



THE NEW YORK  
LANDMARKS  
CONSERVANCY

ANNUAL REPORT 2023

# 50 Years of Preserving the City We Love

HERE IS THE PLACE OF

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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.

**On the Cover** – Interior dome of the Gould Memorial Library, constructed in 1899 by McKim, Mead, & White. This Lucy G. Moses Preservation Award winner is the heart of Bronx Community College. A private Friends group sponsored a conditions assessment, and the City University of New York funded its restoration. (photo: Elizabeth Leidel)

## From the President

Dear Friend of the Conservancy:

We had a wonderful time celebrating our 50th anniversary this year. It was good to recognize what our programs have accomplished, honor predecessors who had the vision to create us, and thank everyone who has supported us along the way.

More than 6,000 persons viewed our “50 for 50” online exhibition of buildings we’ve helped preserve. Our Moses Awards drew an enthusiastic crowd of more than 500 persons as we honored great preservation projects, and Conservancy veterans Laurie Beckelman and Jack Kerr.

A variety of people from throughout the boroughs sent us “I Am Preservation” videos. These included a Harlem activist, a Native American, an 80-year-old who loved her landmark apartment building, enthusiastic clergy, and a Coney Island sword swallower. We planned this special series to close out our anniversary year. But we got so many videos we continued into the following January.

And who could have predicted in 1973 that we’d be honoring the Bronx-born founders of Hip Hop as “Living Landmarks,” at a Plaza gala.

We also got a lot of work done.

Loans totaling \$1,250,000 helped 10 property owners in Manhattan, Brooklyn and Queens fix parapets, repair windows and restore Brownstone facades. Sacred Sites grants of \$686,850 helped 54 diverse religious institutions throughout the State complete \$6.5 million in restoration projects and continue vital community programs. Non-profits from the Bronx to Staten Island received either emergency or technical grants totaling \$253,645. We restored an elaborate roof for the Huntington Free Library and assessed remediation steps at the now-closed Sandy Ground Historical Society.

We also facilitated two meetings of smaller African American cultural organizations with the aim of helping them gain funding and visitors.

On the other hand, our fight to prevent the State from leveling six blocks around Penn Station took a hit. We had submitted an amicus brief for a lawsuit challenging the State’s plan. But a judge ruled in favor of the State. We’re not giving up. New York can achieve an improved Penn without destroying neighborhoods. We will also continue our fight against placing ungainly, 33-foot towers through the City that are nothing but empty containers for eventual 5G equipment and video ads. We aren’t against 5G. But there are smaller, better-designed alternatives.

As the year ends, we are also watching Mayor Eric Adams and others on housing proposals. We should be improving neighborhoods across the City rather than seeking to upend historic districts.

Here’s to the next 50 years of fighting for the City we love.



Peg Breen, President



### 50th Online Exhibition

You can view our “50 for 50” online exhibition of buildings we helped preserve and our 50th Anniversary Special Report by scanning the QR code or visiting our website at [nylandmarks.org](http://nylandmarks.org)





## Speaking Out for Preservation

*“The New York Landmarks Conservancy has been an exemplary and forceful leader in determining the future of Penn Station and the impact that future may have on the surrounding neighborhood. The entire region is lucky to have the Conservancy insisting that the powers that be don’t squander what may well be the opportunity of the century for us to improve New York’s transit capabilities all while respecting our built environment.”*

*– Samuel Turvey, Chairperson, ReThinkNYC*

**PUBLIC POLICY** - Speaking out for New York. The Conservancy continued to advocate for New York's historic buildings and neighborhoods in 2023. We spoke out against proposals that would lead to demolished historic buildings and diminished historic districts. We supported protecting and reusing the landmarks that define New York.

## Protecting the Penn Station Neighborhood

One of the biggest preservation stories over the past few years has been the threat to the area around Penn Station. We continued to oppose Governor Kathy Hochul's plan to destroy this vibrant neighborhood, which the State has called "blighted."

The Conservancy supported a lawsuit that challenged the State's General Project Plan (GPP), which would enable the destruction of six blocks around Penn Station through eminent domain. The GPP calls for demolishing historic buildings and replacing them with supertall office towers.

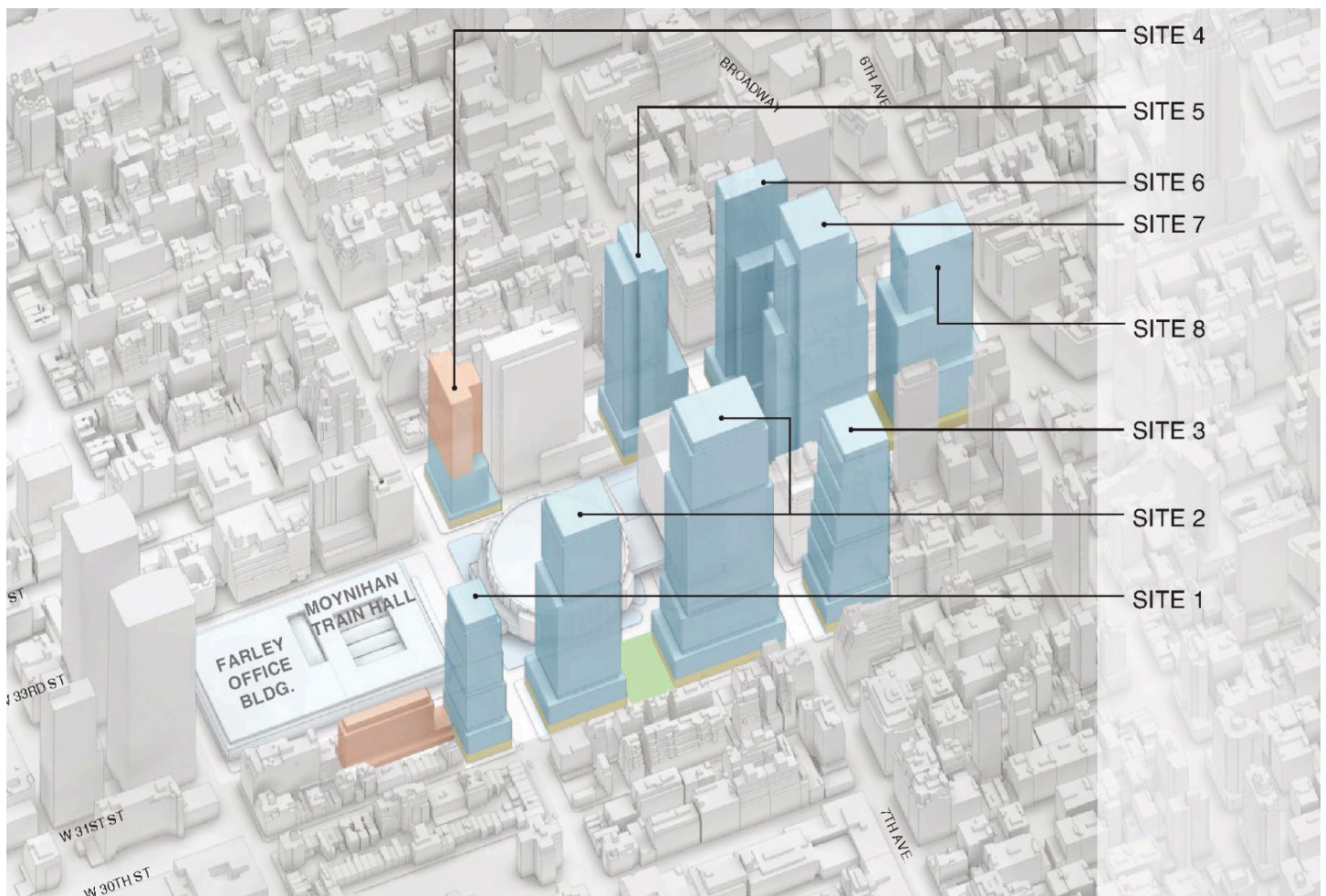
We submitted an amicus brief, along with the National Trust for Historic Preservation and Preservation League of New York State. The brief, which was accepted by the court, bolstered arguments that the area is not "blighted," and instead contains several landmark quality buildings. The judge ruled against the lawsuit. We were disappointed in the decision; attorneys are considering an appeal.

The ruling was not a ringing endorsement of the GPP, which initially counted on developer Vornado to build offices around Penn at an undetermined future date and contribute an undetermined amount to Penn Station upgrades. The court concluded that it "may not substitute its judgment for (the State's) ... even if the plan appears dubious in the current economic climate."

Governor Hochul announced that the improvements at Penn would be "decoupled" from the development plan, but that it would remain on the books, ready to be pulled out at some future date. We asked for the "zombie" plan to be extinguished once and for all.

The Hotel Pennsylvania, across 7th Avenue from Penn, was demolished. The McKim Mead & White building was a cultural landmark. Instead, this critical site is now a vacant lot. Since the head of Vornado, which owns the Hotel site and many of the properties around Penn Station, has stated that market conditions for new commercial space are poor, ironically, it could become the blight that the State has been claiming it sees all around the neighborhood.

We will keep working with colleagues to achieve a real "world-class" Station.



Rendering of Penn Station Civic and Land Use Project, an 18.3-million-square-foot redevelopment plan for Midtown Manhattan



*A new 5G tower on Mulberry Street in Manhattan's Chinatown (photo: Amir Hamja for The New York Times)*

## Defending the Public Realm

Throughout 2023, we fought against the installation of 32-foot-tall cell service towers in historic districts and in front of individual landmarks. The City and its vendors have promised free residential 5g service, but the ungainly towers are incompatible with historic resources, and the service they offer will be limited to their immediate surroundings, far short of most New Yorkers' homes. The goals of this program are laudable, but these monolithic monsters are just the containers – not even the actual providers.

In June, the Conservancy testified at a City Council hearing, with questions about the design, installation, and purpose of the towers. We called for a pause on installations until we got answers. After the Conservancy and colleague groups asked why these installations didn't trigger a federal Section 106 preservation review to evaluate impacts on historic resources, Congressman Jerrold Nadler sent the Federal Communications Commission (FCC) the same question. His letter pushed the agency to pause installations until the 106 process began.

As a consulting party for that review, the Conservancy studied over 180 installation sites in just under four months. Many have had adverse impacts on historic resources. Many will loom over low-scale historic buildings that are not protected by landmark designation. And even when there are no nearby historic sites, these towers will disrupt streetscapes and degrade neighborhoods, while the benefits are uncertain at best.

This was just an initial phase. We've been told that there will be thousands more installations. They are being considered one at a time, even when they're just a block apart. The review process has been time-consuming and cumbersome and has made understanding cumulative impacts nearly impossible.

As the year ended, we encouraged City Hall to consider the offer that another communications pole fabricator made: to design towers that could be more attractive, and tailored to the City's diverse neighborhoods.

## Supporting Sensible Zoning and Land Use Proposals

Once again, 2023 saw the City and State push forward rezonings and land use proposals to increase housing. The Conservancy supports the goals of these plans but has been skeptical because they have never shown the projected impacts on already dense neighborhoods, such as historic districts in Manhattan, or the impact other services such as infrastructure and education.

The Governor once again tried to lift the State-mandated 12.0 FAR cap on residential development in the City. The Conservancy once again noted any removal of the cap should only happen as part of a larger planning effort. The legislature maintained the cap.

The Conservancy submitted a statement on “City of Yes for Housing Opportunity,” a Department of City Planning proposal to make wide-scale zoning changes to encourage new housing. While some aspects of the proposal are explicitly connected to landmarks and historic districts, the scale of the rezoning ensures that there will be many other impacts on historic resources. We requested that the environmental review analyze those impacts, and include historic districts and landmarks (or sites adjacent to landmarked buildings) in the case studies that illustrate the proposal.

The rezoning calls for expanding landmarks’ ability to transfer development rights; we asked for more details on this plan. It also encourages reuse and adaptation of existing commercial buildings for residential use. We noted that retrofitting a building, as opposed to new construction, generally saves 50–75 % of embodied carbon, a major source of climate change. Therefore, we requested that reuse be prioritized and that the potential loss of embodied carbon be measured when a demolition is proposed.

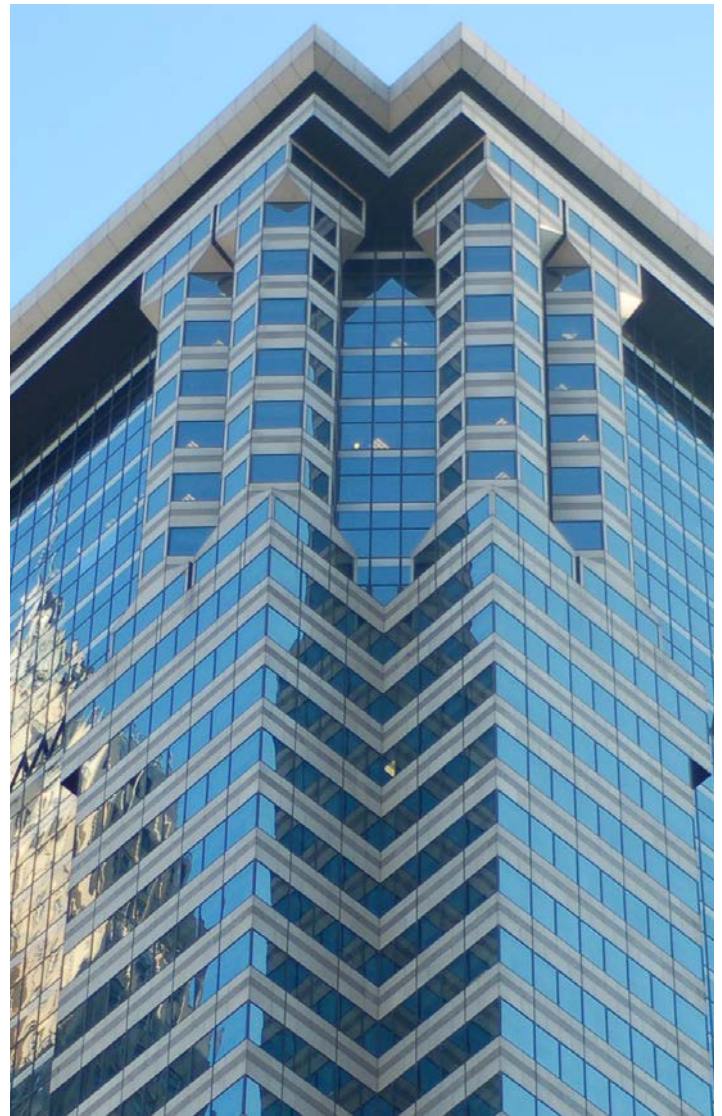
## Celebrating Postmodern Architecture

The Conservancy was part of a coalition advocating for 60 Wall Street. This Postmodern skyscraper (1989, Kevin Roche/John Dinkeloo) is well-known for its picturesque and flamboyant lobby, which new owners are determined to demolish. In 2022, we requested that the Landmarks Preservation Commission (LPC) consider landmark designation. They responded that the building merited further study.

At the same time, the owners had applied to the City Planning Commission (CPC) to remove the glamorous lobby, which is a Privately Owned Public Space, a use that provided a zoning bonus for the building in the 1980s. The Conservancy submitted testimony to the Community Board opposing the plan. The local Council member and other advocacy groups also spoke against the alterations and in favor of the designation.

Unfortunately, in August, the CPC voted to allow the changes, without a public hearing. The LPC declined to designate, stating that the purported economic benefits of the new lobby outweighed its architectural significance and that it is too soon to understand Postmodernism. Living Landmarks Robert A.M. Stern and Paul Goldberger powerfully rebutted the LPC’s reasoning in a letter featured in a New York Times story on the issue.

We have been working with the coalition to discuss the next steps for 60 Wall Street and planning a campaign to highlight New York’s postmodern masterpieces.



60 Wall Street – designed by Kevin Roche and John Dinkeloo (photo: Mike Roberts)

## Shielding Vulnerable Buildings

Over the last two years, several landmarks across the City have been endangered or demolished due to pre-existing unknown conditions, demolition by neglect, or contractor error. In response, the Conservancy co-signed a letter with colleagues asking for changes to protect these historic buildings, and met with LPC staff to discuss new policies.

The LPC announced a plan that relies on enhanced communications with the Department of Buildings (DOB), and increased monitoring by its own engineer. The Conservancy supports this initiative but believes the City needs to do more to protect privately-owned and City-owned landmarks. We question why DOB has allocated resources to demolish buildings but not stabilize them. We also encourage communities to stay involved in the public review process to replace lost buildings and to ensure that the new construction is appropriate for its location.

The Conservancy was well represented at a September panel on this issue. Board member and preservation engineer Edmund Meade and Public Policy Director Andrea Goldwyn joined LPC associate counsel John Weiss and Valerie Bradley, founder of Save Harlem Now! for a lively discussion.

## West-Park Presbyterian Church

165 West 86th Street, Manhattan

We continued to oppose the demolition of this landmark religious property, based on a claim of hardship. As 2023 ended, the owners withdrew their application, after nearly two years of hearings. The Conservancy testified at each one, drawing on decades of experience with this landmark.

Our work with the restoration and activation of historic religious properties has shown that they don't follow one set path. Each situation is different and each building presents its own set of issues, but a key ingredient of success has always been an owner who wants to be a good steward of their property, and who is willing to undertake that long-term campaign. Unfortunately, this magnificent church has not had such an owner in its recent past.

The Landmarks Law has a hardship test with four parts. All must be met for the hardship to be approved. The first is whether the current owner has a contract to sell the building, which they did.

The second is, that if the building wasn't owned by a non-profit, would it be able to achieve a 6% return? The application presented three scenarios, showing that the income fell short of that goal, based on a claim that this work would cost some \$26 million. Conservancy

testimony in June and October refuted that assumption. The Commission's own engineering issued a report that work to resolve Department of Buildings violations at the Church and remove a sidewalk bridge would cost closer to \$1.7 million.

Third, has the building ceased to be adequate for the purposes of the current owner, and the purposes when they bought the building, unless they're no longer engaged in these purposes? No, there are congregations worshipping in this building, and a tenant, the Center at West Park, which regularly holds public events. And the West-Park Presbyterian Church congregation planned to use space in a new building at the site for worship.

The fourth part of the test proved to be the undoing of the owners' claims: Is the new owner ready to demolish the building immediately? The current tenant has a lease that included an option to renew. They did renew for five years, but the Church has been trying to evict them. As the year ended, and the LPC set a date for a vote, the owners withdrew their application, as the existing lease would not permit immediate demolition.

We recognize that there is still a lot to be done at West Park. The Conservancy looks forward to working with the Center at West Park, with local elected officials, and other advocates to ensure that this stunning landmark continues to anchor this neighborhood.



West-Park Presbyterian Church (photo: NYC Manhattan Community Board 7)

**The Conservancy and our members fought hard to save West-Park Presbyterian Church.**

**Stay Informed about this landmark and other preservation advocacy issues.**

**Visit our website  
[nylandmarks.org](http://nylandmarks.org)  
Sign-up for our e-mail newsletter or scan the QR code below.**





## Testifying on the Designation of Landmarks and Historic Districts

At nearly 175 years old, **Former Colored School No. 4** (128 West 17th Street, Manhattan) is a remarkable survivor that holds an extraordinary story. It served as a school for Black students, part of a segregated system, with notable educators and students who also deserve recognition.

The **Bronx Opera House** (436-442 East 149th Street, Bronx) is an ornate 1913 Italian Renaissance Revival building that once featured touring versions of Broadway shows. By the mid-20th century, the emerging Puerto Rican community brought new music, dancing, and popular nightclubs to the Opera House.

**Engine Company 88/Ladder Company 38 Firehouse** (2225 Belmont Avenue, Bronx) and **Fire Alarm Telegraph Bureau, Bronx Central Office** (1129 East 180th Street, Bronx) are fine examples of civic architecture completed in the early 20th century, following the development of transportation infrastructure that brought new populations to the borough.

**Hotel Cecil & Minton's Playhouse Building** (206 West 118th Street, Manhattan), the **John Birks "Dizzy" Gillespie Residence** (105-19 37th Avenue, Corona) and the **935 St. Nicholas Avenue Building** weave together points from the history of jazz in New York City, illuminating a significant cultural heritage. The Hotel Cecil was once home to jazz club Minton's Playhouse. "Dizzy" Gillespie was one of the most renowned musicians who played there. His residence in Corona was at the center of a thriving jazz community. Edward Kennedy "Duke" Ellington was another giant of jazz. 935 St. Nicholas Avenue was his home from 1939 to 1961.

**Joseph Rodman Drake Park and Enslaved African Burial Ground** (Hunts Point, Bronx) is a green oasis in this industrial section of the Bronx. It also deserves recognition as a means to honor the lost history of the enslaved who were buried there.

The **Old Croton Aqueduct Walk** in the Bronx is a unique landscape that opens a window into the history of New York's infrastructure. It covered the Old Croton Aqueduct, which was completed in 1842 and became a site of outdoor recreation for Bronx residents and visitors.

The **Modulightor Building** (246 East 58th Street) is an extraordinary example of the work of architect Paul Rudolph. Tucked into a Manhattan side street, it uses simple materials and repetitive geometric patterns to create a compelling sculptural facade.

Ulrich Franzen's **Barkin, Levin & Company Office Pavilion** (12-12 33rd Avenue, Long Island City) is an excellent illustration of Mid-century Modern architecture. In a city where Manhattan's modern towers have been celebrated, the more unusual horizontal structure in Long Island City is striking. Decorative elements derived from its form.



Former Colored School No. 4 at 128 West 17th Street, Manhattan



The Modulightor Building at 246 East 58th Street, Manhattan

## Speaking Out on Preservation Issues

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

Supported alterations at **854 Fifth Avenue**. This 1905 Beaux-Arts style building, which Warren & Wetmore designed as a single-family residence, is one of the last of its kind along this part of Fifth Avenue. For years it was the Permanent Mission of Yugoslavia to the UN, but vacancy and under-maintenance left this landmark in need of substantial rehabilitation. This restoration will ensure the building's reactivation and reuse, enhancing a grand Upper East Side block. The Commission approved this project.

Supported a 10-story addition to **277 Canal Street**, a three-story building in the SoHo Cast Iron Historic District Extension. This proposal was the first test of the SoHo/NoHo zoning, which allows much larger and taller buildings in the historic district. It's sympathetic to SoHo's streetscape, with fenestration and massing that are contextual with nearby buildings, and materials reflect the historic structure. The Commission asked for some refinements and approved the proposal.

Opposed two versions of a proposal to modify **131 Charles Street**, an 1834 Federal-style building, which was among the first LPC designations in 1966. The Conservancy generally supports proposals that respect historic character and find new uses for underutilized buildings, but this proposal does neither. The Commission did not take a vote on the proposal.

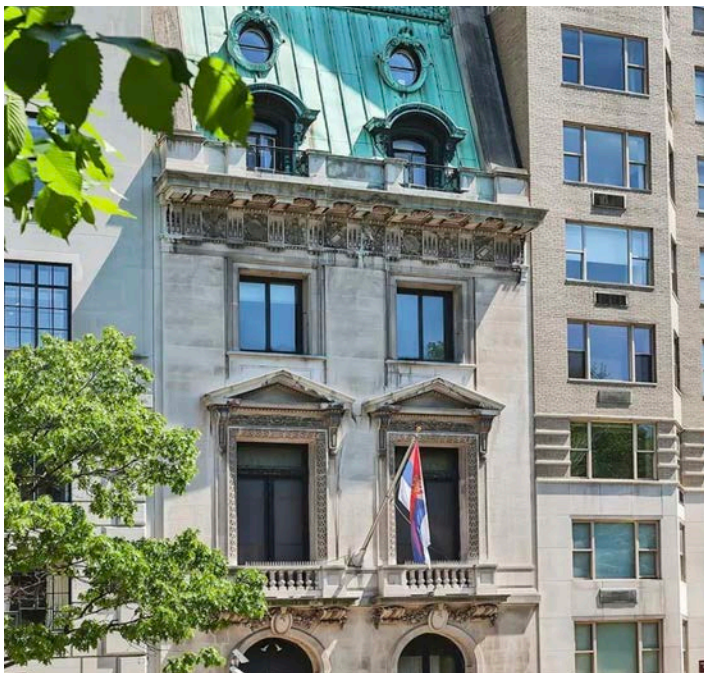
Commented on a proposal to modify some of the **Landmarks Commission's Rules**. The Rules provide a regulatory framework for staff-level review of LPC applications. The Conservancy supported the goal of these amendments, to increase efficiency for building owners and the LPC, but we did raise some concerns and encouraged that the LPC's illustrated Permit Application Guide be updated. The Commission approved the amendments.

Supported a proposal to modify the entrance at **10 Rockefeller Plaza**, part of a plan to convert the building into a hotel, showing how historic commercial buildings can be repurposed. We asked that limestone removed from the entrance be re-used at the site. The proposal was approved, with our suggestion.

Opposed a plan to alter the entry of **101 East 63rd Street**, designed by Paul Rudolph. The owner requested moving the recessed entry forward; however, this façade is a precise arrangement of solids and voids, glass and steel, light and shadow. Pulling the entry door forward would significantly diminish the composition. The LPC approved a modified version of the proposal.

Supported a plan for a new building at **27 East 4th Street**, adjacent to the **Merchant's House Museum**, an 1832 landmark, known for its exquisite interior plasterwork. A plan from the Historic House Trust to repair Merchant's House prior to construction, along with enhanced monitoring, an updated structural survey showing present conditions, and a collaboration between all parties, should mitigate concerns about potential damage from the construction. The Commission approved the project.

At **160 and 162 Fifth Avenue**, in the Ladies' Mile Historic District, we supported a rooftop addition that would not be easily seen and, like similar additions in this District, would help keep the building active without distraction or detracting. We opposed a glass skybridge connecting the buildings across 21st Street. It would be highly visible, change the priority of the buildings, and remove historic fabric. The Commission voted to approve the entire application.



854 Fifth Avenue



131 Charles Street



# I am PRESERVATION



*Lisa Mangels-Schaefer & Adam Rinn - Coney Island Museum*

Our preservation advocacy efforts would not be nearly as effective if it weren't for our community of preservationists and our generous supporters. New Yorkers are tough, but also like to have fun. So, in honor of our 50th anniversary, we highlighted preservation's popularity by sharing a video series called "I am Preservation." People from across the boroughs filmed short clips expressing how they represent preservation and support saving our historic buildings and neighborhoods. We shared clips from a sword swallower, homeowners, non-profit organizations, historic groups, churches, synagogues, and more.

Many thanks to those of you who participated in our video series. You did an outstanding job, bravo! And of course, many, many thanks to all of those who have supported us over the last 50 years. Together, "We are Preservation."

### Here's to another 50 years!

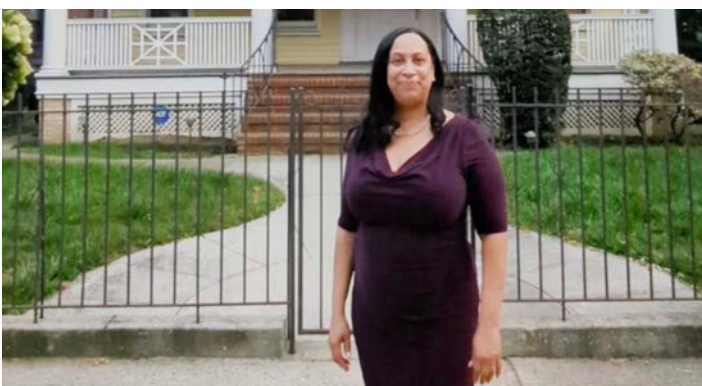
You can view the videos on our website or on our YouTube channel by scanning the QR code to the right or visiting [youtube.com/nylandmarks](https://youtube.com/nylandmarks)



*Pastor Ivan Belets - First Ukrainian Assembly of God*



*Columbia University, Graduate School of Architecture, Planning & Preservation*



*Tracy Jackson - Homeowner, Brooklyn*



*Judith Berdy - The Roosevelt Island Historical Society*



## Providing Preservation Services

*“The Conservancy staff has been & continues to be an absolute lifeline of tremendous support, and beacon of light to the New Amsterdam Musical Assoc. (NAMA). Words cannot begin to truly express the depth of gratitude for the many ways the team has stepped in to guide, advise and support us. Starting with laying a plan, pathways to resources, and the approval for NTAG funding as well as connecting us to other grant sources that will help restore and preserve our historical front facade. Also, connecting our Board to convene with other African historical sites in the City is priceless. This will powerfully impact our services to the community with benefits that will surely last for many generations to come.”*

*- Imani Scott, Executive Director, NAMA*

*New Amsterdam Musical Association (NAMA) - photo by Betsy Bober Polivy/Manhattan Sideways  
Founded in 1904, NAMA is the oldest African-American musical organization in the United States*

**PRESERVATION SERVICES** - The Conservancy's Preservation Services Department provides countless hours of one-on-one advice and technical assistance to building owners throughout the City. From site visits to referrals, we offer practical recommendations that address a wide variety of questions and issues. We also help owners navigate the City's landmarks regulatory process.

## Special Projects

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

### New Amsterdam Musical Association

The Conservancy has been assisting the New Amsterdam Music Association (NAMA), with its building at 107 East 130th Street in the Central Harlem-West 130th-132nd Streets Historic District. NAMA began in 1904 to serve the needs of Black musicians who were excluded from musician's unions and were prohibited from staying at many hotels in Manhattan while on tour. NAMA has occupied the brownstone row house at 107 West 130th Street since 1922. The group provides a space for open mic nights, music lessons, and concerts.

The Department of Buildings (DOB) issued a violation to NAMA for an unsafe facade in May 2022 and the City put up a sidewalk bridge. The Conservancy has been advising NAMA's board and executive director on fundraising, grant writing, and finding preservation professionals to restore their façade since June 2022. Estimates for restoring the facade exceed \$100,000 and the building also needs window replacement and major electrical upgrades.

With the Conservancy's assistance, NAMA applied for a grant from the Landmarks Preservation Commission and was awarded \$35,000 in early January 2023. The Conservancy's Nonprofit Technical Assistance Grants program has pledged an additional \$15,000 toward the project. NAMA fundraised for months, but still had a significant budget gap until New York State Senator Cordell Cleare pledged a \$100,000 grant for capital improvements at 107 West 130th Street. The funds will not be disbursed for many months while the state performs a review and the grant is reimbursable. Considering these challenges, the Conservancy has offered to provide NAMA with a bridge loan so that they have funds to carry out the work easily available and can then pay off the loan after reimbursement from the state grant.



*New Amsterdam Musical Association building (with awning) in 2021 before the City put up a sidewalk bridge*

## United Order of Tents

The Brooklyn chapter of the United Order of Tents made significant strides toward the restoration of its headquarters in 2023. The United Order of Tents is a benevolent association of African American women that dates to Emancipation. The headquarters of the Brooklyn chapter, a former French Second Empire mansion at 87 MacDonough Street in Bedford-Stuyvesant, was once an active location and cornerstone of the neighborhood. In recent years, the United Order of Tents was beset with financial and facilities problems. 87 MacDonough Street became vacant after a contractor took advantage of the organization and left it without heating. The Department of Finance then denied the organization's request for a property tax exemption, which most non-profit organizations are given, because they deemed the building unusable. The organization's pro bono attorney got the Department of Finance to agree that a tax exemption could be granted if the Tents can show a good faith effort toward a plan to fully utilize the building again.

After the United Order of Tents' plight was featured in a *New York Times* article in late 2022, support poured in and rehabilitating the building became a feasible goal. Silman Engineering, Think Wilder Architecture, and Wells Design & Consulting, a MEP engineering firm, all volunteered their services pro bono. A project kick-off meeting took place in March with the architects and various engineers that will be involved in the project. By August, architectural, structural, and MEP conditions assessments of 87 MacDonough Street were complete. The Conservancy hosted a design charette for 87 MacDonough Street at our offices on November 20th. ThinkWilder guided the project stakeholders in planning the use of the interior and selecting materials. These plans will be worked out in more detail in 2024.



United Order of Tents & ThinkWilder Architects charrette at Conservancy office

In the meantime, the United Order of Tents was able to raise over \$200,000 on GoFundMe and received two significant grants. In June, the National Trust for Historic Preservation's African American Cultural Heritage Action Fund pledged a \$100,000 grant for the restoration of the building. In July, the Mellon Foundation pledged a \$200,000 Humanities in Place grant to the organization for strategic planning. The Conservancy is acting as the fiscal sponsor for this grant. Crucially, the United Order of Tents also received a reprieve on their property taxes in June after being able to show progress in planning the restoration of the building. The Department of Finance granted the organization a tax exemption retroactive to the date that their 501(c)(3) status was established in 2021.



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

### **Morris-Jumel Mansion**

The Conservancy is working with the Versailles Foundation to implement a reinterpretation of the seventeenth-century kitchen at the Morris-Jumel Mansion. The Greek Revival mansion dates to 1765 and operates as a house museum. The Conservancy previously worked with the Versailles Foundation to restore and conserve decorative interiors and furnishings in two rooms of the museum. In 2023, the Versailles Foundation provided a \$30,000 grant to change the kitchen into a teaching space where visitors can learn about historic foodways and domestic life.

The Morris-Jumel Museum staff and outside consultants conducted research on the people who worked in the house and colonial American culinary practices. They created a recorded soundscape for the room, purchased new furnishings and touchables to engage children, and had a custom replica of a 17th-century cabinet constructed that conceals the AV equipment. The project was unveiled in November with a reception and lecture from one of the culinary history consultants.

### **Port Authority Midtown Bus Terminal Replacement - Section 106 Review**

The Port Authority of New York and New Jersey is planning to replace its Midtown Bus Terminal by 2032. As a partly federally-funded project, the endeavor is required to undergo review per Section 106 of the National Historic Preservation Act. The Federal Transit Authority is leading the review process, and the Conservancy is serving as a Consulting Party.

The new bus terminal will be built at the site of the current one on 42nd Street and Eighth Avenue. An initial plan for the project entailed constructing four towers on the terminal. The private investment in the towers would have helped to fund the new bus terminal. This plan was eventually pared down, and two towers are now being proposed on Eighth Avenue. These towers will obscure views of the McGraw-Hill Building, which is a National Historic Landmark. The shadows from the towers will also negatively affect the McGraw-Hill Building and three nearby churches with stained glass windows.

In September the Conservancy submitted comments explaining that while we are supportive of replacing the bus terminal, we have reservations about several aspects of the proposal. No evidence was provided showing that the only way to move forward with the new bus terminal project is by utilizing private investment in two towers. We are very concerned about the impacts of the towers on the McGraw-Hill Building. We also highlighted how important it is that shadow mitigation be carried out at the stained glass windows of the nearby churches.

The Section 106 review process will continue into 2024.

## **Staff Services – Providing Architectural Expertise**

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

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

### **Questions? Contact our Preservation Hotline**

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



## Preserving Sacred Sites

*“The St. John’s A.U.M.P. Church thanks the New York Landmarks Conservancy for your role in our 15-year effort to refurbish the building and grounds. The Conservancy’s Sacred Sites grant is remembered and appreciated, and the congregation has grown! Goshen Village loves this church. May it be a small testament to the power of community and to the invaluable help of the Conservancy’s Sacred Sites grant.”*

*– Diane M. Dinan, Member and Community Liaison*



**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 1,657 grants to 850 congregations. It is one of the only statewide programs in the nation responding to the preservation needs of historic religious properties.

## Religious Heritage Survey Reactivated: Staten Island Survey Completed

This summer, the Conservancy's religious property survey was reactivated with the generous support of a three-year grant from the Gerry Charitable Trust. Two enthusiastic interns conducted site surveys and research: rising Columbia University senior architecture major Sam Hosmer, and recent Columbia University graduate and history major Andrew Thomas, who was subsequently hired to fill an interim position with the Conservancy's Historic Properties Fund.

The team completed our survey of Staten Island's historic houses of worship, first initiated in 2009. Sam and Andrew identified religious-owned properties using New York City Department of Finance GIS data, including 60 sites not previously surveyed. Based on historical, architectural, and cultural significance, thirty sites were determined potentially eligible for listing on the National Register, and each was visited and photographed. Sixteen sites were thoroughly researched and documented, including interior photography, interviews with congregation leaders, and archival research. National Register nominations were initiated for two sites: mid-century modern Temple Israel in the West New Brighton neighborhood, designed by noted

and prolific synagogue architect Percival Goodman, and the Unitarian Church of Staten Island, whose present church dates to 1895, replacing an 1868 church on the site. The congregation was founded in 1852, with noted Staten Island abolitionists, Underground Railroad conductors, labor and women's suffrage activists among its members.

Additional survey highlights include Stapleton Union American Methodist Episcopal Church, established in 1832 and historically affiliated with the African United Methodist Protestant Church, and St. Philip's Baptist Church, another very early black congregation, whose church was enlarged in 1926 by noted church architect George Conable. St. Paul's United Methodist Church is a handsome Greek Revival church constructed in 1862; Bethel United Methodist Church, a large Romanesque Revival church was constructed in 1886 after a fire, but retains its 1840's burial ground; Messiah Lutheran Church was established in 1923 to serve Scandinavian immigrants; and Oakwood Heights Community Church began meeting in 1924 as a seasonal chapel, the "Church of the Sea and Land," for families summering on Staten Island.

The Staten Island Foundation has generously authorized funding to underwrite National Register nominations for six additional Staten Island sites. Listing on the National Register of Historic Places will document and bring public recognition to the history of these congregations. It will also qualify these important sacred sites and community anchors for Conservancy matching grants, helping congregations identify and implement cost effective repairs and climate resiliency projects, ensuring that these handsome and historically significant houses of worship can continue to serve their communities for generations to come.



Sacred Sites interns Andrew Thomas & Sam Hosmer



Bethel United Methodist Church, 1886

## Congregational Real Property and Asset Management Workshop

The Conservancy co-sponsored a workshop to assist congregations seeking income from shared space agreements. Grace United Methodist Church in Park Slope hosted the half-day session, with underwriting from nonprofit-focused law firm Capell Barnett Matalon & Schoenfeld. Attorney Jodi Warren reviewed facility use agreements, real property tax exemptions, and statutory approvals. Karen DiLossi of Partners for Sacred Places highlighted best practices for hosting arts events or tenants. Chris Templeman, nonprofit asset management consultant with Morgan Stanley, spoke about establishing planned giving programs and building endowments specifically for facility repair and maintenance. Conservancy Sacred Sites Director Ann Friedman introduced the Conservancy's grant program. Among the eighty participants were Conservancy grantees from Staten Island to Harlem, and potential Conservancy grantees from the Bronx, Queens and Brooklyn, identified via the Conservancy's ongoing, multi-year survey of historic NYC religious sites.

## 2023 Sacred Sites Open House

Sacred Sites Open House 2023 kicked off with a preview talk and reception at the beautiful Upper East Side landmark St. Jean Baptiste. Event host Fr. Kamas, along with Rabbi Serge Lippe of Brooklyn Heights Synagogue, addressed this year's theme: "Congregations and Community" about how their congregations welcome their communities with myriad educational, social service, and cultural programs. On May 20 and 21st, a hundred sites opened their doors for tours, including 40 in New York City, more than twenty in greater Binghamton, and dozens more around the state, from Sag Harbor to Buffalo.

Free, curated tours and talks were offered throughout the city. Zach Poole of MBB Architects led a sold-out tour of the restored Trinity Church Wall Street. Elizabeth Anne Hartman and photographer Michael Horowitz, authors of *Divine New York: Inside the Historic Churches and Synagogues of Manhattan*, led two walking tours, one on the Lower East Side, and one on the Upper East Side. Old First Reformed Church in Brooklyn offered a talk and tour on the history of their magnificent stained-

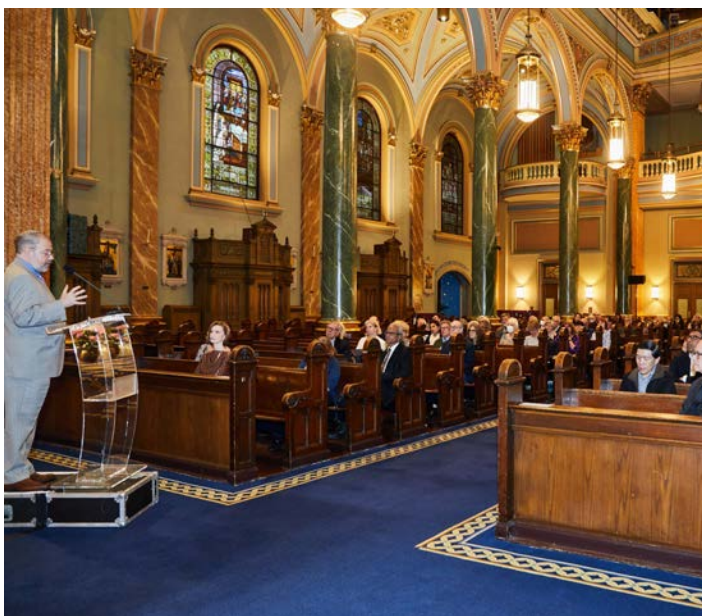
glass windows, covering not just the significance of artists and artisans including the Tiffany Studio, William Willet, and Otto Heinigke, and shared their research into the congregation's founding families and window donors, several of whom were slaveowners. Over 150 people attended a Henry Holiday stained-glass window book talk and tour at the Church of the Holy Trinity in Carnegie Hill led by architect, historian, and author George Bryant, cosponsored by the Victorian Society and Friends of the Upper East Side Historic Districts.



Touring Kol Israel, Crown Heights



Trinity Wall Street Tour, Side Chapel (photo: Miriam Kelly)



Sacred Sites Open House speaker Rabbi Serge Lippe at St. Jean Baptiste

## Sacred Sites Grants

The Conservancy awards matching grants to plan and fund the repair and restoration of historic religious properties. In 2023, we pledged 56 grants totaling \$685,350 to 52 religious institutions throughout New York State, leveraging nearly \$24 million in repair and restoration projects. These sites serve more than 165,000 community members annually through a variety of activities such as food pantries, support groups, concerts, childcare, and youth programming.

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

**2023 Grantees include:** (listed by County, then City or Borough)

### Albany

First Reformed Church of Bethlehem, Selkirk  
\$15,000 — *Stained Glass Window Restoration*

Good Ground Family Church, Cohoes  
\$13,000 — *Existing Conditions Survey*

### Allegany

Union University Church, Alfred  
\$14,500 — *Roof Replacement*

### Broome

St. Michael's Greek Catholic Congregation, Binghamton  
\$10,000 — *Steeple & Spire Repair*

### Cayuga

First Presbyterian Church of King Ferry  
\$6,000 — *Steeple Repairs*

### Columbia

St. Paul's Episcopal Church, Kinderhook  
\$3,000 — *Sacristy Roof Replacement, Cellar Bulkhead Reconstruction*

### Dutchess

St. Paul's Episcopal Church, Poughkeepsie  
\$15,000 — *Conditions Survey*

### Erie

Temple Beth Zion, Buffalo  
\$25,000 — *Exterior Masonry Restoration*

Trinity Episcopal Church, Buffalo  
\$12,000 — *Window Restoration Project Management*

### Franklin

The Church of the Ascension, Saranac Lake  
\$10,500 — *Stained Glass Restoration*

### Greene

First Reformed Church, Athens  
\$6,000 — *Fascia & Gutter Repairs*

Reformed Dutch Church of Prattsville  
\$4,000 — *Design Services for Facade Restoration*

### Kings (Brooklyn)

Church of St. Ann and the Holy Trinity, Brooklyn Heights  
\$15,000 — *Construction Documents for Tower, East Facade, & Main Roof Restoration*

Congregation Baith Israel Anshei Emes, Cobble Hill  
(aka Kane Street Synagogue)  
\$15,000 — *Engineering Services to Stabilize Sanctuary Ceiling*



Manhattan Seventh Day Adventist Church, Greenwich Village



Trinity Episcopal Church, Buffalo

## Sacred Sites Grants

### **Kings (Brooklyn) continued**

Flatbush-Tompkins Congregational Church, Flatbush  
\$15,000 — *Construction Documents for Exterior Envelope Repairs to Address Water Infiltration*

Old First Reformed Church, Park Slope  
\$11,500 — *Stained Glass Assessment*

St. John's Church, Park Slope  
\$1,800 — *Roof Conditions Survey*

South Bushwick Reformed Church, Bushwick  
\$15,000 — *Soffit & Chimney Restoration*

Stuyvesant Heights Christian Church, Bedford-Stuyvesant  
\$5,000 — *Monumental Window Stabilization Design*

### **Monroe**

Brockport United Methodist Church  
\$10,000 — *Architectural Services for Roof Replacement*

Central Church of Christ, Rochester  
\$2,800 — *Architectural Work for Roof Restoration*

West Henrietta Baptist Church  
\$3,000 — *Fellowship Hall Roof Replacement*

### **Nassau**

Elmont Presbyterian Church  
\$25,000 — *Conditions Survey & Priority Drainage & Roof Repairs*

St. Luke's Episcopal Church, Sea Cliff  
\$5,000 — *Restoration of Two Porches*

### **New York (Manhattan)**

Christ and St. Stephen's Church, Upper West Side  
\$10,000 — *Conditions Assessment*

Hebrew Tabernacle, Washington Heights  
\$12,000 — *Entrance Door Rehabilitation Feasibility Study*  
\$30,000 — *Entrance Door Restoration*

Kehila Kedosha Janina Synagogue, Lower East Side  
\$4,000 — *Roof Assessment & Construction Management*

Manhattan Seventh Day Adventist Church, Greenwich Village  
\$20,000 — *Foundation Repairs & Shoring*

Museum at Eldridge Street, Lower East Side  
\$7,000 — *Storm Window Installation*

Notre Dame School of Manhattan, West Village  
\$15,000 — *Facade Assessment & Construction Documents for Facade Restoration*

St. James Presbyterian Church, Hamilton Heights  
\$8,500 — *J.M. Kaplan Pass Through Master Plan Implementation Grant*

Tribeca Synagogue, Tribeca  
\$4,750 — *Conditions Assessment & Recommendations for Plaza Waterproofing*  
\$5,000 — *Skylight & Roof Conditions Assessment*

### **Niagara**

First Presbyterian Church of Niagara Falls  
\$10,000 — *Architectural Work for Belltower & Turret Restoration*  
\$35,000 — *Belltower & Turret Restoration*

St. John's Episcopal Church, Youngstown  
\$3,000 — *Roof & Gutter Repairs, Foundation Repointing*

### **Oneida**

First United Methodist Church, Rome  
\$8,000 — *Repair Steeple Cricket*

Stone Presbyterian Church, Clinton  
\$8,000 — *Roof Replacement*

Tabernacle Baptist Church, Utica  
\$25,000 — *Replace Side Aisle & Chapel Roofs*

### **Ontario**

Port Gibson United Methodist Church  
\$26,000 — *Building Envelope Repairs & Restoration*

### **Orange**

Baptist Temple Church, Newburgh  
\$10,000 — *Masonry Repairs*

### **Queens**

St. Raphael Roman Catholic Church, Long Island City  
\$20,000 — *Roof Replacement*

### **Rensselaer**

Trinity Episcopal Church Lansingburgh, Troy  
\$6,000 — *Stonework Assessment*

### **Schenectady**

Christ Episcopal Church, Duaneburg  
\$13,000 — *Architectural Work for Exterior Envelope Restoration*  
\$34,000 — *Exterior Envelope Restoration*

### **Suffolk**

Basilica Parish of the Sacred Hearts of Jesus and Mary, Southampton  
\$15,000 — *Wood Tracery & Stained Glass Window Restoration*

Bellport United Methodist Church  
\$5,000 — *Conditions Survey*

Caroline Church of Brookhaven, Setauket  
\$3,000 — *Window Conditions Survey*

First Universalist Church (now Ketewamoke DAR Hall), Huntington  
\$4,000 — *Conditions Survey*

### **Ulster**

Katsbaan Reformed Church, Saugerties  
\$23,000 — *Window Restoration*

Reformed Church of Hurley  
\$8,000 — *Carpentry Repairs to Steeple & Fascia*

### **Warren**

St. Mary's Church, Glens Falls  
\$8,000 — *Accessibility Study to Enhance Public Events/Share Space Use of Ralph Adams Cram designed School Building*

### **Westchester**

Messiah Baptist Church, Yonkers  
\$30,000 — *Roof Replacement*

Peekskill Presbyterian Church  
\$5,000 — *Conditions Survey of Church & Fowler House*

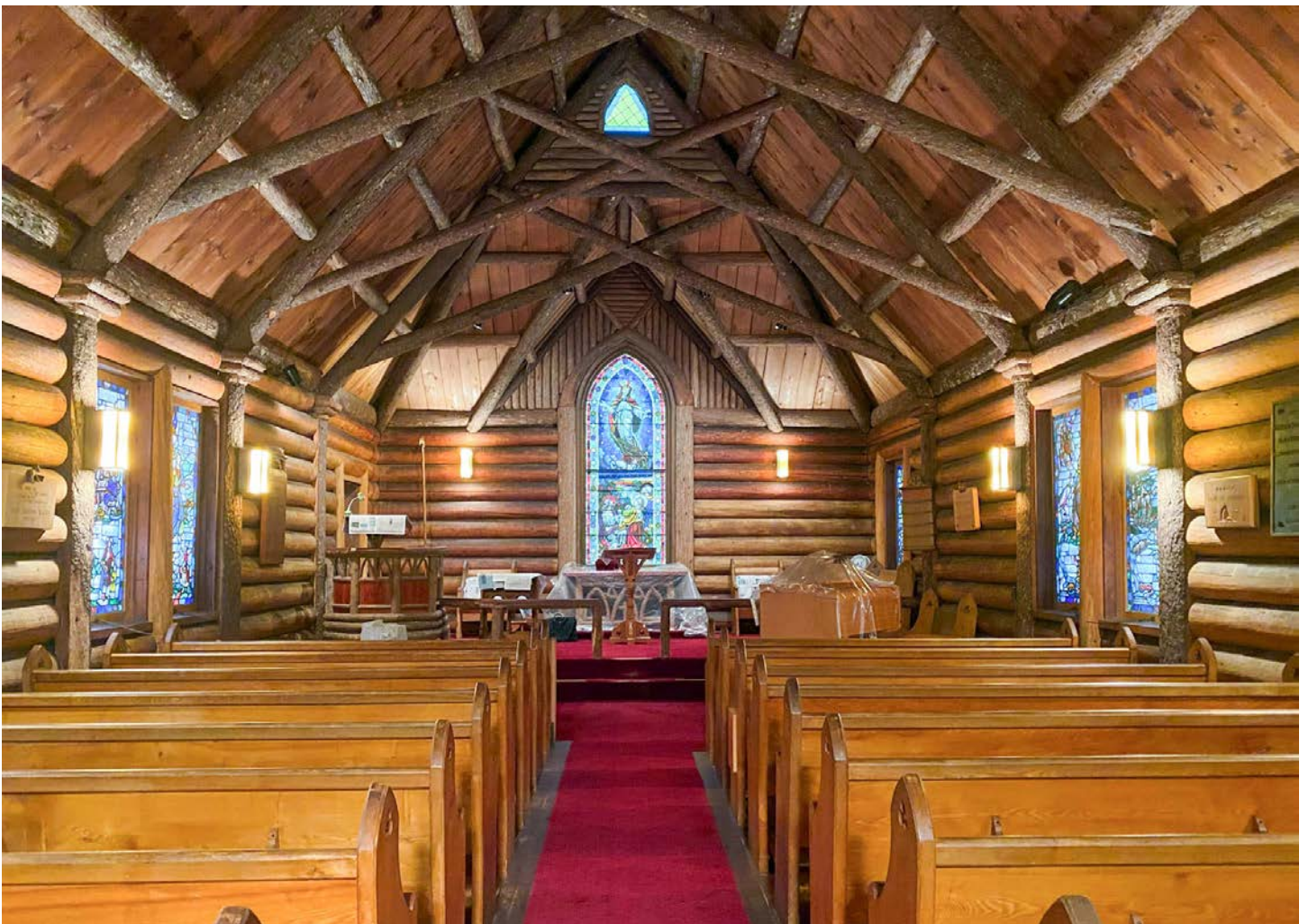
St. John's Episcopal Church, Pleasantville  
\$15,000 — *Steel Window Restoration*

Shiloh Baptist Church, Tarrytown  
\$12,000 — *Repairs to Stucco Masonry & Rear Porch*

**Since its launch in 1986, the Sacred Sites program has given 1,604 grants to 835 congregations.**



Baptist Temple Church, Newburgh



Church of the Ascension, Saranac Lake



## Funding Historic Properties

*“We had a really great experience with the Conservancy while renovating our Brooklyn brownstone. Although we started pre-pandemic and met some unavoidable delays, the NY Landmarks Conservancy staff were helpful, reliable and knowledgeable in guiding us through the process. We will be forever grateful for their assistance in coordinating every aspect of this major home renovation for us.”*

*- Homeowner Betty Boyle Duke*

**FUNDING HISTORIC PROPERTIES** - Since 1982, the New York City Historic Properties Fund has been the Conservancy's main financing vehicle for the restoration of historic buildings in New York's five boroughs. With nearly \$10 million in assets, it is one of the oldest and largest revolving loan funds for historic preservation in the country. Beginning 41 years ago with loans in low- and moderate-income brownstone neighborhoods in Harlem and Brooklyn, the Fund has grown to invest in over 278 projects across the five boroughs, totaling more than \$33 million. It's lending record continues to be exemplary, with near zero defaults on loan repayments.

Fund loans are geared toward restoration work on small residential properties in low- and moderate-income historic districts. The Fund also works with nonprofit organizations that are housed in historic buildings. Fund staff provide project management assistance for borrowers, guiding owners of historic buildings through the complicated process of architectural restoration: defining a scope of work, prioritizing components of a project, engaging qualified architects, engineers, and contractors, navigating the Landmarks Preservation Commission and Department of Building's rules, monitoring construction, and ensuring that all work is performed to the highest standard. This essential component of the Fund's work ensures that property owners hire seasoned architects and craftspeople who can determine the best approach to restore these historic buildings.

Fund staff were busy overseeing 10 projects in construction or planning this year. They also conducted outreach to homeowners in the newly designated 222nd and 227th Street Cambria Heights Historic Districts in partnership with LPC. Further outreach was undertaken in the new National Register Eligible East-Central Harlem District.

## 2023 Highlights

### 428 Greene Avenue, Brooklyn

Greene Avenue-Clifton Place  
National Register Eligible Historic District

Greene Avenue-Clifton Place is a two-block stretch of mostly Neo-Grec brownstones north of the Bedford-Stuyvesant Historic District. 428 Greene Avenue is one of a group of rowhouses built c. 1886 and designed by architect Fred E. Lockwood. The three-story plus basement brownstone was purchased by the homeowners in 2004 as their family's home.

With a \$140,000 loan from the Fund, the homeowners were able to address the significant brownstone deterioration affecting their building facade. The facade was fully restored, along with the front stoop and wooden cornice. The project architect was AYON Studio and the contractor was Hudson Restoration. The homeowners were excited to wrap up the project in the spring of 2023.



Restoration work at 428 Greene Avenue, Brooklyn



Restored brownstone at 428 Greene Avenue, Brooklyn

## Greenwich House

27 Barrow Street, Greenwich Village Historic District, Manhattan

Greenwich House was founded in 1902 by Mary Kingsbury Simkhovitch as a settlement house to help New York's immigrant community. Simkhovitch dedicated her life to improving conditions in New York's most crowded neighborhoods, and Greenwich House's flagship building at 27 Barrow Street was the center of her advocacy and charity efforts for over fifty years. Among the House's first trustees were famous social reformers Jacob Riis and Felix Adler. Greenwich House continues to offer social and health services, cultural and educational programs, and opportunities for civic engagement to New Yorkers of all ages and backgrounds, serving 15,000 people annually. In the fall of 2022, Greenwich House celebrated 120 years of providing service to the local community.

27 Barrow Street is a seven-story brick building dating to 1916-17 and built by Delano & Aldrich. Built in Flemish bond with a slate mansard roof, the facade is defined by high, arched windows at the ground floor that flank the deep reveals of the entrance doorway. The door is set in an arched opening, similar to the windows, and is capped by a modillioned pediment with a raking cornice that is carried on slender pilasters. The community building and Greenwich House headquarters was originally designed with an auditorium, gym, running track and art studio.

Greenwich House received a Fund loan of \$190,000 in 2000 to finance new windows which was repaid early in 2006. The organization had an initial facade inspection done in 2019 that estimated the costs of restoration as between \$400,000-\$600,000. Costs quickly increased during the COVID-19 pandemic, and the nonprofit organization was faced with a budget shortfall.

A Fund loan of \$300,000 was part of a larger \$1.2 million project that enabled Greenwich House to was able to fully restore the building envelope of 27 Barrow Street including repointing, brick replacement, stucco repairs, cornice and shutter refurbishment and stone repair on all the exterior elevations of the historic settlement house. The work was completed in the fall and will allow Greenwich House to continue to serve the community from this building for years to come.



Greenwich House at 27 Barrow Street, Manhattan

## New York State Historic Homeownership Tax Credit Program:

Throughout the City, in qualified low-and-moderate income neighborhoods, the Fund applies on behalf of its borrowers for the New York State Historic Homeownership Tax Credit.

With 20 projects approved to date, borrowers have received over \$828,742 in state income tax credits for approximately \$4.6 million of restoration work. We are currently working with three homeowners and four Co-ops to assist them in receiving over \$400,000 in state tax credits in qualified neighborhoods in Brooklyn, Manhattan, and Queens.

### Questions?

**Contact us** at 212.995.5260 or by email at [info@nylandmarks.org](mailto:info@nylandmarks.org).





## Nonprofit & Public Sector Assistance

*“I never thought I would be able to raise the money required for the ceiling mural’s restoration... the Conservancy stepped in with an emergency grant, and from then on, including your introduction of the Versailles Foundation to us and your guidance through our work with EverGreene Architectural Arts, you and your colleagues have been committed to seeing this project through.”*

*-Ciro Galeno, Director of Noble Maritime Collection*

**NONPROFIT & PUBLIC SECTOR ASSISTANCE** - Nonprofit organizations house an array of social, religious, and cultural programming in some of New York City's most historic and beautiful buildings. These groups are stewards of both the social and material fabric of a neighborhood, protecting and uplifting diverse and vibrant communities. In addition to fielding dozens of calls for help from owners, providing counseling and troubleshooting advice, and offering referrals for qualified professionals, the Conservancy frequently takes on projects in a more significant manner via grants, loans, and project management assistance. Two of our grant programs continue to offer assistance to nonprofit organizations in the city.

The **Emergency Preservation Grant Program**, largely funded by The New York Community Trust, provides funding to nonprofit organizations to address immediate repair needs and/or professional services to remedy dangerous exterior conditions (falling masonry, spot water leakage, etc.) and/or deteriorated interior structural elements of buildings. Most grants range between \$10,000 and \$15,000 and are accompanied by project management assistance from Conservancy staff. Over 80 nonprofit facilities have been helped to date, with an aggregate project expenditure total in excess of \$900,000.

The **Nonprofit Technical Assistance Grant (NTAG) Program**, generously supported by the Altman and Hearst Foundations, seeks to empower nonprofit property owners by supporting them with the financial and technical assistance they need to maintain and restore their buildings. NTAG provides grants of up to \$30,000 to enhance the character of landmarked and non-landmarked but architecturally significant buildings. All NTAG grants are accompanied by the project management services of Conservancy staff, consulting architects, and engineers. Since 1986, the program has invested over \$1.6 million into 80 buildings in low- and moderate-income neighborhoods.

NTAG creates an important link between preservation and community development in New York City and gives the Conservancy an opportunity to partner with other nonprofit organizations and increase the scope and range of its work.

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

**Noble Maritime Collection Writing Room, Staten Island  
NTAG Program** - Decorative Ceiling Restoration, \$156,915

The Conservancy was instrumental in securing a \$156,915 grant from the Versailles Foundation for the recreation of the ornate Writing Room ceiling mural. A portion of the original 1883 plaster ceiling mural failed during a thunderstorm in July 2020. Lacking the funds to restore or replace it, the Museum received a Conservancy Emergency grant to engage conservation firm EverGreene Architectural Arts to document and record archival information and historic paint detail. Conservancy staff organized a site visit to the museum early in the year so that the Foundation could learn more about the ceiling mural and the Collection. The Foundation's grant funded a hand-painted replica based on EverGreene's prior documentation work, which was installed in October. The Writing Room is now open to all visitors.

The Noble Maritime Collection was founded in 1987 as an art and history museum dedicated to presenting exhibitions and programs that celebrate the working waterfront of New York Harbor. The Museum is located in Building D of Snug Harbor Cultural & Botanical Garden. Building D was designed a New York City Landmark in 1965.

This is the third project recommended by the Conservancy that the Foundation has funded.



*Conservancy, EverGreene, and Noble Maritime staff in the Writing Room of the Noble Maritime Collection*

**Frederick Douglass Memorial Park Cemetery, Staten Island**  
**NTAG Program** - Conditions Assessment, \$4,000

The Conservancy provided a grant for a conditions assessment report for the Cemetery’s main building. The report was prepared by Think Wilder Architecture and prioritized repairs to the building. The Conservancy had provided an \$11,000 Emergency grant in 2020 to replace the roof on the tower of the building. Since then, the garage section of the building has experienced extensive water infiltration and deteriorated significantly.

Frederick Douglass Memorial Park was established in 1935 by a group of Harlem businessmen who wanted to provide a final resting place for their loved ones, free from the restrictions of segregated cemeteries. The cemetery is still active today and a number of prominent Black public figures are buried there.

**Kingsbridge Historical Society, Bronx**  
**NTAG Program** - Conditions Assessment, \$15,248

The Historical Society received a \$15,248 grant to fund conditions assessment reports for both the former Edgehill Church building and its Tiffany-stained glass windows. Each detailed report lays out a plan of prioritized repairs, which will assist the Historical Society in restoring their building and windows which will enable them to continue to serve the Kingsbridge and greater Bronx communities.

The Kingsbridge Historical Society was founded in 1949 and is the oldest historical society in the Bronx. The Historical Society acquired the historic former Edgehill Church in 2022, a timber and shingle Queen Anne building designed by architect Francis Hatch Kimball in 1888. The church building was designated a New York City Landmark in 1980. The Historical Society works to preserve and keep alive the history of Kingsbridge by maintaining an extensive archive and hosting guest lectures and tours and is committed to telling the stories of enslaved people in the Bronx via publications and educational initiatives that partner with local schools and neighborhood groups.



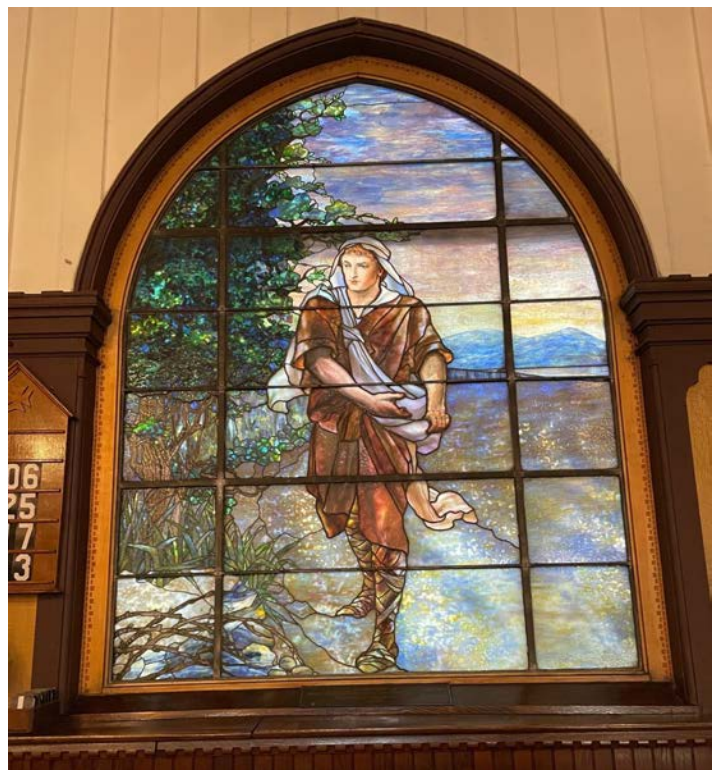
*Frederick Douglass Memorial Park Cemetery Main Building, Staten Island*

Nonprofit Technical Assistance Grants underwrite bricks-and-mortar components of building renovation projects and professional fees; priority is given to essential structural repairs and exterior work that have a visual impact on the neighborhood.

**Inquiries from nonprofit organizations should contact us at 212-995-5260 and ask for the NTAG Program staff.**



*The former Historic Edgehill Church, now the Kingsbridge Historical Society, Bronx*



*Tiffany stained glass in the former Edgehill Church*

**Sailors' Snug Harbor**  
**Emergency Preservation Grant** - Fence Repair, \$18,000

A Conservancy grant covered the cost of repairs to a section of the Greek Revival wrought iron fence that runs along the property on Richmond Terrace. A stolen car was driven into and severely damaged the fence in late 2022. Snug Harbor was formed in 1975 to convert Sailors' Snug Harbor rest home for sailors into a regional arts center. The fence was designed a New York City Landmark in 1973.



*Sailors' Snug Harbor Fence Repair, Staten Island*

**Green-Wood Cemetery**  
**Emergency Preservation Grant** - Monument Restoration, \$10,000

A bad storm in October took down trees and an obelisk at the Cemetery. Green-Wood's in-house conservator will repair the obelisk. Our grant will cover the cost of renting a crane to re-erect the monument. The Cemetery was founded in 1838 as part of the rural cemetery movement and was designated a National Historic Landmark in 2006.

**Bloomingdale School of Music**  
**Emergency Preservation Grant**- Renovation Assistance, \$7,000

The Bloomingdale School of Music occupies two 1899 Beaux-Arts row houses on West 108th Street where they provide music lessons for New Yorkers of all ages. Many of their students receive need-based financial assistance. Recently, while doing renovations of the school's classroom space, major deficiencies were found in a water pipe that runs the length of the building through multiple offices, adding \$25,000 to the project budget. Our grant will offset the cost of the repairs. The school is located in the Riverside-West End Historic District Extension, designated in 2015.

**The following NTAG grants were approved in 2022 and successfully completed this year:**

**Huntington Free Library and Reading Room, Bronx**  
**NTAG Program** - Roof Restoration, \$10,000

The library was awarded a grant for architectural services for the restoration of the original slate roof. Work included the restoration of historical elements such as roof finials and cresting. The project was completed in October and marks the first restoration project undertaken by the nonprofit organization.

The Huntington Free Library and Reading Room was founded in 1892 as the first free public library to serve the Westchester Square area, which was later incorporated into New York City in 1895 and became a part of the Bronx. The library offers public access to its research collections as well as educational lectures and community events in partnership with local businesses. The building was designed by Frederick Clarke Withers, architect of the Jefferson Market Library in Greenwich Village, and is one of his few surviving works in New York City. The building was designated a New York City Landmark in 1994.



*Slate Roof Restoration at Huntington Free Library, Bronx*

**New York Studio School, Whitney Studio, Manhattan**  
**NTAG Program** - Windows and Doors Restoration, \$5,000

The school was awarded a grant towards the restoration of the wood casement windows and two sets of double doors in the historic Whitney Studio. The restored windows and doors were reinstalled in the studio space in December.

The school is in the former home of the Whitney Museum of American Art. The historic building has served as dedicated studio arts space for aspiring artists since the school purchased the property in 1965. The Whitney Studio was the studio and private salon of sculptor and arts patron, Gertrude Vanderbilt Whitney. Whitney commissioned friend and artist Robert Winthrop Chanler in 1918 to design her studio which included three-dimensional plasterwork and stained-glass windows. She later transformed her studio into public galleries when the building became the Whitney Museum. The Conservancy previously funded façade restoration work on the school in 2011 with a \$250,000 loan and a \$10,000. The school is located in the Greenwich Village Historic District, designated in 1969.

## EVENTS

### New York City African American Institutions Convenings

The Conservancy partnered with Weeksville Heritage Center in Brooklyn in March to host more than a dozen New York City African American non-profit institutions from across the five boroughs. Weeksville's President, Dr. Raymond Codrington, asked the Conservancy to bring together representatives from the various African American sites the Conservancy has helped to learn more about each other's missions and how the groups could work together on promoting their programs exploring New York City's rich African American history. A second convening was held in September at the Lefferts House Museum in Brooklyn, and a third is scheduled at the Louis Armstrong House Museum in Queens.



African American Institutions Convening in September at Lefferts House Museum, Brooklyn



## Honoring Excellence

*“The rehabilitation of the dome of the Gould Memorial Library has a significance far beyond keeping the rain out of Stanford White’s landmark Rotunda. In the realm of public policy, the undertaking demonstrates the joint commitment of New York City and New York State to the preservation of historic structures. Visually, the rich texture of the fish-scale shingles celebrates the play of light across Gould’s dome, animating and energizing its surroundings. And from a technical perspective the project confirms the importance, as well as the availability, of appropriate materials, skilled craftsmen, and experienced professionals, a combination that is critical to preserving the architectural heritage of America’s Gilded Age.”*

— Samuel G. White - Founding Partner, PBDW Architects

Gould Memorial Library, Bronx Community College - 2155 University Avenue, Bronx (photo: Joseph Asbury / SharpLens Photography)

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

**Roberta Brandes Gratz** received the Preservation Leadership Award for her work as an advocate, author, and urbanist. Gratz has been a driving force in the conversation about New York's buildings and neighborhoods for decades.

From 2003 to 2011, Gratz served on the New York City Landmarks Preservation Commission, where, appointed by Mayor Michael Bloomberg, she was known for her fiercely held positions and commitment to preservation.

Gratz was also a founder and leader of the extraordinary transformation of the historic 1887 Eldridge Street Synagogue, now the Museum at Eldridge Street. For 20 years, she led the rescue and restoration of the historic synagogue building. Once deteriorated and decaying, the building received a Lucy Moses Award in 2008.

She has written numerous magazine and newspaper articles and is the author of several books on preservation and cities. The most recent is 2021's *It's a Helluva Town: Joan K. Davidson the J.M. Kaplan Fund, and the Fight for a Better New York*. Earlier books include: *The Battle for Gotham: New York in the Shadow of Robert Moses and Jane Jacobs*; *The Living City: Thinking Small in a Big Way*; and *Cities Back from the Edge: New Life For Downtown*.

Gratz's writings have also appeared in *The Nation*, *New York Magazine*, *The New York Times Magazine*, *The Wall Street Journal*, *The New York Review*, *Common Edge*, and various online publications.

In 2004, Gratz, with her mentor Jane Jacobs, founded The Center for the Living City to build on Jacobs' ground-breaking work.

Gratz is a longtime Trustee and former head of Public Policy of the Preservation League of New York State. Gratz has been a recipient of fellowships from the National Endowment for the Arts, NYS Council on the Arts, Surdna Foundation, Rockefeller Brothers Fund, and the Fannie Mae Foundation, and of numerous writing awards.



Roberta Brandes Gratz



Queens Plaza Clocktower - Long Island City (photo: Darius Toraby Architects, PC)



New York Life Insurance Building - 51 Madison Avenue (photo: Matt Haberling)



Most Precious Blood Roman Catholic Church - Astoria (photo: Noel Sutherland)

PRESERVATION PROJECT AWARDS

**35-37 West 23rd Street**

**75th Police Precinct Station**  
486 Liberty Avenue, Brooklyn

**424 Fifth Avenue**

**Gould Memorial Library, Bronx Community College**  
2155 University Avenue, Bronx

**James Earl Jones Theatre**  
138 West 48th Street

**La MaMa Experimental Theatre Club**  
74 East 4th Street

**Lever House**  
390 Park Avenue

**Masonic Hall NYC**  
71 West 23rd Street

**Most Precious Blood Roman Catholic Church**  
32-23 36th Street, Astoria

**New York Life Insurance Building**  
51 Madison Avenue

**Powerhouse Arts**  
322 Third Avenue, Brooklyn

**Queens Plaza Clocktower**  
29-27 Queens Plaza North, Long Island City

**Ridges Residences**  
Stuyvesant Heights, Brooklyn

**Saint John the Baptist Roman Catholic Church**  
333 Hart Street, Brooklyn



Lever House - 390 Park Avenue (photo: Lucas Blair Simpson © SOM)



James Earl Jones Theatre - 138 West 48th Street (photo: Whitney Cox)



La MaMa Experimental Theatre Club - 74 East 4th Street (photo: John Bartelstone)





Powerhouse Arts - 322 Third Avenue, Brooklyn (photo: ©Albert Vecerka/Esto, 2023)



424 Fifth Avenue (photo: Bilyana Dimitrova)



## Celebrating Living Landmarks

*“It’s a better New York for us protecting our historical legacy and our architecture which inspires us and shapes us into better citizens.”*

*- Anthony W. Marx - 2023 Living Landmarks Honoree*

*“Architecture matters because it makes our lives better when it works. It enriches our lives. It does what all great art can do, which is make life more meaningful and better.”*

*- Paul Goldberger - 2023 Living Landmarks Honoree*

*photo by Noel Sutherland: 2023 Living Landmarks Honorees*

*From top left: James G. Basker, Angela Vallot, Timothy Cardinal Dolan, Paul Goldberger, Anthony W. Marx. Bottom left: Mary Ann Tighe, DJ Kool Herc & Cindy Campbell.*

## Living Landmarks Celebration

Each fall for the past three decades, the Landmarks Conservancy has acknowledged extraordinary New Yorkers who give back so much to the City we love and honor them as Living Landmarks. In this, our 50th anniversary year, we recognized another exceptional class of just such New Yorkers; **Cindy Campbell** and **DJ Kool Herc**, the Co-founders of Hip-Hop; His Eminence, **Timothy Cardinal Dolan**, Archbishop of New York; **Paul Goldberger**, Pulitzer Prize-winning architecture critic; **Anthony W. Marx**, President of the New York Public Library; **Mary Ann Tighe**, Chief Executive Officer of CBRE; and **Angela Vallot** and **James G. Basker**, Co-Founder and Partner at VallotKarp Consulting and President of the Gilder Lehrman Institute of American History.

Living Landmarks alumni **Gordon J. Davis '20**, **Emily K. Rafferty '19**, **Robert A.M. Stern '17**, and **Barbara Tober '19** served as Honorary Co-Chairs. **Stephen S. Lash '18** acted as Master of Ceremonies.

On November 1, 2023, more than 350 guests gathered in the Ballroom of the legendary Plaza to pay tribute to these outstanding New Yorkers. The event raised \$1.1 million to support the Landmarks Conservancy's award-winning programs to preserve and protect the art, architecture, and history of this great city.



### top row

Peg Breen & Richard A. Garvey  
Sarah Anderson-Magness & Douglas C. Wright III

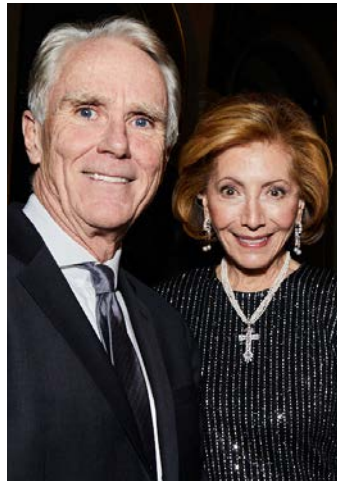
### middle row

Errol Hyppolite, Karla Renee Williams, Lisa Marie Pierre,  
Brandilyn Dumas, Stephane Ligonde, & Leleah James  
John Cantarella & Jennifer Kane

### bottom row

Advisory Council member Alexandra Savona with Young  
Landmark patrons

All Living Landmarks Celebration photos by Noel Sutherland



The **Living Landmarks Celebration** is a “must attend” on New York’s social calendar and attracts trendsetters and opinion leaders from across the City’s “only in New York” intersections of art, commerce, education, entertainment, fashion, finance, government, and media. In addition to being a fun and festive evening, the gala provides critical support for the Conservancy’s unique financial and technical assistance programs. The event raised \$1.1 million and hosted more than 350 guests.

**The proceeds from our Living Landmarks Celebration ensure that our programs will continue to help the City’s recovery.**

**first row**  
Angela Vallot & guests enjoying the evening

**second row**  
Kirsten Reoch  
John P. Cahill & Bernadette Castro  
Barbara Tober  
Sarah Carroll & Diana Chapin



**first row**

Ted Taylor & Adam Johnson  
Frank J. Sciame, Jr. & Alexandra Sciame

**second row**

Muna Heaven & Julio Peterson  
Charlotte Moore & Ciaran O'Reilly

**third row**

Linda E. Johnson & Stuart Feld  
Gilbert E. Ahye, Louise Parent, John P. Casaly & Gail Ahye

**fourth row**

Anthony Marx & Timothy Cardinal Dolan

All Living Landmarks Celebration photos by Noel Sutherland

## TOURS & OTHER EVENTS

### Chairman's Award

The Chairman's Award was inaugurated 35 years ago to recognize businesses, individuals, and organizations that have demonstrated their commitment to protecting New York's incomparable architectural legacy. The Conservancy is proud to honor those whose work breathes life into the unique character of New York.

This year's awards, with **Frank J. Sciame, Jr.**, President, Sciame serving as Honorary Chair, were presented to **Cheryl McKissack Daniel**, President and CEO of McKissack & McKissack; **Victoria A. Dengel**, Executive Director of The General Society of Mechanics & Tradesmen of the City of New York; **Acheson Doyle Partners Architects**; and **Lloyd P. Zuckerberg** was honored representing the Conservancy's former board chairs on the occasion of the its 50th anniversary.

The event was held at the Metropolitan Club on June 6, 2023 with more than 220 in attendance and raised \$150,000.



*From left to right: Lloyd P. Zuckerberg (Former Board Chair, The New York Landmarks Conservancy), Victoria A. Dengel (The General Society of Mechanics & Tradesmen of the City of New York), Michael F. Doyle (Acheson Doyle Partners Architects), Richard A. Garvey (The New York Landmarks Conservancy Board Chair) photo by: Noel Sutherland*

### 50th Anniversary Recap

The Conservancy kicked off its 50th anniversary year with a reception in the fabled Oak Bar at The Plaza on January 18, 2023. Throughout the year, we helped organize and promote a series of events in all five boroughs. This "Citywide Festival" included talks, tours, concerts, and dance performances and attracted roughly 6,000 participants to more than 30 events. We also produced an online exhibition featuring 50 of the sites we helped save as well as a publication highlighting our projects over the years.

The anniversary year also presented an opportunity to expand our reach through direct marketing. We added more than 550 new members that now totals 4,800+ from 38 states and seven countries.

In honor of our 50th anniversary, we highlighted preservation's popularity by sharing a video series called "I am Preservation." We asked our supporters to film short clips expressing how they represent preservation. In just three months we received an overwhelming response from across the boroughs (54 videos) expressing how they support saving our historic buildings and neighborhoods, and of course their passion for historic preservation. See page 10 of this report for more details on viewing "I am Preservation" videos.

## Professional Circle Talks, Tours, and Workshops

We provide members of our Professional Circle with a variety of networking, promotional, and educational activities through talks, tours, and workshops. Members are an active group of real estate, design, development and construction professionals, preservationists, property owners, and businesses interested in the art, architecture, and history of New York.

Our 2023 activities included tours of Geffen Hall, the Museum of Natural History, LongHouse Reserve in East Hampton, the newly completed Perelman Art Center in Lower Manhattan, and the Tenement Museum. Members also enjoyed an evening with Pulitzer Prize-winning architectural critic Paul Goldberger interviewing the renowned architect Robert A. M. Stern.

## Other Landmarks Conservancy Events

Since 2014, we have partnered with the General Society of Mechanics & Tradesmen of The City of New York in presenting *Landmark Lectures*, a series of interesting, informative visual presentations by experts in their respective fields. In 2023, subjects included “New York Landmarks Conservancy Heralds 50 Years of Preservation” with Conservancy President, Peg Breen; “Preserving New York City’s Rich Cultural Heritage” by Kate Lemos McHale, Director of Research for the New York City Landmarks Preservation Commission; “The History of the Montauk Club: An Architectural Treasure” featured the president of the Montauk Club, Mary Brennan and vice president, Dylan Yeats; and photographer Andrew Garn provided an overview of Greenwood Cemetery in a talk entitled, “Brooklyn Arcadia: Art, History and Nature at Majestic Green-wood,” assisted by writer Alison Meier.

## Tourist In Your Own Town and Mystery Photo Contest

Launched in August 2011, our “Tourist In Your Own Town” video series featuring the City’s extraordinary abundance of landmarks, continues to be popular with members and supporters around the world. The entire 62-part series has been seen by nearly 550,000 viewers. You can view all of the videos on our website at [nylandmarks.org/explore-ny](http://nylandmarks.org/explore-ny) or on YouTube at [youtube.com/nylandmarks](https://youtube.com/nylandmarks).

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

## Supporting Preservation Education

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

If you want to join our Professional Circle group or become an individual member **visit our website at [nylandmarks.org](http://nylandmarks.org)**

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



New York City High School interns Eric, Angel, and Adaora

# 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 2022. 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, 2023

Support and Revenue	Contributions	\$2,455,517
	Contributed Services	459,021
	Special Events, net of direct benefit to donors	924,139
	Government Grants	50,000
	Investment return used for operations	680,821
	Endowment income allocation	145,000
	Program services income	56,681
	<i>Total Support and Revenue</i>	<u>\$4,771,179</u>
Expenses	Program	\$3,194,424
	Development	758,735
	Administration	<u>639,956</u>
	<i>Total Expenses</i>	<u>\$4,593,115</u>
	Support and Revenue over (under) Expenses	\$178,064
Non-Operating Activities	Non-operating investment returns	1,060,854
	Change in Net Assets	1,238,918
	Net Assets, Beginning	\$17,683,002
	Net Assets, Ending	<u>\$18,921,920</u>

## Statement of Financial Position

### December 31, 2023

Assets	Cash and cash equivalents	\$2,708,460
	Pledges receivable	40,000
	Program-related loans receivable	274,792
	Prepaid expenses and other assets	103,000
	Cash held for other agencies	64,623
	Investments	14,676,188
	Right of use asset- operating lease, net	3,803,716
	Restricted Investments	<u>2,392,068</u>
	<i>Total Assets</i>	<u>\$24,062,847</u>
Liabilities	Accounts payable and accrued liabilities	\$41,714
	Grants payable	944,541
	Lease payable	4,090,049
	Amounts held for other agencies	<u>64,623</u>
	<i>Total Liabilities</i>	<u>\$5,140,927</u>
Net Assets	Without Donor Restrictions	
	Undesignated	\$2,517,463
	Board Designated	<u>12,300,303</u>
	Total Without Donor Restrictions	<u>14,817,766</u>
	With Donor Restrictions	4,104,154
	Total Net Assets	\$18,921,920
	Total Liabilities and Net Assets	<u>\$24,062,847</u>

A copy of the complete audited financial statements for 2023 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

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