



THE NEW YORK
LANDMARKS
CONSERVANCY

ANNUAL REPORT 2024



Preserving the City We Love

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Our Mission

The Landmarks Conservancy’s singular mission for more than 50 years has been the protection of New York’s built environment – from the iconic buildings that define the City’s spectacular skyline to the diverse neighborhoods where we live, work, worship, and play.

We are a strong voice for sound preservation policies. We are also the only organization that empowers New Yorkers with financial and technical assistance to restore their historic homes, cultural, religious, and social institutions. Our grants and loans of \$62 million have mobilized more than \$1 billion in some 2,000 renovation projects throughout the City and State, revitalizing communities, creating economic stimulus, and supporting local jobs.

While most of our work is with individual homeowners and other nonprofit organizations, our achievements have included such high profile projects as the Alexander Hamilton U.S. Custom House, Moynihan Train Hall, Fraunces Tavern block, Federal Archive Building, Astor Row, Ellis Island, and the Survivors’ Staircase at Ground Zero.

On the Cover – *New York City Hall in Lower Manhattan. Opened in 1812. Architects: John McComb Jr., Joseph-Francois Mangin*

New York City Hall is a National Historic Landmark and is listed on the National Register of Historic Places. The New York City Landmarks Preservation Commission designated both City Hall’s exterior (1966) and interior (1976) as official city landmarks.

From the President

Dear Friend of the Conservancy:

As we approach the 60th anniversary of New York City’s Landmarks Law next year, there is cause for celebration...and concern.

The City is championing major new development that threatens the character of historic districts, and of the City itself. We actively engaged with the “City of Yes for Housing Opportunity” proposal questioning its impact on historic resources and open space, and incentives promoting market rate over affordable housing.

We have always supported appropriate development and have even worked with developers to make their proposals a better fit with neighborhood character. Historic districts give New York its unique identity and currently provide affordable housing. But we are in an era where promises of new housing trump other issues and concerns.

Another example is the “Faith-Based Affordable Housing Bill” in the State Legislature. It would allow current religious institutions to ignore local zoning, and, potentially, local landmark regulations when developing property with minimal affordable units. There was no action on the bill this year, but proponents remain active. And so will we.

Any real improvements to Penn Station remain elusive. We continue to ask for an independent study of “through-running.” That would add capacity at Penn and spare the needless and wasteful destruction of the block south of the station which contains landmark quality buildings, currently affordable homes, and local businesses.

As usual, our loan and grant programs—totaling more than \$1.3 million this year-- offered reasons to celebrate. Our Sacred Sites program awarded 41 grants totaling \$649,750 to historic religious institutions from Buffalo to Bellport. Over \$600,000 in Historic Properties Fund loans helped 9 owners in Brooklyn and Queens restore facades, repair windows, and replace roof parapets. Technical Assistance grants totaling \$25,000 helped the Poppenhusen Institute in Queens and Historic Richmondtown in Staten Island. Emergency Grants totaling \$51,700 helped the Hebrew Actors Foundation in the East Village, Historic Richmondtown, and the United Palace in Washington Heights.

Our long-term projects continued to advance. We are assisting the Brooklyn United Order of Tents, a venerable African American women’s association, with their landmarked headquarters; allowed light into the Olmsted-Beil House on Staten Island, by uncovering boarded windows and installing clear Lexan protection; and helped NAMA, the New Amsterdam Musical Association obtain grants to restore their landmarked Harlem brownstone. We also hosted another convening of African American non-profits at the Noble Maritime Museum on Staten Island.

The number of buildings we are able to have an impact on each year—and the dedicated people determined to preserve them—always amazes and encourages me.

We also celebrated the exceptional career of Ann Friedman, who retired this year as Sacred Sites Director. Fortunately, Deputy Director Colleen Heemeyer was ready to succeed her.

We have the staff and resources to accomplish all this thanks to our Board of Directors, and thanks to all of you. We never take it for granted. We will always work to earn your support. And we will always fight for the City we love.



Peg Breen, President





Penn Station neighborhood in Midtown proposed for redevelopment - Hiroko Masuike/The New York Times

Speaking Out for Preservation

“The Conservancy has enriched the quality of life for everyone living in New York, through its advocacy for landmark preservation, sensible real estate development, its voice, its loans, grants, and expertise... The Conservancy has been dependable and steadfast in the most critical issues of today. It has been loud and forceful in defending the remaining truly urban neighborhood around Penn Station while the governor was ready — and still is — to turn it over to another, but bigger, Hudson Yards-type of development.”

- Roberta Gratz - Preservation Advocate, Author, and Urbanist - Moses Awards, April 10, 2024

PUBLIC POLICY - 2025 is the 60th anniversary of New York City’s Landmarks Law, the strongest in the nation. In 2024, a year shy of that remarkable accomplishment, preservation has proved to be a success, revitalizing neighborhoods, protecting homes, fighting climate change, celebrating historic building crafts, and telling the whole story of New York. Yet some still try to pit preservation against other civic goods, such as affordable housing, transportation, and sustainability. The Conservancy continued to champion preservation throughout the year, and highlighted its benefits for New York.

Supporting Sensible Zoning and Land Use Proposals

City of Yes for Housing Opportunity

City of Yes for Housing is a 1,400-page plan that rewrote New York’s zoning codes, to allow for substantial new, market-rate housing construction, and eliminated public review on many future proposals. The Conservancy testified on this proposal at a July 10 City Planning Commission hearing and at an October 22 City Council hearing. Both hearings lasted some 14 hours, with public comments split for and against the proposal.

Our statement noted that this city-wide proposal is moving more rapidly, with much less attention to detail, and with much less meaningful public engagement than most neighborhood or even block-wide rezonings. We raised the concerns that it would give developers so many options for new, larger buildings that they might pass over the options that mandate affordable units. It allows an expansion of transfers of landmark’s unused development rights, which we supported, but also many other ways to increase Floor area ratio (FAR), so that it is difficult to anticipate how landmarks will benefit.

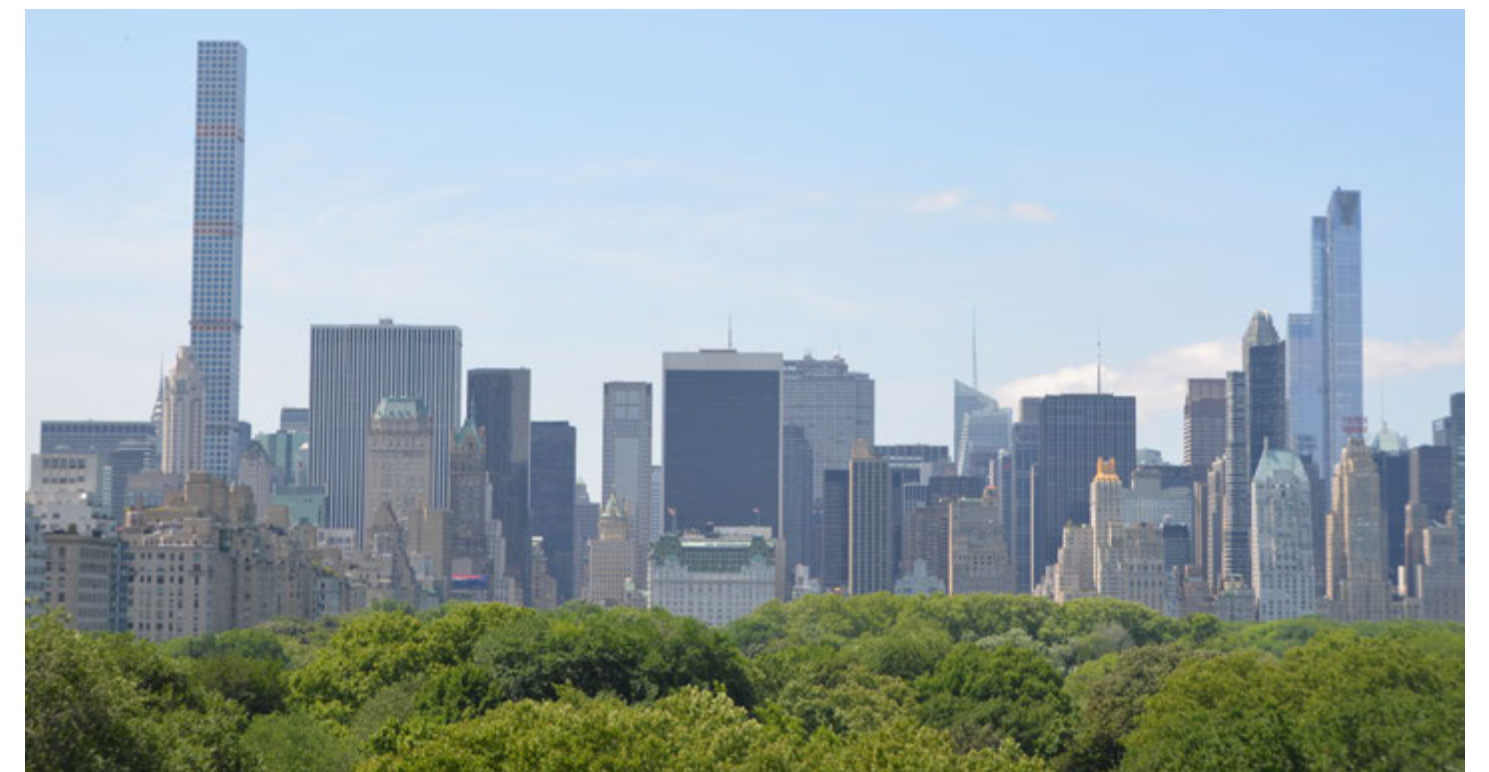
It would reduce requirements for open space in back yards and encourage development on campuses. The environmental review did not measure the loss of green space or the potential impacts on landmarks and historic districts. After much debate and some improvements, the proposal was approved.

Green Fast Track

The Conservancy submitted testimony regarding the Mayor’s proposal to eliminate environmental reviews of development projects with under 250 apartments. We supported an exemption for sites containing landmarks and historic districts. We also raised concerns about the impact of these fairly large buildings and whether there will be any recourse against unanticipated impacts. The proposal was approved.

Faith-Based Affordable Housing Act

The State Legislature introduced this bill, which would exempt religious institutions from local zoning and landmarks regulations for new construction that includes affordable housing. The Conservancy and colleague groups pushed back on the bill for removing Landmarks Preservation Commission (LPC) protection. We also questioned whether it is legal to privilege religious institutions over other property owners. We asked the sponsors to amend the bill and affirm landmark protections, but they did not. The bill was not part of the State budget passed in April 2024, but is expected to return in 2025.



More market-rate housing from “City of Yes” is likely to cause more “supertall” towers



A 5G tower stands in Chinatown, across from 70 Mulberry Street—the former PS 23, a C.B.J. Snyder–designed school built in 1891 that has long been a neighborhood anchor

Keeping Preservation in the Busy Public Realm

5G Towers

Throughout the year, we pushed back as the City and its vendors sought to install 32-foot-tall cell service towers in historic districts and in front of individual landmarks. We fear that these towers will have severe, negative, and permanent impacts on those resources. We believe digital equity is an important objective, but City agencies and the private vendor have not shown how these towers will address that goal. Right now, most of them are empty shells, waiting for cell service that will be limited to the immediate surroundings.

Conservancy staff have worked with colleague groups to review approximately 220 proposed or existing installation sites and commented about adverse impacts on dozens of them. Our comments were sent to the NY State Historic Preservation Office (SHPO); this has triggered mediation, such as a relocation or request for a new tower design at several sites.

Bus Shelter Rules Amendments

The Conservancy testified at the Landmarks Preservation Commission (LPC) in May on regulations for new bus shelters in historic districts. We supported a requirement that the LPC review installations on historic paving and opposed a generic bus shelter design which the Public Design Commission had approved. That design will allow large, illuminated signs, which the LPC typically regulates at storefronts within historic districts. The Commission approved the application in June.

Deliverista Hub, City Hall Park

We commented at LPC on a proposal for a new deliverista service hub that would replace an unused newsstand kiosk on the sidewalk along Broadway at City Hall Park. The design was contemporary, with an aluminum and glass exterior and cantilevered canopy, and could have been a prototype for hubs across the City. The Conservancy recognizes the merits of establishing hubs for delivery workers, however, we did not believe the design was appropriate for this landmark or as a prototype. When City Hall announced the plan for these hubs, the press release noted that they would “help keep streets and sidewalks clear for pedestrians and revitalize unused existing public infrastructure, like newsstands.” We suggested that a proposal aligned more clearly with this intent would be a better approach. The Commission approved the proposal, in an 8-1 vote.

Advisory Council on Historic Preservation Draft Program Comment on Accessible, Climate-Resilient, Connected Communities (PC)

The Conservancy joined colleagues from across New York State and the nation in raising concerns about this plan that would allow federal agencies to opt out of Section 106 preservation reviews. Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of projects they carry out, assist, fund, permit, license, or approve on historic properties. The Conservancy often consults on these reviews of projects such as the 5G towers or the new Port Authority bus terminal.

The Program Comment from the nation’s preservation agency would ease requirements that ensure protection and celebration of historic resources. We noted that intent of streamlining procedures can be a worthy one, but in many ways, the PC deprioritized preservation in favor of other policy goals. We also wanted to ensure that the PC would not supersede New York City’s strong Landmarks Law. The Conservancy submitted a letter outlining our concerns and signed on to a joint colleagues’ letter. The PC was approved with minor changes.

Protecting Midtown South

In 2024 we continued to oppose the plan to destroy the vibrant neighborhood around Penn Station. We wrote to Governor Hochul requesting an independent review of through-running for trains entering Penn. A petition with over 2,000 signatures was attached and the letter was endorsed by 15 civic organizations. Through-running would allow all trains to continue past Penn to other destinations and reduce the need for a new NJ Transit station. Amtrak would like to demolish a full block to build the station. They say the block is blighted, but we know otherwise. It’s full of historic buildings, homes, and local businesses. Through-running could allow for better transit and keep the neighborhood intact.



Midtown block 780; 30th Street between 7th and 8th Avenues

Speaking Out on Preservation Issues

The Public Policy Committee and Conservancy staff reviewed numerous applications, which formed testimony at the Landmarks Preservation Commission (LPC).

Commented on a proposal to restore the **Soldiers' and Sailors' Monument in Riverside Park** and increase accessibility at the LPC. We noted appreciation that some desperately needed repairs and improvements were getting underway and supported restorative work, including the re-introduction of brick at the terraces. We also noted that the installation of paths for accessibility would be more appropriate if they reflected the symmetrical, Beaux-arts style of the monument, instead of the proposed winding paths. The Commission approved the application as presented that day.

Opposed a proposal for roof and rear yard additions to **210 East 62nd Street, Treadwell Farm Historic District**. The site has been an exceptionally challenging one for neighbors in this small historic district for many years. The owners previously performed work that did not comply with an earlier LPC permit. The house has been vacant and exposed to the elements for several years; neighbors have complained about flooding and vermin that have extended to their properties.

The owners proposed a large zinc-clad rooftop addition, and a rear yard addition that would rise three floors across the full width of the building in a contemporary design of glass, bronze, and aluminum. Our statement noted that large, visible additions would not be appropriate for this District, which is characterized by low-scale, masonry-clad rowhouses with clearly articulated and consistent window and door openings. The Commission asked the owners to rethink this application and did not take a vote.

Testified at an LPC hearing on an application to alter the interior of the **Manufacturers Trust Company Building** at 510 Fifth Avenue. The building was completed in 1954 to the designs of Skidmore, Owings and Merrill (SOM), and is a true masterpiece of the International Style. In 2011 we supported interior landmark designation, noting that the glass curtain walls, and the public interiors were designed as one so that the interior and the exterior could be enjoyed simultaneously.

This proposal called for new LED signage at the facade and the escalator, new retail displays and fixtures at the windows, and video monitors would block the historic vault, a designated element. vault. We asked the LPC to urge the project team to exercise more restraint overall, to allow the building's elegant features more room to breathe. The Commissioners did not take a vote but asked for modifications and refinements.

Supported alterations at **834 Fifth Avenue**, in front of Community Board 8 and the City Planning Commission. This 1905 Beaux-Arts style building, which Warren & Wetmore designed as a single-family residence is one of the last of its kind along this part of Fifth Avenue. It served as the Permanent Mission of Yugoslavia, and later Serbia and Montenegro, to the UN; the current plan is to use it as a private club. Years of vacancy and under-maintenance left this handsome building in need of substantial rehabilitation. The proposal to restore the envelope and undertake a series of sympathetic alterations will be a welcome improvement. Both bodies approved this project.



Soldiers' and Sailors' Monument, Riverside Park



Manufacturers Trust Company Building at 510 Fifth Avenue completed in 1954 (SOM)

Supporting designation of landmarks and historic districts

We testified at the Landmarks Preservation Commission (LPC) hearings on new designations and asked the agency to consider the designation of several buildings with architectural, historic, and cultural significance.

The **Willoughby-Hart Historic District, Brooklyn** is a two-block District along Willoughby Avenue and Hart Street that features consistent streetscapes of masonry rowhouses in the neo-Grec, Second Empire, and Romanesque Revival styles, with attractive decorative details and strong cornice and roof lines. Those two blocks overlap with most of the Cripplebush Historic District, which is eligible for listing on the State Register of Historic Places. The Conservancy submitted documentation for that district to the State Historic Preservation Office in 2008. The SHPO determined it eligible that year. Conservancy staff visited the District to document any significant changes and found that the buildings still form a cohesive district with a distinct sense of place. The Commission voted to approve the District in June.

At the **Crown Building** at 730 Fifth Avenue, architects Warren & Wetmore translated their mastery of classical revival styles into a richly ornamented French Renaissance tower that followed the 1916 Zoning Resolution's setback requirements. The 1921 building marks several points in Midtown history, signaling the shift away from residential use and towards commercial buildings along this section of Fifth Avenue in the early 20th century. It was also an early home of the Museum of Modern Art. It was featured in the Conservancy's 1986 Midtown survey of buildings that should be designated. We also submitted a Request for Evaluation in 2015. The Commission has voted to designate in May.

The **"Red Room"** at 1 Wall Street is a former banking hall and reception room designed in the Art Deco style by Ralph Walker in 1931. Hildreth Meière devised the elaborate red and gold mosaic tile wall and ceiling finishes designed by Hildreth Meière. 1 Wall, an individual landmark, was recently converted to apartments. The Red Room is being adapted for use as part of a French department store. The Commission has voted to designate as an interior landmark in June.

The **Temple Court Building** (5 Beekman Street) was completed in 1893 and designated an individual landmark in 1998. The former office building had fallen into significant deterioration by the 1990s. Adapted for hotel use, its full-height, nine-story atrium is surrounded on each floor by windows, doors and an ornamented cast iron walkway paved with polychrome encaustic tiles. A dramatic skylight that once introduced natural light into interior office spaces is now a central feature of the hotel. The Commission voted to designate this interior landmark in June.



Crown Building, 730 Fifth Avenue



The Red Room at 1 Wall Street

Frederick Douglass Memorial Park, 3201 Amboy Road, Staten Island merited designation as a landmark for both its history and design. FDMP was established in 1935 as a cemetery for African Americans. Both the de facto segregation prevalent in New York prior to the Civil Rights Movement and the increase in the City’s African American population from the Great Migration led to the need for a cemetery intended for and operated by African Americans. An estimated 60,000 interments have taken place since the cemetery’s founding, including musicians, business people, and public figures.

FDMP is a serene oasis surrounded by busy Staten Island residential neighborhoods and commercial strips. The picturesque park features curved paths, green landscapes and flat monuments. A memorial to Frederick Douglass was dedicated in 1961. The Conservancy has worked with leadership at the cemetery on maintaining their historic administration building. We provided an \$11,000 Emergency Grant for replacing damaged portions of the roof in 2020. A \$4,000 Neighborhood Technical Assistance Grant in 2023 funded a conditions assessment report. The Commission voted to approve the designation in June.

The Jacob Day Residence at 50 West 13th Street is a Greek Revival-style row house nearly 180 years old which retains its historic height, massing, composition, and some details. It was also a locus of New York African American history. Jacob Day, a prominent 19th century Black businessman lived at 50 West 13th from 1858 until his death in 1884. He was a member of the Abyssinian Baptist Church and belonged to the National Anti-Slavery Society, along with Reverend Henry Highland Garnet. Educator Sarah J.S. Tompkins Garnet rented rooms in the house when she was a teacher and principal of the nearby landmark (Former) Colored School No. 4, and prior to her marriage to Garnet. Day’s sons continued the catering business there until 1896.

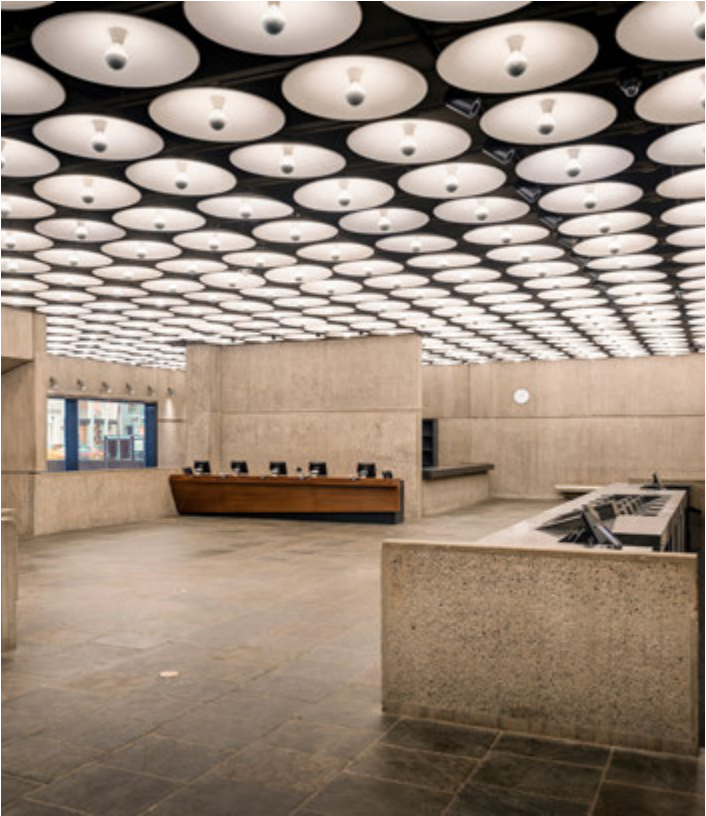
In the mid-20th century, the building was partly converted for theater use. The Afro-American Folklore Troupe had a residency there in 1968. It was the home of the “off-off Broadway” 13th Street Repertory Company from 1972 until 2020. Since the theater closed, 50 West 13th Street has faced an uncertain fate, but its distinct architecture and remarkable history make a clear argument for landmark recognition. The Commission voted to designate in October.

Marcel Breuer’s 1966 **Whitney Museum** building at 945 Madison Avenue is part of the Upper East Side Historic District, but its extraordinary interior was not protected. After decades serving as a museum, Sotheby’s purchased the building in 2023. The Conservancy joined preservation colleagues in advocating for interior designation to celebrate the architecture and ensure LPC’s guidance as the building is adapted for its new use.

This masterpiece of the Modern style is known for its striking inverted ziggurat massing and monolithic stone facade, all stark departures from the neighboring brownstones and brick apartment houses. The astonishing interior is an elegant composition of natural materials and minimal forms that is itself a work of art. A restoration that focused on the interior received the Conservancy’s Lucy G. Moses Preservation Award in 2017. At the time, we noted how the project celebrated Breuer’s design intentions by preserving the authentic patina of aging natural materials and removing previous, unsuccessful interventions. Signature attributes such as concrete walls, bluestone floors, bronze fixtures, wood handrails, and the lighting array at the entry-level were all restored. The LPC calendared the Whitney as both an interior and individual landmark. The hearing is expected in early 2025.



Willoughby-Hart Historic District, Brooklyn



Former Whitney Museum/Breuer Building at 945 Madison Avenue

The Conservancy requested an evaluation of these sites for designation
The LPC is considering the requests of the following.

The New York Eye and Ear Infirmary (NYEEI), 216-222 Second Avenue/301-309 East 13th Street is a striking Romanesque Revival-style facility under threat as the ownership has received permission to close the hospital. The NYEEI building was completed in 1893, to the design of noted architect Robert W. Gibson. It features robust, intact masonry facades, and impressive decorative details. Other Gibson landmarks include the Cartier building at 651 Fifth Avenue; West End Collegiate Church at West End Avenue and 79th Street; and the Church Missions House at 281 Park Avenue South. Remarkably, all four are from the same era, yet in vastly different styles, a testament to Gibson’s mastery.

NYEEI, the institution, has been home to milestones in medical history. It was founded by Dr. Edward Delafield and Dr. John Kearny Rodgers, who became known as the “Fathers of American Ophthalmology” for their work here and for educating generations of doctors. Dr. David Kearny McDonogh, the first formerly enslaved person in America to earn a college degree and the country’s first African American ophthalmologist, practiced at the NYEEI. Helen Keller spoke at the building’s 1903 ribbon cutting.

Historically, culturally, and aesthetically significant, the **Church of St. Elizabeth of Hungary**, 213-215 East 83rd Street has special value as a cornerstone of Yorkville’s history. It welcomed German and then Slovak communities from the early through the late 20th century, and in the late 20th and first quarter of the 21st century, was the religious heart and home of New York’s deaf Catholic community.

This historic and cultural significance is reinforced aesthetically by the distinctive facade which melds Victorian and Gothic Revival motifs. The fanciful, crocketed gabled dormer, delicate belltower, and spires soar above its tenement neighbors. As this property moves to a new use, designation would ensure that elements of the facade are maintained, and that this important marker of New York immigration history, and inclusive and accessible worship, does not disappear from our collective streetscape and memory.

The Church of St. Mary, 438-440 Grand Street, Manhattan is the oldest surviving purpose-built Roman Catholic Church in New York City (1832-1833). It illuminates the story of New York’s Irish immigrant community, as it was constructed following the destruction of its original church by anti-Irish arsonists. The Romanesque front facade was designed by Irish Catholic architect Patrick Keely. Despite Keely’s prominence and prolific output, there is not a single individually designated Keely- church in New York City.

The Church of St. Mary is also significant for the role it played in dramatically reshaping the built environment of its Lower East Side neighborhood. The church worked with HUD in the 1960s to form the Grant Street Guild. This partnership yielded three affordable residential towers near the Church in the 1970s; a fourth tower is currently under construction and a fifth is in the planning stage.



Church of St. Elizabeth of Hungary, 213-215 East 83rd Street



The Church of St. Mary, 484-440 Grand Street



Providing Preservation Services

“The Landmarks Conservancy, through a generous grant from The Staten Island Foundation, hired Fifty Three Restorations, Inc. to conduct this work, and we think the results are nothing short of miraculous. The outward appearance has been transformed from an abandoned-looking building to a semblance of an inhabited house. For the first time in years, natural light has reached Olmsted-Beil House’s interior!”

- Friends of Olmsted-Beil House

American landscape architect, Frederick Law Olmsted lived at the farmhouse and its 130-acre property from 1847 to 1855. Eltingville, Staten Island.

PRESERVATION SERVICES - The Conservancy’s Preservation 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 offer practical recommendations that address a wide variety of questions and issues. We also help owners navigate the City’s landmarks regulatory process.

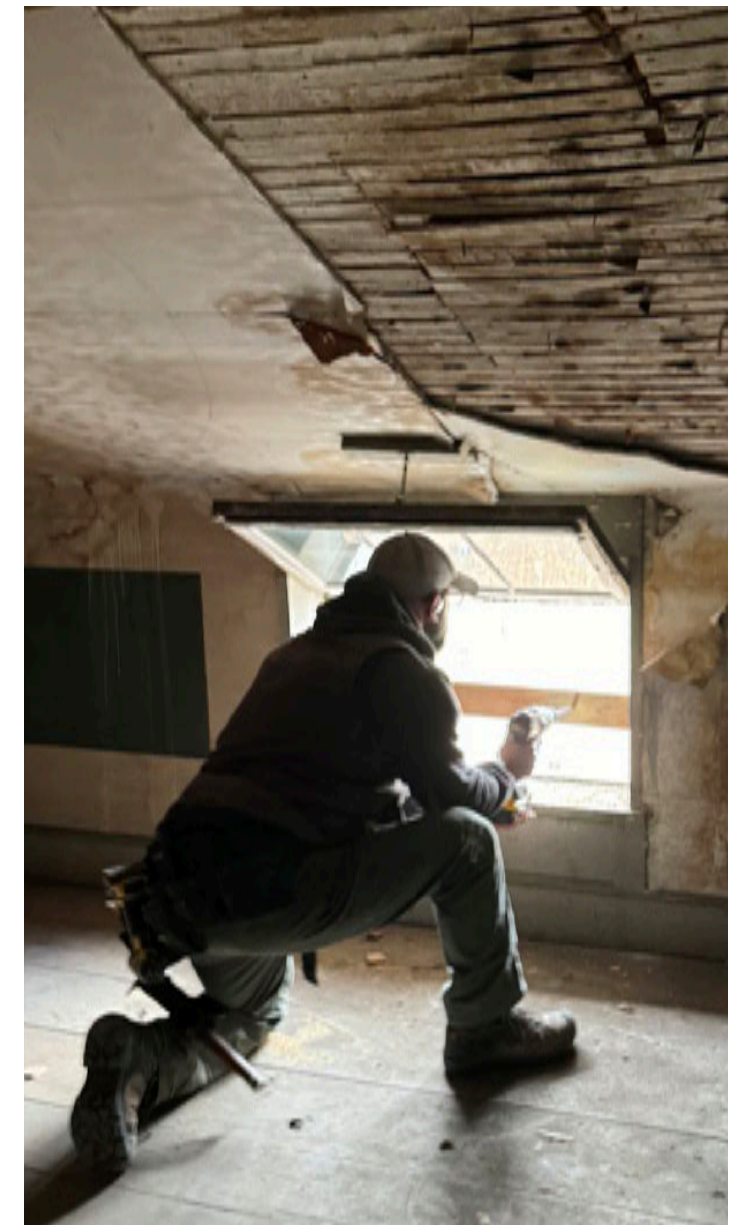
Special Projects

Preservation Services nimbly deploys the expertise of the Conservancy’s professional staff in a variety of ways. The department provides objective advice, connects property owners with restoration specialists, conducts research, provides project management for challenging projects, enforces easements, and participates in government review processes. This year, Preservation Services assisted the following projects with budgets, requests for proposals, grant applications, and permitting.

Olmsted-Beil House, Staten Island

Frederick Law Olmsted, who transformed landscape architecture into a professional field and designed Central Park, owned a farmhouse in Staten Island as a young adult. It was there that he experimented with the design ideas that would serve as the foundation for his future practice. Now known as the Olmsted-Beil House, the farmhouse is currently vacant and owned by the New York City Department of Parks and Recreation. The Conservancy has been assisting in the stabilization of the building for some time with the intention to eventually open the property to the public.

This spring, the Conservancy managed another phase of the restoration work. The window openings had been boarded up with plywood for years, but this plywood was removed and replaced with clear Lexan that will still protect the windows but also allow light into the building. Fifty Three Restorations, a preservation contractor who worked at the house before, performed the work. Funding for the project was provided by the Staten Island Foundation.



Clear Lexan window protection being installed at Olmsted-Beil House.

New Amsterdam Musical Association, Manhattan

The New Amsterdam Musical Association (NAMA) began 119 years ago to serve the needs of Black musicians who were excluded from musician’s unions and were prohibited from staying at many hotels in Manhattan. The group provides a space for open mic nights, music lessons, and concerts at their headquarters in the Central Harlem-West 130th-132nd Streets Historic District. NAMA received a Department of Buildings violation for an unsafe facade in May 2022, and the City put up a sidewalk bridge. Since then, the Conservancy has been advising NAMA’s board and executive director on fundraising, grant writing, and finding preservation professionals to restore their facade. This year our staff helped usher a \$100,000 New York State grant application through the review process and helped NAMA successfully apply for a \$150,000 grant from the African American Cultural Heritage Action Fund of the National Trust for Historic Preservation. The facade restoration is on track to begin in Spring 2025.

United Order of Tents, Eastern District #3, Brooklyn

This year the Conservancy continued to assist the Brooklyn chapter of the historical African American women’s benevolent society the United Order of Tents with the chapter’s Italianate headquarters in the Stuyvesant Heights Historic District. This project has received grant funding from the Mellon Foundation’s Humanities in Place program and the National Trust for Historic Preservation’s African American Cultural Heritage Action Fund. The Conservancy is serving as the United Order of Tents’ fiscal sponsor for the Humanities in Place Grant. This grant is intended for board and strategic development and the Conservancy negotiated agreements between the United Order of Tents and their nonprofit consultants. Conservancy staff also coordinated planning for the initial phases of restoration work, which are expected to begin in 2025.

Port Authority Midtown Bus Terminal Replacement - 106 Review

The Port Authority is planning to replace the 42nd Street bus terminal over the course of the next 10 years. The project will have some federal funding, so Section 106 of the National Historic Preservation Act triggered an environmental review process, and the Conservancy has been a Consulting Party in this process for several years. This undertaking will be partially funded from revenues gleaned from two commercial towers built on top of the new bus terminal. The towers will have adverse impacts on nearby historic resources, including the McGraw Hill building and several churches. The Conservancy submitted comments several times objecting to the size and location of the new towers. Preservation Services staff also met with leadership of a nearby church that will be negatively impacted by the project and provided advice on how to protect the church building during construction. The Section 106 Review process concluded this year with a promise that when the time comes the towers will undergo design review to mitigate their impact on historic resources.



United Order of Tents at 87 MacDonough Street, Brooklyn
(photo: Anna Bradley-Smith, Brownstoner)



New Amsterdam Musical Association members

Easements

The Conservancy holds easements on 46 properties in Manhattan and Brooklyn, and ensures the properties remain in a good state of repair and reviews proposed alterations. Conservancy staff annually photograph and document the exterior condition of each one. If properties are found to exhibit deterioration, we contact the owners and make them aware of the situation so that it can be remedied. In 2024 we reviewed and approved proposed changes to two bank buildings and a SoHo loft building.

Staff Change

With Deputy Director of Grants and Sacred Sites Colleen Heemeyer’s promotion to Director of Sacred Sites, the Conservancy hired Gwendolyn Stegall, AIA to assume Ms. Heemeyer’s prior role, which splits time between Preservation Services and Sacred Sites. Ms. Stegall most recently worked for PBDW Architects. She is a graduate of the University of Chicago and received dual degrees in Historic Preservation and Architecture from Columbia University’s Graduate School of Architecture, Planning and Preservation. As a student, Ms. Stegall was an intern at the Conservancy, and we are pleased to welcome her back.



Colleen Heemeyer, AiCP (photo: Noel Sutherland)



Gwendolyn Stegall, AIA

Staff Services – Providing Architectural Expertise

New Yorkers are fortunate to be surrounded by diverse examples of architecture dating from the 18th to the 20th century. Owners of these historic buildings need access to objective, technical expertise to be able to care for them. Nationally recognized for its expertise, the Conservancy’s Preservation Services program provides exactly that to owners of residential, religious, public, and commercial buildings.

Through the Preservation Hotline, the Conservancy fields questions about building repair, project management, and contractor referrals. For issues that cannot be resolved over the phone, the staff makes site visits and meets with owners, architects, and contractors. In some cases, we provide condition reports, historical research, maintenance plans, or feasibility studies.

Questions? Contact our Preservation Hotline

Contact us at 212.995.5260 or by email at info@nylandmarks.org.

Conservancy staff also serve as project advisors, offering assistance with requests for proposals, budgets, grant applications, nominations for listing in the National Register of Historic Places, certification of rehabilitations for federal investment tax credits, and local and state design review approvals.



Preserving Sacred Sites

“This gracious and well deserved funding will do Our Lady of Victory National Shrine and Basilica and the surrounding area so much good, ensuring the impact the basilica has will continue another one hundred years.”

- Patrick Burke, NYS Assembly (District 142)

Our Lady of Victory National Shrine and Basilica, Lackawanna (Erie County) received a \$40,000 grant to help replace the copper dome.

SACRED SITES PROGRAM - The Conservancy’s Sacred Sites program helps congregations throughout New York maintain, repair, and restore their historic buildings with referrals, grants, workshops, and publications. Since its launch in 1986, the program has given 1,695 grants to 867 congregations. It is one of the only statewide programs in the nation responding to the preservation needs of historic religious properties.

Sacred Sites Director Ann Friedman Celebrates Retirement

Longtime Sacred Sites Director Ann-Isabel Friedman announced her retirement, effective October 1, 2024. Ms. Friedman had been with the Conservancy since 2001, and her experience and expertise assisted in the preservation of thousands of sacred sites statewide. She will be missed as a colleague for her vast knowledge, problem-solving skills, and warmth.

Ann was a tireless advocate for religious buildings, and she introduced key program initiatives for Sacred Sites. The multi-year NYC Historic House of Worship Survey of historic religious buildings throughout the five boroughs has researched and cataloged over 1,500 religious buildings throughout the city. Approximately 100 sites are eligible for listing on the National Register of Historic Places. Once listed, these sites are eligible for Conservancy Matching Grant funding. She also helped to establish the Conservancy’s Asset Management workshops. These periodic workshops bring together congregation representatives to discuss the challenges of building sustainable sources of support. The most recent workshop assisted congregations seeking new income via shared space agreements and was in partnership with Morgan Stanley and the non-profit focused law firm Capell Marnett Matalon & Schoenfeld.

Sacred Sites Deputy Director, Colleen Heemeyer, AICP, stepped into the director role. Ms. Heemeyer has been with the Conservancy since 2007 and has both undergraduate and graduate degrees in Historic Preservation from Roger Williams University.

Gwendolyn Stegall, AIA is the new Deputy Director of Sacred Sites and Preservation Services. Ms. Stegall is a preservationist, licensed architect, LGBTQ+ historian, and native New Yorker. Prior to joining the Conservancy, Ms. Stegall worked at PBDW Architects specializing in the preservation of institutional, residential, and commercial buildings in New York City. She is a graduate of Columbia University GSAPP’s Historic Preservation and Architecture Masters programs.



Ann Friedman inspecting United Methodist Church, Bay Shore



Ann Friedman & Peg Breen - retirement party at St. Jean Baptiste RC Church

Advocacy for Historic Sacred Sites

During the summer and early fall of 2024, Conservancy alum Sam Hosmer returned to develop a scope for the survey of Bronx religious sites, planned for completion in the summer of 2025. Sam identified 122 potential sites, with about 73 of these warranting further investigation as to possible National Register eligibility. We will hire interns to complete the historic-resource survey in the summer of 2025.

Sam Hosmer also drafted a National Register nomination for the 1895 Unitarian Universalist Church of Staten Island. Formerly known as the Church of the Redeemer, this Tudor revival-style church is the work of architect Frank H. Quinby. The nomination was submitted to the NYS Office of Parks, Recreation and Historic Preservation, (the State Historic Preservation Office) for review.

Additionally, preservation consultant Anthony Robins completed a National Register nomination for Temple Israel Reform Congregation, a 1963 red-brick modernist synagogue by noted architect Percival Goodman located in Staten Island's West Brighton neighborhood. The State Historic Preservation Office reviewed this nomination at its December 2024 quarterly meeting and will forward it to the Keeper of the National Register for listing in 2025. Both of these sites were identified during our 2023 survey phase, which was supported by funding from the Gerry Charitable Trust.



Sam Hosmer surveying Unitarian Universalist Church of the Redeemer, Staten Island



Andrew Thomas giving a tour of the 1895 Staten Island Unitarian Church

2024 Sacred Sites Open House

Sacred Sites Open House 2024 held May 18-19th, offered visitors an opportunity to be a tourist at home, with over 90 sites participating statewide. Over 90 sites took part, including 14 first-time participants.

The year's theme, "Welcoming Our Neighbors" offered congregations the chance to welcome visitors, showcase their buildings, and highlight cultural and social service programs offered to their communities throughout the year.

Among our 38 participants in the five boroughs, we had eight featured tours. On the Lower East Side, the Museum at Eldridge Street offered visitors a guided tour of the 1887 Moorish-revival synagogue and museum of Eastern European Jewish history and culture. In midtown, St. Thomas Church, a 1914 Gothic-revival church by architects Bertram Goodhue and Ralph Adams Cram, offered tours both Saturday and Sunday.

On Staten Island, Conservancy alum Andrew Thomas offered a tour of the Tudor Revival-style Staten Island Unitarian Church completed in 1895. Historian Anthony Robins hosted a guided tour of Temple Israel, a 1960 modernist synagogue. Both tours were sold out!

In Brooklyn, neighboring congregations in Carrol Gardens took our theme to heart. Saint Paul's Episcopal Church, an 1866 Gothic-revival building by architect Richard M. Upjohn, and St. Agnes Roman Catholic Church, a Gothic-revival building from 1905 designed by architect Thomas F. Houghton, coordinated efforts so visitors could attend both tours.

Zaskorski & Associates Architects led tours of the Moses award-winning restoration projects at the 1894 St. John the Baptist in Bedford-Stuyvesant, by architect Patrick Keely, and the 1932 Church of the Most Precious Blood in South Astoria, an Art Deco masterwork by architects McGill and Hamlin.



Paul Radensky speaks to Westchester Group + SSOH visitors

Sacred Sites Grants

The Conservancy awards matching grants to plan and fund the repair and restoration of historic religious properties. In 2024, we pledged 41 grants totaling \$649,750 to 35 religious institutions throughout New York State, leveraging nearly \$50 million in repair and restoration projects. These sites serve more than 265,000 community members annually through a variety of activities such as food pantries, support groups, concerts, childcare, and youth programming.

To be eligible for our grant programs properties must be in New York State, owned by a religious institution, actively used for worship, and listed on the State or National Register of Historic Places or locally designated. Eligible properties include churches, synagogues, meetinghouses, mosques, and temples.

2024 Grantees include: (listed by County, then City or Borough)

- Albany**
Cathedral of All Saints
\$15,000 — Stabilization Scope Development
- Bronx**
St. Stephen's United Methodist Church, Marble Hill
\$15,000 — Conditions Assessment & Construction Documents for Facade & Foundation Repairs
- Chautauqua**
St. Luke's Episcopal Church, Jamestown
\$30,000 — Chapel Porch Reconstruction & South Elevation Repointing
- Columbia**
First Presbyterian Church, Valatie
\$15,000 — Exterior Carpentry Repairs
- Dutchess**
St. Thomas Church, Amenia Union
\$15,000 — Roof Replacement
- Erie**
Our Lady of Victory National Shrine and Basilica, Lackawanna
\$40,000 — Copper Dome Replacement
- Unitarian Universalist Church of Buffalo
\$9,000 — Stained Glass Window Repairs & New Protective Glazing
- Kings (Brooklyn)**
Congregation Baith Israel Anshei Emes
(Kane Street Synagogue), Cobble Hill
\$13,000 — Architectural Services to Guide Goldman Wing Facade Stabilization & Repair
- Congregation Kol Israel, Crown Heights
\$25,000 — Roof Replacement, Skylight Restoration & Parapet Repair
- Flatbush-Tompkins Congregational Church, Ditmas Park
\$45,000 — Masonry & Roof Flashing Repairs
- Holy Family-St. Thomas Aquinas, Park Slope
\$15,000 — Masonry & Window Restoration & Gutter Repairs
- Old First Reformed Church, Park Slope
\$11,500 — Stained Glass Restoration
- St. Michael's Roman Catholic Church, Bay Ridge
\$30,000 — Roof, Parapet & Gutter Restoration
- Young Israel Beth El of Borough Park
\$20,000 — Masonry Restoration



First Unitarian of Buffalo volunteers



Congregation Kol Israel - Crown Heights, Brooklyn

Sacred Sites Grants

- Monroe**
Brockport United Methodist Church
\$15,000 — Roof Replacement
- Central Church of Christ, Rochester
\$3,000 — Provide Lift for Roof Inspection
- New York (Manhattan)**
The Bowery Mission, Lower East Side
\$10,000 — Roof Replacement
- Church of St. Paul & St. Andrew, United Methodist, Upper West Side
\$45,000 — Partial Roof Replacement
- Ebenezer Gospel Tabernacle Christian Mission of the USA, Harlem
\$7,500 — Chimney Repair
- German Evangelical Lutheran Church of St. Paul, Chelsea
\$30,000 — Aisle Roof Replacement
\$11,250 — Construction Documents for Aisle Roof Project
\$5,000 — Architectural Services to Guide Sacristy Roof Replacement & Facade Stabilization & Repair
- Kehila Kedosha Janina Synagogue, Lower East Side
\$10,000 — Roof Replacement
- St. Michael's Episcopal Church, Upper West Side
\$12,000 — Restore Eight Windows on Facade
- St. Peter's Episcopal Church, Chelsea
\$10,000 — Repair of Sacristy Roof & Masonry
\$13,000 — Construction Documents for Sacristy Wall & Roof Repairs
- Third Church of Christ, Scientist, Upper East Side
\$5,000 — Construction Documents for Cupola Repairs
- Queens**
Community United Methodist Church, Jackson Heights
\$15,000 — Tower & Slate Roof Conditions Assessment & Construction Documents
- St. George's Church, Flushing
\$23,000 — Chapel Roof & Gutter Restoration
\$13,000 — Construction Documents for Chapel Roof & Gutter Repairs
- Tabernacle House of Prayer for All People, Jamaica
\$8,000 — Architectural Services for Main Entrance Door Repairs & Security Upgrades
- Suffolk**
Bellport United Methodist Church
\$11,000 — Steeple Restoration
\$3,000 — Project Management for Steeple Restoration
- Ketewamoke DAR Hall (First Universalist Church), Huntington
\$4,000 — Repoint Masonry, & Repair Foundation, Roof, and Trim
- Mary Immaculate Roman Catholic Church, Bellport
\$10,000 — Roof Replacement
- St. Mary's Episcopal Church, Amityville
\$15,000 — Replace Cedar Shingle Siding
- United Methodist Church of Bay Shore
\$16,000 — Tower Restoration
- Tompkins**
First Methodist Church of Forest Home, Ithaca
\$10,000 — New Entrance Steps, Copper Gutters and Drainage
- Ulster**
Trinity Evangelical Lutheran Church, Kingston
\$30,000 — Phased Spire Restoration



German Evangelical Lutheran Church of St. Paul - Chelsea, Manhattan



Kehila Kedosha Janina Synagogue - Lower East Side, Manhattan

Since its launch in 1986, the Sacred Sites program has given 1,695 grants to 867 congregations.



United Methodist Church of Bay Shore



St. Mary's Episcopal Church, Amityville



Funding Historic Properties

“The Conservancy was helpful in making us understand how we could recreate our parapet, how we could make it safe and how we could do it affordably...The staff were really integral in helping us get through all the processes, all of those things that were completely foreign to us but they’re so familiar with, that they made it so easy... And we were so thrilled, in fact, we even had our co-op meeting on the roof so we could all see it (the work). We couldn’t be happier.”

- Co-op President Arabella Powell

Restored parapet at 34-51 82nd Street - Jackson Heights Historic District, Queens

FUNDING HISTORIC PROPERTIES - Since its inception in 1982, the Fund has provided over \$33 million in loans for 280 projects across the five boroughs and has a near-zero default rate. With nearly \$10 million in assets, it is one of the oldest and largest revolving loan funds for historic preservation in the country and serves as the Conservancy’s financing vehicle for community development work. The majority of the loans have been made in the city’s low-to-moderate income neighborhoods, including Bedford-Stuyvesant and Crown Heights in Brooklyn and Central Harlem in Manhattan. Fund staff provide valuable support throughout the process and comprehensive project management assistance overseeing the restoration work in addition to the low-pricing financing the program offers.

Restoration projects included mansard roof, brownstone and limestone facade, cornice, window and parapet restoration on small residential properties to mid-sized co-op buildings in historic districts from Brooklyn to Manhattan to Queens. From initial homeowner outreach inquiries about the loan process, Fund staff manage loan origination through servicing and guide borrowers through architectural restoration work by engaging qualified professionals, monitoring construction, and ensuring that work is completed to the highest standards. The Fund supports local preservation architecture firms and provides construction work for craftspeople specializing in historic building restoration.

Fund staff were busy overseeing nine projects in construction or planning this year. They joined a Landmarks Preservation Commission Information Session for homeowners in the Linden Street and Melrose Parkside Historic Districts in Brooklyn, participated in a Save Harlem Now! Homeowner Workshop at City College, and co-hosted the first in-person information session since the COVID-19 pandemic for the Manida Street and Longwood Historic District homeowners in the Bronx. Additional outreach areas included the West Harlem National Register district which was added to the National Register in 2022. Following up on that designation, the Fund participated in a homeowner workshop for the area sponsored by Save Harlem Now! held at City College in September and began mailing Fund brochures to the new historic district earlier in the year, informing property owners about the program. The Fund also participated in the Queens Nonprofit Conference hosted by Borough President, Donovan Richards Jr., which focused on building nonprofit capacity and networking with other organizations. Fund staff met in person with the 1772 Foundation in January. In February, the Fund received a \$30,000 grant award from the 1772 Foundation as part of their 2024 grant funding round for historic properties redevelopment programs throughout the United States.

2024 Highlights

154-25th Street JH, Inc., 34-51 82nd Street
Jackson Heights Historic District, Queens

The Neo-Georgian building dates to 1915-16 and was built near the original streetcar stop at 82nd Street and Northern Boulevard. The property is a contributing building to the Jackson Heights Historic District and is a part of the Colonial Apartments complex of six buildings designed by George H. Wells with a red brick facade laid in Flemish bond with white stone keystones and panels with ornamental swags. The complex consists of six identical five-story and basement buildings with projecting entrance porticos, a hallmark of Wells’ style, and is one of the earliest apartment

complexes in Jackson Heights. The Jackson Heights Historic District was locally designated in 1993 and listed on the National Register in 1999. The historic district consists of a cohesive innovative residential development mostly built between the 1910s through the 1950s by real estate firm, the Queensboro Corporation, as part of the improved housing movement at the beginning of the twentieth century.

With a \$400,000 loan from the Fund, the co-op was able to address the exterior building deterioration as well as the severely deteriorated terra cotta parapet, the brick and limestone facade and lintels. The building facade was fully restored along with the parapet and lintel replacement. The project architect was Zaskorski & Associates (Z&A) and the contractor was WKR Construction. The co-op was excited to wrap up the project in the summer of 2024. As part of the project, Fund staff applied on the co-op’s behalf for the New York State Historic Rehabilitation Tax Credit. The co-op residents will receive a State earned income tax credit covering part of the project restoration costs.



Inspecting parapet after removal of terra cotta



Cleaning original terra cotta for reuse

806 Carroll Street
Park Slope Historic District, Brooklyn

806 Carroll Street is one of a group of four Romanesque-revival rowhouses built 1891-92 and designed by architect John C Durne for William Irvine. The building is a prominent corner building located at the corner of Carroll Street and Fiske Place and part of the Park Slope Historic District designated in 1973. The building is also located in the Park Slope State (1978) and National Register of Historic Places (1980). Originally built as a single-family home and changed into four floor-through apartments when it was converted to a co-op in 1978, many of the units retain original wood detailing within. The original stoop was dismantled after the 1939-40 tax photo was taken but the building retained six original curved sash double-hung windows on the front bay facing Carroll Street.

A Fund loan of \$250,000 enabled the co-op to move forward with window restoration and replacement. The six original curved sash windows were restored and the remaining 45 double-hung sash windows that were in poor condition were replaced, providing sound insulation and increased energy efficiency for the co-op residents. Work was completed this past summer with gormanschweyer architects overseeing the project and contractor Window and Door Pro working with Fifty Three Restorations on the curved glass restoration.



Architect reviewing curved window condition at Fifty Three Restorations' shop



Architect Caroline Schweyer observing curved window sash condition



806 Carroll Street, Park Slope Historic District, Brooklyn



Nonprofit & Public Sector Assistance

“With the New York Landmarks Conservancy’s generosity, the Lewis Latimer House was able to restore a much-needed ADA-compliant ramp. The repaired ramp welcomes more visitors than before to visit and learn about the legacy of Lewis Latimer and his family. We deeply appreciate the Conservancy’s support in helping us expand access to the House and ultimately bring further awareness to Latimer’s contributions and impact.”

- Ran Yan, Executive Director - Lewis Latimer House

NONPROFIT & PUBLIC SECTOR ASSISTANCE - The city's nonprofit organizations are the cornerstones of our diverse and vibrant communities, providing vital community services that contribute to the social and economic fabric of our neighborhoods. Nonprofit organizations provide invaluable educational, social, and cultural programming in some of New York City's most historic and beautiful buildings.

Expert advice can be as important as financial assistance to owners of historic buildings, and the Conservancy provides practical guidance in several ways. Our Preservation Hotline provides professional referrals free of charge to hundreds of people annually. Qualified professionals are vetted, and the Conservancy's recommendations are tailored to the property owner's particular needs. In addition to helping owners, two of the Conservancy's grant programs provide more significant support through financial and project management assistance to nonprofits throughout the city.

The **Emergency Preservation Grant Program**, largely funded by The New York Community Trust, provides funding to nonprofit organizations to address immediate repair needs and/or professional services to remedy dangerous exterior conditions (falling masonry, spot water leakage, etc.) and/or deteriorated interior structural elements of buildings. Most grants range between \$10,000 and \$20,000 and are accompanied by project management assistance from Conservancy staff. 2024 marks a milestone accomplishment since the program's inception with over \$1,000,000 in project funding awarded to assist nonprofits with unanticipated repairs to their historic buildings.

The **Nonprofit Technical Assistance Grant (NTAG) Program**, generously supported by the Altman and Hearst Foundations, seeks to empower nonprofit property owners by supporting them with the financial and technical assistance they need to maintain and restore their buildings. NTAG provides grants of up to \$30,000 to enhance the character of landmarked and non-landmarked but architecturally significant buildings. All NTAG grants are accompanied by the project management services of Conservancy staff, consulting architects, and engineers. Many nonprofit organizations own and/or are stewards of hundreds of properties that provide essential neighborhood services. Since 1986, the program has invested over \$1.7 million into 82 buildings in low- and moderate-income neighborhoods across the city. The NTAG program creates an important link between preservation and community development in New York City and gives the Conservancy an opportunity to partner with nonprofit organizations to increase the scope and range of its work.



Conservancy staff Kyunhea West and Executive Director Ran Yan

The following NTAG & Emergency Grants were approved and completed this year:

Lewis Latimer House Museum, Queens
NTAG Program – ADA Ramp, \$10,000

The Lewis H. Latimer Fund was awarded a \$10,000 grant towards the funding of a new ramp to make the museum's entrance handicapped accessible and to meet ADA code compliance. The project was completed in February and was part of a larger project to transform the museum into an interactive, tech-forward space with the western entrance serving as the main entry point to the exhibits. The yellow-frame Queen Anne-style home was built c. 1887-1889, served as the Latimer family home from 1903-1963, moved to its present location in 1988, and honors Latimer's contributions to science. The museum reopened to the public on June 15th after seven months of remodeling and redesigned permanent exhibit space to highlight the achievements of Lewis Latimer.

Conservancy staff were onsite for the ribbon cutting on Wednesday, June 12th, and joined by Hugh B. Price, Latimer's great-grandnephew and future museum chairman along with Queens Borough President Donovan Richards and other nonprofit local organizations. During Borough President Richards' remarks, he mentioned that his work stands on the shoulders of forward-thinking black men like Lewis Latimer. Latimer was ahead of his time as a self-taught inventor, artist, and patent expert. The historic home will now allow for more engaging hands-on STEAM experiences.



Lewis Latimer House Museum staff and volunteers

Historic Richmond Town, Staten Island
NTAG Program - Building repairs, \$10,000
Emergency Grant - \$25,000

Staten Island Historical Society received a \$10,000 grant towards the \$48,000 cost of repairs for the northeast corner post and clapboard repairs to secure the exterior envelope of the Stephens-Prier House and address significant wood deterioration due to water infiltration. This grant was awarded in conjunction with a Conservancy Emergency Preservation Grant of \$25,000 and the remainder of the project will be funded by Historic Richmond Town's (HRT) maintenance fund. The grants were awarded in late December, and work will be underway in early 2025 as soon as weather permits.

The Stephens-Prier House is a two-and-one-half-story wood frame house built circa 1857-1859. The building incorporates Greek Revival and Italianate styles and was designated a NYC landmark by the NYC Landmarks Preservation Commission in 1998 as the most impressive mid-nineteenth century residence in Richmond Town. It houses HRT's administrative offices and provides meeting space for the organization. HRT is operated by the Staten Island Historical Society, founded in 1856, and is a joint endeavor between the organization and the City of New York. The nonprofit manages over 100 acres with 38 historic structures dating from the late 17th to the early 20th centuries.



Stephens-Prier House wood deterioration



The Stephens-Prier House - Historic Richmond Town, Staten Island

Conrad Poppenhusen Association, College Point
NTAG Program - Roof and Cornice Repairs, \$13,950

The Conrad Poppenhusen Association was awarded a grant to fund necessary repairs to the wooden trim on the mansard roof to secure the roof envelope at the Poppenhusen Institute. The project was completed in December and will prevent animals from accessing the interior as well as help mitigate water infiltration into the roof rafters. The Poppenhusen Institute is undergoing a phased facade restoration project with NYC's Department of Design and Construction. The roof and cornice repairs were feasible with the scaffolding already in place for the window replacement project.

Built in 1868, the Poppenhusen Institute was envisioned as an educational hub for College Point and established the first free kindergarten in the US in 1870. The three-story Italianate building is designated as a City and federal landmark and still serves as a cultural and community center. The building is an example of the civic architecture of the post-Civil War period built by architects Mundell & Teckritz. The building is an important reminder of the role played by immigrants from Germany in the development of the United States. It was designated an individual NYC landmark in 1970 and listed on the National Register of Historic Places in 1976.



Conrad Poppenhusen Association - College Point, Queens (photo: Noel Sutherland)

United Palace Theater, Manhattan
Emergency Grant - Conditions Assessment, \$20,000

The United Palace Theater in Washington Heights was built in 1930 and exuberantly designed by Thomas Lamb as one of the Loew's Wonder Theaters. It opened at a transitional time when vaudeville was becoming lost to motion pictures, and the building was designed to accommodate both. It is owned by the United Palace of Spiritual Arts, who previously used the theater as a church. Currently, the building hosts a variety of cultural events, including a movie series hosted by Lin-Manuel Miranda, stand-up comedy, and musical performances. It is also a center for inter-denominational spiritual artistry, hosting lectures, art installations, and workshops.

A piece of the building's terra cotta cornice fell, and the organization needed to perform a conditions assessment of the exterior to determine if the terra cotta was failing elsewhere. The Conservancy awarded a \$20,000 Emergency Preservation Grant to offset the cost of the assessment by Kamen Tall Architects.



United Palace Theater, Manhattan (photo: Kamen Tall Architects, P.C.)

EVENTS
New York City African American Institutions Convenings

The Conservancy partnered with Weeksville Heritage Center to continue to host more than fifteen New York City African American non-profit institutions from across the five boroughs for periodic convenings. The convenings started in 2023 when Weeksville's President, Dr. Raymond Codrington, asked the Conservancy to bring together representatives from the various African American sites the Conservancy has worked with over the years. An informal coalition to promote the rich African American history of NYC began meeting to discuss how the groups could work together and learn from each other's successes. The January event was hosted by the Louis Armstrong House Museum and featured guest speaker Meredith Horsford, Historic House Trust's Executive Director and the group worked on developing a vision statement for the organization. The May event was hosted at the Schomburg Center for Research in Black Culture with an archives discussion led by Dr. Kenji Phillips, Associate Director of Collections and Research Services at Schomburg. The September event was hosted by the Noble Maritime Collection and focused on the organizational development of the convening group.



Convening at the Noble Maritime Collection, Staten Island



African American Institutions Convening at Schomburg Center for Research in Black Culture



Inspecting existing condition of mansard roof - Conrad Poppenhusen Association



Honoring Excellence

“Harlem River Houses is a testament to what is possible when we prioritize people, homes and high-quality design. Funded by the Works Progress Administration in 1936, the development harkens back to an early vision of public housing. Today, descendants of original residents still call it home. Through renewed public and private investment, Harlem River has been restored and preserved for generations to come. May Harlem River’s preservation galvanize a new era of high-quality public and social housing – exemplifying the power of preservation to inspire brighter futures by honoring the past.”

- Eliot Hetterly - Senior Project Manager, Settlement Housing Fund

New York City Housing Authority – Harlem River Houses, Manhattan – Photo: Alexander Severin Architectural Photography

MOSES AWARDS - The Lucy G. Moses Preservation Awards are the Landmarks Conservancy's highest honors for outstanding preservation. The Moses Awards recognize individuals, organizations, architects, contractors, engineers, preservation professionals, and building owners for their extraordinary contributions to preserving the City.

Susan Olsen receives the Preservation Leadership Award after serving as Woodlawn Cemetery’s Director of Historical Services for 22 years. Her expertise in both the monuments and distinguished individuals interred at the cemetery, combined with her innovative initiatives promoting Woodlawn as an outdoor learning lab have benefitted the cemetery and New York’s preservation community.

Olsen was instrumental in the designation of Woodlawn as a National Historic Landmark and is well-known for her extensive knowledge about the site, delivered on cemetery tours and in documentary appearances. Her work has ensured the continued preservation and protection of Woodlawn Cemetery, which includes hundreds of historic monuments and mausolea, designed by prominent architects.

Olsen’s greatest impact might be on preservation education. She started a program at Columbia University that brings graduate students to Woodlawn to research, document, and analyze the historic structures. In 2015, Olsen initiated the Bridge to Crafts Careers Program, which provides training to interns in masonry and landscape restoration. Participants have secured employment with NYC Parks and historic buildings. This success has led to similar initiatives at other cemeteries.

Ann-Isabel Friedman is receiving a Special Award for Preservation Service. She retired from the Conservancy in 2024 after 24 years, serving much of that time as the Director of the Sacred Sites program. Prior to the Conservancy, Ann spent seven years in the Preservation Department at the New York City Landmarks Preservation Commission.

Friedman has been a tireless advocate for historic religious properties. She has fought for sites that are threatened with closure or face extreme maintenance challenges. She has overseen surveys across the five boroughs so that these properties, which are so meaningful to their communities, can receive official landmark designation and become eligible for grant opportunities.

She is known for taking on projects that some might consider lost causes, and which can last for many years. She often sought creative financing and obtained grants from outside sources for these projects. Many buildings have been saved because Friedman was both the impetus for their restoration and their long-term champion.



New York City Housing Authority – Nivola Horses, Stephen Wise Towers (photo: Ola Wilk)



Susan Olsen



Ann-Isabel Friedman



7 South Portland Avenue, Brooklyn (photo: Elizabeth Leidel Photography)



Soldiers' and Sailors' Memorial Arch, Brooklyn (photo: Prospect Park Alliance)

PRESERVATION PROJECT AWARDS

7 South Portland Avenue, Brooklyn

1450 Pacific Street, Brooklyn

Brooklyn Bridge

Edward Mooney House
18 Bowery, Manhattan

**The General Society of Mechanics & Tradesmen
of the City of New York**
20 West 44th Street, Manhattan

National Society of Colonial Dames in the State of New York
215 East 71st Street, Manhattan

The New Victory Theater
209 West 42nd Street, Manhattan

New York City Housing Authority
-Exodus and Dance Frieze, Kingsborough Houses,
154 Kingsborough 1st Walk, Brooklyn

-Harlem River Houses, West 151st to 153rd Streets
Macombs Place to Harlem River Drive, Manhattan

-Nivola Horses, Stephen Wise Towers
117 West 90th Street, Manhattan

New York Stock Exchange
8-18 Broad Street, Manhattan

Palace Theatre
1568 Broadway, Manhattan

Powell Building
105 Hudson Street, Manhattan

Shubert & Booth Theatres
225 West 44th Street & 222 West 45th Street, Manhattan

Soldiers & Sailors Memorial Arch
Grand Army Plaza, Brooklyn

St. Raphael Roman Catholic Church
3520 Greenpoint Avenue, Long Island City

The Twenty Two New York
16 East 16th Street, Manhattan



1450 Pacific Street, Brooklyn (photo: Adrian Trevino)



National Society of Colonial Dames in the State of NY (photo: Li/Saltzman Architects)



Brooklyn Bridge (photo: Integrated Conservation Resources, Inc.)



The General Society of Mechanics & Tradesmen of the City of New York (photo: Elizabeth Leidel Photography)



Palace Theatre – 1568 Broadway, Manhattan (photo: ©Francis Dzikowski/OTTO)



Celebrating Living Landmarks

“I think New York is a City of so much vibrancy and always reinventing itself and so if you can take the best with reinvention and save the best of what is there for history it’s just a win-win.”

- Genie Rice - Former President and co-founder of CIVITAS

Top left: Luis A. Miranda Jr., Ellen Futter, & Martin Gruss. Bottom left: Ann Ziff, Dr. Luz Towns-Miranda, Audrey Gruss, & Genie Rice. Photography by Noel Sutherland

Living Landmarks Celebration

On November 14th, we held our 30th annual Living Landmarks Celebration in the Ballroom of the legendary Plaza where we honored **Ellen Futter**, former president of the American Museum of Natural History; **Audrey** and **Martin Gruss**, a veritable power couple who support a wide range of charitable activities, especially focusing on the cultural arts, education and medical research; **Dr. Luz Towns-Miranda**, a psychologist devoted to underserved communities and board member of the Gilder Lehrman Institute of American History amongst others; and **Luis A. Miranda, Jr.**, political strategist, advocacy consultant, and former public servant. Founding President of the Hispanic Federation, he chairs the Public Theater Board and advises on Latino theater development; **Genie Rice**, Co-founder of CIVITAS Citizens, a nonprofit established to address concerns about the quality of life in East Harlem and the Upper East Side neighborhoods; and **Ann Ziff**, Chair of the Metropolitan Opera, Co-Founder and Founding Chair of Smile Train, former Chair of the Rainforest Alliance, and service on the boards of Carnegie Hall, Conservation International, Lang Lang International Music Foundation, and many others.

Living Landmarks alumni **Oscar L. Tang** '22, **Barbara Tober** '19, **Angela Vallot** and **James G. Basker** '23 served as Honorary Co-Chairs. **Stephen S. Lash** '18 acted as Master of Ceremonies.



- top row**
Peg Breen & Bruce Knecht
Zuckerberg Family - Barbara, Harry, Lloyd & Charlotte Triefus
- middle row**
Kathryn McGraw Berry & Charles G. Berry
Sam Waterston & Renée Fleming
- bottom row**
Adam Johnson & Ted Taylor

All Living Landmarks Celebration photos by Noel Sutherland



The **Living Landmarks Celebration** is a “must attend” on New York’s social calendar and attracts trendsetters and opinion leaders from across the City’s “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. The event raised \$1 million to support our award-winning programs.

The proceeds from our Living Landmarks Celebration help preserve and protect the extraordinary art, architecture, and history of the City we love.

first row
Guests enjoying the evening in the Plaza ballroom

second row
Jamee & Peter Gregory
Stephen S. Lash
Jonathan Hogg & Louise Kerz Hirschfeld Cullman
Elizabeth Stribling & Guy Robinson



first row
Peter C. Speicher, Leyla Portela & Georgina Coleman
Sandra & Stanford Warshawsky

second row
Justin & Sallie Abelow
DJ Kool Herc & Cindy Campbell

third row
John & Carole Bailey French
Alexandra Savona & Tayah Swedlund

fourth row
Angela Vallot & James G. Basker

All Living Landmarks Celebration photos by Noel Sutherland

TOURS & OTHER EVENTS

Chairman’s Award

In 1998, we began saluting businesses, individuals, and organizations that demonstrated their commitment to protecting New York’s incomparable architectural legacy, the world-renowned buildings, and diverse neighborhoods that help define the City’s energy and excitement.

This year’s awards, with **Frank J. Sciame, Jr.**, President, Sciame serving as Honorary Chair, were presented to the **Fifth Avenue Association** on the occasion of their 200th anniversary; **WJE Engineers & Architects** for their projects including the Museum of Natural History, 9/11 Memorial, Metropolitan Museum, and the New York Public Library; and **Woodlawn Cemetery and Conservancy** for their dedication in maintaining “... the largest and finest collection of funerary art in the country.”

The event was held at the Metropolitan Club on June 5th with more than 150 in attendance and raised \$160,000 in support of the Conservancy’s programs and services.



From left: Conservancy Chair Lloyd Zuckerberg, Aramina Vega Ferrer, Christopher Jeannopoulos, Madelyn Wils, Michelle Dahlhoff, Matthew Haberling, & Kyle Normandin (photo: Noel Sutherland)

Supporting Preservation Education

For the past several years, the Conservancy has hosted interns through the City’s Department of Youth and Community Development. Their Summer Youth Employment Program is the nation’s largest youth jobs program, connecting young people (ages 14 to 24) with career opportunities and paid work experience.

Professional Circle Talks, Tours, and Workshops

We provide members of our Professional Circle with a variety of networking, promotional, and educational activities through talks, tours, and workshops. Members are an active group of real estate, design, development and construction professionals, preservationists, property owners, and businesses who share our commitment to New York’s landmarked buildings and historic neighborhoods and who value the contribution that these structures make to the cultural and economic well-being of the City.

Our 2024 activities included tours of the Masonic Grand Lodge, whose history dates to 1781, and the Tenement Museum on the Lower East Side where we explored the homes of diverse families with roots all over the world, who lived in New York City between the 1860s and the 1980s.

Other Landmarks Conservancy Events

For more than a decade, we have partnered with the General Society of Mechanics and Tradesmen of The City of New York in presenting Landmark Lectures, a series of interesting, informative visual presentations by experts in their respective fields. In 2024, subjects included “From City to Country: An Inside Look at New Projects” with Peter Pennoyer, “Reconstruction of the Notre Dame Spire” with Alexis Boutrolle, “Restoration of Stanford White’s Dining Room” with Sam White, “Voices of the Stone” with Robert F. Rodriguez, “Remaking Penn Station for Riders and the 22nd Century” with Sam Turvey, “Fifth Avenue: A History of America’s Street of Dreams” with Prof. Mosette Broderick, “New Building in Old Cities” with Steve Semes, and “The Scots Who Built New York & Boroughs” with John Kinnear.

We also organized tours of the Frederick R. Koch Foundation Mansion, the Frick Collection, tours of 550 Madison and the Seagram Building, the Renwick Ruin on Roosevelt Island as well as hosting a Gilded Age walking tour around Greenwich Village.

Tourist In Your Own Town and Mystery Photo Contest

Launched in August 2011, our “Tourist In Your Own Town” video series featuring the City’s extraordinary abundance of landmarks, continues to be popular with members and supporters around the world. The entire series has been seen by more than 600,000 viewers all over the globe. These videos are available on our website (nylandmarks.org/explore-ny) and on YouTube (youtube.com/nylandmarks).

We inaugurated the popular Mystery Landmark in January 2011 which was an instant hit. Landmark lovers from across the globe participate in guessing which landmark is featured with winners receiving a set of our walking tour books.

If you want to join our Professional Circle group or become an individual member **visit our website at nylandmarks.org**

By supporting the Landmarks Conservancy and our efforts to preserve the past, you are making an investment in New York’s future.



Tour of the Renwick Ruin and Roosevelt Island

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Financial Statements

Statement of Activities	Year Ended December 31, 2024	
Revenue and Support	Contributions and grants	\$2,470,265
	Contributed services	303,050
	Special events, net of direct benefit to donors	884,105
	Government grants	40,000
	Investment return used for operations	687,430
	Program services income	77,195
	Total Operating Revenue and Support	\$4,462,045
Expenses	Program	\$2,938,240
	Administration	508,960
	Development and fundraising	739,199
	Total Expenses	\$4,186,399
	Excess of Operating Revenue and Support (Over Expenses)	\$275,646
Non-Operating Activities	Non-operating investment returns	1,157,617
	Change in Net Assets	1,433,263
	Net Assets, Beginning of year	\$18,921,920
	Net Assets, End of year	\$20,355,183
Statement of Financial Position	December 31, 2024	
Assets	Cash and cash equivalents	\$2,510,982
	Pledges receivable	299,000
	Program-related loans receivable	274,695
	Prepaid expenses and other assets	18,123
	Cash held for other agencies	70,417
	Investments	15,985,026
	Right of use asset- operating lease, net	3,497,294
	Investments held in perpetuity	2,392,068
	Total Assets	\$25,047,605
Liabilities	Accounts payable and accrued liabilities	\$46,325
	Grants payable	753,300
	Lease payable	3,822,380
	Amounts held for other agencies	70,417
	Total Liabilities	\$4,692,422
Net Assets	Without Donor Restrictions	
	Undesignated	\$2,681,666
	Board Designated	13,135,747
	Total Without Donor Restrictions	15,817,413
	With Donor Restrictions	4,537,770
	Total Net Assets	\$20,355,183
	Total Liabilities and Net Assets	\$25,047,605

A copy of the complete audited financial statements for 2024 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

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