

A close-up, low-angle shot of a highly ornate, white stone capital, likely Corinthian, resting on a column. The capital is intricately carved with acanthus leaves, scrolls, and floral motifs. Sunlight filters through the background, creating a warm, golden glow and highlighting the textures of the stone. In the background, another similar capital and column are visible, slightly out of focus, suggesting a grand interior space with a series of columns.

ANNUAL REPORT 2018

THE NEW YORK
LANDMARKS
CONSERVANCY

Contents

From the President	2
Speaking Out for Preservation	3
Providing Technical Expertise	8
Preserving Sacred Sites	14
Funding Historic Properties	20
Honoring Excellence	23
Celebrating Living Landmarks	25
Tours and Other Events	29
Our Supporters	31
Financial Statements	37
Board of Directors, Advisory Council, and Staff	38

Our Mission

The New York Landmarks Conservancy is dedicated to preserving, revitalizing, and reusing New York’s architecturally significant buildings. Through pragmatic leadership, financial and technical assistance, advocacy, and public education, the Conservancy ensures that New York’s historically and culturally significant buildings, streetscapes, and neighborhoods continue to contribute to New York’s economy, tourism, and quality of life.

On the Cover

Lucy G. Moses Preservation Award winner - **462 Broadway, Manhattan** - Owner Meringoff Properties has returned a French Renaissance-style building to its original glory in the SoHo-Cast Iron Historic District. Platt Byard Dovell White Architects oversaw the restoration. Photo by Francis Dzikowski.

From the President

Dear Friend of the Conservancy:

We celebrated our 45th anniversary in 2018. It's an in-between number so we weren't going to go all out with celebrations. Then we realized that there was no guarantee 45 years ago that we'd still be here—let alone have developed our range of programs and skills. So we decided that a little horn tooting was in order.

Our founders had a vision: an organization that would focus on preservation and have technical skills that could actually help people fix their buildings. But they could not have imagined that we'd eventually give out more than \$52 million in loans and grants to preservation projects across New York. They would not have envisioned the breadth of our advocacy—from helping to stabilize the South Side of Ellis Island to saving the Survivor's Staircase at Ground Zero to challenging zoning and land-use practices that negatively impact historic neighborhoods.

We used to think of ourselves as "preserving building by building, block by block." But our work is actually preserving the character of the entire City. As the year was ending, we stepped up our involvement with three major issues: the Olmsted House, "voids" and protecting the Brooklyn Promenade.

We raised more than \$50,000 towards the stabilization of Frederick Law Olmsted's home in Staten Island. The City owns the building and grounds but neglected them. We're now partnering with the Parks Department. They are tending the grounds. We are raising money for the building, at Parks request. We can move more quickly than they can.

Neighborhoods across the City asked for our help in countering out-of-scale development. We're demanding that the City stop developers from creating large empty spaces, or "voids," so buildings are taller than normal zoning would allow. There is no justification for 100-foot-high boiler rooms.

We've joined the fight to save the landmark Brooklyn Promenade from being destroyed as part of repairing the Brooklyn Queens Expressway. We are too young an organization to have battled Robert Moses. But this is a plan only he could love. No one could stop Moses from carving up thriving neighborhoods for the Cross Bronx Expressway. But we must stop a misguided plan that threatens five historic Brooklyn neighborhoods.

You'll read about all of this inside. You'll also see the myriad other buildings we've helped this year through advocacy, and our loan and grant programs

I don't have an academic background in preservation. But I grew up in a house my great grandfather built in upstate New York after the Civil War. I learned very early that buildings hold memories. Define communities. Serve generations. It's a privilege every day to fight for New York. Thank you for joining with us.



Peg Breen, President





Speaking Out for Preservation

“The New York Landmarks Conservancy has supported the work of the Landmarks Preservation Commission for 45 years. From their advocacy to their preservation programs and services, they have been instrumental in the protection of so many New York City landmarks. I look forward to continuing our work together to preserve and protect the buildings and sites that make our city so great.”

- Sarah Carroll, New York City Landmarks Preservation Commission Chair

Decorative top of former AT&T Building designed by Philip Johnson, 550 Madison Avenue

PUBLIC POLICY - The Conservancy's advocacy protects and celebrates the buildings, streetscapes and neighborhoods that define New York. We support landmark designations, speak out on proposals that affect landmarked buildings and engage in campaigns to improve the regulations and processes that govern how our City grows and evolves.

Saving Philip Johnson's Masterwork

The Conservancy worked to ensure that the AT&T Building, now known as 550 Madison, would be protected and celebrated. Philip Johnson's postmodern masterpiece is best known for its abstract, Chippendale-inspired pediment, but it had been vacant for several years. When new owners proposed substantial alterations to the facade, we joined the fight to have the building designated as an individual landmark.

Following designation, we supported the owners' new plan to reactivate the granite-clad tower. Subtle alterations to the ground floor will add transparency and encourage new retail outside, and new office use inside. We agreed with the proposal to replace a non-original annex with a public garden that will create much-needed green space in this busy corner of the City. The Landmarks Preservation Commission approved the proposal and work is underway.

Supporting Expansion at the Frick Collection

One of the most hotly-contested preservation issues of the last few years was a plan to expand the landmark Frick Collection on Fifth Avenue. The Conservancy supported a 2018 proposal that would increase public spaces at Carrère and Hasting's grand 1914 mansion, while maintaining the classic Russell Page garden.

An earlier plan would have demolished the garden for a large addition. We opposed it and the Landmarks Preservation Commission (LPC) turned it down. The Frick heard the concerns and found new ways to increase space. Selldorf Architects designed an underground auditorium and a new building in a contemporary approach that respects the scale, palette, and style of this individual landmark. Gallery space, accessibility, and visitor services will all increase. The LPC approved the plans. Construction is set to begin in 2020.

Visit nylandmarks.org to sign-up for our monthly e-mail newsletter.



The Frick Collection, 1 East 70th Street, Manhattan - courtesy of Selldorf Architects



New York City Hall, Lower Manhattan - photo by John Bartelstone

City Charter Revisions

The Conservancy testified at two different City Charter Revision Commissions in 2018. The Mayor convened the first and the City Council and Borough Presidents the second. In both hearings, we called for revisions to landmarks and land-use policies.

Our testimony on land-use issues noted that residents across the City are concerned about out-of-scale buildings. We asked the City Planning Commission to close loopholes that developers use to subvert the zoning process. These include vast mechanical spaces and “voids,” unlimited floor-to-floor heights, and gerrymandered or sculpted zoning lots.

We asked for a more comprehensive approach to planning that considers a community’s needs, existing resources, and capacity. The current system relies on negotiations with developers. There should be a consistent and transparent pre-planning process so Community Boards and Borough Presidents can review zoning applications in their early stages.

We asked for a requirement that the Landmarks Preservation Commission (LPC) have at least one Commissioner, perhaps even the Chair, with a background in preservation. We also asked that the LPC once again have authority over City-owned landmarks such as Erasmus Hall Academy and the Olmsted House. Both were neglected by the agencies responsible for them.

LPC Rules Amendments

The Conservancy convinced the Landmarks Preservation Commission (LPC) to make improvements to a sweeping set of proposed Rules revisions.

At a March hearing, we said the Rules changes needed to be re-written in plain language and said we feared they would add a complicated layer of bureaucracy to the permit process. We also shared concerns that the rules would limit the review of Community Boards and provide fewer opportunities for the public to learn about and comment on construction in their neighborhoods.

Following the hearing, we joined colleagues and asked LPC to withdraw the Rules amendments. The Commission agreed to issue a second set of revisions and held a second public hearing. The newer revisions were clearer and incorporated many of our suggestions. We testified in support at the second hearing, and by the end of the year, the LPC voted to approve the improved Rules amendments.

Cap on Residential Development Saved

In a victory for the Conservancy and colleague groups, the State Legislature chose not to lift a cap on the size of residential development. Lifting it would increase pressure on contextual areas throughout Manhattan and Brooklyn where residents achieved height limits on side streets. This was the second time the de Blasio Administration tried to lift this cap, without informing the public or requiring any public debate.

Public Testimony

We supported designation of these landmarks and historic districts in 2018:

- IRT Powerhouse, 11th Avenue at West 58th and 59th Street, Manhattan
- Empire State Dairy, 2840 Atlantic Avenue, Brooklyn
- Stafford “Osborn” House (95 Pell Place) and the Samuel H. and Mary T. Booth House (30 Centre Street) City Island, the Bronx
- Dime Savings Bank of Williamsburgh, 209 Havemeyer Street (aka 257 South 5th Street), Brooklyn
- Dr. Maurice T. Lewis House, 404 55th Street, Brooklyn
- Public School 109 (Now El Barrio’s Artspace PS109), 215 East 99th Street, Manhattan
- The Richard Webber Harlem Packing House, 207-215 East 119th Street, Manhattan
- Benjamin Franklin High School (Now the Manhattan School for Science and Math), 500-528 East 116th Street, Manhattan
- The Emmet Building, 95 Madison Avenue, Manhattan
- Hotel Seville (now The James New York - NoMad Hotel), 22 East 29th Street, Manhattan
- Central Harlem West 130th-132nd Street Historic District, Manhattan
- Coney Island Boardwalk, Brooklyn
- Park Terrace West-West 217 Street Historic District, Manhattan
- 817, 826, 830, 832, 836, 840 Broadway, and the Roosevelt Building at 841 Broadway, Manhattan



Public School 109 (Now El Barrio's Artspace PS109), 215 East 99th Street, Manhattan - photo by Christopher Lopez

We Spoke Out On These Issues

- Testifying against plans for a large, glass-clad addition on top of two 19th-century buildings at 827 and 831 Broadway.
- Supporting proposals for continuing maintenance plans at St. Patrick's Cathedral and St. Bartholomew's Church.
- Making the case that the Union Carbide Building at 270 Park Avenue should be a landmark.
- Supporting improvements to the plaza at 140 Broadway, Marine Midland Building, but suggesting that the lighting plan be modified.
- Supporting modifications at 880 Broadway (former ABC Carpet Building), 188 Madison Avenue (former B. Altman Building), and 424-434 Fifth Avenue (Lord & Taylor Building) that will allow these buildings to be adapted for new uses.
- Opposing a new hotel adjacent to the landmark Merchant's House Museum on East 4th Street, because of the potentially disastrous effects of excavation and construction on the Museum's delicate plasterwork and other features.
- Supporting alterations to the Village Community School, 272 West 10th Street.
- Supporting a new building at 29 Jay Street, Brooklyn.
- Opposing plans for a new building at 60 Norfolk Street, the former site of Beth Hamedrash Hagodol, a synagogue that suffered extensive fire damage in 2017. We had previously asked that remnants of the synagogue be incorporated into the new building in a legible way; this proposal did not meet that goal.
- Supporting restorative work at 720 West End Avenue, and suggesting modifications to a new, adjacent building.



Central Harlem – West 130th-132nd Streets Historic District, Manhattan



Providing Technical Expertise

“I want to thank the Landmarks Conservancy for bringing attention to this effort (stabilizing the Olmsted House) and look forward to collaborating with the Conservancy to advance the restoration of this historical site.”

- NYC Parks Commissioner Mitchell J. Silver

TECHNICAL EXPERTISE - The 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 offer practical recommendations that address a wide variety of questions and issues. We also help owners navigate the City's landmarks regulatory process.

Highlights

Brooklyn Heights Promenade and the Brooklyn Queens Expressway

The Conservancy is committed to the protection of the Brooklyn Heights Promenade, which is threatened with demolition as part of the proposed repairs to the Brooklyn Queens Expressway (BQE). The City would build a "temporary" six-lane highway in place of the Promenade. This would endanger the structural stability of adjacent mid-nineteenth century houses and threaten the livability of one of New York's most historic residential neighborhoods.

We are working closely with local groups to oppose the proposed project and to promote alternative ways to make necessary repairs to the mile-and-a-half stretch of the BQE between Atlantic Avenue and the Manhattan Bridge. Other nearby historic neighborhoods would also suffer.

The Promenade sits atop the BQE's "Triple Cantilever" that routed traffic around the historic neighborhood, sparing it from destruction in the 1940's. Now it is under attack again. The City's proposal, if approved, would set a catastrophic precedent for historic preservation throughout the country. If a National Historic Landmark cannot be saved from destruction by a new highway then what could be next?

Olmsted House, 4515 Hylan Boulevard, Staten Island

The Conservancy initiated a Kickstarter campaign to raise funds for the rescue of the historic Olmsted House where Fredrick Law Olmsted first experimented with innovative ideas of landscape design. Trees he planted still grow there. The Kickstarter campaign, and a grant from the Achelis and Bodman Foundation, raised more than \$50,000 towards our overall goal of \$150,000. These initial funds will allow us to tackle priority repairs identified in a Conditions Assessment Report prepared by architect Michael Devonshire in January and funded by the Conservancy.

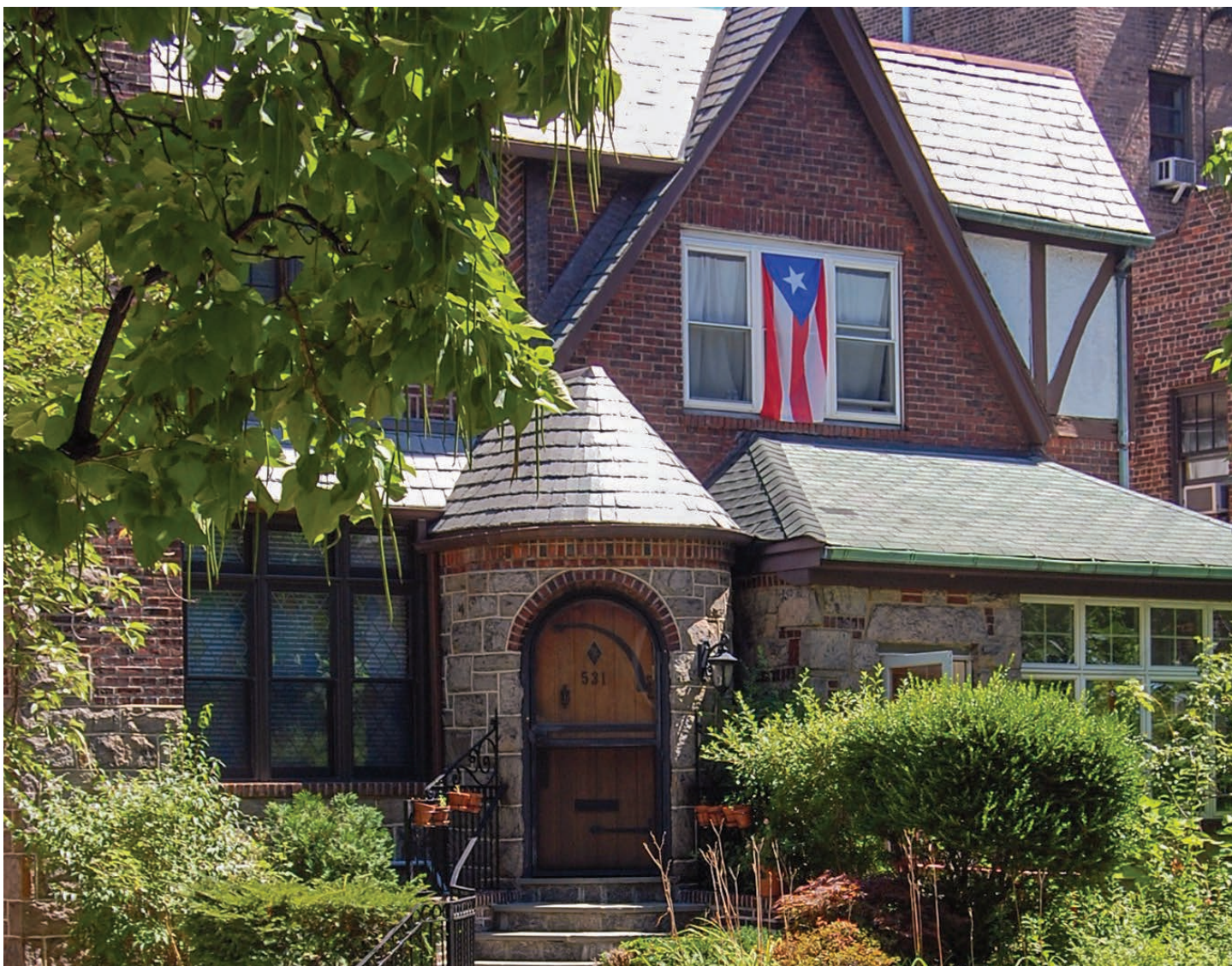
The task of fully restoring and reopening the house to the public is the responsibility of the City's Department of Parks and Recreation. The house, which dates in part to the late 1600's, was acquired by the City in 2006. At that time Parks officials announced that the house and surrounding land would be used for educational purposes focusing on the natural environment of Staten Island. That work never got started. In 2017, the Conservancy found the landmark house and grounds in severely neglected condition. We are now working with the Parks Department to rehabilitate the nationally important site.

Additionally, the Manager of Special Projects drafted the National Register nomination for the house and submitted it to the State Historic Preservation Office (SHPO) for review. The house was designated a City landmark in 1967.

The Conservancy raised over \$50,000 for restoring the Olmsted House in Staten Island.



View from Brooklyn Heights Promenade towards Lower Manhattan



West 217th Street - New Historic District, Inwood

Project Guidance

1155 Park Avenue, Manhattan

A fee-for-service consulting project. The cleaning and restoration of this massive 1914 apartment building in the Carnegie Hill Historic District was nearly complete by year's end. The Conservancy had an active role in the project and also prepared a detailed report of the building's history.

Erasmus Hall Academy, Brooklyn

The exterior restoration work is proceeding quickly thanks to a \$675,000 allocation from Brooklyn Borough President Eric Adams. Erasmus Hall Academy was built in 1786 as a private school for boys founded with the assistance of Alexander Hamilton, Aaron Burr and John Jay. The Conservancy has promoted the preservation of Erasmus Hall Academy for many years.

135 Pacific Street, Brooklyn

A fee-for-service project to research the history and guide the restoration of this 1851 brownstone house in the Cobble Hill Historic District.

Robert Rauschenberg Foundation, 381 Lafayette Street, Manhattan

Technical Services was invited to the headquarters of the Rauschenberg Foundation in the NoHo Historic District to advise the Foundation about a rehabilitation of a former chapel that they want to repurpose as a gallery.

Japanese House, 131 Buckingham Road, Brooklyn

After a two-year application process, the elderly owner of the Japanese House obtained, with the Conservancy's assistance, a \$30,000 grant from the Landmarks Preservation Commission to repair and partially repaint the elaborate wooden exterior of the much-photographed house in the Prospect South Historic District.

Historic Richmond Town, Staten Island

Historic Richmond Town received an Emergency Preservation Grant for \$10,000 for emergency stabilization and to defray the cost of engineer's and architect's fees for the restoration of the historic Guyon Tavern after an out-of-control car damaged the 1819 building.

Inwood Survey, Manhattan

The Conservancy undertook an architectural survey of the streets of Inwood, Manhattan's northernmost neighborhood. We looked for potential individual landmarks as well as historically cohesive areas that could qualify as historic districts.

Gowanus Survey, Brooklyn

The Conservancy is also studying Gowanus and working with local neighborhood groups to identify potential landmarks in this former industrial area.

Farley Building/Moynihan Station, Manhattan (Section 106 Consulting Party Review)

The consulting parties, including the Conservancy, met twice at the Skanska/SOM field offices at the Farley Building to review the latest plans for the building's restoration and adaptive reuse including both the vast annex building and main building.

Bowne House, 37-01 Bowne Street, Flushing, Queens

The Bowne House is one of the oldest houses in New York City. The Conservancy is an advisor to Board of Directors of the museum.

Governors Island

In March, the Conservancy's director of technical service accompanied the staff architect at the Trust for Governors Island on an inspection tour of the historic district. We inspected winter damage on a wide range of historic buildings.

Gould Memorial Library, Bronx Community College

A draft of the Gould Memorial Library and Hall of Fame conditions assessment report was made available to members of the Committee to Save Gould Memorial Library. The Conservancy is a member of the Committee and reviewed the report. The Committee is now helping Bronx Community College to fundraise for restoring and renovating this noted Stanford White building.

137 Atlantic Avenue, Brooklyn

A fee-for-service project for a five-story Italianate style mixed-use building built circa 1860. The Conservancy researched the building and helped the owner apply for a Landmarks Preservation Commission permit for new windows to match the long-lost originals.

140 Amity Street, Cobble Hill, Brooklyn

A Conservancy easement property and a circa 1840 brownstone that was remodeled in 1939. The owners of the house undertook, with our consultation, a facade and stoop restoration that restored the facade to its original circa 1840 appearance.

Morris-Jumel Mansion, Manhattan

The Conservancy acted as matchmaker between the Morris-Jumel Mansion Museum and the Versailles Foundation. The Foundation will fund the conservation and restoration of two rooms of historic French furniture in the mansion.



Morris-Jumel Mansion, Manhattan



Immanuel Union Church, Staten Island

Special Projects

Immanuel Union Church, Staten Island

The historic Immanuel Union Church located in the Westerleigh neighborhood of Staten Island was listed on the National Register of Historic Places on July 27. The church, founded in 1894, is significant for its association with the National Prohibition Park (today Westerleigh Park) and the temperance movement of the late 19th century in America.

On receiving notification of the listing, church member, Betty Wunsch said, "Thank you so much for this great news, due in large measure to your diligent work on our behalf. I will spread the word to our membership and friends." With this listing, Immanuel Union Church is now eligible for the Conservancy's Sacred Sites grants program.

The Manhattan Carriage House: Case Studies in Adaptive Re-use

In January, the Conservancy undertook a new fee-for-service project to conduct research on Manhattan's extant historic carriage houses on the Upper East Side from East 59th to 96th streets. The final 42-page report was the result of original archival research done on the subject and included brief histories of nearly two dozen examples of carriage houses, their architectural styles, construction dates, and architects where known, illustrated with vintage and current photographs.

Conservancy Helps Protect the Historic Columbus Monument

The Conservancy joined forces with the Columbus Citizens Foundation in 2018 to protect the Columbus Monument in Columbus Circle. Responding to efforts in 2017 to have the 76-foot monument at the center of Columbus Circle moved, the Conservancy was engaged by the Foundation to nominate the monument for listing on the National Register of Historic Places. The Conservancy's year-long project, which involved many hours of research and produced a 69-page registration form, was culminated on November 20, 2018 when the 126-year-old monument was officially listed by the National Park Service on the National Register of Historic Places.

The monument had previously been listed on the New York State Register of Historic Places following a unanimous vote on September 20, 2018 by the New York State Board of Historic Preservation with the support of Governor Andrew Cuomo.

Angelo Vivolo, President of the Columbus Citizens Foundation said, "Through the outstanding work of the Conservancy, the Columbus Monument at Columbus Circle in New York City was recognized with listing on the National Registry."

Fund 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 Technical 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 conditions reports, historical research, maintenance plans, or feasibility studies.

You can contact the Preservation Hotline with your questions 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.

Testimonials from our clients over the years...

"We want to express **our sincere appreciation and gratitude for the continued support and work of the Landmark Conservancy**. Last year the entrance to Gould Memorial Library, which is at the very heart of our campus, experienced structural problems. Through the generous support of an emergency preservation grant, a serious structural settlement issue at the building's entrance was corrected and the surrounding cracked stonework was restored to its' original magnificence. Together we were able to provide stewardship in a manner befitting this beautiful, historic structure. Thank you"

-Thomas Isekenegbe, President of Bronx Community College

"The grant from The New York Landmarks Conservancy to Brooklyn Historical Society was crucial to the prevention of severe water damage to all lower-level spaces of BHS's 1881 Landmark building in Brooklyn Heights. **The Conservancy staff worked with us to find creative solutions to a very serious problem**, and our building has been dry as a bone ever since."

-Deborah F. Schwartz, President of Brooklyn Historical Society



Columbus Monument in Columbus Circle, Manhattan



Preserving Sacred Sites

"Thank you for your two generous grants towards the \$1.2 million restoration of our masonry facades. With your support, we will make Broadway Presbyterian Church a more beautiful, welcoming, and vibrant community. The benefits will reach well beyond those who worship with us, extending to all who are served by our many programs: our soup kitchen and shelter guests, our nursery school children and families, our volunteers, neighbors, and more."

- Chris Shelton, Pastor
Broadway Presbyterian Church, Upper West Side, Manhattan

Broadway Presbyterian Church, Upper West Side, Manhattan

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 1,471 grants to almost 800 congregations. It is the only statewide program in the nation responding to the preservation needs of historic religious properties.

Gardiner Foundation Partnership Grows Support for Long Island Sacred Sites

We celebrated the restoration of five historic Long Island churches in Northport on December 5th. St. Paul's United Methodist Church in Northport, awarded \$35,000 towards \$175,000 steeple and window restoration, hosted the event. We were joined by congregants of Bethel AME Church in Setauket, the Congregational Church of Riverhead, the First Presbyterian Church of Southold, and the United Methodist Church of Patchogue.

For the second year in a row, \$50,000 in support from the Robert David Lion Gardiner Foundation helped the Conservancy underwrite \$70,000 in grants to Long Island's historic religious institutions. The foundation also partially underwrote the preparation of National Register nominations on Long Island.

Sacred Sites staff also spoke at two Gardiner Foundation workshops in St. James and Roslyn. That led to a third speaking opportunity at the Greater Hudson Heritage Network's annual conference at Bear Mountain State Park.



From right, Gardiner Foundation Executive Director Kathryn Curran, Conservancy Grants Manager Colleen Heemeyer, and Conservancy trustee Mark Cisz, meet with leadership of Bethel A.M.E. Church and Higher Ground.



From left, Kathryn Curran (Gardiner Foundation) and Peg Breen (Landmarks Conservancy) awarded \$35,000 grant to Rev. Bette Sohm of St. Paul's United Methodist Church, Northport

Bethel A.M.E. Church, Setauket

A \$3,000 conditions assessment grant to Bethel A.M.E. Church in Setauket will assist with restoration and reuse of the church's former parsonage. It will become an educational and cultural center for the Bethel-Christian Avenue-Laurel Hill Historic District, the center of a community of African-American, Native American, and mixed-race families that began coalescing in the village of Setauket, now part of the town of Brookhaven, in about 1815.

Since its launch in 1986, the Sacred Sites program has given more than \$13.1 million to more than 800 congregations. It is the only statewide program in the nation responding to the preservation needs of historic religious properties.

Sacred Sites Open House

The 8th Annual Sacred Sites Open House drew more than 10,000 visitors to 150 sites statewide on May 5th and 6th. The theme, "Sacred Sounds and Settings" brought architecture and music lovers together.



Sacred Sites Open House kickoff event at Plymouth Church in Brooklyn Heights



*Sacred Sites Open House - Jasper String Quartet at Christ Church, Cooperstown
-photo courtesy of Cooperstown Summer Music Festival*

Our participating sites enjoyed the experience:

"We enjoyed meeting the many visitors who had good questions as well as insights about architecture, history, music and a variety of matters. One of our members wrote a special handout distilling our history just for the event. We also created a questionnaire for kids to find different symbols and images throughout our sanctuary."

—Elaine Song, *Second Presbyterian Church, New York, NY*

"We are in a rural area and were very pleased to have individuals stop in and express interest in the church. A very valuable event for us!"

—Georgette Stockman, *St. John's Episcopal Church, Medina, NY*

"We had experienced docents, and visitors raved about all that they learned about the church. Many indicated they would come again. Cameras were constantly clicking. We had visitors from Canada, Tennessee and Belize!"

—Judy Casassa, *Blessed Trinity Catholic Church, Buffalo, NY*

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

"I enjoyed my visit to the Romaniote synagogue on Broome Street. Our docent was pleasant, funny and knowledgeable. The street fair was a great bonus."

—Harriet Itta

"Marble Collegiate Church is absolutely beautiful. The tour guides were fabulous. They were knowledgeable, articulate and available for questions. It was such a great experience."

—Joan Goldfield

For Open House Weekend,
the Conservancy promoted 150
participating sites with 10,000
visitors statewide.



Sacred Sites Open House at Sacred Heart Catholic Church, Johnson City

Brooklyn Sacred Sites Survey

The Conservancy completed the Brooklyn component of its multi-year architectural survey of New York City's historic houses of worship, launched in 2004.

Columbia University and College of Charleston students documented 65 Brooklyn churches, photographing and conducting archival research to document the history, architecture and condition of these important buildings. The students identified 37 as substantially intact, culturally and architecturally significant, and likely eligible for listing on the National Register of Historic Places. Nine sites expressed interest in working with the Conservancy towards that goal. Listing will make these sites eligible for Conservancy grant funding. The information gathered will help build our Historic Houses of Worship website, which will become publicly accessible.

A Gerry Charitable Trust three-year grant partially funded this survey, follow-up listings on the National Register, and a series of "Financial Literacy" workshops in Manhattan, Huntington, Kingston, and Binghamton.

Olivia Gartner and Elizabeth Mahoney, from the College of Charleston, also worked on research projects of notable City landmarks including Federal Hall, Wall Street, and the Alexander Hamilton U.S. Custom House at Bowling Green.



Student interns from left: Olivia Gartner, Ryan Zeek, Elizabeth Mahoney, & Whitney Bayers

In the last ten years, our staff and interns have surveyed over 1,400 historic religious properties. In 2018, students surveyed and documented 65 Brooklyn churches.



Columbia Graduate Student Ryan Zeek surveys Church of the Redeemer in Brooklyn



Elizabeth Mahoney (College of Charleston) surveys St. Stephens Lutheran Church

Sacred Sites Grants

The Conservancy awards matching grants to congregations that are planning or undertaking the restoration of historic religious properties. In 2018, the Sacred Sites program pledged 41 grants totaling \$487,500 to 40 religious institutions throughout New York State, leveraging over \$10.6 million in repair and restoration projects.

To be eligible for our grant programs properties must be located 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 designated pursuant to a local landmarks ordinance. Eligible properties include churches, synagogues, meetinghouses, mosques, and temples.

2018 Grantees include: *(listed by County, then City or Borough)*

Albany

United Church of Cohoes
\$9,000 - New Roof

Bronx

St. Anselm's Church
\$40,000 - Roof and Masonry Restoration

Chautauqua

Trinity Episcopal Church, Fredonia
\$7,000 - Restoration and Re-leading of the Memorial Windows

Columbia

Christ Church Episcopal, Hudson
\$2,000 - Window Restoration

Delaware

Jay Gould Memorial Reformed Church, Roxbury
\$10,000 - Architectural Services for East Wall Masonry Repair

Dutchess

Church of the Messiah, Rhinebeck
\$25,000 - Water Infiltration Mitigation and Repair

Smithfield Presbyterian Church, Amenia
\$6,000 - Window Restoration

Erie

Corpus Christi Church, Buffalo
\$30,000 - North Aisle Roof, Clerestory Masonry & Drainage System Repairs

Our Savior Lutheran Church, Buffalo
\$15,000 - Slate Roof and Copper Flashing Repair

Fulton

St. Francis of Assisi Church, Northville
\$2,000 - Replacement of Masonry Entrance Steps

Kings (Brooklyn)

Bridge Street African Wesleyan Methodist Episcopal Church, Bedford-Stuyvesant
\$25,000 - Stained Glass Window Restoration

First Unitarian Congregational Society, Brooklyn Heights
\$10,000 - Exterior Accessibility Project

Flatbush Reformed Church (Reformed Protestant Dutch Church of Flatbush)
\$25,000 - Steeple, Roof, Roof Drainage and Masonry Restoration

Flatbush-Tompkins Congregational Church, Ditmas Park
\$10,000 - Sanctuary Window Restoration

Stuyvesant Heights Christian Church, Bedford-Stuyvesant
\$3,500 - Roof and Window Assessment and Project Management



Corpus Christi Church, Buffalo (Erie County)



First Presbyterian Church, Southold (Suffolk County)

Monroe

Union Presbyterian Church, Scottsville
\$2,500 - Roof Replacement

New York (Manhattan)

Broadway Presbyterian Church, Upper West Side
\$30,000 - Exterior Envelope Restoration

Congregation B'nai Jeshurun, Upper West Side
\$5,000 - Conditions Assessment

Metropolitan Baptist Church, Harlem
\$4,000 - Thermal Imaging Roof Leak Investigation

Mt. Zion Evangelical Lutheran Church, Hamilton Heights
\$7,500 - Conditions Assessment and Feasibility Study

West Park Presbyterian Church, Upper West Side
\$10,000 - Community House Roof Replacement

Oneida

First Baptist Church, Rome
\$25,000 - Bell Tower Restoration

First United Methodist Church, Oneida
\$3,500 - Preparation of Plans and Specifications for Exterior Restoration

Onondaga

St. Paul's Syracuse
\$6,000 - Masonry Restoration

Ontario

Temple Beth El, Geneva
\$7,000 - Structural Repairs to Historic Tea Porch

Otsego

St. Matthew's Episcopal Church, Unadilla
\$10,000 - Steeple, Church Facade Repair and Restoration

Queens

Beth-El Temple, Church of God in Christ, Far Rockaway
\$5,000 - Sanctuary Window Repair

St. Joan of Arc Church, Jackson Heights
\$25,000 - Parapet Reconstruction, Masonry and Roof Drainage Repair

Rensselaer

St. Joseph's Church, Troy
\$3,000 - Exterior Rehabilitation

Saratoga

First Baptist Church of Saratoga, Saratoga Springs
\$5,000 - Stained Glass Window Restoration

Steuben

St. Thomas Church, Bath
\$10,000 - Shingle Roof Replacement, Bluestone Coping, Roof Drainage and Rose Window Restoration

Suffolk

Bethel A.M.E. Church - Eato House, Setauket
\$3,000 - Conditions Assessment

First Congregational Church, Riverhead
\$4,000 - Wood Window Restoration

First Presbyterian Church, Southold
\$3,500 - Tower Conditions Assessment

Suffolk - Continued

St. Paul's United Methodist Church, Northport
\$35,000 - Steeple, Stained Glass Window and Exterior Wood Restoration

United Methodist Church of Patchogue
\$20,000 - Roof, Masonry and Window Waterproofing Repairs
\$5,000 - Conservation Report to Address Water Damage

Sullivan

St. John's Episcopal Church, Monticello
\$10,000 - Window Restoration

Ulster

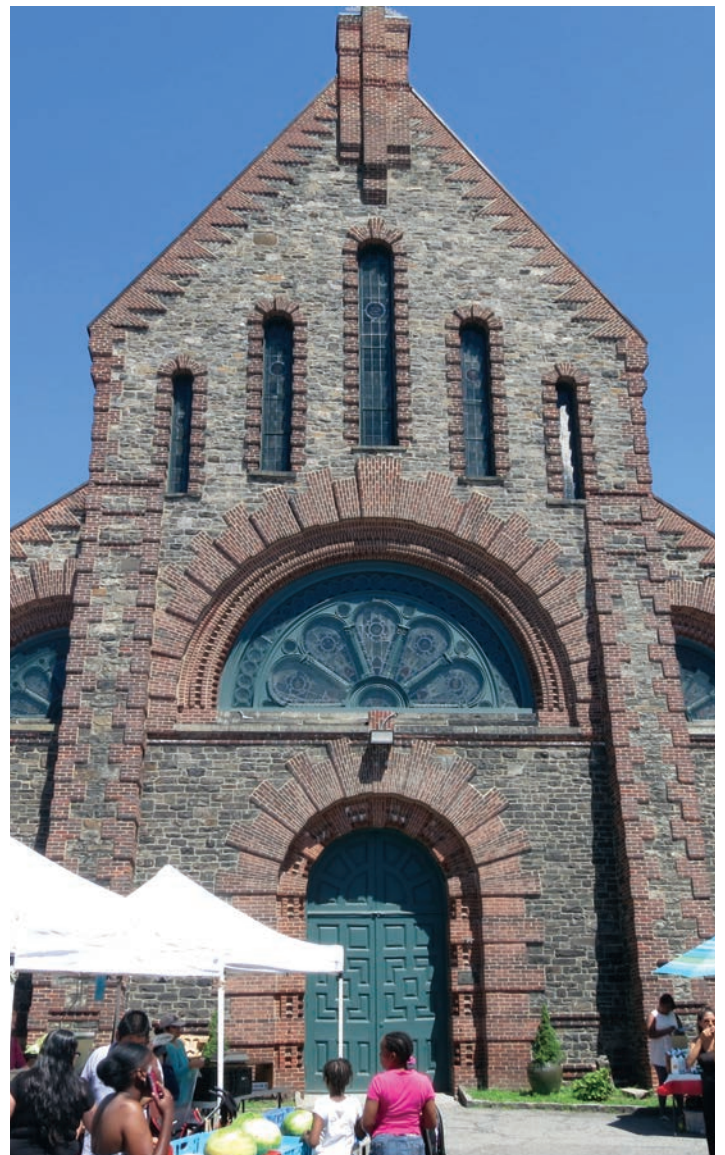
Reformed Church of Hurley
\$4,000 - Window Restoration and Storm Window Installation

Warren

Hague Baptist Church
\$25,000 - Reconstruction of Steeple and Belfry

Westchester

St. John's Church, Getty Square, Yonkers
\$10,000 - Design and Implementation of Clerestory Window Shoring



St. John's Church, Getty Square, Yonkers (Westchester County)



Funding Historic Properties

“Grand Clifton LLC is so grateful for the Conservancy. Not once, but twice, their guidance, patience, and attention enhanced and revived a street corner in Brooklyn. Their knowledge, funding, and oversight took all the pain out of the process. I couldn’t be more proud of the results of working with this team to beautify our block.”

- Joe DeMartino, Member, Grand Clifton LLC
39 Clifton Place, 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 \$9 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 \$28.3 million in investments.

Highlights of 2018 Include:

39 Clifton Place - Clinton Hill, Brooklyn

The Fund helped four friends culminate a decades long desire to restore an 1876 row house that wraps around a corner of the Clinton Hill Historic District. A \$290,000 loan restored the brownstone facade, created replicas of historic window surrounds, repaired and refinished the front and side cornices and created a new secondary storefront based on historic photographs and existing fragments.

The Italianate/Neo Grec building now houses commercial and residential uses and is a vital part of the community. The quest to restore the building began in 2006 when the friends bought the property and started out to restore the facade with a \$135,000 Fund loan. Instead, they had to reinforce the foundation and floor joists and were only able to repair the corner storefront. Even though it took much longer than expected, the group reached their goal. This is a good example of how the Fund assists borrowers in financing projects to make them affordable - in this case the project was divided into two phases that enabled them to complete the restoration of the building.



39 Clifton Place, Brooklyn

543 Manhattan Avenue - Harlem

The Fund helped the homeowner of 543 Manhattan Avenue, in Harlem restore the brownstone on his 1886 house as well as install appropriate iron railings and robust newel posts.

More Restoration and Loans

Other projects included a brownstone facade restoration in Fort Greene and window replacement in Prospect-Lefferts Gardens in Brooklyn. During the year, the Fund closed four new loans for work on properties in the Brooklyn Heights and Park Slope Historic Districts in Brooklyn, NoHo Historic District in Manhattan, and in the St. George/New Brighton Historic District in Staten Island.

New Director of the Historic Properties Fund

In January, the Conservancy welcomed back Mark A. Weber. He had previously worked at the Conservancy from 1986 to 1998 as the Director of the Technical Services Center. Weber left the Conservancy for a position at the World Monuments Fund.



New Director of the Historic Properties Fund, Mark A. Weber



543 Manhattan Avenue – Installation of new railings and newel posts

Project at 299 Lefferts Avenue, Brooklyn

The Historic Properties Fund provided a \$110,000 loan to the owner of 299 Lefferts Avenue in the Prospect-Lefferts Gardens Historic District to fund window replacement and facade restoration. The metal cornice was repaired and painted, stained brick was cleaned and repointed, and painted limestone was stripped and patched. Original leaded glass from the three parlor floor transom windows was taken off-site for restoration and carefully restored before being reinstalled in new wood frames. Deteriorated replacement windows were replaced with new wood windows. The cornice and new windows were painted a beige color matching traces of historic paint that were found. With newly clean masonry and the black windows and cornice returned to light colors, architect Frank S. Lowe's original intention of a unified Neo-Renaissance facade was recreated. The restoration sets a wonderful example for the many similar row houses in the neighborhood.



Contractor installing the windows at 299 Lefferts Avenue



299 Lefferts Avenue, Brooklyn after restoration

Since 1982, the Fund has made more than \$27.8 million in loans and \$448,000 in grants for restoration work on 259 buildings throughout New York City.



Honoring Excellence

“I would like to commend the professionalism of the New York Landmarks Conservancy. You know your field thoroughly and always come up with good ideas. It is a great pleasure to work with you.”

- Barnett Shepherd, Executive Director Emeritus Staten Island Historical Society
Lucy G. Moses Preservation Leadership Award Recipient

462 Broadway, Manhattan
Lucy G. Moses Project Award

MOSES AWARDS - The Lucy G. Moses Preservation Awards are the Conservancy's highest honors for excellence in preservation. The Awards recognize individuals, organizations, architects, craftspeople and building owners for their extraordinary contributions to preserving our City. The coveted awards are named for Lucy Goldschmidt Moses, a dedicated New Yorker whose generosity has benefited the City over many decades. The Conservancy is grateful for the support of the Henry and Lucy Moses Fund, which makes the Awards possible.

Barnett Shepherd received this year's Leadership Award for his decades of advocating for Staten Island preservation. His name is synonymous with landmarks and historic architecture in the borough.

Shepherd has become the undisputed resource for Staten Island preservation history and advocacy—the first and most essential call to find out what is happening in the St. George or St. Paul's Avenue–Stapleton Historic Districts, or at the numerous grand houses and institutional buildings that define Staten Island's rich architectural heritage.

Shepherd served as the director and chief executive officer of the Staten Island Historical Society and Historic Richmond Town. He founded the Preservation League of Staten Island in the 1970s and was the organization's executive director from 2012 to 2017. He was instrumental in preserving Sailors' Snug Harbor and other historic properties on the Island. Working with the Tottenville Historic Society, he conducted a survey 250 of historic buildings in that community.



Barnett Shepherd - Preservation Leadership Award (photo by Bill Higgins)

PRESERVATION PROJECT AWARDS

2 Park Avenue, New York

39 Clifton Place, Brooklyn

202 Guernsey Street, Brooklyn

462 Broadway, New York

George B. and Susan Elkins House
1375 Dean Street, Brooklyn

Ford Foundation Center for Social Justice
320 East 43rd Street, New York

Freehand New York
23 Lexington Avenue, New York

George Westinghouse High School
105 Tech Place, Brooklyn

The Hispanic Society of America
613 West 155th Street, New York

Knickerbocker Club
807 Fifth Avenue, New York

Lewis H. Latimer House Museum
34-41 137th Street, Flushing

Prospect Park Wellhouse
200 Wellhouse Drive, Brooklyn

Starrett Lehigh Building
601 West 26th Street, New York

Tenement Museum
103 Orchard Street, New York



2 Park Avenue, New York (photo by Christopher Payne / Esto via Gladding, McBean)



Celebrating Living Landmarks

"I think it would be a really impoverished City if we didn't have those rich reminders of what came before. Statues remind us of that, but we also have buildings and I think they are even more valuable."

- Philanthropist, writer, and financial analyst Liz Peek
2018 Living Landmarks Honoree

2018 Living Landmarks Honorees - photo by James Salzano

Photo (from left to right): Ruth Shuman, Lynden Miller, Peter Stangl, Michael I. Sovern (seated), Stephen S. Lash, David Patrick Columbia, Tom Sculco, Chita Rivera, Jeff Peek, Liz Peek

25th Annual Living Landmarks Celebration

The Conservancy celebrated the 25th anniversary of our “Living Landmarks” gala on November 1 with a special retrospective of past honorees and eight new “Landmarks” who make extraordinary contributions to New York. We’ve honored an amazing array of New Yorkers through the years. From Mrs. Vincent Astor to Liz Smith, Barbara Walters, Harry Belafonte, Joel Grey, Robert Caro, Angela Lansbury, Wynton Marsalis, and Louise Hirschfeld Cullman. This year, the Conservancy honored **Stephen S. Lash**, preservationist and Christie’s Americas Chairman Emeritus, acclaimed parks designer **Lynden B. Miller**, philanthropists **Liz and Jeffrey Peek**, Broadway legend **Chita Rivera**, renowned surgeon **Thomas Sculco MD**, dynamic educator **Ruth Lande Shuman**, Shubert Foundation President and Columbia University legal scholar **Michael I. Sovern**, and former MTA Chair **Peter Stangl**. Lash encouraged the 500 attendees who packed The Plaza Ballroom to bid on a glass of NYC water to “show their love of preservation.” It sold for \$5,000. David Patrick Columbia was host. Peter Duchin and his orchestra played. Leonard Lauder and Arie L. Kopelman were Honorary Co-chairs. All are “Living Landmarks” from prior years. The evening has always demonstrated that the City’s history and architecture matter to New Yorkers.



first row

Michael Braner, Marla Sabo, & Peg Breen
Ruth Lande Shuman & students from Publicolor

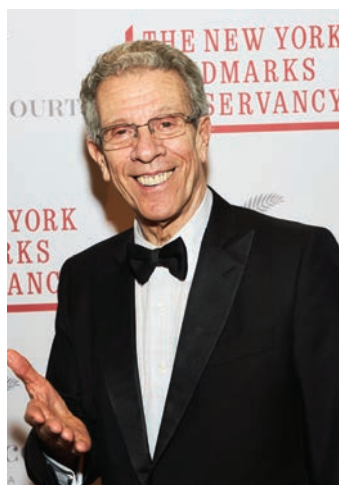
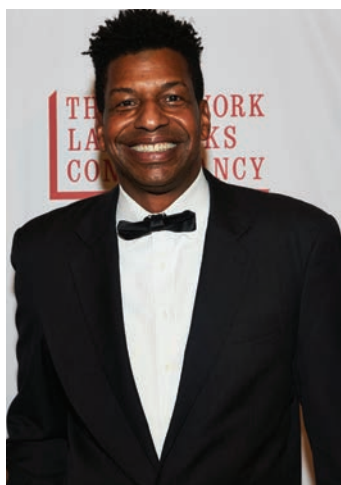
second row

Elizabeth Stribling & Guy Robinson
Margo Langenberg
Amanda Niu & Patrick Swieskowski
Florence Libin & Robert E. Wankel (photo by James Salzano)

third row

Patsy & Jeff Tarr
Richard & Gloria Moylan

All Living Landmarks photos on page 26 by Noël Sutherland, unless noted



first row

Thomas Sculco, MD (photo by James Salzano)
Chita Rivera

second row

Julio Peterson
Paul Binder
Christine Gray & Kathryn McGraw Berry (photo by James Salzano)
Chris & Shelia Blum (photo by James Salzano)

third row

Donald & Barbara Tober
Sam & Elizabeth White

All Living Landmarks photos on page 27 by Noël Sutherland, unless noted



first row

Coco & Arie Kopelman
Emily Rafferty
Peter Stangl (photo by James Salzano)

second row

Former New York City Mayor, David Dinkins
Bandleader, Peter Duchin
Patricia & Michael I. Sovern with Judge Leo Milonas & Helen Milonas

third row

Marica & Jan Vilcek
Jeff & Liz Peek
Lewis B. Cullman & Louise Hirschfeld Cullman

fourth row

Stephen S. Lash auctioning off a glass of water to fundraise for preservation.

All Living Landmarks photos on page 28 by Noël Sutherland, unless noted

TOURS AND OTHER EVENTS

30th Annual Chairman's Award

The Conservancy celebrated another anniversary this year—our 30th Chairman's Award—which recognizes business persons and companies that have helped save and celebrate the City's renowned historic architecture.

Andrew Kimball, CEO of Industry City, was recognized for repurposing a historic industrial complex on the Brooklyn waterfront into thriving tech and retail spaces. The Rev. Dr. William Lupfer, Rector of Trinity Church Wall Street, was recognized for restorations at both the 1846 Richard Upjohn designed Trinity Church and at the 1766 St. Paul's Chapel, both major tourist destinations as well as landmark houses of worship. Richard J. Moylan, President of Green-Wood and the Green-Wood Historic Fund, was saluted for his care of the National Historic Landmark cemetery and imaginative programming that has made this a popular cultural attraction as well.

Fred Bland of Beyer Blinder Belle, Stephen J. Meringoff of Himmel+Meringoff and Otis Pearsall of Arnold & Porter served as Honorary Co-chairs of the June 7 luncheon at The Metropolitan Club.

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 Eldridge Street Museum, the Montauk Club, and the Renee and Chaim Gross Foundation. 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 the Landmarks Preservation Commission Historic District data project, "Restoration of a Bronx Landmark," and "Saving Radio City Music Hall."

Other Landmarks Conservancy Events

Individual members enjoyed a host of events throughout the year including tours of Evergreene Architectural Arts studio, The Beekman Hotel, the Powers Street Mosque (America's oldest surviving mosque), and the Nicholas Roerich Museum. Members also attended illustrated lectures on "Buenos Aires Eclectic Architecture" by Argentine architect Fabio Grementieri and "The Stones of Yale" by artist and author Adam Van Doren.



(from Left) Rev. Dr. William Lupfer - Trinity Church Wall Street; Andrew Kimball - Industry City; Michael Braner - Landmarks Conservancy Chairman; and Richard J. Moylan - Green-Wood

Supporting Preservation Education

The Conservancy has been sponsoring interns from the Bronx International High School for the past five years. The partnership exposes 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.

The Conservancy hosts two students each semester and during the summer. Students are paid by the New York City Department of Education. If you are interested in hosting Bronx International interns for office or construction work, please contact us at info@nylandmarks.org.

Mystery Photo Contest & Tourist Video Series

The 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.

The first episode of Tourist In Your Own Town was posted to YouTube in August 2011. The video series invites New Yorkers and visitors alike to explore the City's extraordinary abundance of historic landmarks. A total of 57 videos have been produced through the end of the year. 2018 Tourist In Your Own Town videos included the Brooklyn Historical Society, Theodore Roosevelt Birthplace, Staten Island Museum in Snug Harbor, and Wave Hill. The entire series has been viewed more than 250,000 times.

Watch our Tourist in Your Own Town videos at
[Youtube.com/nylandmarks](https://www.youtube.com/nylandmarks)



Bronx International High School interns, Omaralys Polanco and Gemilssy Romero

Conservancy Starts Landmarks Walking Tours

The Conservancy launched a new walking tour series on December 6th with the inaugural Explore!NYLandmarks Walking Tour. Developed and led by the Conservancy's resident architectural historian and Manager of Special Projects, Glen Umberger, the day's morning tour quickly sold out and an additional tour was added for the afternoon.

Attendees of these two 90-minute interactive tours of the New York Public Library, Bryant Park, and Grand Central Terminal all dressed up in their holiday decorations discovered the hidden-in-plain-sight secrets of these majestic New York City landmarks.



Conservancy's resident architectural historian and Manager of Special Projects, Glen Umberger (black striped hat) leads Explore!NYLandmarks Walking Tour

Our Supporters

The New York Landmarks Conservancy's success depends on the annual support of our individual, corporate, and foundation donors. Each year we must raise more than 85 percent of our operating budget from private sources. The Conservancy gratefully acknowledges our partnership with the following supporters during 2018. If any names have been listed incorrectly or omitted, please accept our apologies and let us know how we may adjust our records.

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Financial Statements

Statement of Activities

Year Ended December 31, 2018

Support and Revenue	Contributions	\$ 2,816,626
	Special Events, net of direct benefit to donors	1,161,474
	Government Grants	27,000
	Investment return used for operations	353,052
	Program services income	<u>35,781</u>
	<i>Total Support and Revenue</i>	<i>\$ 4,393,933</i>
Expenses	Program	\$ 2,043,347
	Development	817,789
	Administration	<u>335,902</u>
	<i>Total Expenses</i>	<i>\$ 3,197,038</i>
	Support and Revenue over (under) Expenses	<i>\$ 1,196,895</i>
Non-operating Activities	Non-operating investment returns	-910,123
	Change in Net Assets	286,772
	Net Assets, Beginning	\$13,354,555
	Net Assets, Ending	<u>\$13,641,327</u>

Statement of Financial Position

December 31, 2018

Assets	Cash and cash equivalents	\$ 3,274,740
	Pledges receivable	23,500
	Program-related loans receivable	131,840
	Due from NYCHP Fund, Inc.	37,735
	Prepaid expenses and other assets	5,000
	Investments	8,782,053
	Property and equipment, net	15,556
	Cash held for other agencies	107,479
	Restricted Investments	<i>\$ 2,397,068</i>
	<i>Total Assets</i>	<i>\$14,774,971</i>
Liabilities	Accounts payable and accrued liabilities	5,003
	Grants payable	874,138
	Deferred rent	63,340
	Due to New York City Historic Properties Fund, Inc.	83,684
	Amounts held for other agencies	<i>\$ 107,479</i>
	<i>Total Liabilities</i>	<i>\$ 1,133,644</i>
Net Assets	Without Donor Restrictions	
	Undesignated	1,368,402
	Board Designated	<u>8,420,359</u>
	Total Without Donor Restrictions	9,788,761
	With Donor Restrictions	3,852,566
	<i>Total Net Assets</i>	<i>\$13,641,327</i>
	<i>Total Liabilities and Net Assets</i>	<i>\$14,774,971</i>

A copy of the complete audited financial statements for 2018 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

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