State received $497,100 in total Sacred Sites Grants this year. These ranged from $4,000 for a new standing seam metal roof on the Greek Revival Presbyterian Church in the tiny Albany County hamlet of Rensselaerville to $50,000 for masonry restoration and new copper leaders at Congregation Kol Israel, a 90-year-old Orthodox synagogue in Crown Heights.

While we work to maintain these important structures, which provide many social service and cultural programs to their communities, Sacred Sites Director Ann Friedman spoke on several panels discussing increasing development pressures on religious buildings.

The threat to religious institutions is just one part of a citywide concern for protecting New York from inappropriate development. We regularly receive notes and emails from people asking us to help save their neighborhood.

Through a series of public panels, and meetings with planners, the Conservancy sought practical solutions to giving communities a meaningful say in how their areas evolve. We also looked at ways to prevent developers from using “loopholes” in the building code to achieve “supertall” structures. We are not against appropriate new development. New York has always grown and changed. But the new shouldn’t come at the expense of distinguished older buildings that can serve new purposes and embody the development of New York.

With a City Administration intent on forcing increased density on neighborhoods we face a tough challenge. But, as you know, New York is worth fighting for.

Peg Breen, President
Speaking Out for Preservation

“Our historic buildings and the stories they tell are the shared experience tying New Yorkers together across generations. It is the right of every New Yorker to engage with history not solely in the confines of a museum, but also on the great stage of the street. In an ever changing urban landscape, the Landmarks Law is vital to preserving this common thread. Nevertheless, we cannot take our progress for granted. The New York Landmarks Conservancy has been and will continue to be at the forefront of this challenge.”

PUBLIC POLICY - Preservation protects buildings and communities. When preservation has a seat at the planning table, New Yorkers know that they will continue to enjoy the vibrant mix of old and new that is vital to the City. The discussion on maintaining that dynamic informed the Conservancy’s advocacy work in 2017. We also continued to testify at public hearings on landmark designations and proposals for new construction or alterations at landmark sites. In the final months of the year, we engaged in a successful campaign to save the Federal Historic Tax Credit, when the nation’s largest financial incentive for preservation was nearly extinguished.

Re-setting the Balance for New York

The Conservancy is dedicated to preserving, revitalizing, and reusing New York’s architecturally significant buildings, and ensuring that these historically and culturally significant buildings, streetscapes, and neighborhoods continue to contribute to the City’s economy, tourism, and quality of life. We have always advocated for a balance between preservation of these historic features alongside new construction to maintain these goals. With development pressures increasing, construction methods evolving, and builders finding loopholes in the Zoning Resolution, that balance appeared to be shifting, so we set out to find tools to re-set it. The Conservancy’s Public Policy Committee convened several times in 2017 to consider the ways planning and zoning affect historic neighborhoods. Staff met with colleague organizations to discuss working together for more transparency in land use decisions. And we held a series of public panels that examined these questions and explored practical responses.

Planning, Preservation & Community Participation

Elected officials, planners, architects, developers, and Community Board members engaged in three lively discussions of “supertalls,” density, neighborhood planning, public realm improvements, and practical solutions to the hot-button issues affecting historic neighborhoods.

The series opened in February, when Manhattan Borough President Gale Brewer, former City Planning Commission Chair Carl Weisbrod, Yale Professor and former City Planning Commissioner Alex Garvin, and planner Frank Fish debated whether the City plans, or just relies on zoning; the merits of “super-tall” buildings, and whether residential neighborhoods need special protection. Weisbrod and Garvin championed New York as a vertical city where “supertalls” make sense. Brewer and Fish countered that while there may be a place for very tall buildings, it is not New York’s residential neighborhoods.

Fish suggested expanding public reviews for new buildings, triggered by height limits or as part of site plan review, which looks at design, height and bulk to determine if a development fits a neighborhood. Brewer advocated for “pre-planning” such as in Midtown East, where the steering committee she co-chaired with Council Member Daniel Garodnick succeeded in bringing together divergent groups and achieving consensus.

The April panel saw State Senator Liz Krueger, Council Member Stephen Levin, architect Angel Ayon, Bronx activist and real estate developer Majora Carter, and planning consultant George Janes address these contentious issues. Krueger’s East Side district and Levin’s Brooklyn district have faced enormous development pressures. Commenting on the dozen new or proposed buildings in her district that will be taller than the Empire State Building, Krueger said “I really don’t think that selling out Manhattan and turning it into Singapore is a good plan for the City.” Levin noted a general dissatisfaction with current zoning, Carter, who gained a national reputation working to improve environmental and living conditions in the Bronx, now focuses on development that will add local jobs and community improvements to the borough. Ayon argued for greater protections of community character and more landmark districts in Harlem. Janes held up East Harlem as a good example of community planning where elected officials became engaged in the process and supported it.

The final panel in June brought together architect and critic Michael Sorkin, former City Council Land Use Director Gail Benjamini, former Buildings Commissioner Patricia Lancaster, and architect and Community Board 6 member Terrence O’Neal. The panel elicited calls for earlier community notification of proposed developments, recognition that different areas of the City have different opinions about development, and an expansion of citizen “rights,” such as a right to sunlight and a call to look at the broad impacts of “supertalls,” not just the aesthetics of any one building. O’Neal suggested the possibility of a moratorium on new “supertalls” to give residents and community boards an opportunity for greater input with City Planning, but reminded the audience that as-of-right development encourages new designs and enhances the tax base. Lancaster and Benjamin agreed that modifications to as-of-right were more practical, such as automatic public review for buildings over a certain height or density.

Several themes emerged from the series. New York can benefit from very tall buildings, but they are not right for every neighborhood, especially residential areas. New Yorkers can take ownership of the debate, and make sure that their elected officials hear their concerns, by voting and joining Community Boards. Achieving modifications to the current zoning would be difficult, but it is important to show that New Yorkers care deeply about public input, and to press for changes. They should want to create neighbor­hood plans that reflect preservation and growth. Elected officials need to listen to those constituents, consider expanded public reviews, perhaps based on height triggers, and provide increased resources for the Boards, which are often out-gunned by expert consultants. Developers should participate in pre-planning, to give residents and elected officials a chance to work together with them.

These discussions will guide the Conservancy’s advocacy for planning and zoning of sites that are or at adjacent to historic resources with the following principles. The first is the public concern with as-of-right new develop­ment in residential neighborhoods. The second is examining loopholes in the Zoning Resolution that exploit calculations for Floor Area Ratio and encourage “supertalls.” The third is enhancing Community Boards with consistent, citywide standards, to level the playing field when volunteer members of the Boards are reviewing complicated land use proposals. These principles will push forward the re-set agenda, ensuring that New York’s historic resources are not lost in the rush for development.
Preservation Tax Credits

The Conservancy took part in the successful advocacy campaign to save the Federal Historic Tax Credit (HTC) as the Congressional tax plan unfolded in the fall. The HTC is the country’s largest financial incentive for preservation. It was set for elimination in the House of Representatives’ tax proposal, and then cut in half in the Senate’s early draft, before turning at nearly full force in the final version. If it had been cut, New York State’s Rehabilitation Tax Credit for Commercial Properties was also set to be dismantled. These moves would have been a death knoll for preservation activity in New York and across the nation.

We reached out directly to the staff of Republican members of New York’s House delegation, as Republicans would be making the final decisions in the debate. We highlighted the issue in the monthly e-news and sent out alerts to our general membership and Professional Circle members, asking them to contact the Republican Representatives. We were also in touch with our national and state colleagues to work on advocacy, and with the State Preservation Office so we could provide information to building owners regarding tax credit projects that were already underway when the HTC was threatened.

For 35 years, the Historic Tax Credit has been an effective economic engine that creates skilled jobs, encourages private investment, and revitalizes communities. It is also effective, returning more to the Treasury than it costs: the Treasury receives $1.20–1.25 in tax revenue for every dollar invested. According to a study commissioned by the National Park Service, $25.2 billion in federal tax credits have generated more than $29.8 billion in federal tax revenue from historic rehabilitation projects. Since it launched in 1981, the credit has leveraged more than $131 billion in private investment, created more than 2.4 million jobs, and adapted more than 42,000 historic buildings for new and productive uses. The HTC is a program with broad impacts, all across the country, in urban and rural communities, but it has been especially valuable for New York. From 2002 to 2016, 491 Federal Historic Tax Credit projects in New York State received final certifications, resulting in over $4 billion in total development. Last year, New York led the nation in the number of completed tax credit projects.

The final vote called for the tax credit to be taken out over five years as opposed to all at once, which could have an adverse effect on preservation activity. We’ve lobbied for the HTC at the annual “Preservation Advocacy Week” in Washington, and will continue to do so, now asking for that change to be reversed and for improvements to the HTC.

The Conservancy co-sponsored a panel, “The Federal and New York State’s Rehabilitation Tax Credits: Public Reinvestment in Our Historic Places,” at a Society, New York State Department of Parks, Recreation, and Historic Preservation Advocacy Week in Washington, and will continue to do so, now asking for that change to be reversed and for improvements to the HTC.

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Public Policy Issues

Midtown East

The lengthy Midtown East rezoning process concluded this year, when a proposal based on the East Midtown Steering Committee’s recommendations went through the public land use review process. The Conservancy, which had served on the Steering Committee, testified at each step in the review. We thanked the Committee’s co-chairs, Manhattan Borough President Gale Brewer and Council Member Daniel Garodnick for insisting that the LPC consider designating landmarks in the area, which they did, and asking that the LPC consider eight more which had been on our priority list since 2013, including the Pentam Building and Hotel International, which the rezoning proposal called proposed development sites.

We supported the decision to expand the area where landmarks can transfer their unused development rights and to set the assessment rate for those transfers at the low end of a recommended range, 25%. However, we opposed a $78 per square foot minimum assessment, which would have disadvantaged landmarks. It did not take an unpredictable market into account, and had an inadequate three-to-five year schedule of re-evaluation. We noted that the floor price would see a stream of revenue for the City, while the landmark owners would have no such guarantee. The City Council voted to approve the rezoning with several refinements, including a reduction of the minimum contribution from $78 to $61 per square foot.

The rezoning marks a new era in how development rights from landmarks are transferred. The Conservancy, along with owners of landmark properties across the City, will be watching to see how the experience of this program scale to the remaining 2.4 million square feet of historic landmark buildings. We will also be monitoring construc-

Sunset Park, Brooklyn

There are very few historic buildings protected by local landmark designation in Sunset Park, Brooklyn, a neighborhood is facing increased development pressure. The Conservancy sent a letter to the School Construction Authority (SCA) opposing their decision to substantially demolish the landmarked 68th Police Precinct Station House and Stable Buildings (4302 4th Avenue) for a new school. The SCA will be incorporating some sections of the Police Precinct façade into the new building and demolishing the Stables. The 1886 Romanesque Revival-style Station House and Stable comprise one of only three locally-designated landmarks in this area. The buildings, which were once on the Conservancy’s Endangered Buildings List, had been severely under-maintained for several years as various development schemes failed. They are in such poor condition that we cautioned that great care must be taken with the fragile remaining historic fabric, so it is not lost during construction.

We worked with our preservation colleagues to respond to a proposal to demolish the Zion Lutheran Church (6305 4th Avenue) which is a contributing building in the Sunset Park National Historic District, for senior affordable housing and a new school. A public review found that in order to construct a nine-story building that will contain 76 units of subsidized housing and a school at this location, there are no alternatives other than demolition. We commented that the siting of the housing and school at this location shows a lack of planning that does a disservice to the community planning was being ceded to developers. This would set a dangerous precedent, in which any part of the public interest, whether it is parks, playgrounds, or publicly-owned landmarks, is at risk. Gov. Cuomo did sign the legislation allowing the alienation, but he also ordered an investigation to first determine whether the site is legally parkland, and whether a proper alienation procedure would be required. This order put the project on hold.

Theater Subdistrict Fund

The Conservancy testified at a hearing of the City Council’s Zoning and Franchises Subcommittee against a City Planning Department proposal that would have altered the funding mechanism of the Theater Subdistrict Fund, changing the assessment of transfers of development rights at historic Broadway theaters. We opposed the plan to replace the existing pre-set amount per square foot with a percentage rate and floor price, which would have led to an increase of nearly 400%. Our opposition was based on the principle that the expansion of development rights transfers in this Subdistrict was intended to benefit these historic buildings and assist in their restoration and maintenance, and that the proposed changes would decrease this assistance. Following that hearing, the City withdrew the proposal.

Marx Brothers Playground

The Conservancy sent a letter to Governor Cuomo and participated in a press conference opposing legislation to allow the Marx Brothers Playground (86th Street between First and Second Avenues) to be used for private development without following New York’s strict rules on alienation. The Plaza, which has been considered a park for decades, was set to be demapped in favor of a 700-foot tall 1,200-unit apartment building with affordable housing, three schools, and a new playground, although there was no binding timeline for the new play space. Local politicians supported the plans, which required special legislation that we asked the Governor to veto.

Our concerns for this project were that public open space was being lost and that community planning was being ceded to developers. This would set a dangerous precedent, in which any part of the public interest, whether it is parks, playgrounds, or publicly-owned landmarks, is at risk. Gov. Cuomo did sign the legislation allowing the alienation, but he also ordered an investigation to first determine whether the site is legally parkland, and whether a proper alienation procedure would be required. This order put the project on hold.

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Conservancy staff member Blair Walsh at panel discussion on tax credits

Tax credit project - Randolf Houses - Harlem

Tax credit project - Akiro Theatre - Flatbush, Brooklyn
Proposals for Alterations to Landmarks

Throughout 2017, proposals for alterations to individual landmarks any new construction within historic districts came before the Conservancy’s Public Policy Committee and staff, who reviewed these plans, leading to statements at public agencies. These statements reflect the Conservancy’s position that there is room for preservation and growth across the City.

The Conservancy took part in several hearings related to full or partial demolition of landmarked buildings. In West Sayville, the Town of Riverhead Landmarks Preservation Commission approved a plan for a new roof at historic Grand Avenue Music Hall, and while the Conservancy supported their efforts, we were disappointed that the Commission’s decision sank many years of community effort.

The Conservancy reviewed a proposal for two new residential buildings at 149 Perry Street which would replace a two-story garage in the Greenwich Village Historic District. We did not oppose demolition of the garage, and found that the building’s height would be appropriate for the District, but believed that the large sixty-foot white marble pilasters and base would remain in place. We were concerned that the character of the neighborhood would be altered by the change in use.

Throughout 2017, proposals for alterations to individual landmarks were brought before the Landmarks Preservation Commission and staff, who reviewed these plans, leading to several public statements at public hearings. These statements reflect the Conservancy’s position that there is room for preservation and growth across the City.

The Conservancy supported landmark designation of Old Saint James Episcopal Church (38-01 Bowne Street, Queens) as interior landmarks. As the most significant public spaces in one of the City’s, if not the country’s finest landmarks, these rooms are so well-known and well-regarded that it would likely surprise most New Yorkers that they are not already designated. The Commissioners recognized the importance of these and several other interiors at the Library that all feature extraordinary design, materials, and craftsmanship. The Commissioners supported the plan to protect the brick walls and that any viable historic fabric should be incorporated into a new structure, to honor the synagogue’s heritage.

Prior to the fire, the congregation had dwindled and the synagogue closed. The Conservancy worked with the rabbi and local support to find a good reuse outcome for the building, which had become neglected and significantly deteriorated. We funded a conditions report which established that the structure could be restored. We welcomed the dialogue between the rabbi and a nearby non-profit to explore ways to utilize development rights, support the building, and create a new space for the congregation. Unfortunately, the fire halted those plans. The Commissioners unanimously rejected the owner’s request, and called for a careful, supervised demolition of sections which the engineer agreed could not be salvaged, and a new plan to add the remnants.

The LPC approved the proposal.

A new plan for Williamsburg’s Domino Sugar Refinery (29-314 Kent Avenue, Brooklyn) elicited a mixed response. The 19th century brick structure is the last vestige of this section of Brooklyn’s historic industrial waterfront. The plan treats the façade as a shell which would surround a new glass building. It features a barrel-vault shaped roof that would rise above the existing floorline. All windows would be removed, and air flow would rise into a gap of about 10 feet between the brick walls and the glass structure. The Conservancy found the new glass structure appropriate as it would be form a distinct contrast and raise to a height similar to a plan the Landmarks Commission had previously approved. There were greater concerns about how the landmark façade would interact with the elements. We requested public review of the scope of work for clean-up and repointing the bricks, the contaminants that were not included in the specific plan. The proposed project sought to clean-up and repointing the bricks, the area where the proposal included the old exterior, and to generally improve the glass structure, although it offered several different opinions on its details. They approved the project with minor alterations.

The Conservancy testified against a proposal to fully demolish Beth Hamedrash Hagodol Synagogue (80 Norfolk Street) following a fire which decimated the 1860 landmark’s interior and destroyed large portions of the brick exterior. The LPC faced a difficult choice as owners applied for a permit to demolish all that remained, even though their own engineer and LPC’s engineers found that some sections of the façade could be salvaged. The owners wanted to demolish based on a contention that even if some of the brick survived, it would no longer have integrity as a landmark. The LPC approved the proposal.

The Conservancy testified in favor of designating the New York Public Library Rose Main Reading Room and Bill Blass Catalog Room (475 Fifth Avenue, Manhattan) as interior landmarks. As the most significant public spaces in one of the City’s, if not the country’s finest landmarks, these rooms are so well-known and well-regarded that it would likely surprise most New Yorkers that they are not already designated. The Commissioners recognized the importance of these and several other interiors at the Library that all feature extraordinary design, materials, and craftsmanship. The Commissioners supported the plan to protect the brick walls and that any viable historic fabric should be incorporated into a new structure, to honor the Library’s heritage.

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The Conservancy supported landmark designation of Old Saint James Episcopal Church (Old Saint James Parish Hall, 48-02 Broadway, Queens) as a landmark. The Conservancy and LPC’s engineers found that some sections of the façade could be salvaged. The owners wanted to demolish based on a contention that even if some of the brick survived, it would no longer have integrity as a landmark. The LPC approved the proposal.

The Conservancy supported landmark designation of Old Saint James Episcopal Church - Lower East Side, Manhattan (38-01 Bowne Street, Queens) as interior landmarks. As the most significant public spaces in one of the City’s, if not the country’s finest landmarks, these rooms are so well-known and well-regarded that it would likely surprise most New Yorkers that they are not already designated.

The Conservancy supported landmark designation of Old Saint James Episcopal Church - Elmhurst, Queens (38-01 Bowne Street, Queens) as interior landmarks. As the most significant public spaces in one of the City’s, if not the country’s finest landmarks, these rooms are so well-known and well-regarded that it would likely surprise most New Yorkers that they are not already designated.

The Conservancy supported a plan to reuse the landmarked interior lobby of the former RKO Keith Theater (135-29 Northern Boulevard, Flushing). The RKO Keith was closed in the 1980s, and the lobby has been neglected for many years. Its deteriorated severely as the property changed hands several times. The new proposal concerned new methods to document, removing, and reconfiguring the designated portions. Plans to demolish the non-designated elements utilized a new design that could serve as the headquarters for a new development. The conservancy supported the plan to reuse the landmarked interior lobby of the former RKO Keith Theater.

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Providing Technical Expertise

“The City bought the house 12 years ago (2006). It appears no closer to becoming a museum or a visitors’ center than it did then. Signs in front are deliberately unwelcoming.”

- The New York Times

TECHNICAL EXPERTISE - The New York Landmarks Conservancy’s Technical Services Department provides countless hours of one-on-one advice and technical assistance to building owners throughout the City. From site visits to referrals, we do whatever we can to answer specific questions about building repairs and rehabilitations. We also help owners understand the New York City landmarks regulatory process by explaining the standards involved in each repair and the steps needed to acquire a permit from the City.

Technical Services helps regular people understand how historic preservation affects them, and we offer practical recommendations that address a wide variety of questions and issues.

Project Guidance Highlights

**Olmsted House, 4515 Hylan Boulevard, Staten Island**

A site visit in August to The Olmsted House on the South Shore of Staten Island revealed a Parks Department property that is in a neglected state. Conservancy staff found the grounds so overgrown that it was difficult to see the house until one was directly in front of it. The house is unused and boarded-up. A “No Trespassing” sign greets visitors at the entrance to the property. After acquiring the house and grounds in 2006, The NYC Parks Department announced that it intended to use the house and the surrounding land for educational purposes but those plans remain unrealized.

The Conservancy sounded the alarm on the endangered state of this significant landmark, which was among the first batch of buildings designated in 1967. We reached out to the Cultural Landscape Foundation, the National Association for Olmsted Parks and urged people who receive our newsletter and announcements to let the Parks Department know that they care about the property. As a result of our involvement, the house and site has gained national attention and the Parks Commissioner was inundated with hundreds of messages from people concerned with the condition of the site. The Parks Department agreed to open the house and let the Conservancy prepare a report.

We commissioned architect Michael Govovshurst to prepare an existing conditions report of the Olmsted House. He thoroughly inspected the house on the exterior and the interior in November. The report will include a list of priority repairs to address these conditions and cost estimates for each work item. The Parks Department plans to use the report to facilitate the application for capital funds needed to get the work done. As of this writing, the report is scheduled to be ready in early January 2018.

The house has an interesting history that stretches back three hundred years. Parts of the first story date to the 1690’s. The stone half of the house was complete by 1730. The wooden upper stories were added circa 1830. In 1847, the property was purchased by the young Frederick Law Olmsted and it was there, on a former wheat farm, that he first experimented with his ideas about landscape design and the use of exotic plantings. The grounds still feature several trees that were planted by Olmsted.

The Conservancy and the Parks Department want to make sure that the house is properly sealed and maintained while it awaits its future restoration. The Conservancy intends to work with the Department to ensure that this City Park is re-opened to the public.

**Gould Memorial Library, Bronx**

Bronx Community College, part of CUNY, has been pursuing the rehabilitation and adaptive reuse of the great rotunda space at the landmark Gould Memorial Library (GML) for a number of years. Lisa Easton Architects has drawn up plans for making the space handicap accessible and also for improving emergency exits so that the school can use the space more flexibly. Another major concern is that the great dome leaks. Rain water penetration is causing serious damage to the iron and steel structure embedded in the masonry. If the cast-iron tension ring around the dome deteriorates to a point of failure, the dome could collapse. The firm of Beyrer Blinder Belle has been hired to study this issue and come up with a restoration program for the envelope of the building, which includes not only the dome but also the cupola and numerous skylights at the flat roofs surrounding the dome’s base. The Conservancy serves on the advisory board that reviews the plans and proposals for the building.

In late October, the president of the college called the architects and other consultants together for a presentation and an update on the plans. The director of technical services attended, Lisa Easton, Richard Southwick, and two consulting engineers presented their draft assessments report. Numerous items were covered including the elevator, heating/cooling, fire suppression and all the major issues of safety egress and water penetration. The full report was sent to attendees two weeks following the meeting.

A representative from the Dormitory Authority of the State of New York (DASNY) was also in attendance. DASNY is the agency that appropriates funds for all major capital improvements on CUNY properties throughout the State. The representative stated that funding for the first phase of the project—the emergency fire egress improvements and handicap access—would happen at the end of 2017 and that a request for proposals (RFP) would be issued at that time. The funds for the restoration of the dome, cupola and skylights, would need to wait to the end of 2018.

The Conservancy is part of a Friends Committee that among other things is working with the school to help identify appropriate and worthy new uses for the rotunda space. Additionally, in 2016, the Conservancy gave the college a $20,000 Emergency Preservation Grant to repair and reinforce the structure immediately beneath the monumental bronze entry doors. That work is complete.
National Arts Club, Gramercy Park South

The Club is planning two major projects: rear façade masonry repairs and repairs to the interior courtyard over the Club’s important 19th century domed skylight that graces the center portion of the parlor floor. Both projects face logistical challenges as there is no direct route to either the rear yard or the interior courtyard. All materials need to be carried through or over the building. Of particular concern is the repair of the interior courtyard while safeguarding the fragile stained glass dome, which is unprotected from anything that could fall from above. The Conservancy has attended several planning meetings to review and consult as to best methods. The Club may also seek an emergency grant for the protection of the dome.

Blackwell House, Roosevelt Island

Fee for service project. A 1799 wood frame farmhouse, remarkable for its survival, is undergoing a new campaign of restoration and interior rehabilitation. The project calls for a two-part ramp to be built at the back of the house that can take visitors up to the rear porch and into the house. Ironically, although the project is largely to make the house handicapped accessible, the Department of Buildings has raised objections to various details, mostly on the second floor, that do not comply with ADA requirements in the new building code. The Conservancy was retained by the Roosevelt Island Operating Corporation to shepherd the projects through the approval process. We have obtained approval from both the Landmarks Preservation Commission and the Department of Buildings.

The plan also calls for the restoration of the historic mansion. The State Historic District. The mansion and grounds were long ago converted to institutional use. The plan is to demolish the circa 1960’s institutional wings and replace them with a larger building to function as Assisted Housing for adults with disabilities. The local sponsor is the Institute of Livable Communities (ILC). It is funded by a HUD grant that is administered by the City’s Department of Housing Preservation and Development (HPD).

One of the objections from the Department of Buildings was that second floor doorways are too narrow. We argued that the original 1799 doorways are significant historic fabric and should not be altered to make them two inches wider, especially on the second floor where there is no wheelchair access in the first place.

Erasmus Hall Academy Building

Technical services is part of the ongoing campaign to restore the 18th-century, federal-style Erasmus Hall Academy Building, which stands in the center courtyard of Erasmus Hall High School, a 19th-century OIU Synder school designed in the collegiate gothic style. Public funding is now in place, thanks to Brooklyn Borough President Eric Adams, to restore the roof and dormers and to replace two badly deteriorated windows on the rear façade. Further funding will be needed to repair and replace the clapboard façades and to repair the rest of the windows. We will be working with the Borough President and the local Council Member Matthew Eugene to raise additional funds to complete the exterior restoration.

389 St. Marks Avenue, Brooklyn

Section 106 Review of a State and City funded project involving the adaptive reuse of an 1870’s free-standing mansion in the Crown Heights Historic District. The mansion and grounds were long ago converted into institutional use. The plan is to demolish the circa 1960’s institutional wings and replace them with a larger building to function as Assisted Housing for adults with disabilities. The local sponsor is the Institute of Livable Communities (ILC). It is funded by a HUD grant that is administered by the City’s Department of Housing Preservation and Development (HPD).

The plan also calls for the restoration of the historic mansion. The State Historic Preservation Office found that the project would have an “adverse impact” and therefore a Memorandum of Understanding or “MOU” was drawn up to mitigate the impact. This is the standard manner in which Section 106 Reviews occur. The community is very opposed to the project and let their feeling be known to the State Historic Preservation Office and the City’s Department of Housing Preservation and Development (HPD).

The Conservancy’s role as a Consulting Party is to advise on historic preservation matters and to act as the local eyes and ears of the State Office.

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Former Smallpox Hospital, aka “Renwick Ruin,” Roosevelt Island

The Roosevelt Island Operating Corporation (RIOC) has obtained the funds to complete the stabilization documentation for the final stabilization/restoration of the “Renwick Ruin.” We have been asked to review these documents upon completion. The work will complete the stabilization of the rear yard or the interior courtyard. All materials need to be carried through or over the building. If particular concern is the repair of the interior courtyard while safeguarding the fragile stained glass dome, which is unexpected from anything that could fall from above. The Conservancy has attended several planning meetings to review and consult as to best methods. The Club may also seek an emergency grant for the protection of the dome.

Blackwell House, Roosevelt Island

Fee for service project. A 1799 wood frame farmhouse, remarkable for its survival, is undergoing a new campaign of restoration and interior rehabilitation. The project calls for a two-part ramp to be built at the back of the house that can take visitors up to the rear porch and into the house. Ironically, although the project is largely to make the house handicapped accessible, the Department of Buildings has raised objections to various details, mostly on the second floor, that do not comply with ADA requirements in the new building code. The Conservancy was retained by the Roosevelt Island Operating Corporation to shepherd the projects through the approval process. We have obtained approval from both the Landmarks Preservation Commission and the Department of Buildings.

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Japanese House, 131 Buckingham Road, Brooklyn

Built in 1903, this much-photographed house was designed to resemble a Japanese pagoda with its four pagoda-style roofs, large gabled windows and a prominent two-story facade. The house was exempted from the reservations of the original building and was never landmarked. In 2000, the house was acquired by the Japanese American National Museum. In 2006, the conservancy was concerned about the state of the roof and a public statement was released allowing the structure to be repaired. The Conservancy directed the owner to transfer the landmark to the City. While the appeals are pending, City contractors have pruned the overhanging trees that were compromising sections of several chimneys and shored and braced limited portions of the house.

Japanese House, 131 Buckingham Road - Flatbush - Ditmas Park, Brooklyn

American Academy of Arts and Letters - Audubon Terrace, Manhattan

In 1928, Cass Gilbert designed an auditorium and art gallery addition that match the Italian Renaissance style of the original building. In 2000, the Academy embarked on a $8 million restoration project, which included a new exhibition area, a research and study center, a library and reading room, and a conservation laboratory. The repairs, which entailed setting up a 60-foot scaffold in the center of the sanctuary, were complete by late March. In early January about a dangerous condition in the nave. An exhaust fan at the central oculus had stopped working without anyone noticing resulting in a build-up of heat. Heat dislodged the stained glass oculus, which needs to be stabilized and properly reset in its frame. Repair estimates are approximately $20,000. An Emergency Grant of $16,000 was issued in February to address the heat, drywall, and electrical concerns. After a trial and post-trial hearing, the judge issued a complex decision that corroborated by the Department of Buildings engineer. The Friedman report of the house to determine if it is in fact salvageable. We chose Don Straniere of the Landmarks Commission to do the work.

The Storm Surge Working Group is promoting the construction of a deployable underground surge barrier that would protect all of New York Harbor in case of another catastrophic ocean surge. Global cities that have built such barriers include Rotterdam, Venice, London, and St. Petersburg, Russia.

Conservancy staff visited the property several times over the years. In 2014 the Landmarks Commission asked the Conservancy to fund an engineer’s report of the house to determine if it is in fact salvageable. We chose Don Friedman of Old Structures P.E. The findings in his report stated that the house was neglected but that it could be repaired. These findings were corroborated by the Department of Buildings engineer. The Friedman report was part of the support material submitted to the court by the Commission.

The Conservancy's presentation focused on our 2002 report titled “Federal Houses of Lower Manhattan” that contained original research by architectural historians Susan Devries and Andrew Dolkart. It made the case for the individual designation of thirteen particularly worthy houses. That report was the first initiative that brought federal houses, as a thematic group, to the attention of the Landmarks Preservation Commission for designation. Of those thirteen, ten were eventually designated. Both the Conservancy and the Greenwich Village Society for Historic Preservation advocated for the buildings’ protection. The panel consisted of representatives from Alex terHune from the Conservancy, Andrew Dolkart from the Greenwich Village Society for Historic Preservation and the historian Susan Devries.
The Conservancy’s sleuthing of the origins of a forgotten piece of New York’s Dutch history was realized at the dedication and unveiling of the Adrian Block Commemorative Tablet held on September 18th. The bronze tablet commemorates Dutch explorer, Adrian Block’s ships, the “Tyger” which burned in New York harbor in the autumn of 1613 and the “Restless” which he built in the spring of 1614 to replace the one that was lost. Originally installed in September 1890 at the former Aldrich Court building located at 41-45 Broadway (Youngs & Cabe, 1886, demolished 1982), the tablet marks the spot where Block spent the winter with his crew living in wooden huts: it was the first habitation of Europeans on the island of Manhattan. The tablet was part of a set of commemorative tablets originally commissioned by the Holland Society of New York that, according to the New York Times “marked out the old landmarks and sites of buildings long swept away connected with the early history of New York City.” Today, only three tablets from the set are known to exist.

The other two surviving Holland Society tablets from the set produced in 1890 may be found at the Alexander Hamilton United States Custom House on Bowling Green and at the Kiehl’s flagship store on Third Avenue in Brooklyn Heights.

The recently restored tablet was the subject of a nine-month-long research project headed by the Conservancy’s Manager of Special Projects, Glen Umberger who was asked by the Holland Society to determine what the tablet was, where it came from and what should be done with it. As a result of the Conservancy’s efforts, the bronze tablet was reinstalled at the 45 Broadway Atmum building (which replaced Aldrich Court in 1983) in almost the exact location where it had been for 92 years. It was unveiled following a brief ceremony where Umberger was a featured speaker on the history of the tablet with additional remarks given by Andrew Terhune, president of the Holland Society of New York, Delph Hogewoning, Consul General of the Kingdom of the Netherlands, and Hon. Jimmy van Bramer, Majority Leader of the New York City Council.

Mr. Umberger wrote an article based on his research for the Fall 2017 issue of the Holland Society’s journal, de Halve Maen. “Preserving a Sense of Place: The Story of Manhattan’s Dutch Past Told in Bronze” was published in January 2018.

Conservancy Helps Preserve a Piece of New York’s Dutch History

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Sacred Sites Program - The New York Landmarks Conservancy’s Sacred Sites program offers congregations throughout the entire state of New York financial and technical assistance to maintain, repair, and restore their historic buildings. The program was launched in 1986 and is the only statewide program in the nation responding to the preservation needs of historic religious properties. Since its inception, Sacred Sites has awarded 1,413 grants totaling more than $10.4 million to 781 congregations throughout New York, regardless of denomination. These grants have leveraged restoration projects totaling nearly $532 million. The program offers a range of matching grants, to suit a variety of projects: Consulting Grants of up to $3,500, Sacred Sites grants of up to $10,000, and both Sacred Sites Challenge grants and Jewish Heritage Fund Challenge grants of up to $75,000.

Financial Literacy Roundtable - Hudson Valley

November 15th, the Conservancy hosted a Financial Management roundtable at Fair Street Reformed Church, in Kingston, with a focus on establishing planning giving programs. Like the five prior roundtables the Conservancy has hosted, this event featured Chris Tempelman, a nonprofit investment advisor from Morgan Stanley with a background in nonprofit facilities management; and Episcopal priest, author, and consultant Rev. Gerald Keucher. Each participating congregation was sent a copy of Rev. Keucher’s financial management handbook, “Remember the Future,” prior to the event, helping focus the dialogue. The program was co-sponsored by the Episcopal Diocese of New York, the Regional Synod of New York, Reformed Church in America, and American Baptist Churches of New York State, with each group helping to publicize the event to its member religious institutions.

New Support for Long Island Sacred Sites

The New York Landmarks Conservancy has been awarded a $50,000 grant from the Robert David Lion Gardiner Foundation underwriting the Conservancy’s Sacred Sites Grants on Long Island, the first installment of what is anticipated to be a multi-year grant. Funding will support both repair and consulting grants, and the preparation of National Register nominations to make more Long Island sites eligible for Conservancy, and potentially state, restoration grant funding.

In 2016 and 2017, both the Conservancy and the Robert David Lion Gardiner Foundation supported restoration of three Long Island churches, including: The First Congregational Church of Riverhead, for roof truss stabilization and repair; Old First Presbyterian Church in Huntington for steeple and belfry restoration; and Bethel A.M.E. Church in Huntington for seepage and roof repair. The Robert David Lion Gardiner Foundation supported restoration of three Long Island churches, and potentially state, restoration grant funding.

Real Estate Development & Sacred Sites

This year, with New York City’s real estate market, and skyline, reaching new heights, real estate developers are once again systematically calling on older houses of worship, including many National Register eligible sites. The last time the city saw an equivalent acceleration in demolition and redevelopment of religious properties was in 2005-2007, in the real estate run-up that preceded the recession. In the current cycle, religious institutions, urban planning, and preservation nonprofits, professional organizations, elected officials, and academic institutions are working hard to educate communities and religious institutions so that redevelopments, when it happens, strengthen both religious institutions and neighborhoods.

In March and April, the Conservancy’s Sacred Sites Director Ann Friedman spoke at three public panels addressing this issue. At all three panels, Friedman presented slides of appropriately scaled development and partial adaptive use, which have provided new revenue for facility repair and maintenance, while enabling congregations to remain in their historic facilities, and continue to support and serve their communities by providing social, educational, and cultural services and programs.

AIA New York hosted “God’s Business: Religion and Development in New York City,” a five-person panel discussing the impact of real estate development on historic religious properties. The panel was co-sponsored by the Episcopal Diocese of New York, the Regional Synod of New York, Reformed Church in America, and American Baptist Churches of New York State, with each group helping to publicize the event to its member religious institutions.

The Conservancy’s multi-year architectural survey of New York City’s historic houses of worship continued this summer with a focus on Brooklyn’s Protestant church buildings. The Conservancy launched its unprecedented survey of NYC’s historic religious architecture in 2004. Over the last decade, working with talented historic preservation graduate students, the Conservancy has surveyed over 1,300 historic religious properties, beginning with Roman Catholic churches and synagogues citywide (including sites repurposed for religious use by other faiths). In 2017, the survey continued with Episcopal and Presbyterian churches in Manhattan, followed by Protestant churches in Queens in 2016, and Brooklyn’s Protestant churches beginning in 2017, to be completed in 2018.

Surveying Brooklyn, the “City of Churches,” can be daunting. The summer 2017 survey focused on the west side of Brooklyn, from Williamsburg in north Brooklyn, to Gravesend in south Brooklyn. Managed by Sacred Sites Director Ann Friedman and the Conservancy’s Manager of Special Projects, Glen Umbarger, a team of three interns: Gwendolyn Stegall, a graduate student in Columbia’s Preservation and Architecture Programs, Olivia Needham, a graduate student in Roger Williams University’s Historic Preservation Program and Molly Rockhold, who recently earned a B.A. in Urban Design and Architecture Studies and Spanish and Language Culture from New York University, visited 85 churches, photographing each of the buildings (including the interiors of many), interviewed clergy and lay leaders to record congregational history, and conducted initial archival research on the history, architecture, and art of these important buildings.

The survey identified 36 substantially intact, architecturally significant, mid-19th to early 20th century churches, including about a dozen National Register eligible sites. This information has been posted on the AIA Houses of Worship website, which, when complete, will be linked to the Conservancy’s engagement website. The survey website, the three-year survey of Queens and Staten Island’s historic religious properties, and supports the Conservancy’s multi-year architectural survey of New York City’s historic houses of worship.

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“This was a phenomenal opportunity to learn about this place (Bialystoker Synagogue) from an actual member. What a beautiful building and so much history. I never would have had the opportunity to see this otherwise.”

Online images were great, but nothing compared to the on-site visits. The genuine enthusiasm of many of the site hosts was quite infectious.

“The tour of flushing religious landmarks by the Queens Historical Society on Sunday was very good and a great addition to previous years. Tour guide Richard Hourahan was wonderful.”

Site participants also commented:

“We had a good experience both days, with people from the parish, neighborhood, other boroughs, other states and Canada. Our spectacular stained glass windows were seen as truly beautiful and truly outstanding. I believe people left understanding how the church came to be and the story of the windows.” - William Tiner, St. Anges RC Church, Brooklyn

“We LOVED being a part of this year’s Sacred Sites, and we plan to participate next year, and to involve other local churches. The people who came to church services the next day for the first time! I’d call that a success!” - Rev. Laurie Gannamone - St. John’s Episcopal Church, Johnstown

Local and regional preservation group co-sponsors, and statewide denominational leaders helped recruit both participating sites and visitors. Regional Co-sponsor Preservation Association of the Southern Tier (PAST) with 24 participating sites in Binghamton, Johnson City, Endwell and Endicott, noted that Open House visitors included both neighborhood residents and others from a 60 mile radius of the Binghamton area.

Many visitors wrote to thank PAST for their work recruiting sites and promoting tours. PAST shared these visitor comments:

“I never knew there was a church up here.”

“I always wanted to come back to the place where my parents were married.”

“We never knew how a stained glass window was made.”

“We were surprised the stained glass from this church was made at a studio three blocks from the church.”

Downstate visitors also let the Conservancy know how much they enjoyed the tours, commenting:

“The guide at Temple Emun-El was amazing. We didn’t want to leave.”

“The afternoon tour of Woodlawn Cemetery was outstanding. I have participated in many walking tours given by many organizations... this was one of the very best! Our guide was exceptional. Her knowledge of the cemetery and its history combined with her enthusiasm made it all the more special.”

The Seventh Annual Sacred Sites Open House was held May 20th and 21st. It was the largest open house to date, with a record 173 sites participating throughout New York State, including 64 in New York City, and 8,000 visitors. The theme, “Stained Glass: Windows on this World and the Next” provided the backdrop for churches, synagogues, temples and meetinghouses to showcase their breathtaking stained glass windows by prominent American and European designers. The Open House was co-sponsored by the Corning Museum of Glass, host of a concurrent exhibit featuring Tiffany Studio mosaics. The Elmira exhibit included physical mosaics, but also large-format, interactive digital images of churches and cemeteries across the state. These sites also participated in the Conservancy’s Sacred Sites Open House, offering special tours of the actual mosaics, at a nearly half dozen churches from Manhattan to Bath, a former church, now a wedding chapel, and Woodlawn Cemetery in the Bronx. Woodlawn was one of sixteen New York City sites in all five boroughs offering special, pre-booked tours featuring their stained glass windows.

Open House events kicked off at magnificent Art Deco landmark Temple Emun-El, with guided tours of, and talks about, Emun-El’s sanctuary, chapels, and stained glass window restoration, by studio principals Art Femanelli and Peter Rohlf, and Emun-El’s Executive Director and Curator Linda R. Parrot, and Curatorial and Collections Assistant Morgan Albahay. The tour was especially timely, since the Neustadt partnered with the Corning Museum on the Tiffany Mosaic exhibit. Preview events wrapped with a tour of stained glass window restoration at St. Patrick’s Cathedral by Jean Parker Philie, architect and project consultant to architects Murphy Burnham and Buttrick.

The Sacred Sites Open House initiative was inaugurated in 2011 in commemoration of the 25th anniversary of the Sacred Sites program. The Open House has three objectives: to encourage sacred sites to open their doors to the general public as a means of building broad support for the ongoing preservation of historic institutions; to inspire residents to be tourists in their own towns, introducing non-members to the history, art and architecture embodied in sacred places, and developing a local cultural tourism ethos to support these important places; and to publicize the many programs and services religious institutions offer their neighbors, benefiting the entire community.

2017 Grantees include: (listed by county, then city or borough)

Albany
Presbyterian Church of Rensselaerville, Rensselaerville $4,000 - New Standing Seam Metal Roof

Columbia
St. Peter’s Presbyterian Church, Spencertown $4,000 - Roof Repair and Replacement

Erie
Our Savior Lutheran Church, Buffalo $1,500 - State Roof and Copper Flashing Repair

St. John’s Grace Episcopal Church, Buffalo $4,000 - Masonry Restoration

St. Peter’s Presbyterian Church, Spencertown $10,000 - Repair of Steeple and Dormers

University Presbyterian Church, Buffalo $2,500 - Architectural Services to Guide Tower Masonry Restoration

Fulton
St. John’s Episcopal Church, Johnstown $7,500 - Historic Structure Report

Greene
Christian Episcopal Church, Greeneville $4,500 - Masonry Restoration

First Reformed Church, Athens $10,000 - Repair of Steeple and Domers

Windham-Hansenville United Methodist Church, Windham $8,000 - Roof Replacement

Hamilton
Church of the Lakes, Inlet $8,000 - Stained Glass Window Restoration

Kings (Brooklyn)
Church of St. Ann and the Holy Trinity, Brooklyn Heights $7,500 - Tower Masonry Restoration

Marion
First United Methodist Church of Marion, Fairport $5,000 - Replace Sanctuary Roof

Jefferson Avenue Seventh-day Adventist Church, Rochester $7,500 - Stained Glass Restoration

New York (Manhattan)
Broadcast Presbyterian Church, Morningside Heights $7,500 - Architectural Fees for Exterior Envelope Restoration

St. John’s Episcopal Church, Johnstown

Christ Episcopal Church, Greenville

Our Savior Lutheran Church, Buffalo

Jefferson Avenue Seventh-day Adventist Church, Rochester

2017 Sacred Sites and Consulting Grants

The New York Landmarks Conservancy awards Sacred Sites and Consulting Grants to congregations that are planning or undertaking the restoration of historic religious properties. In 2017, the Sacred Sites program provided a total of $192,100 in the form of 32 grants to 31 religious institutions throughout New York State, leveraging over $1 million in repair and restoration projects.

To be eligible for our grants, properties must be located in New York State, owned by a religious institution and actively used for worship, and listed on the State or National Register of Historic Places or designated pursuant to a local landmarks ordinance by New York State. Eligible properties include churches, synagogues, meetinghouses, mosques, and temples. The maximum Sacred Sites grant is $10,000 in 2017, and the average Sacred Sites grant award for bricks-and-mortar repair and restoration was about $5,900. The maximum Consulting Grant, for project planning costs, is $7,500. In 2017, the average award for Consulting Grants was about $5,600.
Sacred Sites and Consulting Grants pledged a total of $192,100 in the form of 32 grants to 31 religious institutions, leveraging over $1 million in repair and restoration projects.

Jewish Heritage Grants

The Jewish Heritage Fund allows the Conservancy to make challenge grants of between $25,000 and $75,000 to assist major repair and restoration projects at New York City’s historic synagogues. In 2017, two grants were awarded, totaling $50,000. The average grant pledge in 2017 was $45,000. Since its launch in 2010, the program has pledged twenty challenge grants totaling $710,000, facilitating over $6.6 million in restoration projects.

2017 Grantees include:
(listed by county, then city or borough)

Kings (Brooklyn)
Congregation Kol Israel, Crown Heights $50,000 - Restoration of Brick Masonry & New Copper Leader
Park Slope Jewish Center, Park Slope $40,000 - Exterior Restoration

Sacred Sites Challenge Grants

Sacred Sites Challenge grants of $25,000 to $75,000 are awarded statewide, for major restoration projects at historic houses of worship of all denominations. In 2017, seven grants were awarded, totaling $215,000, with the average pledge totaling about $30,000. These grants helped fund over $2.2 million in comprehensive masonry, slate roof, and steeple restoration projects.

2017 Grantees include:
(listed by county, then city or borough)

Albany
Westminster Presbyterian Church, Albany $30,000 - Steeple Restoration

Chautauqua
St. Luke’s Episcopal Church, Jamestown $45,000 - Exterior Restoration

Monroe
Christ Church, Rochester $25,000 - Window Bay Reconstruction

Columbia
First Presbyterian Church, Hudson $25,000 - Repair and Replace Existing Roof Structure and Roof

Nassau
Trinity Episcopal Church, Roslyn $25,000 - Foundation and Floor Repairs and Restoration

New York (Manhattan)
St. Peter’s Episcopal Church, Chelsea $25,000 - Exterior Re-grouting and Re-pointing of Church Walls

Washington
Bottskill Baptist Church, Greenwich $40,000 - Roof Truss Stabilization and Repair

Challenge Grants - In 2017, seven grants were awarded, totaling $215,000.
Funding Historic Properties

“It has been a long haul but well worth the wait! The house is so beautiful. After a long day just walking down the street and viewing all the workmanship puts a smile on my face. It’s enhanced the block and neighborhood. My family is ecstatic and will cherish the house and memories for generations to come. Thank you all for making it possible. Words are not enough to express my sincere gratitude. Fund staff have been a godsend.”

- Tracy Jackson, Property Owner

92 Lincoln Road, Prospect Lefferts Gardens Historic District, Brooklyn

HISTORIC PROPERTIES FUND - Established in 1982, the New York City Historic Properties Fund is the Conservancy’s main financing vehicle for restoration work throughout New York City. With over $3 million in assets, it is one of the largest revolving loan funds for historic preservation in the nation. Since its inception, the Fund has made over $27.6 million in investments – more than $27.2 million in loans and $433,000 in grants – for restoration work on 254 buildings in the five boroughs of New York City. The Fund’s lending record continues to be exemplary, with near zero losses on loan repayments.

Fund loans are geared toward underwriting restoration work on small residential properties in the lower- and moderate-income historic districts of New York City, as well as historic properties owned by nonprofit organizations and religious institutions.

Loans on one-to-four family row houses generally range between $80,000 and $150,000; loans for multi-family apartment buildings and nonprofit facilities are usually in the $200,000 to $300,000 range. Collateral on residential properties is usually a first, second, or third mortgage; security on religious buildings and nonprofit facilities is most often in the form of assignments of assets. Interest rates are usually 5% to 7%, but may be as low as 3% for more needy borrowers; terms are generally between five and ten years.

Fund loans are advanced for essential structural repairs and exterior restoration work which often has a visual impact on the surrounding community. Loans have helped to restore brownstone facades, replace windows and doors, rehabilitate stoops and porches, repair roofs and drainage systems, replace missing cornices, rebuild brick walls, and carry out a variety of other work which maintains the structural and aesthetic integrity of historic buildings.

Project management assistance is an important component of the Fund program. Fund staff work closely with borrowers to develop loan packages that are tailored to their specific needs.

Project management assistance is provided throughout the loan process. With outside professionals, Fund staff help borrowers to define a scope of work; prioritize components of the project; engage qualified architects, engineers, and contractors; monitor construction; and ensure that all work is performed correctly. The importance of such assistance, particularly in the planning stages of projects, cannot be overstated. Property owners often lack objective expertise in identifying and prioritizing the needs of their buildings. In many cases, they retain contractors and craftspersons who are unfamiliar with historic buildings. Unnecessary, inappropriate, or overly aggressive measures may be taken which result in irreversible damage and wasted financial resources.

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Highlights of 2017 Include:

92 Lincoln Road
Prospect Lefferts Gardens Historic District, Brooklyn
92 Lincoln Road is one of several Colonial Revival style free-standing houses built in 1909 on Lincoln Road by developer Frederick B. Norris and the architectural firm of Stee & Bryson. The group of houses was one of the last built on land formerly the Lefferts family farm. The owner’s mother had been a Fund borrower in 1996 and undertook a restoration project at this property. A Fund loan of $160,000 secured by a second mortgage on the property financed wood and shingle repair and painting as well as gutter and drainage replacement. The project architect was Two4Design Architectural Services and Design, and the project contractor was Burda Construction Corp.

1328 Bergen Street
Crown Heights North III Historic District, Brooklyn
1328 Bergen Street is one of a group of five, two-story plus basement, Neo-Grec row houses built in 1876 and designed by architect Amzi Hill in the Crown Heights North III Historic District, designated March 2015. The owners contacted the Fund shortly after the Historic District was designated. A Fund loan of $100,000 secured by a second mortgage on the property financed front façade restoration work. The project architect was gormanschweyer architects llp, and the project contractor was Excellent Contracting LLC.

1328 Bergen Street, Before Restoration - Crown Heights North III Historic District, Brooklyn

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Longtime Conservancy staffer Karen Ansis retired on December 21st. Karen served two separate stints at the Conservancy. Starting in 1974 as one of the Conservancy’s first staff members, she worked on the preservation and reuse of the former U.S. Custom House at Bowling Green. After some time working in real estate and affordable housing, she returned in 1992 to manage the Conservancy’s Historic Properties Fund.

In her nearly 30 years at the Conservancy, Karen also steered several long-term projects: transformation of Astor Row, a landmark block in Harlem; the reclamation of Prospect Cemetery, the oldest in Queens; and securing Zone-32 religious and cultural institutions benefitted from restoration projects funded by the Upper Manhattan Empowerment Zone-32.

Karen was honored at a December 14th party at the replicated JFK TWA Airline Terminal in the offices of MCR on the 86th Floor of One World Trade Center. Some 70 board members, staff, and preservation colleagues gave thanks for her hard work and dedication and wished her well.

Fund Manager Karen Ansis Retires

Historic Properties Fund Manager Karen Ansis, project architect Jonathan Raible, Historic Properties Fund Manager Karen Ansis, and Project Coordinator Jim Mahoney. Photo by Margarita Corporan

Fund Staff Services – Update on New York State Rehabilitation Tax Credits for Homeowners

In 2010, the State enacted new programs to foster investment in historic commercial and owner-occupied residential properties. The Homeowner program provides a state income tax credit to property owners for 20% of qualifying rehabilitation costs, up to a credit value of $50,000, for restoration work on historic residential buildings. Cooperative apartment buildings are also eligible, as are the income tax credits flow through to shareholders. The program has a sunset date of 2019 after a five-year renewal in 2014. There is a three-part application process: Part 1 confirms a project’s eligibility. Part 2 provides a more detailed description of the project work and its cost, and Part 3 requests certification of the completed work.

As a free service of the Fund to its borrowers, Fund staff prepare and submit applications to the State for Fund loan projects that are located within the “distressed” census tracts that qualify for the credit. These census tracts, whose householders are at or below the State’s median income level, are often in historic districts such as Crown Heights, Bedford-Stuyvesant, and Jackson Heights. In 2017, Fund staff completed Homeowner Tax Credit applications for two projects that yielded a total of $94,221 in state income tax credits for their owners, or 20% of the aggregate restoration costs of $471,104.

To date, Fund staff have garnered a total of $550,971 of state income tax credits on 14 projects with restoration costs amounting to $2,871,354 in Brooklyn, Manhattan, and Queens. Applications for more projects are in the pipeline.

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Assisting Nonprofits and the Public Sector

“We are extraordinarily grateful for the incredible generosity of the Landmarks Conservancy in supporting the Renee & Chaim Gross Foundation’s restoration of the historic sculpture studio skylight used by artist Chaim Gross from 1963 until his death in 1991. The Conservancy’s Emergency Preservation Grant has allowed us to complete this project and protect the building, artworks, and Gross’s materials and tools left in situ in the studio.”

* Sasha Davis, Executive Director, Renee & Chaim Gross Foundation
NONPROFIT & PUBLIC SECTOR ASSISTANCE - Nonprofit organiza-
tions, both secular and religious, and the public sector are often the
custodians of some of New York City’s most historic and eccentric prop-
eties. In addition to fielding dozens of calls for help from owners, pro-
viding counseling and troubleshooting advice, and offering referrals for
qualified professionals, the Conservancy frequently takes on projects in
a more significant manner via grants, loans, and project management as-
sistance. Two grant programs, especially, have been of great assistance
to nonprofit organizations:

- The Emergency Preservation Grant Program, largely funded by The
  New York Community Trust, provides funding to nonprofit organiza-
tions to address immediate repair needs and/or professional services to remedy dan-
gerous external conditions (falling masonry, spot water leakage, etc.) and/or
deteriorated interior structural elements of buildings. Most grants range be-
tween $10,000 and $15,000 and are accompanied by project management as-
sistance of Conservancy staff. Over fifty nonprofit facilities have been helped to-
date, with an aggregate project expenditure total in excess of $700,000.

- The City Ventures Fund (CVF) provides grants of up to $30,000 to
  preserve the character of landmarked and non-landmarked, but architec-
turally significant buildings, which are being used for or converted to af-
fordable housing and/or other community facilities that benefit the public and,
especially, lower income people. Since 1998, CVF has invested al-
most $1.5 million in more than 70 buildings with a total of 1,223 afford-
able housing units and various community services.

Project highlights for 2017 include the following:

**BronxWorks, 1130 Grand Concourse**

1130 Grand Concourse was designed in the Classical Revival-style
by Raldiris & LaVelle and constructed in 1925 for the Bronx Society
for the Prevention of Cruelty to Children. BronxWorks is a social
services organization established in 1972 that helps individuals and
families improve their economic and social well-being. BronxWorks
services a range of people from toddlers to seniors.

**Museum at Eldridge Street, 12 Eldridge Street**

Eldridge Street Synagogue was the first synagogue erected on the
Lower East Side by the Orthodox East European Ashkenazic Jews. The
synagogue was built in 1886-1887 and designed by the architectural
firm of Hertger Brothers. The building began to decline following the
introduction of 1924 immigrant Quota Laws and an increasing exodus
to of its members to outer boroughs. The congregation relocated to the
synagogue’s lower level chapel in the 1940s and closed off the
grand main sanctuary. In 1965 a new generation fought to preserve
the synagogue and formed the Eldridge Street Project, a precurser to the
Museum at Eldridge Street, to save the building. After more than 20
years, the Museum completed the Eldridge Street Synagogue
restoration in December 2007. Today the Museum at Eldridge Street is
open for tours, school programs, concerts, lectures, festivals and other
cultural events. The building also continues to be home to a small group of
worshippers.

An Emergency Preservation Grant of $16,000 was awarded to the Museum
at Eldridge Street for the repair and restoration of the ceiling oculus at the
Museum. The project contractor was Tom Garcia, The Gil Studio.

**The Renee and Chaim Gross Foundation, 526 LaGuardia Place**

South Village Historic District, Manhattan

526 LaGuardia Place was built in 1879 by owner John McCord and
designed by architect Joseph M. Dunn in the Neo-Grec style. Sculptor
Chaim Gross purchased the former store and loft building in 1963.
Gross renovated the building to use it as his home and work space, creating a sculpture
studio on the ground floor. In 1974 the Renee and
Chaim Gross Foundation was created to provide high-quality research,
exhibitions, and education activities centered around its historic
building and art collections. The Foundation continues to operate with
Renee and Chaim Gross’s two children, Mimi Gross and Yehudah Gross, serving on its board.

The ground floor studio is open to the public and is preserved exactly as
it was when Chaim Gross worked there. Unfortunately, water
had begun to infiltrate the large studio skylight and rear wall. The
Conservancy awarded an Emergency Preservation Grant of $20,000
towards the repair of the skylight. The project architect was Jan Hirn
Pokorny Associates and the project contractor was Preserv Building
Restoration Management.

**Frederick Law Olmsted House, 6515 Hyland Boulevard,**

Eltingville, Staten Island

6515 Hyland Boulevard dates to the 1690’s, by 1720 it was a one and one-
half story farm house. The house was remodeled on two occasions, first
in 1837, when Dr. Samuel Akerley enlarged this simple stone building to
make it a thirteen room house, and later, by Frederick Law Olmsted, the
father of American landscape architecture, in 1848. The building was
designated a New York City landmark in February 1967. In 1947, Olmsted
purchased the house with the help of his father and named it Tosomock
Farm, which contained 125 acres at the time. He experimented there
with landscape ideas that would shape his approach to landscape
design. He also ran a nursery on the property and several specimen
trees that he planted survive on the site.

The house was privately owned until 2006 when it was purchased by
the New York City Parks Department with the aim of opening the house
and grounds to the public. In July 2017, Conservancy staff visited the
site and found a dramatic deterioration of the house since their last
visit several years earlier. The Conservancy began a public awareness
campaign to make the condition of the property known to the general
public and offered to fund a conditions survey of the property, which the
Parks Department finally agreed to accept.

An Emergency Preservation Grant of $20,000 underwrote the
preparation of an existing conditions report by the firm of Jan Hirn
Pokorny Associates.
Honoring Excellence

“The Landmarks Conservancy and Beyer Blinder Belle have enjoyed parallel careers dedicated to historic preservation. The Conservancy has been a steward of our landmarks and districts, through their programs and advocacy. By protecting and giving new life to historically and culturally significant public places and spaces, they have enhanced the lives of many New Yorkers and their communities—a mission that is closely aligned with my own practice.”

* John H. Beyer
2018 Lucy G. Moses Preservation Leadership Award Recipient

MOSES AWARDS - The Lucy G. Moses Preservation Awards are the Conservancy’s highest honors for excellence in preservation. The coveted awards are named for Lucy Goldschmidt Moses, a dedicated New Yorker whose generosity has benefited the City over many decades. Since 1991, the Awards have recognized over 300 individuals, organizations, and building owners for their extraordinary contributions to the City.

John H. Beyer received the Preservation Leadership Award. Beyer is a founding partner of Beyer Blinder Belle, the country’s preeminent preservation architecture firm, which is celebrating its 50th anniversary. He has been lead designer and Partner in Charge on many of the firm’s most significant preservation projects, including the Metropolitan Museum of Art, South Street Seaport Museum, Temple Emanu-El, Rockefeller Center, and the Met Breuer.

Beyer started the firm with John Belle and Richard Blinder in 1968. The three met while working for Victor Gruen, best known for inventing the modern shopping mall. In the era of Jane Jacobs and the young Landmarks Preservation Commission, Beyer Blinder Belle had a different focus: historic preservation. Beyer forged the firm’s commitment to contextual solutions to architecture and planning, and is known for his sensitive design of new buildings in historic settings. With Beyer’s guidance, Beyer Blinder Belle has become the “gold standard” for preservation projects.

Architect Henry Engelbert designed this ornate French Second Empire style building with a rich cast-iron façade so highly detailed that it creates a sculptural effect. That façade was in poor condition when this project began. The restoration required individual cast iron units to be molded, replicated and replaced; some 164 molds were used to create 2,890 pieces of iron that fit together like puzzle pieces. Work was completed with restoration of the grand cast-iron stoop.

The elegant cast-iron building at the corner of Bond and the Bowery has had many lives, as a bank, warehouse, theater, and now apartments, but 54 Bond Street has rarely looked as splendid as it does now, following a façade restoration.

The 1821 Federal-style houses at 321 & 323 Canal Street are the oldest buildings honored this year. The project began when a contractor noticed that the front wall had shifted, leading to fears of destabilization. City agencies approved plans to document, disassemble and reconstruct the pair. Next, photographs and diagrams recorded the location of every element. In a painstaking process, bricks were removed by hand, sorted, and cleaned for re-use. Peeling away clumsy tar roof repairs revealed original slate and woodwork. Finally, the building was re-assembled, with the old bricks re-laid in Flemish Bond, new wood windows installed to match the originals, and long-lost chimneys re-established at the pitched roofs.

The former Child’s Restaurant on the Coney Island Boardwalk has reopened as the Child’s Building at the Ford Amphitheater and Seaside Park. Child’s was constructed in 1923 as part of a chain that pioneered the concept of reasonably priced restaurants. Inspired by Spanish Colonial architecture, architects Dennison & Hirons designed a building that appeared to have washed up from the sea. Sand-colored stucco walls drip with bright terra cotta fish, shells, lobsters, and clams. But the restaurant closed after World War II, and Child’s was vacant for years as reuse plans failed. A public-private partnership has revitalized the seaside attraction, stabilizing the historic building, and repairing or replacing hundreds of intricate polychromatic terra cotta decorations. A new restaurant and event stage have revitalized the boardwalk.
This award recognizes an owner who undertook a landmark-quality restoration on The Hadrian, although this 10-story apartment building on the Upper West Side is not a designated landmark. He was spurred on by the late writer Christopher Gray, whose office was nearby. Gray saw a noteworthy structure deserving appropriate treatment. When conditions survey showed significant deterioration of the massive cornice, the decision was made to replace it with a new one that matches the original. At the brick, limestone, and terra cotta façade, an unsightly non-original coating was removed, followed by repointing and repair. The finishing touch is the series of new balcony brackets that replicate historic, ornate floral and leaf motifs.

The scenic Highland Park Boulder Bridge is built of only boulders, brick, granite, rubble, Ti, concrete, and earth—there’s no metal. The power of arch construction has kept the Bridge sound since 1902, while the exterior suffered from failed waterproofing the damaged pointing, spalling bricks, and years of grime and grime. This project called for an excavation to assess structural integrity and to waterproof the underside brick arch from above. The stones were cleaned and repaired, and reset as required. The new lighting system hides conduits from view. Finally, the road bed was repaved and adjacent landscaping improved. The restoration brought back the bunt and beauty to a unique example of park infrastructure.

Along busy Fourth Avenue in Gowanus, Public Bath No. 7 is a local landmark. Now, it has been revived after years of neglect. The neo-Renaissance style façade, designed by Raymond Almirall, opened in 1910, with a façade featuring blue, green, and gold terra cotta urns, shells, scallops, and sea serpents. It served as a bathhouse and then gymnasium with a humid interior. Masonry reconstruction, replacement of wood multi-lite windows, and conservation of the vibrant terra cotta. Completed, the old bathhouse once again houses a gym.

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Founded in 1976, The University Club of New York is a 1907 neo-Gothic landmark that anchors the campus. But by the 1970s, and '80s, deferred maintenance and building system fail made restoration seem beyond reach, and partial or complete demolition an option. The Main Tower was compromised, a 30-foot-high projecting bay had collapsed, and the towers and turrets of this 1908 Elizabethan Jacobean Gothic Revival—Style building make the South Bronx Job Corps Center a focal point of its community. The massive, brick and stone structure was designed by Charles Brigham as the Messiah Home for Children and later used as the Salvation Army’s School for Officers’ Training. The U.S. Department of Labor purchased it in 1978, and renovated the interior for use as a job center. This award honors the first comprehensive exterior restoration of this picturesque property. Work included repair and cleaning of all the masonry, replacing all windows, recreating missing friezes and replacing the copper flashing, dormers, cupolas and ornamental accents.

A century old, St. Bartholomew’s Church has a civic and architectural significance nearly equal to its religious purpose. The dome, engineered and constructed by the Rafael Guastavino’s company, has become the beacon of the church, offering a powerful contrast to nearby high-rises. Nearly a decade ago, a conditions report identified dome restoration as a top priority, as the stone cladding was deteriorating, water infiltration threatened the structure, and leaks were damaging the glorious interior. Years of planning, testing, and fundraising preceded this restoration. Over 6,300 artisan-crafted tiles, which follow the patterns and colors were installed.

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St. Peter’s Episcopal Church, Chelsea opened in 1836, on land that writer Clement Clarke Moore conveyed to the vestry. The Country Gothic—style stone building faced two major challenges: a deteriorating structure and a dwindling congregation with limited resources to undertake critical work. A 1990s conditions survey prioritized roof replacement, but the Church could not afford it, and the failing roof allowed leaks to infiltrate the walls and interior. Energetic new leadership and fundraising paid for two phases of work: Urgent rebuilding of corner piers that project above the roof, and then roof replacement and repair of the stone walls. With the building envelope secured, the vestry can now take on work to restore the historic interior.

Work on the University Club of New York’s Main Dining Room Ceiling began with a plan to enhance the beautiful, elaborate 30’ polychrome ceiling and make lighting more appropriate and effective for the Dining Room’s many uses. After testing and documentation, artisans cleaned, conserved, and replaced plaster, gliding, and faux bois. The existing murals were heavily overpainted and damaged, so the decision was made to stabilize and encase them and install new murals depicting the evening sky at the center panel and two rounds. A new lighting system using maintenance-friendly and energy-efficient LEDs has been concealed from view within architectural elements. It highlights the restored ceiling and accentuates the Dining Room’s exquisite details.

The scenic Highland Park Boulder Bridge is built of only boulders, brick, granite, rubble, Ti, concrete, and earth—there’s no metal. The power of arch construction has kept the Bridge sound since 1902, while the exterior suffered from failed waterproofing the damaged pointing, spalling bricks, and years of grime and grime. This project called for an excavation to assess structural integrity and to waterproof the underside brick arch from above. The stones were cleaned and repaired, and reset as required. The new lighting system hides conduits from view. Finally, the road bed was repaved and adjacent landscaping improved. The restoration brought back the bunt and beauty to a unique example of park infrastructure.

Along busy Fourth Avenue in Gowanus, Public Bath No. 7 is a local landmark. Now, it has been revived after years of neglect. The neo-Renaissance style façade, designed by Raymond Almirall, opened in 1910, with a façade featuring blue, green, and gold terra cotta urns, shells, scallops, and sea serpents. It served as a bathhouse and then gymnasium with a humid interior. Masonry reconstruction, replacement of wood multi-lite windows, and conservation of the vibrant terra cotta. Completed, the old bathhouse once again houses a gym.

Named in honor of dedicated New Yorker Lucy G. Moses, The Moses Awards are the Conservancy’s highest honors for outstanding preservation work.
Celebrating Living Landmarks

“These buildings tell us stories, give us a sense of who we are. If we are a civilization we have to save the past and also go forward in the future. No creative act has ever been done without a sense of the past.”

- Architect, author, architectural historian, and educator Robert A.M. Stern
2017 Living Landmarks Honoree

24th Annual Living Landmarks Celebration

For more than two decades, The New York Landmarks Conservancy has honored New Yorkers who have made extraordinary contributions to the City and recognizes them as Living Landmarks at a black-tie gala. The 24th annual celebration was held on November 1 at The Plaza in honor of social arbiter David Patrick Columbia, designer and philanthropist Suydam (Sydie) Lansing, acclaimed artist Frank Stella, renowned architect Robert A.M. Stern, dance and Central Park enthusiasts Patsy and Jeff Tarr, art and science patrons Marica and Jan Vilcek, and best-selling author Tom Wolfe. The evening raised $1.2 million for the organization’s programs and services. Veronica and Ray Kelly served as Honorary Co-Chairs. The Living Landmarks Celebration is a “must attend” on New York’s social calendar and attracts trend-setters and opinion leaders from across the City’s unique “only in New York” intersections of art, commerce, education, entertainment, fashion, finance, government, and media. In addition to being a fun and festive evening, the gala provides critical support for the Conservancy’s unique financial and technical assistance programs.
Patsy & Jeff Tarr
Robert A.M. Stern & Larry Leeds

Chris Coyne and Jennie Tarr Coyne
Charlie Berry & Kathryn McGraw Berry
Suri Kasirer & Peg Breen (photo by Noël Sutherland)
Elizabeth Stirling & Guy Robinson (photo by Noël Sutherland)

Michael Braner & Christina Chang
Bonnie Englebardt Lautenberg & Stu Lorber (photo by Noël Sutherland)

Barbara Taylor Bradford, OBE & Robert Bradford (photo by Ben Hider)
David Patrick Columbia & Paige Peterson
Courtenay Christensen & Gus Christensen

Justin & Stacie Abelow
Stuart & Sue Feld
Frank Stella & Peter Stella

Julie Peterson
Lesley & Jonathan Plotkin
Sydne Lansing & Bernadette Castro
Nina Griscom & Sylvester Miniter (photo by Ben Hider)

Paul Binder, with Tom & Sheila Wolfe (photo by Ben Hider)

All Living Landmarks photos on page 35 by Ben Hider, unless noted
TOURS AND OTHER EVENTS

Chairman’s Award Luncheon

The Landmarks Conservancy’s Chairman’s Award is one of the industry’s most esteemed honors recognizing exceptional individuals and organizations that have demonstrated their dedication to New York by protecting and celebrating the City’s world renowned historic architecture. At a luncheon on May 24, at The Metropolitan Club, the Landmarks Conservancy presented its 2017 Chairman’s Award to Richard T. “Dick” Anderson, His Eminence Timothy Cardinal Dolan, and Silman.

Eric Rudin, Carlo Scizzurra, and Richard Southwick served as Honorary Co-Chairs. A record $250,000 was raised with 300 guests.

Professional Circle Tours

The Conservancy offers a wide variety of networking, promotional, and educational activities for its Professional Circle members, an active group of real estate, design, development and construction professionals, preservationists, property owners, and businesses interested in the art, architecture, and history of New York. Professional Circle members are invited to exclusive tours of restoration projects throughout the year. Tours included the Neustadt Gallery and the Federal Reserve Bank in Lower Manhattan.

The Conservancy continued its popular Landmarks Lecture series with The General Society of Mechanics & Tradesmen of the City of New York with illustrated talks on “New York Birth Place of American Stained Glass,” “Cast Iron Restoration at a SoHo Landmark,” “Historic Gilded Age Mansion Interior Restoration,” and “Hidden Landmarks in Your Floor.” All were AIA accredited.

Other Landmarks Conservancy Events

Conservancy members enjoyed a host of events throughout the year including tours of the Alexander Hamilton US Custom House/National Museum of the American Indian, National Arts Club, the Metropolitan Museum’s stained glass studio, St. Patrick’s Cathedral, City Hall, Battery Park, and the Wavecrest, a restored wrought-iron sailing ship.

The Conservancy also organized three panel discussions titled, “Planning, Preservation, and Community Participation” featuring urban planning experts, community activists, and government officials that explored how New Yorkers can be more effectively involved in planning and zoning issues that affect their neighborhoods.

Conservancy Hosts Meeting with Shanghai Officials

The Conservancy hosted a delegation of Shanghai municipal officials in September who were interested in how preservation works in New York. It was an interesting twist given real estate claims in recent years that New York had to spur the growth of giant new buildings to keep up with Shanghai.

The group’s questions ranged from where our funding comes from to whether we could force recipients of our loans and grants to open their buildings to the public. Following the wide-ranging exchange, Conservancy historian and Manager of Special Projects Glen Umberger, showed the group the landmark Beaux-Arts exterior of the former U.S. Custom House as well as the landmark British-made fence at Bowling Green.

Mystery Photo Contest & Tourist Video Series

The Landmarks Conservancy continued its popular Mystery Landmark contest and Tourist In Your Own Town video series.

The Mystery Landmark was launched in January 2011 and was an instant hit. It’s a monthly competition to identify a close-cropped image of a New York City landmark. Winners receive a set of the Conservancy’s walking tour books or other publications.

The first episode of Tourist In Your Own Town was posted to YouTube in August 2011. The series invites New Yorkers and visitors alike to explore the City’s extraordinary abundance of historic landmarks. A total of 33 videos have been produced through the end of the year.


Watch our Tourist in Your Own Town videos at Youtube.com/nylandmarks

Supporting Preservation Education

To support the next generation of architects, engineers, and design and construction professionals, in 2014, the Conservancy formed a partnership with Bronx International High School, which is housed in the landmark Morris High School designed by architect and engineer C.B.J. Snyder.

The partnership is meant to expose juniors and seniors in their Preservation Technology Program to the profession of historic preservation and the various career paths in the building conservation and restoration fields.

Conservancy President Peg Breen filming a Tourist video at Prison Ship Martyrs Monument

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Mystery Landmark - The Josephine Shaw Lowell Memorial Fountain in Bryant Park

Conservancy staff member Glen Umberger leading a tour of Shanghai officials

St. Patrick’s Cathedral tour led by architect and restoration design team member / Jean Parker Phifer, consultant to Murphy Burnham and Buttrick

Mystery Landmark - The Josephine Shaw Lowell Memorial Fountain in Bryant Park

Conservancy President Peg Breen filming a Tourist video at Prison Ship Martyrs Monument

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The New York Landmarks Conservancy’s success depends on the annual support of our individual, corporate, and foundation donors. Each year we must...
Statement of Activities

Year Ended December 31, 2017

Support and Revenue
  Contributions                               $ 2,420,148
  Special Events, net of direct benefit to donor 1,138,462
  Investment return used for operations         304,319
  Program services income                      31,325
  Total Support and Revenue                    $ 3,894,354

Expenses
  Program                                        $ 2,009,029
  Development                                     785,844
  Administration                                   378,865
  Total Expenses                                  $ 3,165,738

Non-operating Activities
  Non-operating investment returns                1,017,157
  Support and Revenue over (under) Expenses       728,516
  Total Non-operating Activities                  1,745,673

Change in Net Assets

Balance, Beginning                                11,608,882
  Income                                           2,420,148
  Expenses                                         (3,894,354)
  Non-operating Activities                         (1,745,673)
  Total                                             (13,354,555)

Balance, Ending                                   13,354,555

Statement of Financial Position

December 31, 2017

Assets
  Cash and cash equivalents                       $ 4,839,688
  Pledges receivable                              11,000
  Loans receivable                                109,195
  Due from NYCHP Fund, Inc.                       36,229
  Prepaid expenses and other assets               10,000
  Investments                                     6,884,712
  Property and equipment, net                     24,570
  Cash and cash equivalents held for other agencies 107,303
  Restricted Investments                          2,367,068
  Total Assets                                    $14,419,765

Liabilities
  Accounts payable and accrued liabilities        2,586
  Grants payable                                  788,868
  Deferred rent                                   86,130
  Due to New York City Historic Properties Fund, Inc. 89,323
  Amounts held for other agencies                 107,303
  Total Liabilities                               $ 1,085,210

Net Assets
  Without Donor Restrictions
    Undesignated                                    882,808
    Board Designated                                  8,431,496
    Total Without Donor Restrictions                  9,314,304

  With Donor Restrictions                          4,040,251
  Total Net Assets                                  $13,354,555

  Total Liabilities and Net Assets                 $14,419,765

A copy of the complete audited financial statements for 2017 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

Financial Statements

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(Statement and Advisory Council as of April 2018)

Credits
Photography submitted by project organizations or Conservancy staff, unless noted
Photo on page 2 of Peg Breen by James Salzano

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