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On the Cover

left column

City Pier A, Battery Park, Lower Manhattan

Restoration of the stately row house at 1199 Bergen Street, Crown Heights, Brooklyn

Revolutionary War cap decorating Tammany Hall, 100 East 17th Street, Manhattan

'Praying Angel' stained glass window by John La Farge at Judson Memorial Church, 55 Washington Square South, Manhattan

right column

El Barrio's Artspace PS 109

New York State Pavilion from the 1964/65 World's Fair, Flushing Meadows Corona Park, Queens

Restored ceiling at Grace Episcopal Church, Brooklyn Heights

Detail of Picasso Curtain - Le Tricorne, formally at Four Seasons Restaurant, Seagram Building, 375 Park Avenue, Manhattan

From the President

Dear Friend of the Conservancy:

While our main focus is preserving historic buildings, this year we also saved a rare Picasso and strengthened protection of important Ben Shahn WPA murals from the 1930s. Preservation is never boring.

The battle over Picasso's "Le Tricorne," which hung in the Four Seasons Restaurant, involved a court case and generated national and international media attention. The Conservancy has owned the Curtain since 2005. Vivendi gave it to us as a "gift to the City" when that company was selling the Seagram Building. In return, we were to care for it and keep it in place as long as the famous restaurant remained an interior landmark. Unfortunately, the Curtain was not included in the designation. We took that duty seriously. When the current Seagram owner said it had to be moved for building "emergencies" that we disputed, and threatened to move it over our objection, we got a temporary restraining order. As we proceeded to trial, it became clear that—even if we won—the owner would not allow the Curtain to remain once the current restaurant lease ended. We felt strongly that it was crucial for the Curtain to remain in the City. And we were pleased to secure a new home—The New-York Historical Society. There, the Curtain will continue to be "New York's Picasso," and even more people will be able to enjoy it. Board Member Michael DeChiara and his law partner James Rowland represented the Conservancy pro bono and provided invaluable guidance throughout this lengthy dispute.



The Shahn murals adorn the lobby walls of the landmark Bronx General Post Office on the Grand Concourse. When the Postal Service announced the sale of the building, the artist's son asked the Conservancy to help get the murals designated. A deluge of support letters from artists and art historians around the country helped achieve that in record time, at the end of 2013. As backup to the designation, we worked with the Postal Service this year on a covenant that will allow the Conservancy to inspect the murals and approve any restoration work.

The Conservancy's loan and grant programs continued at a healthy pace, and the staff continued to expand their services. Our loan fund staff now prepares and submits applications for borrowers to obtain NY State Historic Homeowner Tax Credits. We saved two homeowners \$30,326 and \$33,404 respectively on their restoration projects this year. This free service has helped five homeowners so far since the credits were initiated in 2010. We expect to prepare several more applications next year.

Our Sacred Sites staff held three Asset Management Roundtables throughout the year. We began this popular, complimentary program last year, prompted by Board Member Althea Duersten. The Conservancy awarded almost \$200,000 in grants to 37 religious institutions around the State in 2014. The roundtables aim to ensure that these and other institutions have long-term financial viability and continue to serve their communities. November also brought a \$1.1 million gift from an anonymous donor. This extraordinary generosity allows us to continue major Sacred Sites Challenge Grants for the next five years.

In this first year of the de Blasio administration, the new Mayor proposed his own version of upzoning Midtown East and we continued our fight to landmark the distinctive masonry buildings surrounding Grand Central Terminal. We welcomed new Landmarks Commission Chair Meenakshi Srinivasan at a reception in our office but ended the year contesting her controversial proposal to eliminate nearly 100 buildings and sites from a list of buildings awaiting a final determination of whether they would be designated as landmarks. We hope to work with the Chair on a solution that gives these buildings a hearing and a final decision on designation.

The year again showed how the Conservancy expands our focus and programs as challenges and opportunities arise. It also demonstrated how important it remains for us to continue to fight for the City's architectural and artistic heritage.

A handwritten signature in black ink that reads "Peg Breen". The signature is fluid and cursive.

Peg Breen, President



Speaking Out for Preservation

“New York City is one of our country’s greatest and oldest urban environments - a global crossroads where waves of immigration and centuries of economic and cultural change are reflected in our very streetscape. Nearly fifty years since its passage, there is no doubt: the Landmarks Law is our most successful tool for preserving and passing on that heritage to future generations of New Yorkers. We have the New York Landmarks Conservancy to thank for much of that success.”

- The Honorable Gale A. Brewer
Manhattan Borough President

Lefcourt Colonial Building, East Midtown, 295 Madison Avenue at 41st Street, completed in 1930

PUBLIC POLICY - The New York Landmarks Conservancy is a respected voice, leading major campaigns on preservation issues that are often at the intersection of City politics and land use debates. In 2014, a new Mayoral administration appointed a new Chair of the Landmarks Preservation Commission (LPC), and brought back one of 2013's biggest issues, rezoning Midtown East. The Conservancy continued to speak out on these and other topics.

Advocating for a Better Midtown East

A year after the Conservancy and other groups pushed back on a Bloomberg administration plan for upzoning Midtown East, Mayor Bill de Blasio proposed his version of the proposal, this time in two phases. The first is a rezoning of just Vanderbilt Avenue. The Department of City Planning is proposing to rezone the five-block stretch on the west side of Grand Central Terminal, and increase floor area ratio (FAR) to 30.0, allowing substantially larger buildings in exchange for improvements to transportation and the public realm. Along with that plan is a proposal from the developer SL Green, which owns the block that runs from Vanderbilt to Madison Avenues and 42nd to 43rd Streets, for a new tower of up to 1,400 feet, that will be known as One Vanderbilt.

On a separate track, Manhattan Borough President Gale Brewer and Council Member Daniel Garodnick have convened a steering committee to develop a plan for the larger area of Midtown East that was the focus of last year's failed rezoning proposal.

The Public Policy Committee met several times to review the proposal for One Vanderbilt, to hear from the Department of City Planning, and to hear a briefing from Argent Ventures, which owns the development rights at Grand Central and argues that the rezoning will severely limit its abilities to sell those rights and could become a taking. The Conservancy testified at the Landmarks Commission, Department of City Planning, and the local community board on whether One Vanderbilt would have a harmonious relationship with its immediate neighbor, Grand Central Terminal, and on the overall plan for Vanderbilt Avenue.

The Committee did not find that One Vanderbilt was harmonious enough with Grand Central. They appreciated the concern that the architects have taken in using materials such as Guastavino-inspired tiles, and in pulling the building back to open up some views of Grand Central, yet found that the building's busy base detracts from the stately landmark. The Committee suggested that a simpler design would be a better neighbor, and that pulling the building back even further from the lot line to show Grand Central's full corner would enhance the harmony. The Conservancy also asked the LPC to act promptly in considering the list of 32 buildings, which the agency identified as "potentially eligible" for designation as individual landmarks.

At the hearings on the entire rezoning, the Conservancy spoke about continued concerns that preservation is not part of this plan that barely acknowledges the four buildings along Vanderbilt Avenue that are eligible for listing on the State and National Registers of Historic Places, two of which the Landmarks Commission considers "potentially eligible" for designation. Regarding the proposed zoning bonus for transit improvements, we were concerned that the plan puts the two public goals of transit and preservation at odds, to preservation's disadvantage.

The proposal will move through the public review process in 2015.

The second phase affects the larger area that was under consideration for rezoning in 2013. The Conservancy is representing the preservation community on the East Midtown Steering Committee, which Manhattan Borough President Brewer and Council Member Garodnick began co-chairing in the fall. It met bi-weekly with the goal of creating a plan that encourages both growth and preservation, improves the above-ground public realm, and addresses critical transportation issues.

Two of the meetings focused on historic resources. At the first, the Committee reviewed methods of protecting those resources in Midtown East, including designation of individual landmarks, protecting view corridors, and enhancing incentives for preservation. At the second, LPC staff attended. Earlier this year Conservancy staff had met with the LPC Chair, who indicated that the agency would wait to designate any landmarks until the rezoning plan was finalized. In a change, LPC staff told the Steering Committee that the agency intended to make recommendations on designation before the Committee issues its final report, expected in Spring 2015.

The Steering Committee is expected to meet through the first half of 2015, and issue a report that will guide the Department of City Planning in creating a new rezoning proposal.



51 East 42nd Street - Warren & Wetmore, 1913
This building will be demolished to make way for One Vanderbilt (below)



*A rendering of One Vanderbilt Tower (left), by Kohn Pedersen Fox Associates
Grand Central Terminal is on the right*

Landmarks Preservation Commission Changes

New Commissioners

The start of Mayor Bill de Blasio's administration brought changes to the Landmarks Preservation Commission (LPC) that resonated throughout the year. The Conservancy testified at City Council confirmation hearings for the new Chair, Meenakshi Srinivasan and two new Commissioners, Adi Shamir Baron and John Gustaffson. The Council confirmed all three. These appointments, along with several vacancies still open at the end of 2014, augured a major shift in LPC policies.

Chair Srinivasan is a planner who was formerly the Chair of the Board of Standards and Appeals, where she emphasized transparency and strove to open the hearing process. Ms. Baron is an architect and consultant whose practice advises on strategic planning and design of projects focusing on eco-reclamation, historic conservation, and re-purposing urban infrastructure. Mr. Gustaffson, a Staten Island resident, is an attorney who has served as Chair of the Historic House Trust, and President and Chair of the Staten Island Historical Society.

The Landmarks Law calls for a Commission with a minimum of three architects, a historian, a City planner or landscape architect, a realtor and at least one resident of each of the five boroughs. Those requirements are currently fulfilled with the new appointments. When the Law was passed, however, there were few preservation professionals and few if any academic programs. Due in part to the success of the Law, both are plentiful now. We believe that the Commission would be strengthened if, when there is another opening on the Commission, it were filled by someone with professional preservation experience.



(from left to right) Conservancy Chair Lloyd Zuckerberg, Manhattan Borough President Gale Brewer, Conservancy Vice Chair John Spofford, New LPC Chair Meenakshi Srinivasan, and Conservancy President Peg Brennan

Fewer Designations

The year saw a sharp drop in the number of buildings and districts that the Landmarks Preservation Commission (LPC) brought to a public hearing for landmark designation. In 2013, the Conservancy testified in support of over a dozen, but in 2014, we spoke out on two from the small handful that the LPC heard: Tifereth Israel, Town and Village Synagogue in the East Village (334 East 14th Street) and the Park Avenue Historic District.

Tifereth Israel, Town and Village Synagogue, is a fine example of German-American vernacular Rundbogenstil design. The synagogue was designed by Julius Boeckell in 1866 for the First German Baptist Church; it later housed a Ukrainian Orthodox church which replaced earlier spires with small onion domes sometime after 1936, while the present congregation purchased it in 1962. This architecturally lively and significant building was first proposed for designation and heard in 1966, and had been in designation limbo ever since. It was designated in October 2014.

The Park Avenue Historic District runs from 79th to 97th Street, where Park Avenue is lined with stately early 20th-century, high-rise apartment buildings which create a dignified sense of place. They were designed by the prominent architects of the day, including George & Edward Blum, Rosario Candela, J.E.R. Carpenter, Emery Roth, and Schwartz & Gross in styles typical of the era, such as Renaissance Revival and Georgian Revival. Many have retained their original height and scale, with decorative elements intact. One point of contention was the parish house annex of the Park Avenue Christian Church (1010 Park Avenue). While the designation of the Bertram Goodhue-designed church building was never in doubt, only a fragment of the annex's historic fabric remained when a new building replaced it in the 1960s. The Conservancy's testimony suggested that the LPC would have to take a nuanced approach to the designation; they did vote to call it "no-style," opening the way to development. The District was designated in April 2014.



Tifereth Israel, the Town and Village Synagogue - 334 East 14th Street, Manhattan

"De-calendar"

The Conservancy commended the new LPC Chair for her plans to increase transparency, but we were dismayed when the agency announced a controversial proposal to take an administrative action to remove or "de-calendar" nearly 100 buildings and sites. The Conservancy, other preservation groups and elected officials strongly disagreed with this plan, as it would eliminate protections on these properties and disallow public testimony.

Placing a building on the Commission's calendar is the first step in the landmark designation process, followed by a public hearing and vote by the Commissioners. The act of calendaring offers some protections against inappropriate alterations or demolition, as the Department of Buildings (DOB) will notify the LPC whenever it receives a DOB permit application for a calendared property. The application is on hold for 40 days to provide LPC an opportunity to designate the building, work with the owner for a more appropriate action, or allow the permit to be issued.

While most calendared properties move forward to a designation vote, the LPC has accrued a backlog of buildings that have remained on the calendar from its earliest days in the 1960s through the present. The agency attempted to resolve this backlog by removing approximately 100 properties that had been on the calendar for over five years, all at once, without a public hearing or a consideration of their merits. These sites are in all five boroughs, and include row houses, freestanding houses, cast-iron commercial buildings, religious properties, apartment houses, Union Square Park, and two small historic districts, among many others. Even if the buildings were resubmitted, the designation process would have to start over again, losing years of research and advocacy.

While the Conservancy agrees that there should be a long-term solution to this issue, we argued against the plan, issuing several public alerts, communicating with the LPC, and working with our colleagues. In early December, the LPC agreed to postpone the action. The Conservancy offered research and owner outreach assistance for the properties in question and at year's end is working with a colleague group to form a policy proposal to address the backlog.

Buildings That Need to be Landmarks

Placing a building on the Landmarks Preservation Commission's calendar is the first step in the landmark designation process and offers some protections against inappropriate alterations or demolition.

The buildings cited below represent a small sample out of nearly 100 pending landmarks that could be lost if the Commission decides to remove or "de-calendar" them.



6 Ploughman's Bush Building, North Bronx (West 246th Street and Ploughmans Bush)

6 Ploughman's Bush Building

665 West 246th Street, Riverdale, Bronx

A two story mid-19th-century wood frame cottage, sometimes described as the hunting lodge of a long vanished estate. It features board and batten siding and a graceful front porch.



St. Barbara's RC Church, Bushwick, Brooklyn



St. Michael's Episcopal Church, Manhattan

St. Barbara's Roman Catholic Church

138 Bleecker Street, Bushwick, Brooklyn

Spanish Baroque, built in 1910, designed by the noted firm of Helme & Huberty The AIA Guide describes the wedding-cake icing on the towers as "edible."

St Michael's Episcopal Church, 225 West 99th Street, Manhattan

A magnificent Romanesque/Byzantine style church built in 1891. Designed by Robert W. Gibson; notable for its bell tower and stained glass windows.



IRT Powerhouse, 59th Street and Eleventh Avenue, Manhattan

IRT Powerhouse, now Con Ed Steam Plant, Manhattan

Between 58th and 59th Streets, Eleventh and Twelfth Avenues

Built in 1904 and designed by Stanford White. It was once the largest powerhouse in the world, supplying energy to run the City subways.

Calvary Cemetery Gatehouse, Queens

Greenpoint Avenue at Gale Avenue

A lovely Queen Anne gem circa 1892: "Others of this genre have almost all been confiscated by time"-AIA Guide.

Curtis House, 234 Bard Avenue, Staten Island

Circa 1850 Romantic Revival cottage. The house features wooden clapboards and a wooden front porch.

Second Empire Cottage, Staten Island

Circa 1880, on the grounds of the proposed Snug Harbor Historic District on Staten Island.



Calvary Cemetery Gatehouse, Queens



Curtis House, 234 Bard Road, Staten Island



Second Empire Cottage, Snug Harbor Historic District, Staten Island

Panel Discussions

The Conservancy participated in two public panels, that highlighted the ways that preservation is part of larger public debates.

Defending Landmarks Designation in Lively Debate

Conservancy President Peg Breen took part in a lively panel discussion of *"Is Landmarking Out of Control?"* sponsored by Crain's New York Business. Her answer: "Absolutely not!" Breen noted that landmark designation was very popular with residents and that neighborhoods throughout the City were still petitioning to become historic districts. She added that preservation provides thousands of local jobs, attracts tourists, enhances the City's quality of life, and "keeps New York, New York" by maintaining its unique identity.

Steven Spinola, president of the Real Estate Board of New York (REBNY) insisted that the landmarks process is "broken." History Professor Kenneth Jackson and blogger Nikolai Fedak, editor of New York YIMBY (Yes in My Back Yard) sided with Spinola. Jackson called for taller buildings and higher density and insisted that New York lacks distinctive architecture. "No one comes to New York to look at buildings," Jackson claimed.

REBNY attacked the Landmarks Law, shortly after it was passed, claiming it would stifle the City and routinely opposed historic districts. They have stepped up their criticisms in the last two years. The Conservancy has met with REBNY twice to see if there is any merit to their claims and has concluded that their proposals are basically unworkable or would weaken the Landmarks Law.

Breen also countered REBNY's claim that historic districts are hindering the development of affordable housing. She noted that districts often protected affordable housing and that nonprofit community developers of affordable housing pair the federal Low Income Housing Tax Credit with the federal rehabilitation credit that promotes the reuse of older buildings. While there could be some minor changes to the landmarks process, such as more information on the Commission's website and paid landmarks commissioners,

the commission is trying to address the demand for designation of historic districts throughout the boroughs.

Debate Over Supertowers Height and Landmarking

The rise of several new and proposed skyscrapers of up to 1,400 or 1,500 feet on 57th Street was the subject of the panel "Town Hall on Central Park Supertowers," convened by Community Board 5. An overflow crowd of several hundred gathered at the New York Public Library's main building on 42nd Street to hear how planners, preservationists, politicians, and developers were responding to these new towers.

The towers are being built largely as-of-right, by developers who have assembled building sites and air rights, and are exploiting advances in engineering to create skyscrapers that will dwarf their neighbors, including several individual landmarks. The Conservancy has testified at the Landmarks Commission on proposed towers adjacent to the Steinway Building and Art Students League.

Peg Breen spoke about the historic nature of 57th Street—once the cultural center of the City with Carnegie Hall, artist studios and piano showrooms—and the architecturally distinguished buildings on the street that lack landmark status. These include the elegant former townhouse where Rizzoli's Bookstore is located, Chickering Hall, a Cross and Cross building to the east of Rizzoli's, and the Tiffany and Crown Buildings on 57th Street and Fifth Avenue.

The panel, which also included Gary Barnett, president of Extell Development, landscape architect Judith Heintz, architect and urban planner Michael Kwartler, Executive Director of the Municipal Art Society Margaret Newman, and author Warren St. John, whose New York Times column on the impact of the supertower shadows on Central Park brought the issue to a wide audience, discussed whether and how the City could regulate new construction that casts long shadows on public amenities, particularly in parks. While Barnett, who is building two of the towers, stated that they create jobs and increased tax revenue, the majority of the panel and politicians agreed that without more comprehensive planning, New York risks losing the unique historic architecture that gives the city its distinct character.



Conservancy President Peg Breen, President of the Real Estate Board of New York Steven Spinola, Ronda Wist of the Municipal Arts Society and History Professor Kenneth Jackson



Path Through History Logo

Path Through History

Heritage tourism is an important factor in New York’s overall tourism growth and the Conservancy was pleased to help in a statewide promotion of the many diverse sites that attract New Yorkers and visitors alike. Over the last year, the Path Through History program worked with more than 50 cultural and historic sites throughout the five boroughs, issuing monthly press releases, creating and posting promotional content on four social media platforms to boost local tourism, and helping New York City sites to publicize themselves via New York State’s “Path Through History” website.

The Landmarks Conservancy was the fiscal conduit for the New York City region, working with the State Historic Preservation Office, and a citywide “Path Through History” group. Each of ten regions, statewide, including New York City, received a \$100,000 State grant to promote heritage tourism. The New York City working group decided to focus on sites that could be considered “hidden gems.” The Conservancy engaged Bow Bridge Communications to work with sites such as Wave Hill, the Brooklyn Historical Society, the Morris-Jumel Mansion, Alice Austen House, Flushing Freedom Trail and dozens of others to highlight their history, programming, and events. Several featured sites, including the Jacques Marchais Museum of Tibetan Art on Staten Island and Morris-Jumel in Washington Heights, reported their best attendance to date in 2014.

The New York City “Path Through History” social media campaign received more than 572,000 views. The City sites were also featured in releases that highlighted holiday events, special programming, and a photo contest. There was also a special “Path Through History” weekend in June.



Path Through History Sign at Wall Street Subway Station



September, 2014

Located on Park Avenue between 56th and 57th Streets, the 432 Park Avenue supertower will be the tallest residential building in the Western Hemisphere upon its completion in 2015.

Speaking Out on Issues

Throughout 2014, proposals for alterations to individual landmarks and new construction within historic districts came before the Conservancy's Public Policy Committee and staff, who reviewed these plans, leading to statements at public agencies. These statements reflect the Conservancy's position that there is room for preservation and growth across the City.

We supported a proposal to rehabilitate and reuse buildings at the **New York City Farm Colony** (475 Brielle Avenue, Staten Island, New York City Farm Colony-Seaview Hospital Historic District), applauding the vision of the developer and consultants in undertaking the challenge this property presents. Decades of deterioration have left many of the Farm Colony buildings beyond repair and created a situation that has frustrated the preservation community, leaving little choice but to demolish several of the structures. The proposal responds to the remaining site in a respectful way, analyzing years of land use plans, stabilizing and adapting some buildings, and salvaging historic fabric from others. The new construction reflects historic styles, and all components are connected within the historic landscape. The Commission approved the proposal.



New York City Farm Colony - 475 Brielle Avenue, Staten Island

Conservancy staff testified on a proposal for alterations and additions to the **Chatsworth Apartments and Annex** (340-344 West 72nd Street) an individual landmark on the Upper West Side. We supported part of the proposal, which calls for restorative work, including window replacement and the installation of cresting at the Annex, which would match long-missing original fabric. We opposed large rooftop additions that would be highly visible from the street and nearby Riverside Park, and an expansion of the entryways that would introduce elements that did not complement the robust style of the building. The Commission approved the proposal.



Chatsworth Apartments and Annex - 340-344 West 72nd Street, Manhattan

Last year, the Conservancy gave a Lucy G. Moses Preservation Award to 41 East 72nd Street for the meticulous restoration of its neo-Grec façade, as well as its fine interior rehabilitation. The building was once one of a group of seven; only two are extant. We spoke against a proposal for façade renovation at **39 East 72nd Street**, which would ignore the 1882 neo-Grec precedent in favor of a faux, early 20th century Beaux-Arts styling, with a mansard roof that has no historic connection to the original or proposed style, and a visible penthouse that would bring the height well above its neighbors. The Commission approved the proposal.



39 East 72nd Street (middle building), next to 41 East 72nd Street on right, Manhattan

The Conservancy opposed a planned rear addition to **817-819 Madison Avenue**, which would irreparably harm an open space created when noted architects Carrère and Hastings designed two Beaux-Arts houses with connecting rear yards for two branches of the same family. Over the years, there have been alterations to the rear façades, but the historic relationship between the two buildings, characterized by the open space that remains, and should not be diminished by a rear yard addition that extends fully to the lot line. The Commission approved the proposal.



817-819 Madison Avenue, Manhattan

Read Our Testimony Online

You can read the Conservancy's testimony about these designations and preservation issues at nylandmarks.org/advocacy/our_public_testimony

Conservancy staff testified against a proposed glass rooftop addition to **Tammany Hall** (100-102 East 17th Street). The 1929 neo-Georgian style edifice emphasizes balance and symmetry, and like other civic buildings of its era was built to recall the founding days of the Republic. The proposal would remove intact historic fabric at the original slate roof, which is part of the architectural composition of the building. The new dome would be highly visible from many vantage points and would treat the landmark as its base, altering the proportions of this classical structure. The Commission approved the proposal with modifications that decreased the dome.



Tammany Hall, 100 East 17th Street, Manhattan

A proposal to adapt the former **First Church of Christ, Scientist** (361 Central Park West) for residential use elicited a mixed response. In total, we found that it would be a sensitive adaptation that strives to maintain this landmark, while enabling a new and sustaining use, but we recognized that the solid and austere beauty of the exterior would have to be compromised to meet requirements for the new use, and that the elegant, but undesignated, interior has been demolished. We supported the most visible changes, including the insertion of many window openings and found that the proposed rooftop addition would be modest and respectful of the building's massing and proportions. We also suggested that elements of the interior will be salvaged and reused to remind those using the building in the future of its past. The Commission approved the proposal with a reduction in the number of new windows.



Former First Church of Christ, Scientist, 361 Central Park West, Manhattan

We supported a proposal to demolish a building (**8-10 West 17th Street**) within the Ladies' Mile Historic District and replace it with a residential tower, finding the demolition of the existing 1963 acceptable as it does not reflect "the changing nature of retailing, commerce, and manufacturing, as well as the advances in building technology, during the second half of the 19th century and in the first two decades of the 20th century," as highlighted in the Ladies' Mile designation report. We requested that the permit be clear that the decision is limited to only this building and its relationship to this district, and does not create a precedent. The Commission approved the proposal.



Park Avenue Christian Church's annex, 85th Street and Park Avenue, Manhattan

Plans for a new building on the site of the **Park Avenue Christian Church's annex**, at the corner of 85th Street and Park Avenue, proved vexing. The Public Policy Committee recognized that the annex building had been substantially altered and that its demolition and replacement with a new building could be acceptable; however, the Committee did not find the proposed building appropriate for the Park Avenue Historic District. They suggested that a more graceful and balanced upper section should be rethought for a more and graceful and balanced tower and a lowered roofline to match a neighbor. The Commission approved the proposal after the architects rethought the base of the façade so that it reflected the style of annex.

346 Broadway was built as headquarters of the New York Life Insurance Company and more recently served as an NYC Criminal Court house; the Conservancy testified on plans to adapt it for residential use. Stephen Hatch and McKim, Mead and White were architects for this 1896-98 individual and interior landmark. We supported a welcomed façade restoration and the plan to remove and relocate features of an interior landmark office and staircase from private residential space to a public hall. Our statement cautioned that the designated three-story clock tower with working clock would be within an apartment, but it would still be visible to the public, so the LPC should establish a monitoring plan that would run with the property deeds, requiring that the clock be maintained and continue to operate. The Commission approved the proposal.



346 Broadway, (clock tower not shown)



Clock tower - 346 Broadway, Manhattan



Providing Technical Expertise

“I was delighted to read about the saving of the Picasso Curtain, congratulations on your hard work.”

*- Louise Hirschfeld Cullman, president
AI Hirschfeld Foundation*

TECHNICAL EXPERTISE - The New York Landmarks Conservancy's Technical Services Department provides countless hours of one-on-one advice and technical assistance to building owners throughout the City. From site visits to referrals, we do whatever we can to answer specific questions about building repairs and rehabilitations. We also help owners understand the New York City landmarks regulatory process by explaining the standards involved in each repair and the steps needed to acquire a permit from the City. Technical Services helps regular people understand how historic preservation affects them, and we offer practical recommendations that address a wide variety of questions and issues.

Project Guidance Highlights

Picasso Curtain, Four Seasons Restaurant, 99 East 52nd Street Seagram Building, Manhattan

The theater curtain owned by the Conservancy known as "Le Tricorne" painted by Pablo Picasso in 1919 was de-installed from the Four Seasons Restaurant on September 6 and 7. The Curtain had hung in the corridor between the two main dining rooms of the Four Seasons since 1959. It was part of architect Philip Johnson's original design of the restaurant. Unfortunately, it was not included in the interior landmark designation and was therefore not afforded landmark protection. The owner of the building, RFR Realty, informed the Conservancy that it wished the artwork removed for a variety of reasons. The Conservancy sought and obtained a temporary restraining order to make sure the Curtain would not be removed without our consent. The case went to trial and a settlement was reached whereby the Curtain would be removed from the Seagram Building and RFR Realty would pay for the de-installation, move, and conservation of the piece. After conservation, the Curtain will be re-installed at the New York Historical Society on Central Park West. The Conservancy will gift the Curtain to the Historical Society and it will become their property.

There was a great deal of preparation that went into the move. The Curtain is fragile and relatively inflexible so its move required a great deal of care. The Conservancy spoke to many art conservators and many art movers prior to selecting the two art moving companies that worked jointly on the removal and the conservation studio where the Curtain will be cleaned. The move involved coordination with attorneys, movers, insurance companies, and conservators.

In order to de-install the Curtain, a scaffold was built in the Picasso Alley that took up nearly the entire space. A 24-inch diameter roller was set in place attached by chains and pulleys on either end that allowed it to roll gently up the height of the wall as the Curtain was rolled around it. The most challenging part of the move involved the very top of the Curtain where two wooden splines, one attached to the Curtain and one attached to the wall, anchored the Curtain in place. These splines were fastened together by twenty steel screws. The plan initially had been to saw through each screw with an electric saw but they were too hard and broke the saw's blade. At that moment the mover decided to switch strategies and pry the boards apart using wooden wedges hammered between the two splines. The technique worked very well, and in just a few minutes, the top of the Curtain came free from the wall and was held aloft by the crew, who then gently allowed the upper part of the Curtain to hang down from the roller while other crew members removed the staples that attached the Curtain to the spline. Once that was done, the rolling up was completed and the roll covered in Tyvek sheets and in plastic. It then needed to be moved out of the Picasso Alley down a flight of steps to the lobby and from there out a side door and to the waiting truck that would bring it to the Williamstown Art Conservation Center in Massachusetts. There, the Curtain was cleaned both on the front and the reverse, and a thorough analysis and recordation of the condition was done. The Conservators found that the Curtain was in overall good condition. Some minor repairs were made to the backing and to the top portion.

On December 15th, the Conservancy transferred ownership of the Curtain to the Historical Society. The Society will pay the storage fee to keep the Curtain at the Conservation Center until it is ready to re-hang it in its galleries in the spring of 2015.



The New York Times documented the removal of the Picasso Curtain.



Lead Technician Tom Zoufaly (right) of Art Installation Design inspecting the Picasso Curtain.



Art Installation Design and Auer's Rigging and Moving wave goodbye to the Picasso Curtain.



Fire Watchtower, Marcus Garvey Park, Manhattan

Fire Watchtower, Marcus Garvey Park, Manhattan

The landmark fire watchtower in Harlem was at the center of a controversy between the Parks Department, who wants to dismantle the tower piece by piece as the first step in its eventual restoration, and the community, who fears that if the watchtower is removed, it may never be brought back. The Parks Department claims that unless it is taken down right away, it may collapse under its own weight and be lost. The chief forensic engineer for the Department of Buildings agreed and issued an immediate emergency order for the tower's dismantling. Based on that notice, the Landmarks Preservation Commission issued a staff level permit that greenlights the dismantling. Unfortunately, the community was not told about this approval and it has further inflamed feelings.

The Conservancy is taking part in the ongoing meetings between all parties who have agreed that an independent engineer's report could help clarify the existing condition of the tower. The Conservancy retained Robert Silman Associates to inspect the tower and come up with their independent opinion of the tower's condition. We asked the engineers to determine if the existing condition of the tower warranted immediate dismantling or if other approaches such as netting would be feasible.

The report confirmed the findings of the Parks Department. It found that for safety reasons, the tower should be dismantled immediately. In fact, the report uncovered deteriorated conditions near the top of the tower that had not been previously known to Parks.

This independent assessment countered the opinion held by some in the community that the dismantling of the tower was unnecessary. We are also calling for a detailed schedule of when the restoration proposal will be sent out for bids, when work will commence, and when re-installation will begin.

The watchtower was built in 1855 and stands on a rocky outcropping in what was originally known as Mount Morris Park, now known as Marcus Garvey Park. It is a four-tiered cast iron structure with a central spiral staircase and octagonal lookout. A large bell used for alerting the various local fire companies hangs halfway up the structure. It is the only surviving fire tower in New York City. Use was discontinued in 1878, after the installation of fire alarm boxes, though the bell kept being rung for many years on Sunday noon at the request of the neighborhood.



177 Montague Street, Brooklyn

177 Montague Street, Brooklyn

This is an Individual Landmark designed by York and Sawyer, built in 1915 as the home of the Brooklyn Trust Company. Its architectural design is based on a seventeenth century Italian Palazzo. The Conservancy holds an easement on this building and has been supervising the ongoing restoration work of the three principal façades. The project involves the adaptive reuse of the building's upper stories.

Over the summer the masonry has been cleaned and areas of damage restored. Additionally, the new windows are in the process of being installed. The new windows are reproductions of the originals, albeit with insulated glass. The work is expected to be complete by summer 2015.

Bronx General Post Office, 560 Grand Concourse, Bronx

The Conservancy holds a preservation covenant on the Bronx General Post Office. It specifically covers the works of art in the post office's public rooms. The covenant was officially conveyed on August 15, 2014 when the building was sold to a new owner, Young Woo and Associates of Manhattan. That company owns the landmark AIG building in lower Manhattan and has developed commercial properties such as the Super Pier on Eleventh Avenue near W.15th Street. The new owner plans to turn the vast mail sorting area that takes up most of the 175,000 square foot building into a commercial marketplace similar to Chelsea Market.



Bronx General Post Office, 560 Grand Concourse, Bronx

Under the sales agreement the USPS will keep ownership of the art and will undertake a year-long cleaning and conservation campaign. The purpose of the covenant is to ensure the ongoing preservation of the historic features of the interior, especially the thirteen murals painted by Ben Shahn that ornament the retail post office lobby.

The Post Office plans to maintain a retail post office in the space. The covenant gives the Conservancy the right to inspect the artwork whenever it wishes and to veto any work that would have a negative impact on the murals.

The Bronx General Post Office is the largest of New York's twenty-nine Depression-era post offices. It was designed by Thomas Harlan Ellet as part of the Department of the Treasury program to employ out-of-work architects. As soon as it was completed, the gray brick edifice was proclaimed as a prime example of a new style of American classicism. Last year, the U.S. Postal Service announced plans to close this post office and to sell or lease the building. The Conservancy teamed up with Congressman Jose Serrano's office as well as other elected leaders, community members, and the artist's son, Jonathan Shahn, to protect the paintings. We led a successful campaign to designate the important interiors, which culminated in December, 2013, when the Landmarks Preservation Commission designated the spaces, including the murals, Interior Landmarks.

Manee-Seguine Homestead, 509 Seguine Avenue, Staten Island

The Landmarks Preservation Commission turned to the Conservancy for help in their fight to save the Manee-Seguine Homestead, one of the oldest houses in the City, parts of which date to the 1600's. The absentee owner has neglected the building for many years and is now seeking to demolish it because he claims it is beyond reasonable salvage. The Landmarks Commission has sued the owner for "demolition by neglect."

At the Commission's request, the Conservancy hired a structural engineer to investigate the existing condition of the house. His report states that the house, while suffering from serious neglect, was not structurally compromised and could be safely repaired. The judge on the case asked to hear from the Department of Buildings on the matter. The chief forensic engineer at DOB found that the house can be repaired and thus agreed with the Conservancy's engineer. The court encouraged the owner to work with the LPC and DOB to do additional simple repairs to the landmark. The owner is fighting the City's orders to make repairs and the case is now on appeal.

LaGuardia Airport, Queens

The Conservancy was a Consulting Party to the Section 106 Review of a proposed major reconstruction of LaGuardia Airport that will impact several historic hangars that are eligible for listing on the National Register of Historic Places. On October 30, 2014 the process culminated with the release of a Memorandum of Agreement (MOA) that sets forth the adverse impacts on the historic resources and stipulates mandatory mitigation measures.

At the heart of the issue are five historic hangars built between 1938 and 1940. Of these five, three will need to be demolished to make way for the new LaGuardia main terminal. There is no practical way to either keep or move these hangars. The LaGuardia site is limited in terms of space as it is physically constrained between the Grand Central Parkway and the water. Therefore, the MOA stipulates that the buildings shall be carefully recorded to Historic American Buildings Survey (HABS) standards prior to demolition and that the surviving two hangars shall be repaired, restored, and maintained as permanent parts of the Airport.

The recording of the historic buildings has begun; the demolition and commencement of construction of the new terminal begins in 2015.

Amster Yard, now Cervantes Institute, 211 East 49th Street, Manhattan

Amster Yard is an individually designated ensemble of early and mid-nineteenth century residential buildings. The rear and front buildings surround an attractive interior landscaped garden that forms a miniature campus for the Institute, which is a cultural and educational nonprofit financed by the Spanish government. One of the Conservancy's earliest preservation easements covers this grouping. When the Institute was renovating the complex ten years ago, the Conservancy was very involved in the oversight of the restoration of the small buildings and garden. Recently, the Conservancy has been asked by the current director to assist and consult on some renovations and improvements they wish to make. These involve the relocation of the main entrance on East 49th Street and minor adjustments to the garden. Technical Services is advising them on what is acceptable under the terms of the easement.



Manee-Seguine Homestead, 509 Seguine Avenue, Staten Island



LaGuardia Airport, Queens, circa late 1940s

231 West 20th Street, Manhattan

This is an unusually well preserved double-width townhouse originally dating to the 1830's with certain improvements, such as front doors and cornice, dating to the 1880's. The same family has owned the house since the 1920's. It has no landmark protection. Throughout the twentieth century, it was sub-divided into eight single-room-occupancy (SRO) apartments. Today it is home only to the 91-year-old owner who lives on the first and second floors. The balance of the house is empty. The owner has no direct heirs and wishes to protect the future of the house. Its designation as an individual landmark is unlikely, and given its less than perfect condition, it is not a good candidate for a preservation easement. However we advised the owner to place a restrictive covenant on the title of the house prohibiting its demolition in perpetuity. We are currently advising the owner and his lawyer on this process.



231 West 20th Street (middle), Manhattan

TWA Terminal, JFK International Airport, Queens

The hotel re-development of the former TWA terminal in JFK airport is temporarily on hold. The second developer that responded to the initial RFP backed out of the process, leaving the Port Authority no choice but to begin the process over again. A new request for proposal was issued in September, and a new developer was chosen. As a result, the Redevelopment Advisory Committee (RAC) will start meeting again in 2015 to review the most recent proposal.



Former TWA Terminal, JFK International Airport, Queens

The Candela Pavilions, Flushing Meadows Corona Park, Queens

Built for the 1964-65 World's Fair, there were originally three modernistic pavilions along the shore of Flushing Bay. Today two survive and are used as open gazebos in their original sites adjacent to the marina. They are striking visually and are made of reinforced fiberglass, an innovative building material at the time.

Due to age and the environment, the sections of the pavilions are coming apart at the seams and there is biological growth apparent in certain areas. The Parks Department wishes to embark on a thorough restoration, but before funds can be committed for the work, a professional structures and materials assessment needs to be done to understand these unusual buildings. The Conservancy commissioned a technical conditions and materials report from engineering and conservation specialists. This type of report is one that the Parks Department finds extremely difficult to fund. The final report was received in January and was sent to the NYC Department of Parks and Recreation. They will use the report to help raise capital funds to execute the work.



100-118 North 11th Street, Williamsburg, Brooklyn

100-118 North 11th Street, Williamsburg, Brooklyn

Another adaptive reuse project is a former foundry of the Hecla Iron Works Company that was built in 1896 and is an individual landmark. It is remarkable for its use of cast iron elements that were specially treated with super-heated steam that turned the surface to magnetite. Magnetite is impervious to moisture and as a result the material is not painted but rather left to weather naturally. The Hecla Foundry was begun by immigrants from Iceland and named after a volcano in Iceland. It manufactured ornamental ironwork that can be found on many of the city's most notable landmarks.

Developers who plan to adapt it to hotel use have purchased the handsome four-story foundry. It is situated in a newly desirable section of Williamsburg, and the proposed designs of the new hotel are innovative. The Conservancy is consulting with the architects who are designing an adaptive reuse for the building.



Chapel of the Good Shepherd, Roosevelt Island

Chapel of the Good Shepherd, Roosevelt Island

Fee for Service project. The restoration of the front door, steps, ironwork, and narthex of the chapel is complete. The front oak doors have been refinished and have been re-hung. The elaborate strap hinges, made of bronze, have been restored and re-attached to the doors. The repointing and masonry cleaning is complete. Technical Services is acting in the capacity of preservation consultants to the Roosevelt Island Operation Corporation (RIOC).

The historic Chapel is a centerpiece of the Island and is sited on a large central plaza on Main Street. It is an 1889 Victorian Gothic style Church designed by Frederick Clarke Withers and is an individual landmark.

Site Visits and Meetings

NY State Pavilion from the 1964/65 World's Fair Flushing Meadows Corona Park, Queens

The Conservancy is working with the Queens Borough President's Office to light up the iconic structures of the New York State Pavilion as a celebration of the fiftieth anniversary of the 1964/65 World's Fair. We have met with several architectural lighting consultants and have obtained proposals for both permanent and temporary lighting. At the moment we are pursuing temporary lighting of the towers portion of the pavilion. The work will be funded by the Borough President's Office. In addition to the lighting, the first phase of a multi-year restoration project is also being discussed. This phase would restore electric service and the restoration of the foundations of the tent building. The Conservancy has been part of several constituents' meetings hosted by the Borough President to discuss the restoration and future uses of the buildings.

Philip Johnson designed the New York State Pavilion for the fair and it was to be the largest and most prominent of the fair buildings. It consists of three parts; the tower is the most visible and has three separate observation platforms. The "tent of tomorrow" is the most massive and is basically an outdoor arena that was originally roofed by cable-supported plastic panels. The third part is a circular building housing a theater; this building has been fully restored and is now the Queens Theater.



NY State Pavilion from the 1964/65 World's Fair, Flushing Meadows Corona Park, Queens

Preserving Coastal Heritage

The Landmarks Conservancy's Technical Services Director attended a two-day technical conference hosted by the National Park Service (NPS) that explored the resiliency and future conservation of coastal historic sites and building. Various approaches to the challenges posed by rising sea level and climate change were explored. Certain sites can be made more resilient through engineering projects such as sea walls and tidal barriers; some can be moved to higher ground but at the expense of their historical integrity; others can be protected through the restoration and introduction of marshland and other natural defenses; but some sites will probably be lost no matter what is done. Accepting that some coastal sites will simply not be able to be saved took up a great deal of the discussion.

Among other case studies, the work currently underway on Ellis Island was discussed in detail. It seemed clear to all that certain lessons were learned from Hurricane Sandy. First and foremost is that mechanical and electrical equipment should be moved from basement locations to more elevated locations. The Parks Department explained how they are attempting to make this change on Ellis Island. They explained the logistical and economic constraints of relocating elaborate museum climate control systems and how some pieces of equipment simply could not be moved and would need to be thought of as "sacrificial elements" should a severe flood strike again. The storage of historical archives and museum collections was also discussed. Though the storage of this material in coastal sites may not seem ideal, the NPS explained that very often there is no other space available. All the collections from the Ellis Island museum are scheduled to return to the island and will of course be stored on upper stories.

One interesting observation was that in case of future floods, some structures such as the Ferry Terminal, should be left wide open so that the sea surge can enter and leave the building without causing major damage. Had the massive doors of the Ferry Building been left open rather than locked shut during Sandy, they would not have suffered severe damage. The NPS wishes to incorporate lessons learned from various sites and revise their policy manuals accordingly.

One of the debates during the conference was the temptation of cash-strapped agencies to use climate change projections to justify not spending new funds on restoring or stabilizing certain at risk structures and sites. These discussions are in their preliminary stages. Conservationists and preservationists are just beginning to analyze and formulate realistic approaches to these challenges.



Pier 5 Brooklyn Bridge Park facing New York Harbor and Ellis Island



Preserving Sacred Sites

“Once again, the Landmarks Conservancy has provided much needed support to one of the archdiocese’s parishes with a historic building. Whether through the provision of technical expertise or financial assistance, the Conservancy has been a valuable resource for our parishes grappling with the challenges of maintaining their architecturally distinctive structures.”

- Timothy Michael Cardinal Dolan
Archbishop of New York, Roman Catholic Church

SACRED SITES PROGRAM - The New York Landmarks Conservancy's Sacred Sites program offers congregations throughout the entire state of New York financial and technical assistance to maintain, repair, and restore their historic buildings. The program was launched in 1986 and is the only statewide nonprofit program in the nation responding to the preservation needs of historic religious properties. Since its inception, Sacred Sites has awarded 1,300 grants totaling more than \$8.7 million to 731 congregations throughout New York, regardless of denomination. These grants have leveraged restoration projects totaling \$578 million.

Asset Management Roundtables

After the popular launch of this program in 2013, the Conservancy held three additional roundtable discussions throughout the year, one in Albany and two in Manhattan, aimed at increasing financial literacy among historic religious properties, particularly prior Conservancy grantees. The goal of these roundtables is to help congregations strengthen their financial viability, in order to maintain the restoration projects the Conservancy has helped fund. The Conservancy has continued to partner with Joseph Matthews and Chris Templeman, nonprofit investment advisors from Morgan Stanley, and church financial management author and Episcopal priest Rev. Gerald Keucher.

The Conservancy's first financial literacy roundtable of 2014 was held at Emmanuel Baptist Church in downtown Albany in February. Despite snow, twenty-seven board members and clergy from eleven Capital region churches and one synagogue, the Executive Ministers from the New York State American Baptist Church denomination, and staff from the Historic Albany Foundation attended the interactive two-hour workshop. Topics included how to shift congregations from operational dependence on endowments, to free up reserve funds for capital needs; how to graphically and effectively communicate annual operating/stewardship needs to congregations; and how to cultivate and thank donors and their families while donors are still alive.

The Conservancy held two additional roundtables in Manhattan in October and November, with an additional focus on helping sites launch planned giving programs. Attendees included Conservancy grantees, as well as several synagogues and Roman Catholic churches identified via our citywide survey. Participants ranged from large institutions with enormous investment portfolios, to tiny churches and synagogues with no reserves, and many institutions in between. Additional speakers recruited by Morgan Stanley included Karl Mattison, founder of PEER Network, a nonprofit planned giving consulting firm, which assists nonprofits and religious institutions in generating customized planned giving brochures and websites at affordable rates. Other speakers included portfolio managers from investment firms specializing in Environmental, Social, and Governance (ESG) investing, of particular concern to religious institutions, who want to both maximize investment and make sure that funds are invested consistently with their congregation or denomination's ethical values. The sessions were free, informal, and lively. Participants introduced themselves and were invited to share a topic or question of concern to guide the Q & A and discussion: "I want to learn more about planned giving, how can we engage younger members in leadership and fundraising, do we achieve an ESG investment portfolio by boycotting individual stocks?"

Participants thanked the Conservancy both for the program content, and for the support that comes from knowing that there are many other institutions all addressing the same challenges.



Asset Management Roundtable at Emmanuel Baptist Church in Albany



*Sacred Sites Open House Weekend - First Presbyterian Church of Newton (Queens)
Photo credit: Steven Fisher*

Fourth Annual Sacred Sites Open House Weekend

The Conservancy sponsored its fourth annual state-wide Sacred Sites Open House weekend May 17th & 18th, with the theme: Sacred Sites and the Community: How Immigration and Migration Shape New York. Over 100 sites around the state participated, including 50 in New York City alone. Upstate co-sponsor the Preservation Association of the Southern Tier recruited 25 Binghamton sites to participate, while colleagues at the Preservation Association of Central New York, in Syracuse, hosted additional tours at five historic churches and one synagogue. Lectures, tours, and events highlighted congregation founders' and current congregants' immigration stories, and the movement of worship communities from one neighborhood to another over time.

First Presbyterian Church of Newtown, in Elmhurst, Queens, used the Sacred Sites Open House weekend as an opportunity to celebrate its recent listing on the National Register of Historic Places, with tours and a ribbon cutting attended by local elected officials. First Presbyterian's congregation dates from 1652, and its present, or fifth, church building, a rugged Gothic revival structure of granite and brownstone, was completed in 1895.

The Conservancy collaborated with Sacred Sites Open House Weekend co-sponsors Evergreene Architectural Arts, Acheson Doyle Architects, and Lichten Craig Donaldson Architects to host two special events leading up to the weekend: an April 8th tour of the Co-Cathedral of St. Joseph in Brooklyn, and "Stewardship, Sustainability, and

Sacred Spaces” a panel discussion on the process and challenges of planning and initiating renovation of a historic church or synagogue. Additional weekend cosponsors included AIA’s Faith & Form, AIA’s Historic Buildings Committee, the Museum at Eldridge Street, the Historic Albany Foundation, and Historic Ithaca.

Both the lead-up events and the weekend tours were well attended, as over the last four years, the weekend has developed its own fan base, particularly in Buffalo, Binghamton, and New York City. Elizabeth Mount, who worked with the Conservancy’s Sacred Sites program on a roof restoration project at her own historic Ithaca church in 1999, traveled with her husband Tim to New York City for Sacred Sites Open House weekend, and wrote:

“I don’t think we ever told you how much we enjoyed the tour of (some of!!!) the many landmark sacred sites. I think we managed 6 in 2 days and of course, had lots of adventures along the way. It didn’t hurt that the weather was perfect, and I trust the churches and synagogues were pleased with their efforts.”

The Sacred Sites Open House initiative was inaugurated in 2011 in commemoration of the 25th anniversary of the Sacred Sites program. The Open House has three objectives: to encourage sacred sites to open their doors to the general public as a means of building broad community support for the ongoing preservation of historic institutions; to inspire residents to be tourists in their own town, introducing non-members to the history, art, and architecture embodied in sacred places, and developing a local cultural tourism ethos to support these important places; and to publicize the many social services and cultural programs religious institutions offer their neighbors, benefiting the entire community.



David Lowe lecture and tour, St. Jean Baptiste Catholic Church, 184 E. 76th St., Manhattan

Sacred Sites and Consulting Grants

The New York Landmarks Conservancy awards Sacred Sites and Consulting Grants to congregations that are planning or undertaking the restoration of historic religious properties. In 2014, the Sacred Sites program pledged a total of \$199,600 in the form of 37 grants to 37 religious institutions throughout New York State.

To be eligible, properties must be located in New York State, owned by a religious institution and actively used for worship, and listed on the State or National Register of Historic Places or designated pursuant to a local landmarks ordinance by New York State. Eligible properties include churches, synagogues, meetinghouses, mosques, and temples. The maximum Sacred Sites grant is \$10,000. In 2014, the average Sacred Sites grant award for bricks-and-mortar repair and restoration was about \$5,200. The maximum Consulting Grant, for project planning costs, is \$7,500. In 2014, the average award for Consulting Grants was about \$5,600.

2014 Grantees include:

(listed by borough/city)

Cadman Memorial Congregational Church, Brooklyn
 Church of St. Ann and the Holy Trinity, Brooklyn
 Union Baptist Church, Brooklyn
 Evangelistic Temple and Community Church Center, Buffalo
 Westminster Presbyterian Church, Buffalo
 United Church of Cape Vincent
 Church of St. John in the Wilderness, Copake Falls
 St. Paul’s Lutheran Church, Dansville
 First Baptist Church of Geneva
 Christ Episcopal Church, Greenville
 Kinderhook Reformed Church
 St. Paul’s Episcopal Church, Kinderhook
 Old Dutch Church, Kingston
 First Presbyterian Church of LeRoy
 Middle Island United Church of Christ
 Congregation Ramath Orah, New York
 Ebenezer Gospel Tabernacle Christian Mission of the USA, New York
 Judson Memorial Church, New York
 Metropolitan Baptist Church, New York
 Old Broadway Synagogue, New York
 Congregation Shearith Israel, New York
 Third Church of Christ, Scientist, New York
 West Park Presbyterian Church, New York
 First Baptist Church, Niagara Falls
 Sylvan Beach Union Chapel, North Bay
 First United Methodist Church, Northville
 Trinity Episcopal, Ossining
 First Baptist Church of Owego
 St. John’s Episcopal Church, Pleasantville
 Church of Christ Uniting, Richfield Springs
 First Universalist Church of Rochester
 First United Methodist Church, Rome
 Grace Episcopal Church, Scottsville
 Temple Society of Concord, Syracuse
 Grace Episcopal Church, Utica
 First Presbyterian Church of Waterloo
 St. John’s Church, Getty Square, Yonkers

In 2014, a total of \$199,600 in grants went to 37 religious institutions throughout New York State.



Hebrew Tabernacle, New York

Jewish Heritage Fund

The Jewish Heritage Fund allows the Conservancy to make challenge grants of between \$25,000 and \$75,000 to assist major repair and restoration projects at New York City synagogues. In 2014, one grant was awarded, totaling \$25,000.

Since its launch in 2010, the program has pledged 10 challenge grants totaling \$345,000, facilitating over \$3.4 million in restoration projects.

2014 Grantee:

(listed by borough/city)

Hebrew Tabernacle, New York

Robert W. Wilson Sacred Sites Challenge Grants

Our longtime friend and benefactor Robert W. Wilson died in late 2013. Though not religious himself, Bob understood the importance of saving religious institutions for their architecture, history and community programs. Through the years, his extraordinary support of our Sacred Sites Program provided 119 challenge grants totaling over \$3.6 million, helping to restore churches across the State. Moreover, these grants had an outsized impact, facilitating the completion of almost \$62 million in restoration projects. We will be forever grateful for his immense good works. Our 2014 grant year marked the last year of this remarkable program.

Going forward in 2015, we are grateful to an anonymous donor who has pledged a five-year gift of \$1.1 million to continue our challenge grant program, which will assist religious institutions of all faiths in completing major restoration projects.

In 2014, 15 grants were awarded, ranging from \$25,000 to \$50,000, with the average pledge totaling \$30,000.

2014 Grantees include:

(listed by borough/city)

- Bedford Central Presbyterian Church, Brooklyn
- Old First Reformed Church, Brooklyn
- Westminster Presbyterian Church, Buffalo
- First Congregational Church of Canandaigua
- State Street United Methodist Church, Fulton
- First Presbyterian Church, Hudson
- Church of St. Francis of Assisi, New York
- Church of the Incarnation, New York
- Judson Memorial Church, New York
- Riverside Church, New York
- St. Peter's Episcopal Church, New York
- Evangelical Lutheran Church of the Reformation, Rochester
- Christ Church New Brighton, Staten Island
- Grace Episcopal Church, Syracuse
- St. John's Church, Getty Square, Yonkers



Window restoration at First Presbyterian Church, Hudson



First Congregational Church of Canandaigua, New York



Funding Historic Properties

“The New York Landmarks Conservancy helped the New York Studio School to realize the restoration of its building’s historic façade by providing loan and grant financing from the Historic Properties Fund, as well as valuable expertise. Special thanks to Conservancy staff for assistance in managing the project budget and contractors and in maintaining a very important presence. They were readily available and incredibly helpful every time we called upon them. The project would have been greatly more difficult if not impossible to complete without this wonderful support.”

- Graham Nickson, Dean
New York Studio School

New York Studio School (before restoration), 8 to 14 West 8th Street, Manhattan

HISTORIC PROPERTIES FUND - Established in 1982, the New York City Historic Properties Fund is the New York Landmarks Conservancy's main financing vehicle for restoration work throughout the City. With over \$8 million in assets, it is one of the largest revolving loan funds for historic preservation in the nation. Since its inception, the Fund has made over \$25 million in investments – more than \$25 million in loans and \$423,000 in grants – for restoration work on 243 buildings in the five boroughs of New York City. The Fund's lending record continues to be exemplary, with near zero losses on loan repayments.

Fund loans are geared toward underwriting restoration work on small residential properties in the lower- and moderate-income historic districts of New York City, as well as historic properties owned by nonprofit organizations and religious institutions.

Loans on one-to-four family row houses generally range between \$50,000 and \$150,000; loans for multi-family apartment buildings and nonprofit facilities are usually in the \$200,000 to \$300,000 range. Collateral on residential properties is usually a first, second, or third mortgage; security on religious buildings and nonprofit facilities is most often in the form of assignments of assets. Interest rates are usually 5% to 7%, but may be as low as 3% for more needy borrowers; terms are generally between five and ten years. Small grants sometimes accompany loans to bridge budget gaps in difficult projects.

Fund loans are advanced for essential structural repairs and exterior restoration work which often has a visual impact on the surrounding community. Loans have helped to restore brownstone façades, replace windows and doors, rehabilitate stoops and porches, repair roofs and drainage systems, replace missing cornices, rebuild brick walls, and carry out a variety of other work which maintains the structural and aesthetic integrity of historic buildings.

Project management assistance is an important component of the Fund program. Fund staff work closely with borrowers to develop loan packages that are tailored to their specific needs.

Project management assistance is provided throughout the loan process. With outside professionals, Fund staff help borrowers to define a scope of work; prioritize components of the project; engage qualified architects, engineers, and contractors; monitor construction; and ensure that all work is performed correctly. The importance of such assistance, particularly in the planning stages of projects, cannot be overstated. Property owners often lack objective expertise in identifying and prioritizing the needs of their buildings. In many cases, they retain contractors and craftspeople who are unfamiliar with historic buildings. Unnecessary, inappropriate, or overly aggressive measures may be taken which result in irreversible damage and wasted financial resources.



Brownstone restoration - 14 West 121st Street, Manhattan

Fund Staff Services - Obtaining New York State Rehabilitation Tax Credits for Homeowners

In 2010, the State enacted new programs to foster investment in historic commercial and owner-occupied residential properties. The Homeowner program provides a state income tax credit to property owners for 20% of qualifying rehabilitation costs, up to a credit value of \$50,000, for restoration work on historic residential buildings. Cooperative apartment buildings are also eligible, as the income tax credits flow through to shareholders.

There is a three-part application process: Part 1 confirms a project's eligibility, Part 2 provides a more detailed description of the project work and its cost, and Part 3 requests certification of the completed work. The program was scheduled to end in 2014, but was renewed until 2019.

As a free service of the Fund to its borrowers, Fund staff prepare and submit applications to the State for Fund loan projects that are located within the "distressed" census tracts that qualify for the credit. These census tracts, whose households are at or below the State's median income level, are often in neighborhoods such as Crown Heights, Bedford-Stuyvesant, and Jackson Heights.

Fund staff completed Homeowner Tax Credit applications for two projects that yielded their owners \$30,326 and \$33,404,

respectively, in state income tax credits for 2014 (nice rebates for the restoration work). The previous three finished applications were for smaller projects and produced \$4,739, \$10,546, and \$12,771, respectively, for their owners. In sum, five owners have received total credits of \$91,286 on investments amounting to \$480,124 of eligible restoration costs, for an aggregate return of 19%.

Eight to ten more applications are on the horizon for 2015, with the prospect of about \$2.5 million in rehabilitation costs and \$300,000 in state tax credits for their owners.

The Homeowner program provides a state income tax credit to property owners for up to 20% of qualifying rehabilitation costs.

Highlights from the 2014 New York City Historic Properties Fund Projects

The Fund advanced over \$1.5 million in loan proceeds used for restoration work in 2014, with the following projects completed:

125 Vanderbilt Avenue Wallabout Historic District, Brooklyn

125 Vanderbilt Avenue is located in the Wallabout Historic District of Brooklyn, which was designated in July 2011, following its listing as a district in the National Register of Historic Places in March 2011. Wallabout is an area between the Brooklyn Navy Yard and the historic districts of Fort Greene and Clinton Hill. It is noted for its many pre-Civil War, Greek and Gothic Revival wood frame houses, as well as an eclectic array of many other styles of masonry row houses. Local residents and the Myrtle Avenue Revitalization Project campaigned hard to obtain the designations.

The building itself is an Italianate row house built in 1853 along with its twin at 123 Vanderbilt Avenue; it contains the owner's triplex and a rental apartment on the ground floor. With a project cost of under \$50,000, Cecil King Stone & Restoration performed an assortment of work, including the restoration of the stoop, fence, gate, and cornice; the removal of aluminum panning on window surrounds; and the repair of the bluestone sidewalk. The project architect was *gormanschweyer*.



125 Vanderbilt Avenue, Wallabout Historic District, Brooklyn

1199 Bergen Street Crown Heights North Historic District, Brooklyn

1199 Bergen Street is one of seven Romanesque Revival-style row houses designed by architect Albert E. White and built c. 1904 by builder John A. Bliss. This distinctive grouping features a continuous Spanish tile, pitched roof with gabled dormers as well as intersecting gables with unusual rusticated brick and stone work. The building is a single-family dwelling, with the interior containing most of the original and elaborate woodwork.

A Fund loan of \$175,000 financed the rebuilding of the brownstone stoop, replacement of the clay tiles, restoration of the decorative metal work for the balcony over the bay window, and the repair and replacement of several other elements on this stately row house. The project architects were Kaisen Woo and Jonathan Raible; West New York Restoration was the general contractor.



1199 Bergen Street (middle with rounded bay), Crown Heights North Historic District, Brooklyn

35-56 79th Street Jackson Heights Historic District, Queens

Hampton Court was built in 1919-1921 and designed in the Neo-Georgian style by George H. Wells. The complex, which occupies almost an entire block, consists of 11, five-story-and-basement walk-up buildings grouped around a common garden. Each floor contains three apartments, and all apartments contain views of the interior garden. The complex is the third garden apartment project built in Jackson Heights by the Queensboro Corporation, the organization that developed most of the neighborhood.

35-56 79th Street is one building in the Hampton Court complex; it contains 15 units and an apartment for a superintendent. With a \$375,000 loan and other funding from the Coop, the restoration work included the full replacement of the roof and skylights, the repair and replacement of the terra cotta and brick parapet, and other essential masonry work throughout the building. Artisan Restoration Group was the contractor, and Easton Architects, the project architect.



35-56 79th Street, Jackson Heights Historic District, Queens

Over \$1.5 million in loan proceeds were used for restoration work in 2014.

St. Mary's Episcopal Church, Manhattanville
521 West 126th Street, Manhattan
Individual City Landmark

St. Mary's Episcopal Church in Manhattanville was organized in 1823 and has always served the community with a diverse and progressive array of programs in addition to its worship services, now in both English and Spanish. The original church building on the site was a wood-frame structure built in 1824. The existing Church complex includes a wood-framed Rectory (built c. 1851); the Parish Hall (1890) designed by George Keister; and the sanctuary (1908-09), designed by Theodore E. Blake in association with the architectural firm of Carrere & Hastings.

The Church has a long history with the Landmarks Conservancy and its funding programs:

- The Historic Properties Fund provided three loans and grant financing, totaling over \$300,000, at different times for each individual structure;
- The Sacred Sites Program also supported St. Mary's with three separate matching grants totaling \$17,500; and
- The Upper Manhattan Historic Preservation Fund awarded a grant of \$100,000 and a no-interest loan of \$50,000 to the Church in 2002.

In 2014, a fourth Historic Properties Fund loan of \$60,000 underwrote the structural repair of joists that had deteriorated from water infiltration in the basement of the Parish Hall, causing the floors to sag. Under the guidance of Gluck+, an architectural firm that provided *pro bono* services to the Church, contractor Raceway Construction Services stabilized and repaired the structure.

New York Studio School
8 to 14 West 8th Street, Manhattan
National Historic Landmark

The New York Studio School of Drawing, Painting & Sculpture consists of four adjoining Greek Revival row houses with attendant carriage houses, dating from 1838, that form a mews in the rear of the property. Gertrude Vanderbilt Whitney had her studios there in the early 20th century. In 1931, three of the buildings were remodeled in the Art Moderne style by architect August L. Noel for Mrs. Whitney, when the complex became the first home of the Whitney Museum of American Art. The Whitney Museum moved to its West 54th Street location in 1954, and in 1964, the newly-founded New York Studio School of Drawing, Painting and Sculpture acquired the Whitney property via a generous donation from one of its students. The School serves as an alternative-learning environment for painters and sculptors, providing studio work space, galleries, and a library. It is a National Historic Landmark and located within the City's Greenwich Village Historic District.

The façades that were remodeled in 1931 had deteriorated severely over the years. In 2009, the New York State Environmental Protection Fund awarded a matching grant of \$250,000 to the School toward the estimated \$530,000 cost of restoring the front façades of the four buildings. This work included the restoration of the stucco on three of the façades; the cleaning and re-pointing of the fourth brick building; the restoration of the frieze and cornice; the restoration or replacement of various windows; and various other items. A Historic Properties Fund loan of \$250,000 and grant of \$10,000 served as the match to the State grant, which was administered by Fund staff. Kaitsen Woo and Jonathan Raible served as the architects, with Titan Restoration as the general contractor.



St. Mary's Episcopal Church, 521 West 126th Street, Manhattanville, Manhattan



New York Studio School, 8 to 14 West 8th Street, Manhattan



Stephanie Hoagland-Bond of Jablonski Building Conservation, Inc. at New York Studio School



Assisting Nonprofits and the Public Sector

“In the high-pressure environment of a shipyard, where the dry dock alone costs some \$1,500 per day, our Trustees had to make an urgent decision about whether we could afford important work on the weather deck of our historic fireboat. Amazingly, the Landmarks Conservancy responded to our request within hours. The resulting challenge grant of \$7,500 in turn inspired additional donations of over \$12,000. Thanks, Conservancy.”

- Huntley Gill, Museum Director
Save Our Ships New York

Fireboat John J. Harvey at Caddell Dry Dock and Repair Co., Inc., Staten Island

NONPROFIT & PUBLIC SECTOR ASSISTANCE - Nonprofit organizations, both secular and religious, and the public sector are often the custodians of some of New York City's most historic and eccentric properties. 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 grant programs, especially, have been of great assistance to nonprofit organizations:

- The Emergency Preservation Grant (EPG) Program provides funding to nonprofit organizations to address immediate repair needs and/or professional services to remedy specific exterior conditions (falling masonry, water penetration, 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 of Conservancy staff. Over forty nonprofit facilities have been helped to-date, with an aggregate project expenditure total in excess of \$550,000.

- The City Ventures Fund (CVF) provides grants of up to \$25,000 to preserve the character of landmarked and non-landmarked, but architecturally significant buildings, which are being used for or converted to affordable housing and/or other community facilities that benefit the public and, especially, lower income people. Since 1986, CVF has invested almost \$1.5 million in more than 60 buildings with a total of 1,173 affordable housing units and various community services.

The projects assisted by the EPG and CVF programs in 2014 were extremely diverse in scope and include the following:

**Isaac T. Hopper Home
110 Second Avenue, Manhattan**

With the Landmarks Conservancy and the City's Landmarks Preservation Commission each providing \$24,500 in grant funding, the restoration of the distinctive brownstone portico and base of the Isaac T. Hopper Home at 110 Second Avenue in Manhattan was completed in August.

Designated as an individual City landmark in 2009, Hopper Home was built for the merchant Mead family in 1838. A fine example of the Greek Revival style, it is the sole survivor of four identical town houses that were built together. It served as a residence until 1874 when it was purchased by the Women's Prison Association ("WPA"), which started as the Female Department of the Prison Association of New York. This organization was founded in 1845 by Isaac T. Hopper

and his daughter, Abigail Hopper Gibbons, and changed its name to WPA in 1854. The Hoppers were Quakers, abolitionists, and ardent prison reform advocates. This is the oldest halfway house for women prisoners in the world and it still serves as an office and residential facility for WPA.

The Conservancy's involvement with Hopper Home dates to 2011, when an initial Conservancy grant of \$12,000 underwrote a conditions review and construction documents by Easton Architects for the entire property. The survey called out the deteriorated state of the building's brownstone entryway with its fluted Ionic columns as a first priority to be addressed in any restoration program. Easton Architects oversaw the portico and base work, which was carried out by contractor Progeny Restoration.

**Fireboat John J. Harvey
Pier 66, North River (lower Hudson), Manhattan**

A challenge grant of \$7,500 from the Conservancy to Save Our Ships New York (SOSNY) helped raise another \$7,500 to pay for immediately needed water protection work to the deck of the historic fireboat, *John J. Harvey*.

Harvey is listed in the National Register of Historic Places. She was designed by Henry J. Gielow, and built in 1931 in Brooklyn specifically for the purpose of fighting fires. The first of her type to be powered by internal combustion engines rather than steam, *Harvey* was the most powerful fireboat in the world at the time. Her design served as the prototype for generations of fireboats around the world, with innovative systems that included electric propulsion powered by five engines and generators.

Harvey was retired by the New York City Fire Department in 1994 and purchased at auction in 1999 by a small group of people concerned about the long-term preservation of historic vessels and the traditions of New York's maritime history. They formed a nonprofit organization, Save Our Ships New York, to fund the restoration of the *John J. Harvey* and to conduct the free seasonal public programs and educational trips in New York harbor, Long Island Sound and the Hudson River Valley that are now carried out aboard the fireboat.

On September 11, 2001, her crew volunteered *Harvey* to supplement the two active City fireboats when the World Trade Center was attacked. For four days, those three boats (including the 1938 National Historic Landmark Fire-fighter) provided the only water available for firefighting at the World Trade Center site.



Isaac T. Hopper Home, 110 Second Avenue, Manhattan



Hopper Home portico restoration



Fireboat John J. Harvey, Pier 66, North River (lower Hudson), Manhattan

35 Mount Morris Park West, Manhattan

The apartment building at 35 Mount Morris Park West is within the Mount Morris Park Historic District at the corner of 124th Street. Constructed in 1900 in the Neo-Classical Revival style, it is now a 32-unit low income cooperative. There are two entrances to the building – a main entrance on Mount Morris Park West and a side one on 124th Street to two street level apartments. While the main entrance has been altered somewhat, the side entrance remarkably retains its original appearance. Both in need of landmark-quality restoration work, a City Ventures Fund grant of \$4,800 was authorized to retain building conservator Mary Kay Judy for the preparation of plans and specifications and bidding to get pricing from qualified contractors.

Roosevelt Island Lamppost Base Roosevelt Island

The Roosevelt Island Historical Society has completed the installation on Roosevelt Island of an ornate lamppost base that was once stationed at the Manhattan entrance to the Ed Koch Queensboro Bridge. There were two lampposts at the entryway; one remains, and one was taken down in 1974 to make way for the tramway. A City Ventures Fund grant of \$10,000 helped to underwrite the cost of the project.



35 Mount Morris Park West, Manhattan



Roosevelt Island Lamppost Base, originally from the entrance to Queensboro Bridge

Rossville A.M.E. Zion Church Cemetery Rossville, Staten Island

The town of Rossville on Staten Island, colloquially known as “Sandy Ground,” was once the location of a free black community in the mid-19th century. Black oystermen migrated from Maryland to Sandy Ground as a result of racially restrictive commerce laws that were enacted in Maryland. At Sandy Ground, they bought land, built houses, and started commercial businesses. In 1852, the Rossville A.M.E. Church was erected with a cemetery beside it. Though the Church moved to another location, the cemetery remained as the primary burial place for Sandy Ground’s residents.

By the end of the 19th century, the waters around New York City became polluted, destroying the oyster industry and Sandy Ground with it. Today, little remains of what was once a thriving black community. The original Rossville A.M.E. Church Cemetery, however, is one of its few surviving elements. The cemetery contains about 100 burials, with markers documenting the settlers and their families, their prosperity, and their downturn over 175 years. Many people visit the cemetery regularly, traveling far distances to pay homage to their ancestors. The cemetery is a designated City landmark and listed in the National Register of Historic Places.

With the support of the Rossville A.M.E. Church, which owns the cemetery, the Conservancy applied to the Richmond County Savings Foundation for funding to help underwrite a Cultural Landscape Report (CLR) for the cemetery. The CLR, which will be prepared by the firm of Jablonski Building Conservation (JBC), would consolidate all extant research on the site, oversee a ground penetrating radar initiative below the surface to ascertain locations of graves that are not (or have never been) marked, establish marker conservation priorities, recommend a landscape program for the grounds, and set forth a treatment plan for preserving and managing the cemetery in the future. Richmond County Savings Foundation awarded the Conservancy a grant of \$18,000 toward the CLR, and a City Ventures Fund grant of \$5,750 was authorized to fund the remainder of JBC’s services. Work on the project will begin in the spring of 2015.



Rossville A.M.E. Zion Church, Rossville, Staten Island



Rossville A.M.E. Zion Church Cemetery, Rossville, Staten Island

Prospect Cemetery – Final Update Jamaica, Queens

The 15-year old Prospect Cemetery Revitalization Initiative came to a close in 2014 with the disbursement of the remaining State and City grant funds. In all, the three nonprofit sponsors – Greater Jamaica Development Corporation, Prospect Cemetery Association, and the Conservancy—secured over \$2.4 million in public and private support to stabilize and revitalize this important landmark site. This past year saw the establishment of the new grass and plantings and more marker conservation. In addition to the 14 markers in 2013, Jablonski Building Conservation conserved another 37 markers, mostly from the 18th century, in 2014.

One of the highlights of 2014 was the pro bono help of Green-Wood Cemetery. For three days, Green-Wood donated its facilities staff to re-set 50 toppled markers in the front section of the cemetery. The visual difference is extraordinary. Many thanks to Green-Wood Cemetery for its assistance and support.



Prospect Cemetery and the Chapel of the Sisters



New grass and plantings at Prospect Cemetery, Queens



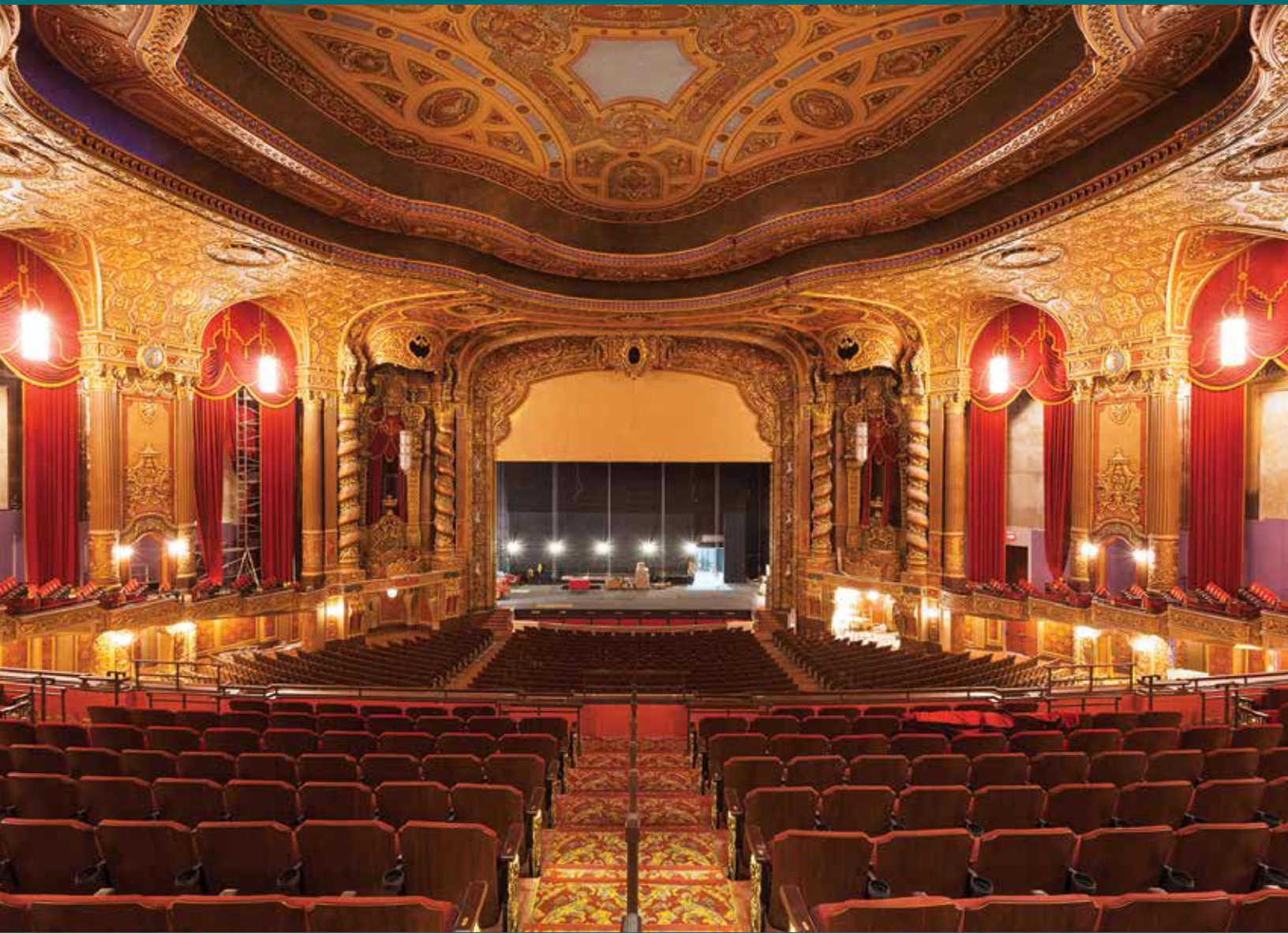
Marker conservation



Brooklyn's historic Green-Wood Cemetery donated its facilities staff to re-set 50 toppled markers in the front section of landmark Prospect Cemetery in Queens.



Conservation Intern, Marena Wisniewski, of Jablonski Building Conservation, Inc.



Honoring Excellence

“The Moses Fund is delighted to continue our collaboration with the Conservancy. The annual Awards honor great preservation and the legacy of Lucy G. Moses. We think she would be very happy with the growth of the awards program in her name.”

- Joseph L. Fishman, Esq.
Henry and Lucy Moses Fund, Inc.

MOSES AWARDS - The Lucy G. Moses Preservation Awards are the Conservancy's highest honors for excellence in preservation. The coveted awards are named for Lucy Goldschmidt Moses, a dedicated New Yorker whose generosity has benefited the City over many decades. Over 25 years, the Awards have recognized more than 250 individuals, organizations, and building owners for their extraordinary contributions to the City.

Christopher Gray has been researching and writing about New York City's buildings for 40 years. He is best known for the "Streetscapes" column, which ran in the *New York Times* from 1987 to 2014. The weekly column revealed hidden stories behind buildings many New Yorkers thought they knew, and enlightened readers on buildings they might have overlooked. With masterful writing and engaging stories, Gray thrilled architecture buffs while educating the public about the beautiful and eccentric buildings that fill New York's streets.

He is also the founder of the Office for Metropolitan History, which investigates the history of New York City buildings. The firm focuses on archival study and maintains a collection of 40,000 4x5 film negatives, 18,000 photographs, and 8,000 architectural drawings, many of which date back to the late 19th century.

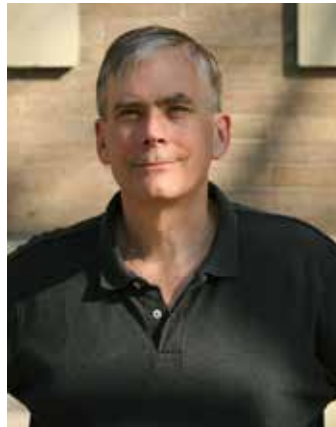
The first tenant of **901 Broadway**, an 1870 commercial building near Union Square, was Lord and Taylor. When the store moved in 1914, the picturesque French Second Empire property was used for manufacturing and retail at the ground floor. After years of deterioration, this project has restored the decorative cast iron and the slate roof. The signature pavilion at the corner of 20th Street and Broadway now welcomes visitors to Brooks Brothers on the lower floors, and mixed-use residential and office space on the upper levels.

A group of investors, led by the founder of the popular Brooklyn architecture blog Brownstoner.com, acquired and rehabilitated two abandoned Crown Heights buildings and adapted them as **1000 Dean and Berg'n**. They now serve as a center of Brooklyn's creative community. Once a Studebaker service station and adjacent garage that fill much of a block, they now house office and studio space, as well as a food hall. The industrial features of the façades and open interiors remain, juxtaposed with contemporary design elements.

The Brooklyn Diocese elevated the **Co-Cathedral of St. Joseph**, just blocks from the Barclays Center, to Co-Cathedral status in 2013. In anticipation of the rededication, the brick, granite, and terra cotta exterior was restored, with new slate roofs and restored stained glass windows. At the interior, much was originally unadorned, except for painting on the apse ceiling and walls. Those historic murals, along with decorative plaster and scagliola, mosaics, woodwork, and tarnished murals were conserved and restored. New painting based on the historic color palette and new murals, including one of the 12 American saints, now adorn the interior.

The granite and terra cotta façade of the former Brooklyn Post Office, now the **Conrad B. Duberstein U.S. Bankruptcy Courthouse** has been restored in a masterful effort. The massive Romanesque Revival structure had suffered water infiltration and deterioration for many years. Every aspect of work considered several options that measured investment, maintenance, and sustainability. The final scope included restoring or replacing 75,000 square feet of the granite and terra cotta façades, 15,800 terra cotta units, 25,000 square feet of slate roof, sheet metal flashing and gutters, and 1,200 wood windows.

The Conservancy worked with community advocates to save P.S. 109, an East Harlem school designed by C.B.J. Snyder, when the City planned to demolish it in the late 1990s, getting it listed on the National Register of Historic Places. The 1898 Collegiate Gothic building had suffered from years of neglect and deterioration when Minneapolis-based Artspace teamed with the local El Barrio Operation Fightback to invest \$52 million, restore the exterior and rehabilitate and adapt the interior for use as affordable housing and studio space for local artists in the rechristened **El Barrio's Artspace PS 109**.



Christopher Gray (photo: Mike Appleton)



901 Broadway, Manhattan



Conrad B. Duberstein U.S. Bankruptcy Courthouse, Brooklyn (photo: Christopher Payne/GSA)



The Co-Cathedral of St. Joseph, 856 Pacific Street, Brooklyn (photo: Whitney Cox)



Berg'n, 899 Bergen St, Brooklyn (photo: Jonathan Chesley/Selldorf Architects)



El Barrio's Artspace PS 109, East 99th Street, Manhattan (photo: Christopher Lopez)

Both the interior and exterior of **Grace Episcopal Church** (Brooklyn Heights), a mid-19th century Richard Upjohn church, have been restored, to stunning effect. The removal of layers of brown overpaint on the wood-and-plaster interior revealed a dazzling polychrome paint scheme, with a magnificent blue-and-gold starburst pattern at the ceiling. Previously, it had only been seen in black and white photographs. A new copper roof and repairs to the brownstone will protect the sanctuary. The project also improved electrical, plumbing, lighting, HVAC, and heating systems at this landmark church.



Grace Episcopal Church, Brooklyn Heights (photo: Whitney Cox)

The **Kerwin Residence** on the Upper West Side is an 1886 row house, designed by Rafael Gustavino, Sr. It is one of a row that was all painted red and white, but when the paint started peeling on this house, the owners were surprised to see a different palette emerge. After consultation with architects and Gustavino scholars, they undertook a plan to restore the façade, which features natural red brick and terra cotta with red mortar, buff-colored brick, light-green sandstone with matching mortar, light-green painted sheet metal, and a dark brownstone stoop. Now, the unpainted façade of the Kerwin residence stands out from the row, with elegant style.



Tavern on the Green, Central Park

The most exuberant restoration of the year is the **Kings Theatre**, one of five former "Wonder Theaters" the Loew's Corporation built in the late 1920s. The Kings, closed in 1977 and long deteriorated, was the focus of a \$90 million renewal effort funded by public and private sources. Following historic research and materials analysis, a color scheme sympathetic to the original was established, with new painted plaster surfaces, gilded ornament, new wood work, textiles, and metal fixtures. All-new interior systems will welcome the return of theatrical and musical performances.

Years of deterioration had led to precarious conditions at **The Players**, the home of the Players Club on Gramercy Park. The Stanford White-designed brownstone façade and portico were crumbling; wood windows, ironwork, and stained glass were also failing. New brownstone was sourced and carved; the stained glass carefully removed from the frames and repaired off-site; and the wood windows and cornice restored. Research revealed a decorative floral motif at the brownstone capitals and a historic paint scheme that had once been lost and were both re-established.



The Players, 16 Gramercy Park South



Schooner Lettie G. Howard, New York Harbor

Volunteers from the South Street Seaport Museum and students from the Harbor School, a maritime-themed public high school, came together to restore the **Schooner Lettie G. Howard**, one of the last still-sailing Fredonia-style fishing schooners in the country. They brought the 1893 ship to Maine for structural and hull repairs, and then completed restoration of the deck while the Lettie was docked in New York Harbor. Now she is certified for sailing and for service as a Sailing School Vessel, where every student aboard is a crewmember.

A new addition and connecting courtyard both enlarge and enhance the Long Island City home of **SculptureCenter**. The original 1908 building, once a trolley repair shop, had been lightly renovated when the Center moved in, in 2001. This project increased space by 50%, allowing for many missing functions, such as a reception area and bookshop, as well as additional gallery space. New Cor-Ten steel doors on the original gallery match the exterior of the addition and reinforce the building's industrial heritage.



SculptureCenter, Long Island City (Michael Moran/OTTO)



Kerwin Residence, Upper West Side

After the well-known **Tavern on the Green** restaurant closed, the City decided to re-invent the venue, removing decades of inappropriate additions, and restoring the picturesque building. The Victorian Gothic pavilions were designed by Jacob Wrey Mould in 1871 to serve as a sheepfold and caretaker's cottage. Conversion to restaurant use and over 20,000 square feet in additions radically altered the space. This renovation reduced the size in half, peeling away ungainly additions to reveal beautiful red brick façades, restoring damaged polychrome slate roofs, and replacing oversized window openings with more historically appropriate fenestration. The Tavern is once again the jewel of Central Park.



Celebrating Living Landmarks

“I don’t think New York would look or feel as magnificent as it does without the stewardship, protection, and concern for the past - carrying on into the future. Wherever you look there is something beautiful worth preserving.”

- Daryl Roth
2014 Living Landmarks Honoree

2014 Living Landmarks Honorees
Mort Zuckerman, Leonard Lauder, Daryl Roth, Jordan Roth, Mitch Rosenthal, and Gael Greene

21st Annual Living Landmarks Celebration

For more than two decades the New York Landmarks Conservancy has honored New Yorkers who have made extraordinary contributions to the City and recognizes them as Living Landmarks at a black-tie gala. The 21st Annual Living Landmarks Celebration was held on November 6 at The Plaza in honor of author and restaurant critic **Gael Greene**, philanthropist and cosmetics executive **Leonard Lauder**, Broadway impresarios **Daryl Roth** and **Jordan Roth**, founder of Phoenix House **Dr. Mitch Rosenthal**, and media and real estate mogul **Mort Zuckerman**. A record \$1.3 million was raised. Agnes Gund and Arie Kopleman served as Honorary Co-Chairs. The Living Landmarks Celebration is a "must attend" on New York's social calendar and attracts trend-setters and opinion leaders from across the City's unique "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.



first row

Jordan Roth and Daryl Roth - *photo: Noël Sutherland*
 Leonard Lauder and Judy Glickman - *photo: Noël Sutherland*
 Joel Grey - *photo: Noël Sutherland*

second row

David Hyde Pierce
 Jill Herzig & Anne Fulenwider - *photo: Noël Sutherland*
 Mort Zuckerman and Maura Kahan - *photo: Twin Images/ Robin Platzer*
 Guy Robinson and Elizabeth Stribling

third row

Mitch Rosenthal and Sarah Simms Rosenthal
 Robert Hormats and Catherine Azmoodeh

All Living Landmarks photos by James Salzano unless noted



first row

Peter Duchin and his band
Clive Davis - - photo: Noël Sutherland
Lewis B. Cullman and Louise Hirschfeld Cullman

second row

Juanita Shell-Peterson and Constance Comer-Whitfield
Gael Greene and Tommy Tune
Sam White and Elizabeth White with Kathryn McGraw Berry and Charlie Berry

third row

Martin and Joan Camins
Stan and Sandy Warshawsky
Lloyd Zuckerberg and Peg Breen
Barbara and Donald Tober

fourth row

Margo MacNabb Nederlander and James L. Nederlander
William L. Bernhard and Catherine Cahill

TOURS AND OTHER EVENTS



Chairman's Award Luncheon: U.S. Court of Appeals Judge Dennis Jacobs, Landmarks Conservancy Chair Lloyd Zuckerberg and Manhattan Borough President Gale Brewer.

Chairman's Award Luncheon

The New York Landmarks Conservancy's Chairman's Award is one of the industry's most esteemed honors, recognizing exceptional individuals and organizations that have demonstrated their dedication to New York by protecting and celebrating the City's world renowned historic architecture.

At a lunch on June 5th at the Metropolitan Club, the Conservancy recognized those involved with the recent renovation and restoration of the Thurgood Marshall U.S. Courthouse; the General Services Administration, Beyer Blinder Belle, Cauldwell Wingate, Davis Brody Bond, EverGreene Architectural Arts, Integrated Conservation Resources, Lend Lease, WSP, and U.S. Court of Appeals Judge Dennis Jacobs.

Dan Brodsky, Brodsky Organization and John J. Kerr, Jr., Simpson Thacher Bartlet (retd.) served as Honorary Co-Chairs.

Young Landmarks Council

The Young Landmarks Council was launched to engage the next generation in protecting the City's architectural treasures.

We are especially grateful to our Young Landmarks Steering Committee

Justin Abelow
Oscar K. Anderson, III
James Sharp Brodsky
Gus Christensen
Daniel F. Crowley, III
Christopher Goodman
Alexa Hampton

Michael Jaffe
Christine Miller Martin
Erik Oken
Charles Preusse
Marla Sabo
J. Russell Triedman
Sri Venkateswaran

Professional Circle Tours

The New York Landmarks Conservancy offers a wide variety of networking, promotional, and educational activities for its Professional Circle members, an active group of real estate, design, development and construction professionals, preservationists, property owners, and businesses interested in the art, architecture, and history of New York.

Professional Circle members are invited to exclusive tours of restoration projects throughout the year. Tours this year included Grace Church, the Co-Cathedral of St. Joseph's, Governors Island, the Woolworth Building, El Barrio's Artspace PS 109, *Guastavino and the Art of Structural Tile* exhibition at the Museum of the City of New York, City Pier A, Evergreene Architectural Arts studio, and the Park Avenue Armory.

Members were also invited to an illustrated talk with Robert Pigott about his book, *New York's Legal Landmarks*, and John Stahl led a round table discussion on *Growing Your Business with Effective Marketing*.



A hard hat tour of restoration work at Grace Church in Brooklyn Heights.



Danny McDonald of HPH (nyc) led the tour of the City's historic Pier A.

Other Landmarks Conservancy Events

We inaugurated another busy year with a viewing of the PBS special "Rise & Fall of Penn Station" at Prof. Thom's in the East Village. Members also enjoyed tours of City College and 5 Beekman and a very memorable summertime excursion aboard the historic fireboat John J. Harvey. Highlights included Brooklyn Bridge Park, the Gowanus Canal, Brooklyn Navy Yard, Ellis Island, and the Statue of Liberty.



Conservancy President Peg Breen and cultural historian and author David Garrard Lowe at St. Jean Baptiste Catholic Church for an illustrated lecture on "Where Angels Tread"

Reception at the Landmarks Conservancy's Downtown Office

It was standing room only for the Landmarks Conservancy's annual Summer Solstice Open House in June when friends and colleagues enjoyed food, drink, and sweeping panoramic views of Battery Park, Ellis Island, and New York Harbor from its offices on the 21st floor.

General Society of Mechanics & Tradesmen Lectures

In 2014 the Landmarks Conservancy partnered with the General Society of Mechanics & Tradesmen (founded in 1785) and members were invited to a series titled "Landmark Lectures." Subjects included Stanford White's design for NYU's Bronx campus, New York City's Beaux Arts Masterpieces, Restoration of New York's Beacon Theater, Hudson Yards, and Maintaining Theaters.

Where Angels Tread: New York's Wondrous Houses of Worship

It was a capacity crowd for David Garrard Lowe's illustrated lecture "Where Angels Tread: New York's Wondrous Houses of Worship" at St. Jean Baptiste church on the Upper East Side. A reception and tours of the church followed.

Build, Memory

Renowned architect James Polshek presented a talk on his recent book, *Build, Memory* at The Century Association. Some of Polshek's most notable projects include the Rose Center at the American Museum of Natural History, the Newseum, the William J. Clinton Presidential Center, and the renovation and expansion of Carnegie Hall.

Holiday Party

The Landmarks Conservancy concluded the year in December with its annual Winter Solstice Party at its office at Bowling Green. It was a fun and festive evening – a perfect way to kick off the year-end holidays.

Mystery Photo Contest & Tourist Video Series

The Landmarks Conservancy continued its popular Mystery Landmark contest and Tourist In Your Own Town video series.

The Mystery Landmark was launched in January 2011 and was an instant hit. It's a monthly competition to identify a close-cropped image of a New York City landmark. Winners receive a set of the Conservancy's walking tour books or other publications.

The first episode of Tourist In Your Own Town was posted to YouTube in August 2011. The series invites New Yorkers and visitors alike to explore the City's extraordinary abundance of historic landmarks. A total of 36 videos have been produced through the end of 2014 and the entire series has been viewed more than 45,000 times.

2014 Tourist in Your Own Town videos included Riverside Church, Surrogate's Court and Hall of Records, Gould Memorial Library and Hall of Fame, Southside of Ellis Island, Kehila Kedosha Janina Synagogue and Museum, the Cloisters Museum and Gardens, Trinity Church, Prospect Park, the Edgar Allan Poe Cottage, and the Louis Armstrong House Museum.

Watch our Tourist in Your Own Town videos at Youtube.com/nylandmarks

Download - Landmarks New York iPhone App

Find a Landmark Near You!

Landmarks New York mobile app, a collaboration with the Landmarks Conservancy and Spatiality Apps, allows you to enter your location or a specific address on a map to identify more than 1,400 landmarked buildings and sites throughout the five boroughs. Photos, facts and other interesting details are listed for each New York City landmark. In addition to the mapping feature, you also get the Google Maps Street View option and a photo upload feature that allows you to share your images to Facebook, Twitter, or email.

All this for just \$1.99 (including iPad version).

An advertisement for the "Landmarks: New York" mobile app. At the top, it says "Explore New York! Discover amazing art, architecture and history." Below this, three smartphones are shown displaying the app's interface. The central phone shows a search results page for "NYC LANDMARK FINDER" with a list of landmarks and a map. Below the phones, a red banner reads "Five boros of landmarks." At the bottom left is a QR code, and at the bottom right is the text "Download Landmarks: New York Available on the App Store" with the App Store logo.

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 2014. If any names have been listed incorrectly or omitted, please accept our apologies and let us know how we may adjust our records.

Foundations, Corporations, Public Agencies, and Other Organizations

\$100,000–\$499,999

Henry and Lucy Moses Fund, Inc.
Robert W. Wilson Charitable Trust

\$50,000–\$99,999

Frank E. Clark Charitable Trust
Hearst Corporation
Leonard and Evelyn Lauder Foundation
M. Safra and Co., Inc.
New York Community Trust
New York State Urban Development Corp.

\$25,000–\$49,999

Boston Properties
David Geffen Foundation
The Estee Lauder Companies, Inc.
Morris and Alma Schapiro Fund
Nederlander Organization
New York State Council on the Arts
Shubert Organization

\$15,000–\$24,999

Arun Bhatia Development
Barker Welfare Foundation
Lily Auchincloss Foundation
Richmond County Savings Foundation

\$10,000–\$14,999

Anonymous
Akerman, LLP
Argent Ventures
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Greenberg Traurig, LLP
HBO
Hudson's Bay Company
Kramer Levin Naftalis & Frankel, LLP
Marc Haas Foundation
Michel David-Weill Foundation
Neiman Marcus/Bergdorf Goodman
Phoenix House
Proskauer
Sullivan & Cromwell

\$5,000–\$9,999

Adolph and Ruth Schnurmacher Foundation, Inc.
ASM Mechanical Systems
Astoria Bank
Cauldwell Wingate Company, LLC
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Crawford & Stearns Architects and Preservation Planners
Deerpath Construction Corporation
Domingo Gonzalez Associates
Christina Donnell
East End Wood Strippers, Inc.
Easton Architects, LLP
Echem Consultants, LLC
Ed Tristram Associates, Inc.
Edward Kamper Associates
Eipel Engineering Group, D.P.C.
Evelyn Tully Costa Designs, LLC
Fifty Three Restorations, Inc.
Maxine Fisher
Steve Fisher
Francesca Russo Architect
Françoise A. Bollack Architects
Fred Basch Architect, PLLC
Gerner Kronick & Valcarcel
Gertler & Wente Architects, LLP
Gil Studio, Inc.
Glass & Glass, Architects
Donald Glockner
Grand Renovation, Inc.
Gregory Dietrich Preservation Consulting
David C. Grider
Julie Herzig
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Higgins Quasebarth & Partners, LLC
Hoffmann Architects, Inc.
Holly Kaye Planning and Development Consultant
Howard L. Zimmerman Architects, PC
ICS Builders
Island Housewrights Corporation
J. Pontes Brownstone Restorations
Jablonski Building Conservation, Inc.
James R. Gainfort, AIA Consulting Architects, PC
Jan Hird Pokorny Associates
Jeffrey Berman Architect
JMA Consultants, Inc.
Julie L. Sloan, LLC, Stained-Glass Consultants
Kaese & Lynch Architecture and Engineering, LLP
Kamen Tall Architects
Kelly Construction
Kevin Wolfe Architect, PC
Lamb Studios, Inc.
Landmark Facilities Group, Inc.
Lee Harris Pomeroy Associates
Levien & Company, Inc.
Lexicon Communications Corporation
Li/Saltzman Architects, PC
Linda M. Yowell Architects

John Lippert
Douglas Lister
M Square Builders, LLC
M. Todd Architect, LLC
Merritt Engineering Consultants, PC
Midtown Preservation Architecture and Engineering, PC
Neuhaus Design Architecture, PC
Newman Design
Nicholson & Galloway, Inc.
Norfast Consulting Group, Inc.
NV/da
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Premier Restoration Technologies
Renfro Design Group, Inc.
Residential Interiors Corporation
Richbrook Conservation
Right Path Construction
Robert Silman Associates, PC
Robinson Contracting, Inc.
Rohlf's Stained & Leaded Glass Studio
Russel Watsky, Inc.
S.W. Management, LLC
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Financial Statements

Statement of Activities

Year Ended December 31, 2014

Support and Revenue	Contributions	\$ 2,464,212
	Special Events, net of direct benefit to donor	1,098,536
	Government Grants	100,000
	Contributed Services	5,825
	Investment return used for operations	222,773
	Program services income	<u>24,829</u>
	<i>Total Support and Revenue</i>	\$ 3,916,175
Expenses	Program	\$ 2,165,534
	Development	704,722
	Administration	<u>324,204</u>
	<i>Total Expenses</i>	\$ 3,194,460
	Support and Revenue over (under) Expenses	\$ 721,715
Non-operating Activities	Non-operating investment return	231,038
	Change in Net Assets	952,753
	Net Assets, Beginning	\$ 9,401,077
	Net Assets, Ending	<u>\$10,353,830</u>

Statement of Financial Position

December 31, 2014

Assets	Cash and cash equivalents	\$ 2,338,955
	Pledges receivable	980,124
	Loans receivable	97,370
	Due from NYCHP Fund, Inc.	65,571
	Investments	5,893,593
	Property and equipment, net	32,416
	Cash and cash equivalents held for other agencies	105,966
	Restricted Investments	<u>2,397,068</u>
	<i>Total Assets</i>	<u>\$11,911,063</u>
Liabilities	Accounts payable and accrued liabilities	\$ 46,721
	Grants payable	1,204,769
	Deferred rent	127,861
	Due to New York City Historic Properties Fund, Inc.	71,916
	Amounts held for other agencies	<u>105,966</u>
	<i>Total Liabilities</i>	\$ 1,557,233
Net Assets	Unrestricted	
	Undesignated	\$ 573,983
	Board Designated	<u>5,767,296</u>
	Total Unrestricted	6,341,279
	Temporarily Restricted	1,615,483
	Permanently Restricted	<u>2,397,068</u>
	<i>Total Net Assets</i>	<u>\$10,353,830</u>
	<i>Total Liabilities and Net Assets</i>	<u>\$11,911,063</u>

A copy of the complete audited financial statements for 2014 may be obtained upon written request from The New York Landmarks Conservancy, One Whitehall Street, New York, NY 10004.

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