



THE NEW YORK  
LANDMARKS  
CONSERVANCY

ANNUAL REPORT 2019

# Preserving the City We Love



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Our Mission

From the smallest buildings, to the most extraordinary landmarks, to our diverse neighborhoods, the New York Landmarks Conservancy preserves and protects the unique architectural heritage of the city we love.

We are on the front lines, giving New York’s preservation needs a voice, advocating for sensible development, providing financial assistance and technical expertise—all to ensure that the character of our city continues to enrich the quality of life for all New Yorkers.

From the President

Dear Friend of the Conservancy:

Sometimes you need an outside jolt to look at what you are doing and reassess how you are communicating your mission to the wider community. We were fortunate enough to get that jolt this year. And we have American Express to thank for it.

We were one of a handful of firms nationally that won a pro bono review by an American Express marketing team. They were enthusiastic and thorough, offering valuable suggestions on how to better explain the value of preservation and our programs. Then they entered us in a contest for a grant to help pay for a rebranding firm. We won. And we spent much of the year assessing our mission statement, logo, website and print materials.

We are still working on this, aiming to launch our new look and improved messaging early next year. Far from being a superficial exercise, this forced us to get past the bricks and mortar, focus on the people we help, and express why we so love our work and New York. It was also very encouraging to see that SJI, the rebranding firm, shared American Express’ enthusiasm for our efforts. Both firms underscored our belief that people who love New York, automatically love buildings and the history they reflect. We look forward to sharing the results with you.

As we worked on our new and improved messaging, our programs continued full bore: We expanded our efforts on planning and zoning reforms to protect historic areas; promoted a successful Charter Revision initiative that offers Community Boards and residents a greater say in how their neighborhoods grow and change; and we surveyed Inwood and Gowanus areas as they faced upzonings, asking the Landmarks Preservation Commission to designate the landmark quality buildings and neighborhoods we documented.

Our Sacred Sites grants helped 45 religious institutions across the State. Our emergency grants helped rescue the 1830 wooden buildings at the Weeksville Heritage Center in Brooklyn. We guided a grant from the Versailles Foundation to the Morris-Jumel Mansion in upper Manhattan that will restore two important period rooms. We raised enough money to begin priority preservation work at Frederick Law Olmsted’s home on Staten Island. Our loans helped property owners in Fort Greene, Park Slope, Bedford Stuyvesant, Jackson Heights, Staten Island, and Mount Morris Park.

New York has the greatest collection of architecture in the country. That alone makes this a great place to practice preservation. But so do you. Thank you for your devotion to the historic buildings and neighborhoods that are the heart and soul of this great City.



Peg Breen, President







## Speaking Out for Preservation

*“The Landmarks Conservancy has been crucial to Community Board 8’s work to protect our historic neighborhoods. Their advocacy to close loopholes that undermine the zoning resolution has strengthened CB8’s ability to prevent threats to our quality-of-life. The Conservancy’s Charter Revision support helped pass provisions that give residents a greater opportunity to shape our neighborhoods. Thanks to the Conservancy’s advocacy, CB8 is a more beautiful, more vibrant, and more textured community.”*

– Alida Camp - Chair, Community Board 8, Manhattan

*Aerial View of New York City, Beginning with Lower Manhattan*

**PUBLIC POLICY** - Speaking out for New York. The Conservancy continued to advocate for New York’s historic buildings and neighborhoods in 2019. We also worked on the planning and zoning issues that govern so much new construction. We fought for comprehensive planning and for an end to out-of-scale new towers that damage our communities. We supported protecting and reusing the landmarks that define New York.

## Planning & Zoning Reforms

The Conservancy is working with a coalition of groups from across the City to send a joint message to elected officials and candidates that there is a need for reform.

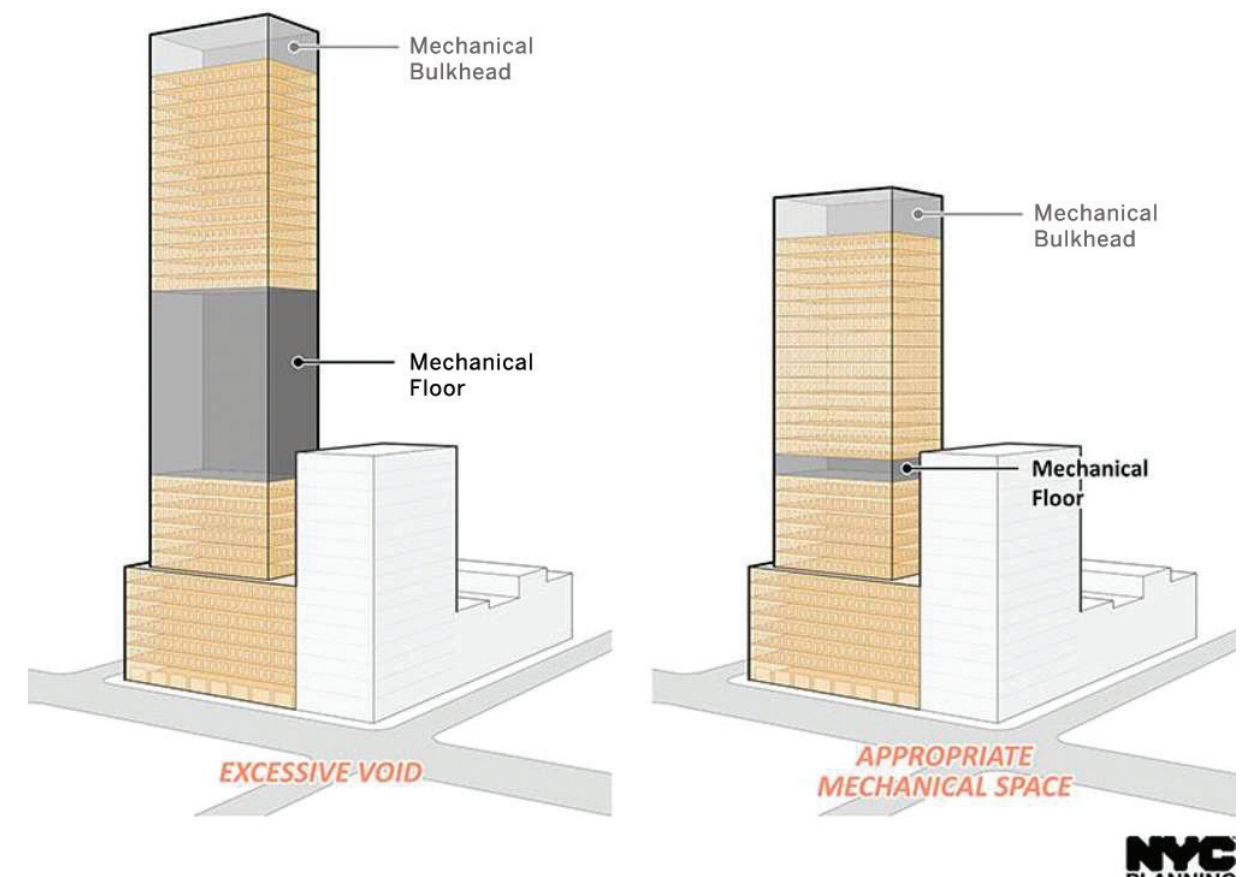
The focus is on three issues. The first is to close zoning loopholes that allow out-of-scale buildings to harm communities. These loopholes include unlimited mechanical voids, unlimited floor heights, and gerrymandered, sculpted and tiny zoning lots. The next is to tell the City to follow its own rules so developers don’t get all the advantages. In too many instances, City agencies allow aggressive interpretations of existing laws or sanction developers’ actions. The third area of concern is the lack of real comprehensive planning.

This is seen in large-scale rezonings that are not based on well-considered plans, or the unequal treatment that the City gives to sophisticated applicants versus local neighborhood groups and Community Boards.

## Mechanical Voids

This year saw action on the voids issue, where the City cut back on oversized voids for mechanical spaces in residential buildings in some Manhattan communities. We testified at the City Planning Commission and City Council. The Council passed a bill to limit voids to 25’ tall and require that they are spaced at least 75’ apart. The Conservancy believes that this is a good step forward but not nearly strong enough. We asked that the limits be 12’ tall and 200’ apart, that they apply to commercial as well as residential buildings, and that they should apply to the entire City.

We also asked that City Planning look at all of the ways that developers manipulate zoning to boost building heights such as multiple voids, stilts, outdoor spaces and patios. We don’t want to get rid of them, but they should count against a building’s floor area ratio. The City needs to create comprehensive certainty and predictability in zoning.



*Example of Excessive and Appropriate Mechanical Voids - Source: City Planning Department*





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

## City Charter Revision

We scored a victory in the once-a-decade process called Charter Revision when New Yorkers voted to increase transparency in the zoning process. The successful ballot initiative called for expanding the time that Community Boards and Borough Presidents have to review land use proposals. Conservancy staff spoke at an expert panel on land use issues, testified at a public hearing, and gave several presentations to community groups.

Now there will be a pre-certification period for Community Boards and Borough Presidents to review zoning applications before ULURP (the Uniform Land Use Review Procedure) begins. Community Boards will have a longer time within the ULURP review period in July and August, when many of the all-volunteer Community Boards have a summer schedule.

## Transfer of Development Rights

The Conservancy spoke at the City Council in support of proposed legislation that would increase transparency in real estate transactions. The bill, Int. 1701, would require notification to elected officials and Community Boards of transfers of development rights. Co-sponsors included several Council Members who have heard the concerns about zoning loopholes, and it was presented in conjunction with Manhattan Borough President Gale Brewer. At the hearing, Council Members asked representatives of several City agencies pointed questions about whether they would be able to provide this notification but their response was not encouraging. The Council has not voted on this measure.

## Development Limits

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 areas throughout Manhattan and Brooklyn where residents achieved contextual zoning and 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.

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Sign-up for our monthly e-mail newsletter.**

## Public Testimony

**We supported the designation of these landmarks and historic districts:**

**The Strand Bookstore Building** at 826 Broadway. It's one of a group of neighboring landmarks along this stretch of Broadway. They form a rich streetscape that well represents the history and architecture of Manhattan just south of Union Square. The Landmarks Preservation Commission (LPC) moved to designate the group following a controversial upzoning of a nearby site on 14th Street and demolition of several other buildings in the area.

The building owner, who also owns the Strand, came out strongly against designation. Conservancy testimony responded to her claims that the designation would destroy her business. We also spoke about the building's architectural merit. It features Renaissance Revival facades of limestone and brick with rich terra cotta details. Architect William Birkmire was known for his writings on early skeleton-frame construction, exemplified in this 1902 structure.

The group of five row houses along West 28th Street known as **Tin Pan Alley**. They feature intact historic architecture but merit designation for their cultural significance. Tin Pan Alley was the place where a collection of sheet music publishers used innovative techniques to reimagine popular music at the turn of the 20th century.

**Four historic districts in Sunset Park, Brooklyn.** They total some 500 buildings which merit this recognition for their fine architecture, strong sense of place, and their role in New York's history. They are mostly groups of limestone, brownstone, and brick row houses that were built at the end of the 19th and early 20th centuries, when the nearby waterfront was developed with industrial uses and new jobs. As the subway was completed and the recreational area Sunset Park established, the houses became an attractive option to New Yorkers and especially to new residents, including Irish, German, Norwegian, Swedish, Italian, and Russian Jewish immigrants. These features are all still attractive, now to newer Latino and Asian immigrant populations.

The Bay Ridge Parkway – **Doctors Row Historic District in Brooklyn** is a handsome block of row houses that features the architecture and history of Bay Ridge at the turn of the 20th century. The majority of the 54 buildings are notable for their intact limestone facades and elegant bow fronts.

The 1929 **National Society of Colonial Dames** in the State of New York Headquarters on East 71st Street is a fine example of the Colonial Revival style. This style was often used for homes, civic institutions, and clubhouses in the first part of the 20th century, to con-note connections with early American history.

**Six sites** that were recognized for their association with lesbian, gay, bisexual, and transgender history and represent the tangible heritage of **New York's LGBT community**. The Caffè Cino, Gay Activists Alliance Firehouse, and Women's Liberation Center were anchors of the early gay rights movement. They no longer serve those purposes and without this recognition, that history could be lost entirely. The James Baldwin and Audre Lorde Residences were homes of two of the most significant individuals of 20th-century New York, with connections to literary, LGBT, and African-American culture. And the LGBT Community Center continues to thrive as a focal point for the gay community.

Five new landmarks in **Gowanus**, which were designated as the City Planning Department undertakes a rezoning in the area. The Conservancy had surveyed Gowanus and found some 16 landmark-quality buildings, including the five that LPC heard. We were pleased to see these five come forward, but voiced concern that the rezoning would exacerbate already-strong development pressures and threaten the low-scale, brick, turn-of-the-century industrial character that has made Gowanus so appealing in recent years.



The Somers Brothers Tinware Factory (later American Can Company) at 238-246 3rd Street was part of five new landmarks in Gowanus, Brooklyn.



## We Spoke Out On These Issues

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

Supported restoration and reuse of the **Otis Elevator Building** in West Chelsea and a new interconnected, glass-clad structure on an adjacent lot, but the Committee deadlocked on a large glass addition that would cantilever over the historic building.

Supported an application to alter and adapt **115-119 East 75th Street**, an 1888 garage building in the Upper East Side Historic District for office use by Lenox Hill Hospital. We applauded planned reconstruction of missing original details, and restorative work, including a grand decorative horsehead which would continue to reign supreme over the building.

Supported two proposals to make small modifications to the main branch of the **New York Public Library**. The first set of plans called for improvements to a plaza and loading dock along 40th Street. The second was to alter a Commission-approved addition within the South Court.

Supported the proposal for a new building for Armani at its **760 Madison Avenue** location in the Upper East Side Historic District. The new 14-story structure would keep several floors of retail along with new residential. The project also called for restoration of adjacent buildings on Madison Avenue and East 65th Street.

Supported new landscaping and lighting at the 36th Street facade of the **Morgan Library**.

Opposed a large residential project at the **Empire State Dairy Company**, an individual landmark at 2840 Atlantic Avenue, Brooklyn. The proposal called for massive construction that would hover over the landmark complex and diminish it.

Supported a proposal to restore **202 and 204 Fifth Avenue** and construct an addition at #204. The contemporary-style addition features an arched opening that echoes the historic facade’s arched central window, but creates a clear contrast to that building.

Opposed a plan for a large, highly visible rooftop addition at the **International Mercantile Marine Company Building**, which is located at 1 Broadway, opposite Battery Park in Lower Manhattan.

Supported demolition of the Lasker Rink and Pool complex in **Central Park’s Harlem Meer** and construction of a new facility, which will be better set in the landscape and create new venues for active recreation.

Supported a proposal to restore and adapt the massive **Terminal Warehouse** on Eleventh Avenue in the West Chelsea Historic District, while asking that a large rooftop addition be modified to decrease visibility.

Supported some aspects of a plan to prepare the **Church of All Saints**, Parish House, and School complex on East 129th Street for reuse. The plan called for vast removals of stained glass windows and religious artifacts of this deconsecrated site. We asked for retention of non-religious imagery within the stained glass windows.



Rendering of the Marshall Rose Plaza (40th Street) by Mecanoo with Beyer Blinder Belle at The New York Public Library - Stephen A. Schwarzman Building



## Providing Preservation Services

*“We are so grateful that the Landmarks Conservancy reached out with their assistance at such a critical time for us.”*

*- Rob Fields, President and Executive Director, Weeksville Heritage Center.*

Contract worker repairing and painting leaking windows at Weeksville Heritage Center, Brooklyn



**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.

Highlights

**Weeksville Heritage Center, Brookln**

The Conservancy has been involved with the Weeksville Heritage Center for many years. In June, a staff visit to the site resulted in an Emergency Grant to install roof tarps on three of the historic Hunterfly Road Houses to stop leaks that were destroying the interiors. Once the tarps were in place, another grant was awarded to repair windows and gutters that were causing further leaks. That grant also covered the repair of hazardous conditions at wooden stoops and cellar hatchways. Altogether, \$24,000 in Emergency Grants was given to Weeksville.

Thanks to the Conservancy sounding the alarm to the City groups overseeing Weeksville, officials from various agencies including the Department of Cultural Affairs, The Department of Design and Construction and the Landmarks Preservation Commission visited the site to inspect the conditions threatening the houses. We have been promised an expedited capital project to replace the roofs. We await the results.

**Immanuel-First Spanish Church, Brooklyn**

The Conservancy awarded an Emergency Grant of \$14,560 to the historic Immanuel-First Spanish Church in the Boerum Hill neighborhood for a new set of wooden doors that are modeled after the circa 1880's doors original to the church. These new front doors will replace a set of newer doors that were badly damaged in a winter windstorm. The church is a neo-Gothic 19th-century building that has housed various congregations over the years. The church and its pastor were highlighted in a recent *NY Times* article about the struggle that many poor urban churches face in maintaining their historic buildings, in this case, the replacement of broken front doors.

**Weeksville Heritage Center received \$27,000 in Emergency Grants from the Conservancy to address urgent repairs on four of the Center's historic houses.**



An Emergency Grant was given to the congregation at Immanuel-First Spanish Church in Brooklyn to replace storm-damaged front doors.



Friends of the Olmsted-Beil House gather in front of the house.

Projects

**Olmsted House, Staten Island**

Our fundraising efforts enabled the Conservancy to undertake approximately \$140,000 worth of priority stabilization work at the vacant city-owned house that was once home to Frederick Law Olmsted, the father of American landscape design.

**Louis Armstrong House, Queens**

This house museum honoring the life of jazz great Louis Armstrong and his wife Lucille is owned and run by Queens College, City University of New York. The College called the Conservancy to assist in its efforts to repair and conserve the house and its interiors. The interiors are time capsules of when the Armstrongs lived there.

**Morris-Jumel Mansion, Manhattan**

Two of the important period rooms at the mansion, the front parlor, and the Madame Jumel bedroom, are being entirely restored to their mid-nineteenth century appearance. The rooms are furnished mostly with French antiques brought back by the Jumels after a stay in Paris. The project is funded by the Versailles Foundation after we introduced the Foundation to the Mansion.

**Harlem Stage Gatehouse, Manhattan**

Harlem Stage receives a \$17,500 Emergency Preservation Grant for urgent repairs to the roof of the historic Croton Aqueduct Gatehouse at Convent Avenue and 135th Street. The gatehouse, built between 1884-1890 now houses a popular performance space known as the Harlem Stage Gatehouse. The repairs stopped leaks that were positioned directly above the main electric panels of the theater, which gave the project extra urgency.

**Gould Memorial Library, Bronx Community College**

The Conservancy is a member of the Committee to Save Gould Memorial Library, which advises Bronx Community College in its efforts to restore and find new adaptive uses for the Stanford White designed library. The College and the Committee sponsored a symposium on March 4 to discuss, with a variety of stakeholders, possible new uses for the building.



**Erasmus Hall Academy, Brooklyn**

Thanks to a generous grant from the Brooklyn Borough President, Eric Adams, the venerable Erasmus Hall Academy building was restored in 2019. The Conservancy has been active for many years promoting the restoration and reuse of this extraordinary building.

**135 Pacific Street, Brooklyn**

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

**TWA Hotel, JFK Airport, Queens**

After nearly twenty years of reviews and revisions, the project to restore and adaptively reuse the historic TWA Flight Center was completed in 2019. The Conservancy joined colleagues from the State and Federal levels for a final walk through and approval of the completed work at the Terminal and adjacent hotel buildings.

**Kingsland Manor, Queens**

A \$10,000 Emergency Grant was awarded to the Queens Historical Society, which owns and occupies the 18th-century Kingsland Manor in Flushing, Queens. Our grant will go towards the replacement of the front porch decking and wooden steps, which are in a dangerously deteriorated condition.

**Mt. Morris Fire Watchtower, Manhattan**

The ribbon cutting for the newly restored and reconstructed Fire Watchtower was held on October 26. The ceremony caps approximately twenty years of planning and community dialogue between the Department of Parks and the Harlem community. When an impasse was reached between the community and the Department of Parks about whether dismantling the tower was a necessity, the Conservancy funded an independent engineer’s report that concurred with the City’s findings. The neighborhood abided with the findings of our report. The Fire Watchtower, one of the historic gems of Marcus Garvey Park, is back on its acropolis. It is in excellent condition for the first time in many decades.

**Bloomingdale School of Music, Manhattan**

An Emergency Grant for \$10,000 was approved for the non-profit Bloomingdale School of Music. The funds will help pay for repairs after a burst pipe brought down plaster ceilings and caused other damage to the School’s two historic town houses.

**Staten Island Lighthouse, Lighthouse Hill, Staten Island**

An Individual Landmark, this 1909 lighthouse is owned and operated by the United States Coast Guard. It stands on top one of the highest points on Staten Island, Lighthouse Hill. A site visit was made in April with the executive director of the lighthouse museum to assess the condition of the lighthouse. The overall condition of the tower and the internal cast-iron stairs is good but the lantern itself and the balcony that surrounds it need some attention, especially repainting.



Erasmus Hall Academy Building, Brooklyn



An Emergency Grant was given to the College Point Little League in Queens to help install a new roof of their 1906 headquarters building.

**Marine Air Terminal, La Guardia Airport, Queens**

This is the oldest functioning air terminal in the country. Originally built in 1936 for Pan American Airlines. The first passenger sea planes to Europe departed from here. The Art Deco building was designed by the firm of Delano and Aldrich, which designed most of the buildings at LaGuardia Field, as the airport was originally known. Conservancy staff met at the site with representatives of the Pan American Historical Society as well as Port Authority staff to discuss proposed interior renovations to the rotunda.

**Ellis Island, South Side**

The Conservancy’s director of preservation services joined engineer Ed Meade, architect Richard Southwick, and Mark Weber (Historic Properties Fund) on a tour of the buildings on the South Side of Ellis Island including the isolation wards, the mortuary, the administration building, the kitchen, the staff house, and the corridors linking them. We were there at the request of Save Ellis Island, the non-profit group in charge of the South Side buildings; we inspected the condition of the stabilized ruins that make up the South Side noting where urgent repairs are needed.

**College Point Little League, Former Fireman’s Hall, Queens**

A \$12,000 Emergency Grant was awarded to the Little League Foundation to help defray the cost of installing a new roof on their historic 1906 headquarters building.

**175 West 73rd Street, Manhattan**

The Conservancy’s resident historian researched the history of this 1924-25 apartment building in the Upper West Side/Central Park West Historic District to find evidence of the original front-entrance design. The co-op board hired the Conservancy to prepare a report to guide their restoration effort.

**Snug Harbor Cultural Center, Staten Island**

The chapel and Building C are both exterior and interior landmarks. Both have condition issues primarily having to do with roof leaks. Emergency Grants were discussed with key staff at Snug Harbor.

**Brooklyn Promenade/BQE Reconstruction**

We joined a coalition of community groups in opposing the initial scheme of replacing the famous Brooklyn Heights Promenade with a six-lane highway. By end of year, that scheme was dead and the promenade saved.

**The Conservancy Was A Consulting Party On The Following Projects:  
East Side Coastal Resiliency Project, Manhattan**

In response to Superstorm Sandy, which made landfall on October 29, 2012, the City of New York plans to build a coastal flood protection system along a portion of the east side of Manhattan from Montgomery Street to East 25th Street. The flood protection system would be located largely within City parkland and streets and would include a combination of flood walls, levies, floodgates, and other infrastructure improvements.

**La Guardia Air Train, Queens**

A new light-rail system is being planned to connect La Guardia Airport with the number 7 subway line at the Mets/Willets Point Station. Passengers can switch from subway to Air Train at this station. The Air Train will take passengers approximately four miles to the newly rebuilt terminals at La Guardia Airport.

**Morgan General Mail Facility, 341 Ninth Avenue, Manhattan**

A proposal that will partially transform the huge building that takes up the entire block between Ninth and Tenth Avenues at West 30th Street. The proposal is to partially adapt the building to retail and commercial uses. The balance will remain in postal service use. The 1930s building is on the National Register but is not a City Landmark. The proposal calls for adding retail storefronts, two new tenant entries and rooftop penthouse.



## 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 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 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](mailto: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 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 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



The Conservancy is a member of the Committee to Save Gould Memorial Library, Bronx Community College.



## Preserving Sacred Sites

"It is my honor to have such an incredible organization like the Conservancy in our Council District that prioritizes the preservation and revitalization of New York's historically and culturally significant buildings. The Sacred Sites program has been an enormous help to numerous congregations, and I applaud the immense benefit that the Church of St. Paul and St. Andrew, United Methodist will have as a result of this grant."

-Helen Rosenthal  
NYC Council Member

Distribution of palms at St. Paul and St. Andrew Methodist 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 1,519 grants to 815 congregations. It is the only statewide program in the nation responding to the preservation needs of historic religious properties.

Sacred Sites Open House Weekend

The 9th Annual Sacred Sites Open House drew thousands of New Yorkers to 157 sites statewide on May 18th and 19th. The theme, “From Medieval to Modern: Celebrating New York’s Religious Art and Architecture,” inspired popular tours at mid-century modern masterpieces: the Nevelson Chapel at St. Peter’s Church in Midtown Manhattan and Temple Beth Zion in Buffalo; and a multi-site scavenger hunt organized by Rutgers Presbyterian Church on Manhattan’s Upper West Side, which attracted dozens of families and individuals.

Our participating sites enjoyed the experience:

We found the people who came were interested in our story. It was a positive experience and we were grateful to share our journey in this building, dating back to 1828. — Susan Hanyen, New Utrecht Reformed Church, Brooklyn, NY

I always think that it is great to have the Sacred Sites weekend; it is a way to talk about the importance of the church as a landmark historic site. — Lucy Eldridge, St. John in the Wilderness, Ancram, NY

We’ve participated every year, and this was the largest group of attendees on a single day that we’ve ever had, despite the fact we had a construction fence obstructing the front entrance! —Judy Casassa, Blessed Trinity Roman Catholic Church, Buffalo, NY

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

I really appreciate getting to see these sites and I am very grateful. There was someone nice and interesting at every site. In fact, the volunteers were as interesting as the sites themselves. The man at the synagogue in Washington Heights was particularly knowledgeable and kind. - Anonymous, Manhattan

I loved the guided tour at the St. Frances Cabrini Shrine in Manhattan. Rutgers Presbyterian Church also were very hospitable with their rooftop grill on Sunday. I love this event! – Katie Churchill, Manhattan

Having an interior glimpse into an otherwise less public space was a treat. I learned there was so much more available to visit and the architecture [at modern landmark Temple Beth Zion] was stunning. – Seth Amman, Buffalo



Visitors to Blessed Trinity Roman Catholic Church in Buffalo. Credit: Margaret S. Dick



Rev. Jared R. Stahler explains the restoration of the Louise Nevelson-designed chapel at St. Peter’s Church in Manhattan. Credit: Mieke Vandersall

Capital Campaigns Workshop for Small Congregations Learning to Fundraise

The Conservancy collaborated with upstate community partner, the Preservation Association of the Southern Tier (PAST), to co-host a fundraising workshop for Central New York religious institutions. The workshop was held in March at Binghamton’s United Presbyterian Church, an 1861 church in downtown Binghamton. The church is a contributing component of the Court Street National Register Historic District, and a frequent participant in Sacred Sites Open House.

Thirty participants from twelve churches and synagogues and a Christian retreat center attended, with several travelling over 150 miles, from the Finger Lakes to the west and Cooperstown to the east. The highlight of the workshop was an informal case-study panel and Q&A, featuring Conservancy grantee First Presbyterian Church in Ithaca. Tom Owen, a lay leader from the church and co-chair of their successful \$1.5 million capital campaign, and Margaret Fredrickson of Graham-Pelton, the firm which consulted on the campaign, discussed the campaign and fielded questions from participants. Professor Owen did a fantastic job translating general fundraising principals for the benefit of the many small, rural congregations in attendance.

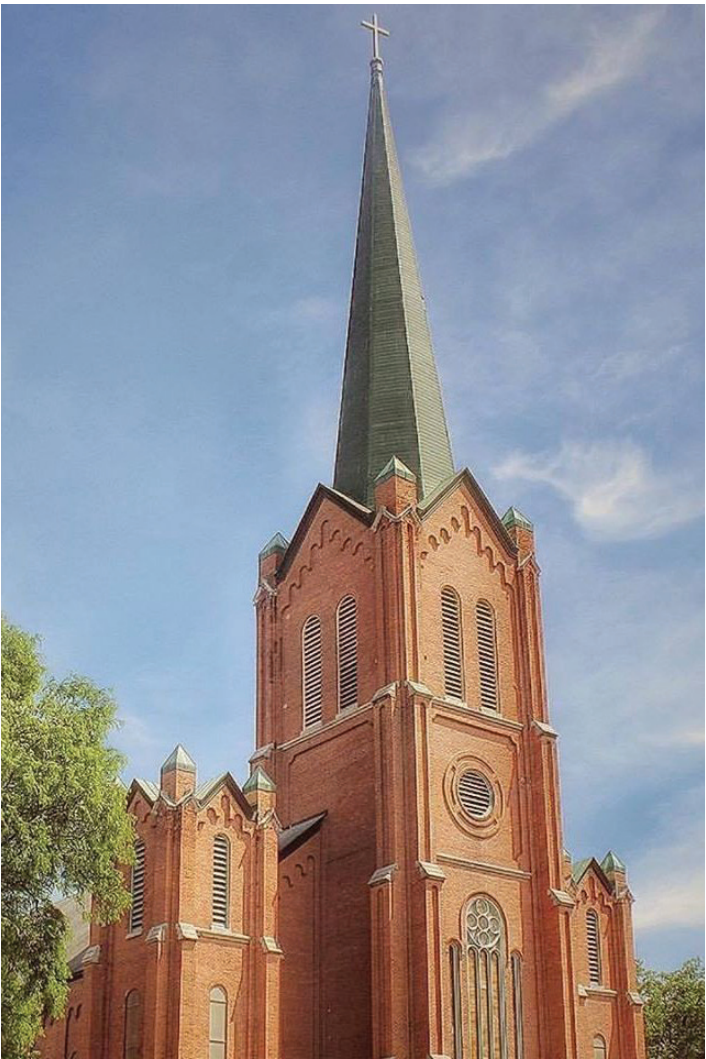
The workshop was publicized by PAST, and funded by the Gerry Charitable Trust, as the latest in our periodic Sacred Sites workshops around the state focusing on financial literacy for congregations.

Opening Doors: Accessibility in Historic Houses of Worship

The Sacred Sites program hosted an accessibility workshop for congregations at The Church of St. Ignatius Loyola in Manhattan in November, with more than 80 participants, including clergy and lay leaders, facilities managers, Diocesan staff, preservation consultants, and architects. Co-sponsors included The Church of St. Ignatius Loyola, Acheson Doyle Partners Architects, and Frank E. Campbell Funeral Chapel.

Architects from Acheson Doyle presented several recent projects—including our host site—illustrating the challenges and rewards of integrating elevators, ramps and lifts into historic houses of worship. The New York City Landmarks Commission’s Deputy Director of Preservation, Caroline Kane Levy, spoke about recent rules changes facilitating Commission approval of accessible entrance modifications. Conservancy Advisory Board member Rabbi Serge Lippe spoke movingly about the moral imperative to make welcome members of all abilities. Other speakers included Conservancy Advisory Board member the Rev. John Kamas, S.S.S., Mark R. Thompson, AIA, Senior Associate Director of Architecture, Paralyzed Veterans of America, Rachel Pardoe, Program Officer for The New York Community Trust, Rev. Roy Cole and Fr. Dennis J. Yesalonia, S.J.

Since its launch in 1986, the Sacred Sites program has given 1,519 grants to 815 congregations.



Binghamton’s United Presbyterian Church, an 1861 church in downtown Binghamton.



The Church of St. Ignatius Loyola in Manhattan.



Sacred Sites Grants

The Conservancy awards matching grants to congregations that are planning or undertaking the restoration of historic religious properties. In 2019, the Sacred Sites program pledged 48 grants totaling \$602,500 to 45 religious institutions throughout New York State, leveraging over \$8.7 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.

2019 Grantees include: (listed by County, then City or Borough)

**Bronx**  
Highbridge Community Church, Bronx  
\$6,000 — Roof Evaluation & Scope of Work for Replacement

**Broome**  
Temple Concord, Binghamton  
\$30,000 — Portico, Terrace, & Chimney Restoration  
\$8,000 — Conditions Report, Masonry Scope, & Construction Documents

**Chenango**  
Broad Street United Methodist Church, Norwich  
\$30,000 — Tower Restoration

First Baptist Church of Norwich  
\$9,000 — Roof Replacement

**Clinton**  
Peru Community Church  
\$5,000 — Steeple Repair & Masonry Restoration

**Delaware**  
First Congregational Church, Walton  
\$14,000 — Window Restoration

**Erie**  
St. John’s Grace Episcopal Church, Buffalo  
\$10,000 — Construction Documents for Slate & Masonry Restoration

Westminster Presbyterian Church, Buffalo  
\$30,000 — Spire, Roof Repair & Repointing

**Genessee**  
First Baptist Church, Batavia  
\$17,500 — Roof/Bell Tower Repair, Stained Glass Restoration & Masonry Work

**Greene**  
Zion Evangelical Lutheran Church, Athens  
\$5,000 — Steeple Restoration, Brick Work, & Roof Repair

**Hamilton**  
Church of the Transfiguration, Blue Mountain Lake  
\$4,000 — Structural Repair & Restoration of Log Cladding

Mountain Community Church, Lake Pleasant  
\$5,000 — Shingle Repair & Stained Glass Restoration

**Kings (Brooklyn)**  
Citadel Cathedral of Praise and Worship, Cypress Hills  
\$8,000 — Conditions Report for Tower & Roof Restoration

First Presbyterian Church, Brooklyn Heights  
\$10,000 — Window Restoration

South Bushwick Reformed Church, Bushwick  
\$10,000 — Structural Conditions Assessment & Attic Access



Christ United Methodist Church, Troy - \$6,000 grant to repair roof at dormers.



Congregation Tifereth Israel, Corona, Queens - \$10,000 grant - foundation waterproofing.

**Kings (Brooklyn) - Continued**  
Stuyvesant Heights Christian Church, Bedford-Stuyvesant  
\$30,000 — Monumental Stained Glass & Tracery Window Restoration

**Lewis**  
Forest Presbyterian Church, Lyons Falls  
\$11,000 — Roof Replacement

**Madison**  
St. John’s Episcopal Church, Oneida  
\$12,000 — Window Repairs & New Protective Glazing

**Monroe**  
Immanuel Baptist Church, Rochester  
\$3,000 — Conditions Assessment

New Bethel CME Church, Rochester  
\$7,500 — Construction Documents for Exterior Masonry Repair

St. Luke and St. Simon Cyrene Episcopal Church, Rochester  
\$15,000 — Roof Replacement

**New York (Manhattan)**  
Cathedral Church of St. John the Divine, Morningside Heights  
\$10,000 — Repair & Preservation of Great Bronze Doors and Surrounds

Church of St. Paul and St. Andrew, United Methodist, Upper West Side  
\$30,000 — Roof Repair & Masonry Repointing

Fourth Universalist Society, Upper West Side  
\$40,000 — Exterior Facade & Slate Roof Restoration

Old Broadway Synagogue, Manhattanville  
\$5,000 — Structural Repairs

St. Peter’s Lutheran Church of Manhattan, East Midtown  
\$7,500 — Roof, Gutters, Flashing, Skylight & Masonry Inspection

**Onondaga**  
Plymouth Congregational Church, Syracuse  
\$9,000 — Stained Glass Window Restoration

**Ontario**  
St. Peter’s Episcopal Church, Geneva  
\$15,000 — Stained Glass Window Restoration

**Orange**  
Baptist Temple Church, Newburgh  
\$6,000 — Brick Masonry & Roof Repairs

Calvary Presbyterian Church, Newburgh  
\$10,000 — Schematic Design of Tower Restoration

First Presbyterian Church, Chester  
\$6,000 — Roof, Steeple & Stair Repair

**Orleans**  
Christ Episcopal Church, Albion  
\$3,000 — Stained Glass Window Repair & Replacement

**Ostego**  
First Baptist Church, Cooperstown  
\$2,000 — Site Drainage Improvements

**Queens**  
Congregation Tifereth Israel, Corona  
\$10,000 — Perimeter Waterproofing

**Rensselaer**  
Christ Church United Methodist, Troy  
\$6,000 — Slate Roof Repair & Repointing

**Schenectady**  
Christ Episcopal Church, Duanesburg  
\$7,000 — Conditions Survey

**Suffolk**  
Congregational Church of Patchogue  
\$2,500 — Project Management  
\$17,500 — Roof Repairs

First Presbyterian Church, East Hampton  
\$2,500 — Conditions Report

First Presbyterian Church, Southold  
\$30,000 — Facade & Steeple Restoration

Mt. Sinai Congregational Church, Mt. Sinai  
\$3,500 — Conditions Report

Sisters of St. Joseph Chapel, Brentwood  
\$30,000 — Window, Masonry, Bell Tower & Roof Repair

United Methodist Church of Bay Shore  
\$6,000 — Project Management for Roof Repairs & Sanctuary Paint Failure  
\$15,000 — Roof Replacement

**Sullivan**  
Hebrew Congregation of Mountaindale  
\$10,000 — Roof Replacement

**Westchester**  
St. John’s Church, Getty Square, Yonkers  
\$25,000 — South Clerestory Window Restoration

**Yates**  
Garrett Memorial Chapel, Keuka Park  
\$15,000 — Bell Tower Repairs



Plymouth Congregational Church, Syracuse - \$9,000 grant for stained glass restoration.





# Funding Historic Properties

“We were all amateurs looking to do a major restoration project and Landmarks Conservancy really held our hand throughout the entire process. The building looks absolutely spectacular.”

- Andrew M. Parker, President, 6 SOPO Buyers Corp.

Andrew Parker at 6 South Portland Avenue, Fort Greene, Brooklyn - photo by Matt Licari

**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 \$29.6 million in investments in 264 projects.

## Highlights of 2019 Include:

### 6 South Portland Avenue, Fort Greene, Brooklyn

The Fund provided a \$200,000 loan to a small six-unit co-operative organization in the Fort Greene Historic District. Work at the co-op’s 1872 brownstone included restoring the elaborate carved foliate ornament to the front facade’s window lintels and door surround. The project also included the fabrication and installation of two new cast iron newel posts at the building’s stoop. The original Italianate-style newel posts had been removed long ago and had been replaced with wood imitations that rotted and literally fell apart within only a few years. The new newel posts were actually fabricated in India and shipped all the way to Brooklyn. While it was a lot of effort to replicate the heavy cast iron newel posts and then to ship them and ensure that they cleared customs in a timely manner, the co-op now has a permanent solution that has restored a beautiful feature to the block.

During construction, the restoration work was featured in a video presented at the Conservancy’s annual Living Landmarks Gala in November and was then written about in Habitat Magazine’s weekly feature “Bricks and Bucks.” Easton Architects, LLP and A. Malek Contracting, LLC worked with the Fund and the co-op to execute this building’s dramatic transformation.

### 17-19 St. Marks Place, Staten Island

The Fund provided a \$70,000 loan to a property owner in the St. George/New Brighton Historic District to replace windows on his three-story wood frame house built c. 1872-1874. A previous owner of the property had replaced the windows without first consulting the Landmarks Preservation Commission (LPC). The replacement windows that had been installed were not appropriate for the age and style of the building and LPC issued a violation. The current owner wanted to rectify the situation and reached out to the Fund for financial assistance and to ensure that new windows would meet historic preservation standards. The Fund loan financed new windows that matched the configuration, operation, color, and details of the historic windows.

After the installation of the new windows, the LPC issued a Notice of Compliance, rescinding the violation and restoring the property owner’s peace of mind. Easton Architects, LLP was the project architect and Kingswood Historic Windows fabricated and installed the new windows.



17-19 St. Marks Place, Staten Island



Nicole Ellenberger of Easton Architects reviewing plans for work at 6 South Portland.



Installation of one of the new newel posts at 6 South Portland.

Since 1982, the Fund has committed nearly \$30 million in loans and \$448,000 in grants for restoration work on 264 buildings throughout New York City.



More Restoration and Loans

The Historic Properties Fund facilitated a number of other projects in 2019.

Park Slope Historic District

Curved-sash windows at a small co-op building in the Park Slope Historic District are in the process of being restored using glass panes that were carefully bent into a semi-circular shape.

Fourth Universalist Society

A Fund loan also assisted the Fourth Universalist Society, which occupies a late Gothic Revival church building that is a prominent structure on Central Park West. The Society is embarking on a major roof replacement project, installing slate shingles to match what was used when the church was first constructed.

Jackson Heights Historic District

Work also began at a co-op apartment building in the Jackson Heights Historic District. The Fund's loan to that building is funding roof replacement and repair or replacement of numerous window lintels and sills throughout the six-story building.

Closing Loans

In addition to the projects in construction, the Fund also closed four loans in 2019 and began planning work such as engaging preservation architects and acquiring permits for those properties. These projects include restoration work at two properties in two separate historic districts in Bedford Stuyvesant, Brooklyn, a rowhouse in the Mount Morris Park Historic District in Harlem, and another co-op apartment building in the Jackson Heights Historic District in Queens.



New slate roof being installed at Fourth Universalist Society on Central Park West.



Honoring Excellence

“Thirty years ago, as Chair of the Conservancy, I asked “Aunt Lucy” to consider endowing annual preservation awards. She agreed! The **Lucy G. Moses Preservation Awards** were born. How wonderful that they have become the “Oscars” of preservation.”

- Stephen Lash, Former Board Chair New York Landmarks Conservancy

TWA Hotel at JFK Airport in Queens, designed by architect Eero Saarinen.



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

The Awards began three decades ago, when Conservancy Board Chair **Stephen Lash** asked Mrs. Lucy Moses to support annual preservation awards. The Henry and Lucy Moses Fund made a generous initial contribution. Then-President **Susan Henshaw Jones** initiated the Awards, which the Moses Fund has supported ever since. This year the Conservancy is presenting a special Moses Founders Award to Jones, Lash, and **Joseph Fishman**, who has represented the Moses Fund for these 30 years.

**Anthony C. Wood** is receiving the Preservation Leadership Award for a career of more than 40 years in the field. As an advocate, author, teacher, and administrator, he has worked tirelessly to demonstrate that preservation is a dynamic tool that benefits New York. His greatest impact has been in the number of preservation organizations that he helped establish, including the New York Preservation Archive Project, which he founded in 1998. Wood's frequents writings and public talks, and his book, *Preserving New York: Winning the Right to Protect a City's Landmarks*, illustrate his deep knowledge and passion for the field.

**Stephen A. Briganti** is receiving the Public Leadership in Preservation Award as he retires from The Statue of Liberty-Ellis Island Foundation, Inc., where's he has been President and Chief Executive Officer since 1982. Briganti's legacy includes a major expansion of the museum at Ellis Island, completed in 2015. The National Museum of Immigration tells the story of American immigration from the earliest arrivals to the present. Last year, a \$100 million initiative culminated with the opening of the Statue of Liberty Museum on Liberty Island.



Anthony C. Wood



Stephen A. Briganti



Doering-Bohack House, Brooklyn



Empire Stores, Brooklyn

PRESERVATION PROJECT AWARDS

**817 Broadway, New York**

**Belvedere Castle**  
Central Park, Manhattan

**Church of St. Anselm & St. Roch**  
685 Tinton Avenue, Bronx

**Doering-Bohack House**  
1090 Greene Avenue, Brooklyn

**Empire Stores**  
55 Water Street, Brooklyn

**Fire Watchtower at Marcus Garvey Park**  
Mt Morris Park West, Manhattan

**Fort Totten, Building 207**  
Fort Totten Avenue and Officers Drive, Queens

**Fotografiska New York**  
281 Park Avenue South, Manhattan

**Henry Street Settlement, Dale Jones Burch Neighborhood Center**  
269 Henry Street, Manhattan

**Manhattan Civic Buildings**  
•Manhattan Appellate Courthouse, 27 Madison Avenue  
•Manhattan Surrogate's Courthouse, 31 Chambers Street  
•Sun Building, 280 Broadway

**McGraw-Hill Building**  
330 West 42nd Street, Manhattan

**St. Paul's Chapel, Columbia University**  
1160 Amsterdam Avenue, Manhattan

**TWA Hotel**  
One Idlewild Drive - JFK Airport, Queens



Manhattan Surrogate's Courthouse



Fire Watchtower at Marcus Garvey Park, Manhattan



Fotografiska New York, Manhattan





# Celebrating Living Landmarks

“I am so honored to salute The New York Landmarks Conservancy and what they do and I am so proud to be a Living Landmark, thank you!”

- Retiring Chair of The State University of New York Board of Trustees, former State Comptroller & former State Senator  
**H. Carl McCall** - 2019 Living Landmarks Honoree

2019 Living Landmarks Honorees - photo by James Salzano

Honorees top row from left, Mark Morris, Ted Mathas, H. Carl McCall, & Host David Patrick Columbia. Bottom row, Donald & Barbara Tober, Carole Bailey French, & Emily K. Rafferty

## Living Landmarks Celebration

The Conservancy recognizes New Yorkers who have made outstanding contributions to the City and honors them as Living Landmarks at our fall gala. On November 6th, we held our 26th annual Living Landmarks Celebration in the Ballroom of the legendary Plaza when we honored **Carole Bailey French**, President of the St. Bartholomew’s Conservancy; **Ted Mathas**, Chairman and CEO of the New York Life Insurance Company; dedicated public servant **H. Carl McCall**; renowned choreographer **Mark Morris**; cultural and civic leader **Emily K. Rafferty**; and esteemed New Yorkers **Barbara and Donald Tober**.

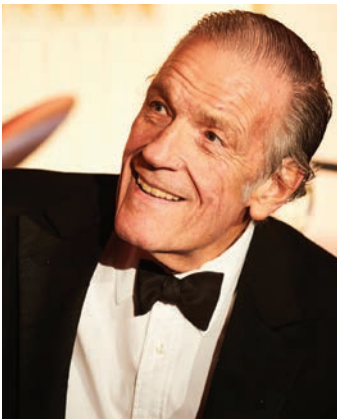
David Patrick Columbia served as Master of Ceremonies. Peter Duchin and his orchestra provided entertainment. Liz and Jeff Peek, and Patsy and Jeff Tarr served as Honorary Co-Chairs. All are “Living Landmarks” alumni. Once again, the evening was a celebration of the New Yorkers who give back so much to the City we love.



- first row**  
 Stephen Meringoff & Mark Morris  
 Peter Duchin Orchestra
- second row**  
 Emily K. Rafferty & Spencer Means  
 Jamee & Peter Gregory (photo by Noël Sutherland)  
 Joyce Brown & Barbara Tober  
 Elbrun Kimmelman & John Habich (photo by Noël Sutherland)
- third row**  
 Lauren Vernon & Larry Leeds  
 H. Carl McCall (photo by Noël Sutherland)

All Living Landmarks photos on page 26 by James Salzano, unless noted





**first row**  
Barbara & Donald Tober (photo by Noël Sutherland)

**second row**  
Stan & Sandy Warshawsky  
Robert Tierney & Sarah Carroll  
Chris & Sheila Parekh-Blum (photo by Noël Sutherland)  
Barbara Taylor Bradford (photo by Noël Sutherland)

**third row**  
Patsy & Jeff Tarr  
Lynn & Robert Wankel

*All Living Landmarks photos on page 27 & 28 by James Salzano, unless noted*



**first row**  
Sarah Anderson-Magness & Peter Lyden  
Michael Arad (photo by Noël Sutherland)  
Marica & Jan Vilcek (photo by Noël Sutherland)

**second row**  
Sana Sabbagh & Jonathan Marder (photo by Noël Sutherland)  
Bandleader Peter Duchin (photo by Noël Sutherland)  
The beautiful Plaza Ballroom

**third row**  
Tom & Patricia Shiah  
Carole Bailey French & John French  
The evening's table centerpiece reflecting our beloved landmarks

**fourth row**  
Bruce Knecht, Peg Breen, & Michael Braner



TOURS AND OTHER EVENTS

31st Annual Chairman’s Award

On June 5th, we held our 31st annual Chairman’s Award, which recognizes exceptional individuals, organizations, and businesses that have demonstrated their dedication to preserving New York’s distinctive architectural legacy.

Brooklyn Borough President **Eric Adams** was recognized for saving Erasmus Hall Academy, the first secondary school in the State; **Walter B. Melvin Architects** for their longstanding appreciation for the detail and workmanship of older buildings; Hunter College President **Jennifer J. Raab** for her leadership on the extensive renovation of the Roosevelt House Public Policy Institute; and **The Shubert Organization** for its careful stewardship of 17 historic Broadway theaters. Frank J. Sciame, Jr., President, Sciame, served as Leadership Committee Chair.



From left: Brooklyn Borough President Eric Adams, President of the The Shubert Organization Robert E. Wankel, Hunter College President Jennifer J. Raab, Landmarks Conservancy Board Chair Michael Braner, and AIA Principal Robert C. Bates of Walter B. Melvin Architects. Photo by James Salzano.

Professional Circle Tours

We offer a variety of networking, promotional, and educational activities for our 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.

Members are invited to exclusive “behind the scenes” tours of restoration projects throughout the year. Tours included Packer Collegiate Institute, St. George Theatre, the South Side of Ellis Island, and One Hanson Place. We continued our popular Landmark Lectures series with the General Society of Mechanics & Tradesmen of the City of New York with illustrated talks on “Pattern Books and 19th Century Building,” “the Evolution of Windows in Historic Buildings,” “the Bauhaus in America,” “Ornamental Plaster, and the Preservation of Cast Iron Construction.” Landmark Lectures are AIA CE accredited.

We also continued our partnership with the Municipal Art Society in presenting their MASTer Class, a four-part series on “Researching the History of Buildings in New York City.” It is also AIA CE accredited.

Other Landmarks Conservancy Events

Individual members enjoyed a host of events throughout the year including tours of Grace Church and Church of the Incarnation, and lectures at the National Arts Club on “Managing Change in New York City Landmarks,” and “Wilderstein, Crown Jewel of the Hudson River National Historic Landmark District.” Rizzoli bookstore hosted author Patrick Ciconne where he discussed his newly released update of *Bricks & Brownstones*.

Supporting Preservation Education

We have been sponsoring interns from the Bronx International High School for the past six years. The partnership introduces 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.

We host students each semester and during the summer. They are paid by the New York City Department of Education. If you’re interested in hosting Bronx International interns for office or construction work, please contact us at [info@nylandmarks.org](mailto:info@nylandmarks.org).

Mystery Landmark Contest & Tourist Video Series

We launched our Tourist In Your Own Town video series in the fall of 2011. It invites New Yorkers and visitors alike to explore the City’s extraordinary array of historic structures in two to three minute videos on YouTube. Our 2019 videos included Dyckman Farmhouse, the New York City Fire Museum, and the Voelker Orth Museum.

The popular Mystery Landmark was inaugurated in January 2011 and was an instant hit. Landmark lovers from around the world participate in guessing which landmark has been featured. Winners receive a set of our walking tour books.

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



Bronx International High School interns: Imane, Madelin, and Aminata with Snyder, the Conservancy office mascot.

Conservancy Continues Landmarks Walking Tours

The Conservancy continued a new, members-only Explore!NYLandmarks™ Walking Tours program, led by Manager of Special Projects, Glen Umberger. Held quarterly, these 90-minute excursions highlighted some of New York City’s most iconic landmarks, including St. Bartholomew’s and Rockefeller Center, Madison Square, Washington Square and Greenwich Village, and Bryant Park and the New York Public Library.



The Conservancy’s architectural historian and Manager of Special Projects, Glen Umberger (2nd from right with glasses), leads a walking tour of Rockefeller Center.



# 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, 2019	
Support and Revenue	Contributions	\$ 2,328,067
	Special Events, net of direct benefit to donors	1,124,366
	Government Grants	27,000
	Investment return used for operations	429,369
	Program services income	<u>51,760</u>
	Total Support and Revenue	\$ <u>3,960,562</u>
Expenses	Program	\$ 2,621,922
	Development	682,355
	Administration	<u>299,899</u>
	Total Expenses	\$ <u>3,604,176</u>
	Support and Revenue over (under) Expenses	\$ <u>356,386</u>
Non-operating Activities	Non-operating investment returns	1,805,203
	Change in Net Assets	2,161,589
	Net Assets, Beginning	\$ <u>13,641,327</u>
	Net Assets, Ending	\$ <u>15,802,916</u>
Statement of Financial Position	December 31, 2019	
Assets	Cash and cash equivalents	\$ 2,989,901
	Pledges receivable	20,500
	Program-related loans receivable	80,951
	Due from NYCHP Fund, Inc.	38,644
	Prepaid expenses and other assets	58,128
	Cash held for other agencies	106,867
	Investments	11,037,972
	Property and equipment, net	86,544
	Restricted Investments	\$ 2,397,068
	Total Assets	\$ <u>16,816,575</u>
Liabilities	Accounts payable and accrued liabilities	\$ 58,551
	Grants payable	799,516
	Deferred rent	48,725
	Amounts held for other agencies	<u>106,867</u>
	Total Liabilities	\$ <u>1,013,659</u>
Net Assets	Without Donor Restrictions	
	Undesignated	1,425,555
	Board Designated	<u>10,190,389</u>
	Total Without Donor Restrictions	11,615,944
	With Donor Restrictions	4,186,972
	Total Net Assets	\$ <u>15,802,916</u>
	Total Liabilities and Net Assets	\$ <u>16,816,575</u>

A copy of the complete audited financial statements for 2019 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

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