

**The Lucy G. Moses Preservation Awards** are the New York Landmarks Conservancy's highest honors for outstanding preservation. The Conservancy has been a leader in preserving, restoring, and reusing New York City's exceptional architectural legacy for nearly five decades.

The Moses Awards recognize individuals, organizations, architects, craftspeople, and building owners for their extraordinary contributions to preserving our City. We are grateful for the generous support of the Henry and Lucy Moses Fund, which makes the Awards possible.

Lucy Goldschmidt Moses was a dedicated New Yorker whose generosity benefited the City for over 50 years. Mrs. Moses and her husband, attorney Henry L. Moses, shared a wide range of philanthropic interests. "I don't think we're worth anything unless we do for others," said Mrs. Moses in a 1983 interview with The New York Times.

Hailed as a national model, the Conservancy has loaned and granted more than \$55 million and provided countless hours of pro bono technical advice to building owners. Our work has saved over 2,000 buildings across the City and State, preserving the character of New York for future generations.

# The New York Landmarks Conservancy

# **Lucy G. Moses Preservation Awards**

Wednesday, April 20, 2022

# **Preservation Leadership Award**

Yuien Chin

# **Special Award for Preservation Service**

Alex Herrera

# **Preservation Organization Award**

Prospect Park Alliance

# **Project Awards**

1 West 123rd Street 55 Reade Street 74 Grand Street Astoria Park Pool and Play Center **Empire State Building Mooring Mast** Farley Building Postal Lobby Gage & Tollner Helmsley Building Highbridge Water Tower & Step-Street Noonan Plaza Apartments

One Wall Street Power Station at Berklee NYC T Building

Trinity Church Wall Street

# **Special Thanks**

The Henry and Lucy Moses Fund, Inc.

Yuien Chin Alex Herrera



Yuien Chin is receiving the **Preservation Leadership Award** for her work in centering Harlem's rich architectural and cultural heritage. Chin's leadership and hands-on efforts at education and political partnership have advanced the community's preservation.

For more than two decades, as founder and executive director of the West Harlem Community Preservation Organization, she has been a championing force for historic preservation in Harlem. Chin initiated and achieved NYC landmark designation and National Register listing for the Hamilton Heights Extension, Sugar Hill, and Dorrance Brooks Square Historic Districts. Chin is an advocate and activist on development

threats to the neighborhood's historic fabric, working collaboratively with residents, neighborhood groups, and the community board.

Chin purchased a house 25 years ago in the heart of the Hamilton Heights Historic District. Upon moving to the neighborhood, she threw her energies into restoring her historic home, even opening it as part of the Hamilton Heights house tours that raise funds to support local cultural institutions and community preservation.

One of Chin's greatest strengths has been her long-term view of Harlem's historic preservation as a cultural pillar of the community's future. The Harlem Renaissance era holds a unique place in American history as a premiere African-American community and has inspired generations of artists, writers, and political thinkers. Seeking to connect Harlem's past, present, and future with social and economic benefits to the community, Chin created Harlem One Stop in 2007. This online portal serves as an entry point to Harlem's historic sites and artistic legacy by highlighting uptown cultural and artistic communities and events. Additionally, Harlem One Stop partners with initiatives that cultivate walking tours and tourism outreach.

Special Award for Preservation Service - Alex Herrera was the Director of Preservation Services at the Conservancy for nearly 23 years before he retired in 2021. He advised hundreds of people a year on how best to conserve, restore, and repair their landmark buildings. Working closely with professional colleagues from a variety of related fields, he took part in the rescue and restoration of many notable landmarks on behalf of the Conservancy.

Prior to that, Herrera was at the City's Landmarks Preservation Commission for 20 years. As Director of Preservation, he oversaw the division that manages regulatory activity at thousands of buildings



across New York. In 1997, Herrera received the prestigious Sloan Public Service Award. He also was a longtime board member of the Brooklyn Heights Association and remains a trusted advisor.

Herrera spent years on federal Section 106 reviews of the Farley Post Office and former TWA Terminal at JFK. When the Department of Buildings vacated people from four brownstones on a landmark Brooklyn block and said the buildings needed to be demolished because workers damaged a basement party wall, Herrera went to court with the owner of the damaged building and got a stay. He knew the buildings were solid and he convinced a DOB engineer to let the Conservancy bring in a shoring company to fix the damage. Herrera saved those homes.

Here's a short list of sites he's helped: Tobacco Warehouse; the Four Seasons Restaurant; Morris Jumel Mansion; Historic Richmond Town; Weeksville Heritage Center; Louis Armstrong House; Woodlawn, Green-Wood, and Evergreen Cemeteries; Frederick Douglass Memorial Park; Noble Maritime Collection; Frederick Law Olmsted's Home on Staten Island; South Street Seaport Museum; Governors Island; Gould Memorial Library; Teacher's College; Casa Italiana; Casa Belvedere; Apollo Theater; Kingsland Manor; PS 109; and the Plaza Hotel.

Photo Credit: Noel Sutherland

# **Prospect Park Alliance**



**The Preservation Organization Award** goes to the Prospect Park Alliance for excellent stewardship of its collection of historic structures and sites. The Alliance has received three Moses Awards for preservation projects in the past decade: Concert Grove Reconstruction (2012), Wellhouse (2019), and Endale Arch (2020). For 2021, they nominated another strong candidate, the Concert Grove Pavilion (pictured above).

Designed by Frederick Law Olmsted and Calvert Vaux, Prospect Park is a local scenic landmark and is listed on the National Register of Historic Places. The Alliance is the non-profit organization that sustains "Brooklyn's Backyard," working in partnership with the City of New York. The Alliance's design and landscape management teams are dedicated to preserving the original vision of Olmsted and Vaux, while evolving the Park to meet contemporary needs.

Among the Alliance's previous restoration projects are the historic Prospect Park Carousel, Boathouse, Picnic House, Tennis Center, Parade Ground, Bailey Fountain, and the Arch at the Park's formal entrance, Grand Army Plaza. In each instance, the Alliance has recognized the value of these sites to connect community and honor history. They have devoted resources, used original documentation to recreate lost architectural features, and have executed these projects to the highest standards. The picturesque results delight visitors and retain the Park's historic character.

The Alliance was founded in 1987 to help restore the Park after a long period of deterioration and decline. Prospect Park now welcomes more than 10 million visits each year. The Alliance provides critical staff and resources that keep the Park green and vibrant for the diverse communities that call Brooklyn home. The Alliance cares for the woodlands and natural areas; restores the Park's buildings and landscapes; creates innovative Park destinations; and provides free or low-cost volunteer, education, and recreation programs.

The Prospect Park Alliance's dedication to its historic sites has enhanced the Park and elevated Brooklyn preservation.

# 1 West 123rd Street

Manhattan

James Fenton & Darryl Pinckney

**Anastos Engineering** Chris Anastos, PE

Casey Construction, LLC Mike Casey

> Jane Warrick Studios Jane Warrick

> > Nova Restoration Eric Janczyk

PBDW Architects Sam White

**Skyline Engineering** Simon Rodkin, PE



This extraordinary home in the Mount Morris Park Historic District has been a labor of love for its current owners. The 1890 neo-Renaissance house was built for James Dwight, founder of the Arm & Hammer Baking Soda Company. Later residents used it as a sanitarium, then a synagogue, subdivided formal rooms, put toilets in every closet, and hid original details with layers of thick paint. The 2008 financial crisis upended a development scheme and left a vacant building exposed to the elements.

Writers Fenton and Pinckney bought a complete ruin in 2010, with no working utilities, a flooded basement, and dead pigeons on every floor. They have spent a decade bringing the house back, relying on Dwight family photographs to decipher mysterious alterations and guide the reconstruction of missing features. Careful paint removal with razor blades exposed original ornament. Contractors recreated lost details in wood, plaster, and decorative paint, and finished the rooms in rich colors.

At the exterior, masonry repairs secured the building and more than 50 new windows and skylights match the originals. The two-story annex, built as a kitchen for the sanitarium, was converted into a library for over 10,000 books.

Photo credit: Jonathan Wallen

# **55 Reade Street**

287 Broadway, Manhattan



55 Reade was known as the "leaning landmark," after its neighbor was demolished in 2006, leaving the building in a compromised condition. Engineers discovered the 1872 structure had moved several inches, leading the Buildings Department to issue a vacate order. A shoring system stabilized the structure, but the facade was in poor condition. Years of under-maintenance and water infiltration through the roof, walls, and windows caused timber

Happily, new owners recognized the potential of the damaged gem. The elaborate cast-iron facade was restored; missing pieces were replicated and tested to match the historic iron content. New mahogany storefronts, and wood windows, all to match the original, were installed. The hexagonal slate mansard roof was rebuilt from the substrate, with historic and new matching slate shingles. Failed sections of lacy iron cresting were replaced. The facades were painted a historic off-white color per the conservator's report, and the formerly "leaning landmark's" fire escape was repaired and made safe for new residents and workers

Photo credit: Credit DD Reps

floor beams to deteriorate.

# 74 Grand Street

Manhattan

United American Land Albert Laboz

Maria Malpica Casey Martinez

**CTS Group Architecture** David Abramson, AIA

**GreenbergFarrow**Michael Leocata, AIA

**In Detail, Inc.** Sin Fang Fanny Hsu

**SDG Engineering, P.C.** Stuart Gold, PE Churchill Real Estate Holdings Justin Ehrlich Sorabh Maheshwari Tyler Riese

> Allen Architectural Metals Kate Allen

Jablonski Building Conservation, Inc. Mary A. Jablonski

> Joseph Pell Lombardi Architect Elizabeth Canon Jason Friedman Joseph Pell Lombardi



After a decade away from home, 74 Grand Street's cast-iron facade has returned to Soho. The 1885 neo-Grec building was designed by George DaCunha. Demolition of 72 Grand in 2001 left a lot that frequently flooded, undermining #74. By 2009, the DOB issued a demolition order, forcing out residents. The LPC required that the cast iron be placed in storage. LPC staff watched out for the historic cast iron as stalled redevelopment attempts left neighbors and advocates fearing that it would be lost or discarded as it moved between storage sites.

2018 finally brought a successful redevelopment plan. Architects studied the cast iron pieces and researched DaCunha. Historic drawings and photos of #74 and its long-gone twin at #72 helped fill in details. Another invaluable resource was an identical DaCunha building at 31 Greene Street. The cast-iron elements made one more trip, to Alabama, where they were restored and used as models to recreate missing elements. The entire facade was reinstalled at a new structure of the same scale as the original.

Photo credit: Elizabeth Canon

# **Astoria Park Pool and Play Center**

19th Street between 22nd Drive & Hoyt Avenue North, Astoria



This project melds history, classic architecture, and contemporary recreation in a WPA-era Art Moderne pool complex. Completed in 1936, the main pool still operated, but the wading pool had been closed due to safety and code regulations. A series of stakeholder meetings prioritized reconstruction of the wading pool site and restoration of the playground and historic comfort station.

Now, it's restored and improved for a new generation of visitors. Restoration of the Moderne-style comfort station meets current code requirements and improves accessibility. Original fences, gates, and masonry were seamlessly adapted to connect the playground and water play area.

The integrity of the complex was maintained through a design that reinforces and complements the historic geometry and material palette. Spray showers are located within the footprint of the wading pool. A new shade structure and swings follow the geometry of the historic wall. The yellow, orange, and blue palette reflects the pool house tiles. New custom-designed play equipment features circular and geometric elements inspired by the historic pool complex.

Photo credit: Michael Moran

### **New York City Dept. of Parks & Recreation**

Sue Donoghue, Commissioner Walid Abdelaziz Vincent Alfano Therese Braddick Vincent Cirrito, RLA Nicholas Magilton, RLA Eric Mattes, RLA James Mituzas, RLA Nancy Prince, RLA Sybil Young

### ABA Studio

Andrew Bartle, AIA, LEED AP Danielle Eads

ACM Playgrounds, Inc., Aquajeux Cumhur Maden, CPSI, RISC

### AKRF. Inc.

John Montgomery Justin Seeney, PE

**Arcadis of New York, Inc.** Brad Valik

# **E&A Supply Corporation**

Joseph Rezende

# Innovative Construction & Management Co. Inc.

Razzaque Chokder

Joan H. Geismar, Ph. D, LLC

# Landscape Structures, Inc.

Rob Salzberg

### **LTL Architects**

Anna Knoell Paul Lewis, FAIA

### Nancy Owens Studio Landscape Architecture + Urban Design, PLLC

Architecture + Urban Design, PLI
Sylvia Barnett, RLA
Anne Berman, RLA, LEED AP
Sophie Buskin
Gregg Donovan, RA
John Duda, RLA
Michael Hussey
Nancy Owens, ASLA, PLA, LEED AP
Amy Sommer, PLA, LEED AP, ISA
Marian Starr, AIA
Diana Tao
Sandy Wei

# **Plus Group Consulting Engineering, PLLC**

Marina Solovchuk, PE, LEED AP

# **Prima Paving Corp.**

Zahid Kahn Joe Santos

# **Sika Corporation**

Michael Winge

### Silman

Harrison Yamamoto, PF

### SiteWorks LLC New York

Andrew Lavallee, FASLA, RLA

### Walter B. Melvin Architects. LLC

Robert C. Bates, RA, AIA Lauren Peters

### Wausau Tile

Michael Conboy Eric Steinman

# **Wesler-Cohen Associates Consulting Engineers, PLLC**

William S. Ackerman, PE Mark Keptsi

### Westchester Metal Works, Inc.

Susana Oliveira

# **Empire State Building Mooring Mast**

350 Fifth Avenue. Manhattan



When the Empire State Building (ESB) was completed in 1931, the Art Deco spire with its sculptural cast-aluminum wings defined the New York City skyline. Originally advertised as a dirigible docking station, the "mooring mast" was a late design addition by architects Shreve, Lamb, and Harmon. ESB soon became a prime broadcasting site, but over time, antennas, dunnage, and conduits obscured the original architecture.

This project removed obsolete infrastructure located between the 88th and 103rd floors and restored the mast's historic appearance. Antennas (as tall as 50 feet) were dismantled with disassembled elements (weighing up to 600 lbs. each) secured and lowered via a tramway to the mooring mast base, two floors above the observation deck.

Holes in the cladding were repaired with aluminum plates and castings using historic sand casting techniques. Portholes on the mast and dome were removed, restored, and reinstalled; two replaced with period assemblies from decommissioned merchant vessels. To complete the restoration, the cladding was coated with historically compatible aluminum paint. One of the brightest stars on the skyline is shining anew.

# **Empire State Realty Trust**

Richard Hauser Anthony Malkin Peter Sjolund

**Allen Architectural Metals** 

John Allen

### **CANY**

Julie Foster Jarrett Huddleston

### **Cole NYC**

Michael Carney George Cole James Marksbury

# JLL

Bo Braun Michael Giunta Brendan Lavelle

# **Farley Building Postal Lobby**

421 8th Avenue, Manhattan

# **Vornado Realty Trust**

Sue Fusi Barry Langer Alan Reagan Sandy Reis

### **Building Conservation Associates, Inc.**

Kat Gardner Christopher Gembinski John Glavan Raymond Pepi

### **Evergreene Architectural Arts**

Jeff Greene Nicholas Hopkins Sarah Kloze Andrew Maziarski

# Higgins Quasebarth & Partners, LLC

Sarah Ripple Cas Stachelberg

# Perfect Building Maintenance, LLC David Butler

David Butler Barry Maher

# Skanska USA Building, Inc.

Kyle Baer Brittany Felteau Jeanine Friedman Justin Post

# Wilkstone, LLC Myles McDermott



McKim, Mead & White designed the Farley Building Post Office as a complement to the iconic Penn Station across Eighth Avenue. In 1998, 35 years after Penn Station was demolished, Senator Daniel Patrick Moynihan conceived of a replacement at Farley. This project complements last year's opening of the Moynihan Train Hall.

The scope encompassed the monumental, block-long, double-height main lobby, adjacent rotundas, and secondary lobbies. Waterproofing issues had caused deteriorated plaster and ornamental metal throughout. Work went on even as the City's main post office stayed open.

Contractors made hundreds of repairs to marble columns, archways, and flooring. Ornate plaster ceilings and details were stabilized, repaired, and refinished in the original color scheme, discovered with in-field testing. Cast-iron windows, grilles, and door surrounds were repaired, made operational and watertight, and repainted with their historic paint color. The brightened interiors are a welcome sight to visitors waiting at the Post Office or walking through to the Train Hall beyond.

Photo credit: Evergreene Architectural Arts

# **Gage & Tollner**

372 Fulton Street, Brooklyn



Gage & Tollner, the cornerstone of Brooklyn's restaurant world, has returned in full Gilded Age glory. Opening in 1879, it operated continuously until 2004. Now a trio of restaurateurs have restored its former splendor while gently guiding it into the 21st century. Designation as an interior landmark created the foundation that saved this revered space. After the restaurant last closed its doors, an Arby's and a jewelry shop occupied the space, but the LPC required that fixtures and furnishings be installed without damaging the historic interiors.

Now the ornate dining room once again transports guests to another era. Brass chandeliers and gas-lit lamps with etched glass fixtures gently glow. Booths and banquettes, featuring dark wood paneling and red upholstery recall the originals. A series of tall, elegantly arched, wood-trimmed mirrors runs across three sides of the room, recreating the original "infinity" mirror view. William Morris wallpaper picks up the color and patterns of the Venetian plaster ceiling and restored Lincrusta wall-coverings. One of Brooklyn's oldest and most magnificent restaurants is back in business.

Photo credit: Gage & Tollner

# Gage & Tollner

St. John Frizell Sohui Kim Ben Schneider

**Eric Safyan / Architect, P.C.** Eric Safyan

**Gilsanz Murray Steficek, LLP**Jeffrey Stratton

**Joseph Foglia Designs** Joe Foglia

**Seetin Design Group** Robert Seetin

**Uplift Interiors** Andrea Trimarco

William Jemal

# **Helmsley Building**

230 Park Avenue, Manhattan

### RXR

Gregory Brown Gary Giametta Justin Nash

### **Beniamin Maintenance**

Eddie Bairami Nail Capri Eli Rusi Elli Rusi Angel Varela

**Boston Valley Terra Cotta** Nick Parisi

# **C-Probe Systems**

Stephen Davis Robert Grourley Graeme Jones

Higgins Quasebarth & Partners

Julie Rosen Sarah Sher

# **Structural Preservation Systems**

Gary Naughton Dikpalsinh Solanki

### **Thornton Tomasetti**

David Campos, PE Wayne Hostetler, PE Robert Kornfeld, AIA Michael Palmisciano Charles Van Winckle Jun Yu. PE



Completed in 1929, Warren and Wetmore's Helmsley Building is the skyscraping counterpart to Grand Central Terminal; designed by the same architects, for the same client and in the same materials and Beaux-Arts style. The 34-story building with its twin portals, giant clock, and ornate crown is the focal point of the classic vista down Park Avenue. This project team used cutting-edge technologies and traditional methods to secure and restore a series of distinct terra cotta elements that define the facade.

Aherd of 74 seven-foot-tall terra cotta bison heads at the 16th-story cornice had cracked due to embedded steel corrosion expansion. Contactors performed "brain surgery," removing 36 bison craniums, welding steel plates, waterproofing, and resetting and repairing the original terra cotta. The 32 freestanding, three-story colossal columns at the 29th floor had corroded structural elements and large-scale terra cotta cracking. Once repaired, the historic character was maintained with new glazing that blends into the existing buff terra cotta. Innovative cloud-based technology was installed to monitor and mitigate steel deterioration, making the building safer and more resilient.

Photo credit: Alexander Severin

# **Highbridge Water Tower & Step-Street**

West & East Terminus of the High Bridge, Manhattan & Bronx



Nearly seven years ago, the High Bridge re-opened after a closure of more than four decades. This award honors the restoration of two structures that bookend the beloved public space.

The 200-foot tall, 1872 Romanesque Revival water tower is a highlight of the Washington Heights skyline. Once part of an aqueduct system, it has been an observation deck since 1990. This project included restoration of the cracked granite facade, iron staircase and iron railings, installation of new 15-foot-high windows, and several safety measures.

The grand step-street is a key feature of the landscape, with 171 steps and 18 landings across 19 flights. Built in 1884-85, it provides pedestrian access between the High Bridge and the Harlem River Greenway. Wide bluestone treads and granite walls with bluestone copings were repaired; with missing elements replaced. A cast-iron picket railing with a scroll flourish was restored, and new codecompliant handrails and lighting were installed.

Thousands of residents and visitors have enjoyed the High Bridge annually since it reopened. Now they will also be able to enjoy these complementary features.

Photo credit: Ellen Macnow, NYC Parks

# **New York City Dept. of Parks & Recreation**

Sue Donoghue, Commissioner Thérèse Braddick Sakai Brown Lorenzo Calabrese Vincent Cirrito, RLA Adam Davis Armando Gasperin, RA Philip Granitto Vesna Hadzibabic, PE Ahmed Hermas Ellen Macnow, AICP Andrew Penzi, RLA Jorge Prado, RA Tim Rowe, RLA Renata Sokolowski, RLA Ulric Victor Sybil Young

# **COWI Consulting, Inc.**

Genaro Velez, PE

# Karen Bausman + Associates, Architects

Karen Bausman Karla Bausman

# **Jablonski Building Conservation, Inc.** Edward Fitzgerald

# Li · Saltzman Architects, PC

Judith Saltzman, RA Michael Middleton

### **Padilla Construction Services**

Nick Coppola Carlos Costa Samuel Padilla

### Silman

Derek Trelstad

# **Wesler-Cohen Associates**

Bill Ackerman, PE

# **Noonan Plaza Apartments**

105-149 West 168th Street, Bronx

Noonan Plaza Housing, LLC Eli Davidowitz

> Azar Associates Rick Azar

Danois Architects, P.C.

Denny Bowman

David Danois

Esther Martinez, RA

sther Martinez, RA Ingrid Mieles Edwin Rodriguez

Garfield Construction, LLC
Abe Berkovic

Joselow and Associates, LLC
Peter Joselow



This Art Deco complex in the Highbridge section of the Bronx is one of the borough's most impressive. It was designed in 1931 by the firm of Horace Ginsberg, with the exterior by Marvin Fine. Noonan Plaza features a sophisticated site plan, with exterior light courts and an interior garden court, an arrangement that allows for maximum light and air. The building is clad in tan ironspot brick. Clever, contrasting brown-and-black brick spandrel panels, and black brick and geometric pattern accents at the top story provide visual interest. The apartments are now used for affordable housing.

This extensive interior and exterior modernization respected the complex's historic fabric. At the facade, acres of brickwork were stabilized, cleaned, repaired, and repointed. Missing bricks and coping stones were replaced. Hundreds of new windows matching the originals were installed. Apartments received new kitchens and bathrooms, with repairs and restoration of halls, foyers, and lobbies. In addition, there were mechanical, electrical, plumbing, and ADA compliance upgrades throughout the complex.

This restoration shows how preservation can improve a historic facade and revitalize hundreds of homes.

Photo credit: Danois Architects, P.C.

# One Wall Street

Manhattan



After decades as a towering symbol of commerce in the Financial District, One Wall Street is New York's largest office-to-residential adaptive reuse project. The Red Room, acclaimed muralist Hildreth Meière's mosaic masterpiece, remains the landmark's glowing heart. Ralph Thomas Walker designed the 51-story limestone Art Deco tower in 1931 for the Irving Trust Company; an expansion was added in 1963.

Transforming One Wall Street into a mixed-use property called for overhauling the interior and exterior. The undulating Indiana Limestone facade was repaired. New faceted windows were installed after the cores were relocated. Additions are clad in pre-cast concrete that mimics the historic fluted facade.

At the Wall Street entrance, the historic Red Room's glorious, floor-to-ceiling mosaic interior was repaired and cleaned, restoring it to its original magnificence. New fire suppression sprinkler heads were seamlessly integrated into the mosaic ceiling. Interior trusses were installed in a historically sensitive fashion that does not touch the walls. This adaptive reuse pays tribute to Walker's and Meière's intentions for art and beauty while responding to contemporary needs.

Photo credit: Courtesy of Macklowe Properties

### **Macklowe Properties**

Harry Macklowe Lilla Smith

### Abel Bainnson Butz (ABB)

Terri-Lee Burger

Acheson Doyle Partners Architects, P.C. Michael F. Doyle, FAIA Drew Hartley

Artex Systems Inc. Wolf Wilm

Cosentini Associates Scott Ceasar

Scott Geasai

**Deborah Berke Partners** Stephen Brockman

**DeSimone Consulting Engineers** Stephen V. DeSimone

**Hoffmann Architects** 

Juan Kuriyama Kara Shypula

Howard Shapiro & Associates James Scheld

J.T. Magen & Company Inc. Maurice Regan

L Design Studio Robert Leiter

MdeAS Architects Dan Shannon

Mistral Architectural Metal & Glass Inc. Joe Lucin

Nicholson and Galloway Inc. Mark A. Haynes, RA

**Pioneer Window Manufacturing Corp.** Nicholas Amato

Robert A.M. Stern Architects, LLP Robert A.M. Stern

**Signature Metal & Marble** Shaun Cheng

SLCE Architects LLP Luigi Russo

**Skyline Restoration, Inc.** Stephan Andreatos

**Skyline Steel Corp.** Steven Silverman

**Skyline Windows, LLC.** Mark Azierski

SOCOTEC, Inc. Michael Chen, PE Nicole Moro

# **Power Station at Berklee NYC**

441 West 53rd Street. Manhattan

### **Power Station at Berklee NYC**

Roy Hendrickson Ian Kagey Stephen Webber

### **Berklee**

Roger Brown Mac Hisey Erica Muhl

### Kindred Soul

Pete Muller Jeffrey Wilkins

# **Coral Sound**

Matthew Marinelli

# **David Scott Parker Architects**

David Parker, FAIA John Wasilewski

# Francis Manzela Design, Ltd. Francis Manzella Greg Morris

# MG Engineering, D.P.C. Brian Bateman Kevin Chung

# **Silman** Jason Tipold, PE

TKO Project Management
Osman Dadi

Thomas Hardardt Robert Muller

### **Yorke Construction Company**

Devindra Boodhram Ben Disney Russell Dodson Robert Goldberg



Despite a brief scare, New York's most renowned recording studio is in good hands. Acoustical engineer Tony Bongiovi had carved out studios from a former-Con Ed power station in the late 1970s. David Bowie and Bruce Springsteen were among many artists who created albums in the technically innovative spaces. When Bongiovi considered selling to developers likely to demolish the 1926 Beaux-Arts building, the Berklee College of Music stepped in.

Their ambitious program called for a blackbox theater. DJ training lab, and virtual reality experimentation room, carved out of basement and storage spaces. The project had a site-specific challenge: acoustic advocates protested changes to the sacrosanct recording studios and en-suite control rooms. So, rehabilitation revolved around the immense domed "Temple of Sound" studio and four smaller, irregularly-shaped secondary studios, each acoustically clad in vintage soft pine backed by burlap. Transforming a garage door into a glass-clad main entrance resolved access and circulation issues. Missing wood double-hung windows were recreated. This project hits all the right notes, as an educational center, world-class recording studio, and cultural landmark.

Photo credit: Ryan Nava

# **T Building**

82-41 Parsons Boulevard. Jamaica



The T Building shows how historic buildings provide new housing opportunities. The 1941 Triboro Hospital for Tuberculosis has been converted into 200 units for low- and middle-income households, supportive housing, community space, and a youth center in the former hospital kitchen. It qualified for Low Income Housing Tax Credits and both NY State and Federal Historic Preservation Investment Tax Credits.

As medical advances made the Art Moderne hospital obsolete, wards were turned over to film production companies, pigeons, and raccoons. Preservation and neighborhood advocates helped derail demolition plans, and in 2014, the City selected this proposal to save and adapt the T Building.

Architects reused open terraces and sun-filled balconies connected with the original use. The limestone and brick exterior, monumental copper lanterns, and bronze metalwork were all retained, along with tiled walls, terrazzo floors, and large steel sash windows. Key interior spaces, such as the bronze and marble-clad lobby, wood-paneled library, and auditorium with its glass-block window wall were restored. The conversion meets building codes, addresses energy-efficiency standards, and provides modern residential amenities.

**Dunn Development Corp.** Martin Dunn

New York City Health + Hospitals Corporation

**C. DanielDESIGN & Consulting Group, LLC** Christopher D. Ferland

**Goldstick Lighting Design, Ltd.** Karen Goldstick Tyrell Lundman

Kerri Culhane

Mary Kay Judy Architectural & Cultural Heritage Conservation

**Mega Contracting Group, LLC** 

Hercules Argyriou Dimitri Hanjis Bill Harwood Jonathan Huang George Poulon

NV5

Art Kleinman

**Old Structures Engineering PC** 

Mona Abdelfatah Donald Friedman, PE

**RWDI** 

Jim Dossett

**Skyline Engineering Dominic Cardinale** Simon Rodkin Matthew Wavro

**SLCE Architects, LLP** Saky Yakas, AIA

Steven Winter Associates, Inc. Kevin McDonald Michael O'Donnell

# **Trinity Church Wall Street**

89 Broadway, New York

**Trinity Church Wall Street** 

Alpine Construction & Landscaping Derek Ryan

> Auerbach Pollock Friedlander Donald Guyton

> > Barley Studio Keith Barley

**Building Conservation Associates** 

Chris Gembinski Raymond Pepi Assya Plavskina Alex Ray

> B&G Electric John Brady

Clagnan Stained Glass Studio Raymond Clagnan

Eckersley O'Callaghan & Ptrs, LLC Karine Charlebois

> Evergreene Architectural Arts Kelly Caldwell Kim Lovejoy

> > Femenella & Associates Patrick Baldoni Art Femenella

ICC, Integrated Conservation Contracting
Glenn Boornazian

Joan H. Geismar, Ph.D.

**John Canning & Co.**David Riccio

John Tiedemann Inc. Raymond Tiedemann Johnny Filipe

**Jonathan Ambrosino** 

Keck Group Bob Keck

Kirkegaard Acoustic Design. LLC Dana Kirkegaard

> Langan Arthur Alzamora Colette Dilauro Seth Martin Karen Rauscher

Trinity Church is a beloved landmark, designed by Richard Upjohn and completed in 1846. At the head of Wall Street, the neo-Gothic masterpiece surrounded by towers is an essential New York image. Deferred maintenance and a need to reimagine programmatic and spatial needs led to this extensive project that touched all aspects of the complex.

The chancel required conservation of significant artwork and materials, redesign of wall finishes and flooring, and strategic modification of historic elements to accommodate modern systems and accessibility. The nave was redesigned. Hand-crafted historic ornaments and historic stained glass were carefully conserved, with some windows replaced. New lighting and audio equipment were skillfully hidden to facilitate the broadcast of services and concerts. Non-worship rooms from a 1960s addition were entirely refinished to connect visually with historic spaces.

At the exterior, new plantings and lighting improve the graveyard, a lower Manhattan oasis. And a new glass canopy formalizes and shelters the procession. These results have enhanced the worship experience and made the church more welcoming while improving the landmark's structure, accessibility, and resilience.

**Liberty Stained Glass Conservation, LLC**Brianne Kozlowski

Photo credit: Dunn Development Corp.

-project list continued on next page

Photo credit: Colin Winterbottom

### **Trinity Church Wall Street** – continued

# **Long Island Concrete**

Alex Cea

Marrion Fire & Risk Consulting PE, LLC Chris Marrion

**Maspeth** Tom Murphy

Mathews Nielsen Landscape Architects, P.C.

Signe Nielsen Johanna Phelps Dan Yannaccone

Melanie Freundlich Lighting Design, LLC

Melanie Freundlich Michael Peace

**MEP & FA Engineer** 

Hongteng Chen Michael Gillespie Tim Hanna Charlie Magnelli Val Minzicu

The Metropolitan Museum of Art

Drew Anderson

**Murphy Burnham & Buttrick** 

Mary Burnham, FAIA
Taylor Burch
Tim Butler, AIA
Sanou Cisse
Jimmy Counts, AIA
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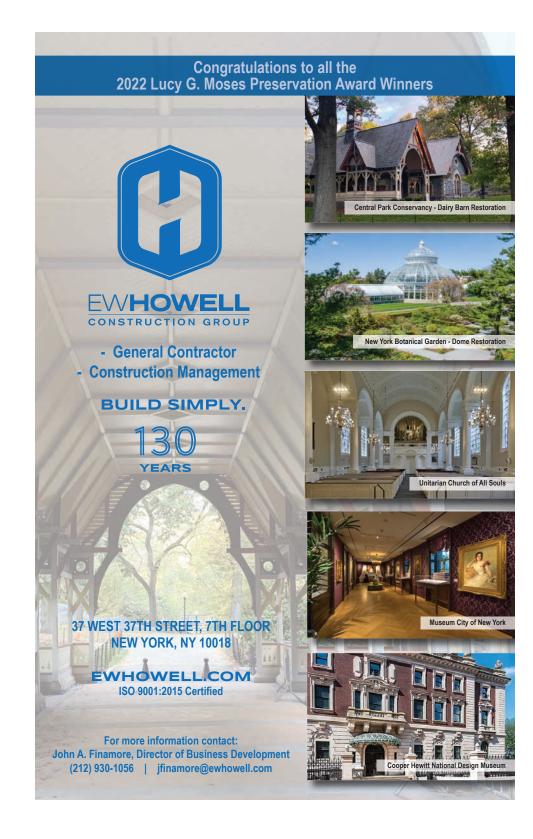


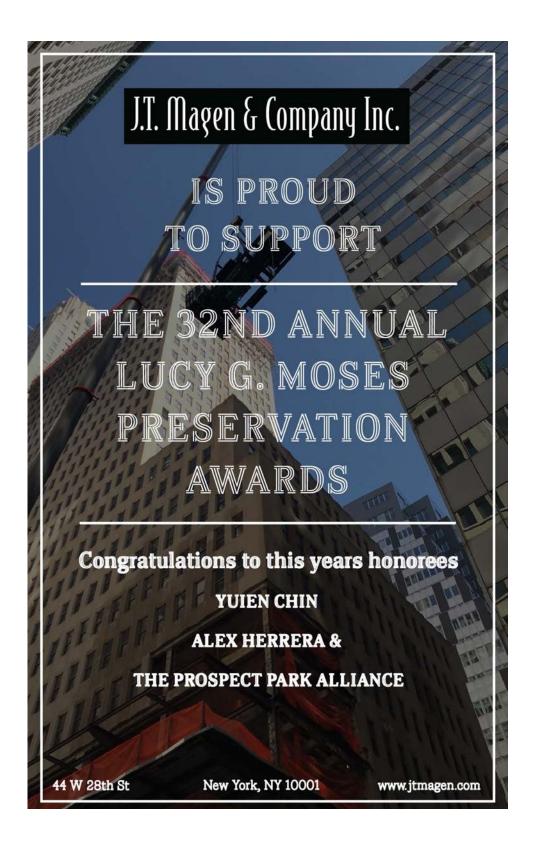
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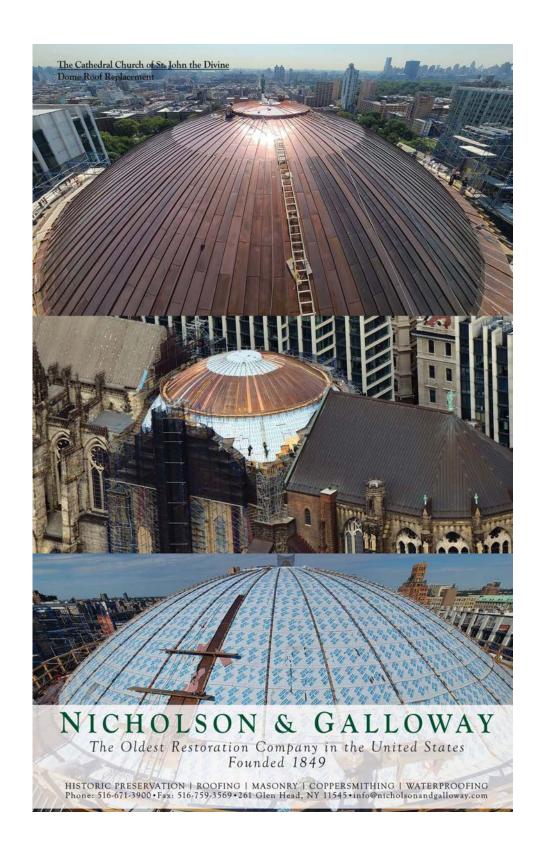
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Vice President Charles Van Winckle and Principal Jun Yu examine the six-foot-tall terra-cotta bison heads that are part of the Helmsley Building façade restoration in Manhattan.

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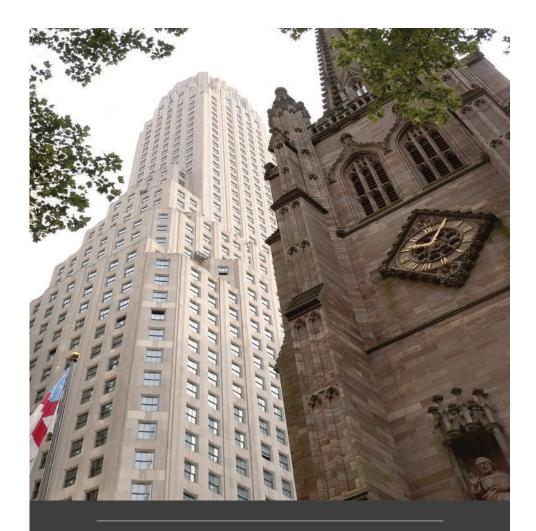
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We would like to congratulate

# Alex Herrera

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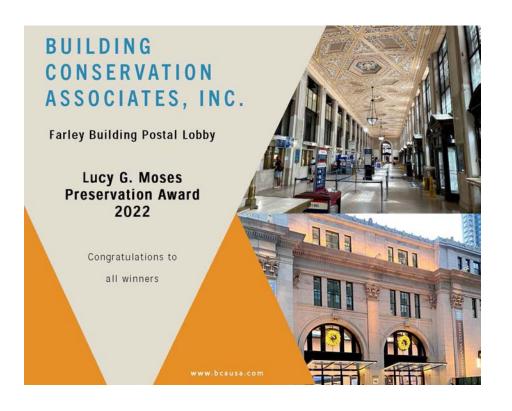
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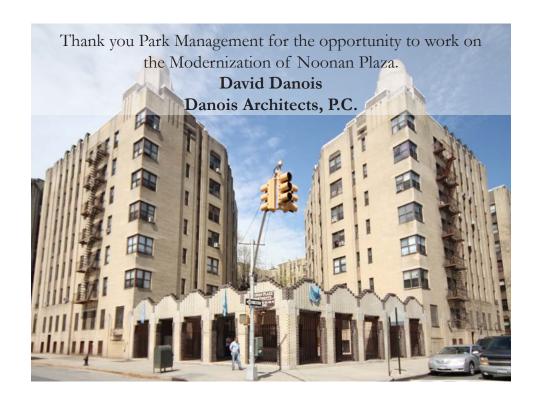
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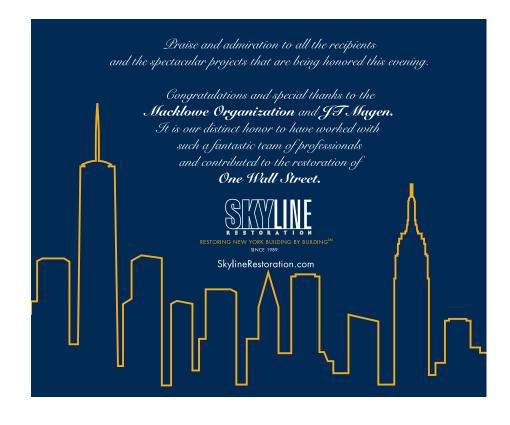
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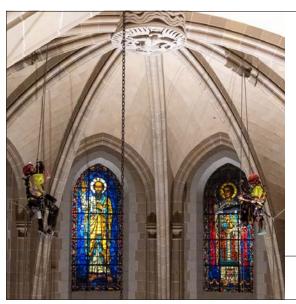


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Congratulations to Yuien Chin on this well-deserved honor.

We thank you for your many years of dedicated service to the

Harlem Community as an outstanding preservation

advocate and activist!!

# West End Preservation Society Proudly Supports The New York Landmarks Conservancy and congratulates the 2022 recipients of the Lucy G. Moses Preservation Awards West End Preservation Awards West End Preservation Society Society Stat West End Ave Suite 15 B New York NY 10024 westendpreservation.org

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# On the cover: The Cathedral Church of Saint John the Divine Winner of 2008 Lucy G. Moses Preservation Award

Photo by: Stephen Aviano, courtesy of The Cathedral of St. John the Divine

