

Letter from the President



Joe Vericker

Dear Friends,

Not many organizations would feature a drainpipe on the cover of their annual report. Yes, it's on our back cover. But still, it's not most people's idea of art.

Working at the Conservancy, you get very fond of good drainpipes. Not to mention gutters. You become obsessed with correcting water damage to buildings. And, while preservation trains you to see architectural beauty, it also ensures that you focus on any flaws. Who knew there were so many horrible mortar replacements in New York? Who knew about mortar?

We like to think that the covers on our annual reports are interesting and attractive, inviting people to read what we've accomplished during the past year. For that, we thank the wonderful guys at Oliphant Press. This year's cover may be the best ever in visually encapsulating our core work—repairing and restoring the many little building gems tucked throughout the boroughs. Look at the wonderful detail on the home. We get very excited about restoring the beautiful brownstone and terra cotta decoration that adds so much to a residence. We've helped hundreds of homeowners and, this year, we passed the \$10 million mark in our low-interest loan program. Ten million dollars! That's a lot of preservation.

A lot of what we do isn't glamorous. Just vital. In religious buildings, families want their names on stained glass windows. No one wants a plaque on a drainpipe. So we fund the essential repairs and restoration for which fundraising is most difficult. Sixty-four religious institutions across the State shared in \$330,000 in grants from our Sacred Sites program this past year.

There were also two wonderful advances in our efforts to save landmark religious properties. Philanthropist Robert Wilson's \$1 million Sacred Sites challenge grant is allowing us to offer larger grants to major projects and have a whole new impact. Fourteen other religious buildings received \$1.8 million in loans and grants from a pioneering \$4 million preservation fund established by the Upper Manhattan Empowerment Zone. We administer the fund, oversee the restoration work, and have raised additional monies for initial architectural and engineering studies.

The restoration needs of religious properties are enormous. But most foundations and individuals don't fund this type of work. We hope Robert Wilson's understanding and generosity will inspire others. And we hope that other Empowerment Zones around the country learn from Upper Manhattan that preservation is an integral part of economic revitalization.

We had plenty of buildings to work on. But we also went out and surveyed the City looking for "endangered buildings" where an early alert might prevent a last minute scramble to save them. We found almost 1,000, from scores of small federal buildings in Lower Manhattan to a little-known Cass Gilbert railway station in the Bronx. We hope our list and outreach spark plans to restore and reuse as many as possible.

It was a busy start to the new millennium. But a great one. Thanks to all our supporters for making this possible. And thanks for realizing that preserving the past helps ensure the future.

A handwritten signature in dark ink, appearing to read "Joe Vericker". The signature is fluid and cursive, written on a light-colored background.

Preserving & Protecting New York

The Landmarks Conservancy has distinguished itself as New York's pre-eminent historic preservation organization and a forerunner in America's historic preservation movement. Under the leadership of the Conservancy and others, New York has embraced preservation as a tool to revitalize its commercial, residential, and public areas.

The Conservancy is the only organization in the City to provide financial and hands-on assistance for the preservation of landmark-quality buildings. Going beyond advocacy, the Conservancy provides nuts-and-bolts services to preserve homes, businesses, social service centers, cultural institutions, schools, houses of worship, theaters, office buildings, and structures which serve a host of other essential functions. The success of the Conservancy's work is the result of partnerships with property owners, sister organizations, public agencies, construction and design professionals, and a cadre of faithful supporters.

Funding Preservation and Community Revitalization Through its Historic Properties Fund and City Ventures Program, the Conservancy provides low-interest loans, grants, and architectural services for preservation projects throughout the boroughs. Building rehabilitation is a demonstrated catalyst for community revitalization, especially in low- and moderate-income neighborhoods where the need is greatest.

Redeveloping Landmark Properties Working with public agencies, nonprofit organizations, private developers, and property owners, the Conservancy secures productive new uses for vacant buildings. Past examples range from the Fraunces Tavern Block in Lower Manhattan to the Astor Row houses in Harlem.

Preserving Sacred Sites The matching grants, professional guidance, workshops, and publications of the Conservancy's Sacred Sites Program help congregations of all denominations throughout the City and State safeguard their buildings so that they can continue to serve as places of worship and vital community service.

Providing Building Conservation Services Practical, up-to-date technical information saves time and money, so the Conservancy's Technical Services Center offers a wide range of consulting services, workshops, and publications on the care and preservation of older buildings.

Strengthening Public Policy As a strong public voice, the Conservancy presses legislative and policy initiatives, encourages appropriate landmark designations, and advocates long-range government commitment to preservation.

Building Partnerships for Preservation Collaborating with a variety of organizations from newly established community groups to the New York City Landmarks Preservation Commission, the Conservancy furthers the shared goals of preservation.

Recognizing Excellence Through the presentation of annual honors and awards, the Conservancy recognizes the efforts of property owners, construction professionals, and business leaders to preserve New York's historic buildings and districts.

Promoting the Benefits of Preservation Through thought-provoking lectures, behind-the-scenes tours, and timely publications, the Conservancy exposes new audiences to the importance of historic architecture and its preservation.

Nathaniel Lieberman (from Manhattan Lightscape, Abbreville Press, NY)

Tributes



Peg Breen and Donald Oresman

Mr. Oresman was the driving force behind undertaking the Endangered Buildings Initiative.

The Conservancy would like to pay a special tribute to Donald Oresman, who resigned in September after 26 years on our board and advisory council. In the early days of the Conservancy, Donald was often on the barricades, fighting for threatened landmarks. With his great friend, the late Brendan Gill, Donald's sharp mind and pragmatic approach helped guide the Conservancy through thickets of issues and set the tone for the Conservancy's practical approach to preservation. He was always a wise—and sometimes blunt—counsel to the Conservancy's presidents and a respected voice in board policy discussions.

Donald served as Conservancy chairman from 1995-1997, a period of programmatic growth and solid fiscal stability. Most recently, he sparked the Conservancy's Endangered Buildings Initiative, after noting that preservationists often react when it is too late to save a building rather than being proactive and forming a comprehensive idea of which buildings are threatened.

Donald combined his love of preservation with a distinguished career as an attorney and corporate executive and still is busy, of-counsel, to Simpson Thacher & Bartlett, his long-time firm. It was the late Whitney North Seymour, Sr., a founder of the Conservancy and senior partner at ST&B, who brought Donald to the Conservancy's board, initiating an enduring relationship with this renown law firm that has done so much to benefit the Conservancy and the cause of preservation.

Once very active in the New York State Democratic Party, Donald always gave political advice that was as astute as his legal opinions. An avid reader and collector of rare books and artwork depicting readers, Donald was a larger-than-life presence at the Conservancy. We are grateful for all his support and guidance through the years.



The extended Landmarks Conservancy family sadly marks the death of board member Sarah Tomerlin Lee. We are proud to have been associated with her and will profoundly miss her intelligence, courage, talent, spirit, and wit.

Sarah used to say that the Conservancy was born in her living room. Indeed, it was while enjoying Sarah's Southern hospitality in her Beekman Terrace home and listening to her keen opinions that a small band of architects, attorneys, and preservationists framed the organization's early agenda. She served as our Vice President in the mid-1980s and was ever-present at meetings and events.

Sarah herself lived an improbably full and varied life, taking great joy in her family, public activities, and careers in fashion, advertising, magazine publishing, and interior design. She was responsible for the redesign of a number of notable historic interiors, including rooms in City Hall and the Helmsley Palace in New York, the Willard hotel in Washington, and the Bellevue hotel in Philadelphia. "I try not to break the spell," Sarah once said of her restoration work. She surely cast a spell on all of us.

Sara Tomerlin Lee and Philip Johnson



A Powerful Leverage



Endangered Buildings Initiative

The Landmarks Conservancy is perhaps in the strongest position in its history to be a catalyst for progress through preservation. With increased resources and a solid reputation, the organization was the linchpin for a number of significant achievements in 2000. Beyond providing some \$1.5 million in direct grants and loans, the Conservancy leveraged millions more from private and public sources for historic preservation projects across the City and State. As preservation becomes a more widely accepted tool for community revitalization and economic development, the Conservancy is prepared to leverage all the support it can for the rehabilitation of landmark buildings and neighborhoods.

The hallmark project carried out this year in the name of fostering preservation citywide was the Endangered Buildings Initiative. The goal to identify and inventory vacant and vulnerable landmarks throughout the boroughs was successfully met in Phase 1. Over 900 structures fit the profile, having been abandoned, neglected, or misused by their owners. Of these, 287 were flagged red, or considered to be in imminent danger. A team of hard-working interns directed by preservation veterans and Conservancy staff compiled the list over the summer. Colleagues, board members, and friends will continue to help us add and remove properties as necessary.

Having this current research in hand is going to make it much easier for the Conservancy and other concerned New Yorkers to save these forgotten landmarks. To be sure, we anticipate focusing our human and financial resources where we think they will be the most effective. But we further expect that increasing awareness of the problem will help galvanize other groups into action as well.



Endangered Buildings Initiative

The Estey Piano Factory building in the Mott Haven section of the Bronx (upper left) and a deteriorating Victorian home in Tottenville on Staten Island (above) are two of the 900 structures identified in the Endangered Buildings Initiative.

One venerable building that may be moving off the endangered list is P.S. 31 on the Grand Concourse in the Bronx. This Collegiate Gothic-style masterpiece, designed by C.B.J. Snyder, was closed in 1997 for major structural repairs. Last year, the Conservancy helped bring the historic school's story to the op-ed page of the *New York Times* and to the attention of columnist Christopher Gray. We also kept the issue alive and on the agendas of the Board of Education, the School Construction Authority, and the City Council. Last fall, Schools Chancellor Harold Levy announced a stunning \$50 million rehabilitation plan for the 101-year-old facility. We hope that good news will follow for P.S. 109 in Upper Manhattan, P.S. 95 in Gravesend, and the other schools included in the Endangered Buildings Initiative.

Having funded two pilot projects last year, the Conservancy and the Upper Manhattan Empowerment Zone were thrilled to move forward in 2000 with 13 Upper Manhattan Historic Preservation Fund grant and loan awards. The Fund is a Federal, State, and City-sponsored financing vehicle totaling \$4 million intended to fuel preservation projects and promote heritage tourism in Harlem, Inwood, and Washington Heights. The Conservancy has brought in additional resources from the Deutsche Bank Americas Foundation and JP Morgan Chase to augment the effectiveness of the program. Religious, commercial, and mixed-use buildings are all eligible for funding, although this first \$1.8 million was all given to houses of worship to fix roofs, stained glass windows, and facades.

Historic Properties Fund

Low-interest loans for the restoration of homes, businesses, and nonprofit institutions



James J. Mahoney

The facade of 29 South Portland Avenue in Brooklyn has been restored to its original 1878 appearance.

The Historic Properties Fund has long been a stimulus for preservation in New York's low- and middle-income neighborhoods. Our prominent blue and white signs, but more so the facades, stoops, porches, and cornices we restore, advertise the rewards of preserving and protecting vintage building stock. The Fund lent its 10 millionth dollar in 2000, a proud milestone after 18 years.

Located in the vicinity of several completed Historic Properties Fund projects is 29 South Portland Avenue in the Fort Greene Historic District. The five-story brownstone, once a single-room occupancy eyesore, is now home to owner Patricia Ann Gleaton and three floor-through tenants. The neighborhood has been steadily improving since Ms. Gleaton bought in 1975, and many brownstones in the area are looking as pristine as they did when they were built in the 1850s. Ms. Gleaton views as a sound investment the \$40,000 facade restoration we helped her to undertake. The work was completed on time and on budget this fall.

The borrower profile for Mary Rockhill and Roderic Suter of 298 Cumberland Street, a four-story brick rowhouse in Fort Greene, closely resembles that of their neighbor, Ms. Gleaton: mid-19th century property...up-and-coming neighborhood...roots in the community...desire to improve the exterior look of a long-term residence. After Ms. Rockhill and Mr. Suter signed the \$62,000 loan agreement and work began, however, a devastating discovery was made: the rear wall, weakened by moisture trapped beneath a coating of tar, was falling apart. The Fund immediately increased the size of the loan to cover the additional costs and helped the owners deal with the expanded scope of the project.

Vacant for many years, the 120-year-old Romanesque Revival building at 270 Union Avenue in Williamsburg had outlived its usefulness as a school and Board of Education administrative offices. Linda and James Clark took one look at the oversize windows, huge rooms, and affordable price tag and knew they could transform it into their home and art studio. Over the past 17 years, they have lovingly restored the structure, salvaging as many architectural elements as they could and even installing heavy oak doors from another historic school in Pennsylvania. Unable to address the needs of the worn brick exterior on their own, the owners approached the Conservancy for a loan. With a \$45,000 loan, an experienced masonry contractor completed restoration of the front facade in October.

Free Magyar Reformed Church in the Charleston section of Staten Island has used a \$25,000 loan to finance major structural repairs to the 1898 parish hall connected to its Carpenter Gothic-style building. The small, wood-frame church was constructed in 1883 by the owner of Kreisler Brick Works as a gift to his German employees; as the workforce became



Larry Racioppo

Restoring the brownstone facades of a matching pair of Fort Greene residences with a \$78,000 loan from the Historic Properties Fund

I could not be more appreciative, having dealt with a supremely professional staff who showed concern and guided me through the project, always with a positive attitude, from beginning to end. Patricia Gleaton, homeowner, Fort Greene Historic District

increasingly Hungarian, Free Magyar purchased the property in 1919. The congregation contacted the Conservancy when they noticed a crack in the wall shared by the church and parish hall. An engineer recommended by the Conservancy found that the ceiling beams were bowing and pulling out of their supports. The loan, combined with a \$10,000 grant from our Sacred Sites Fund, was used to implement the structural repairs.

71 Gold Street was the Conservancy's first project in the newly-designated Brooklyn historic district of Vinegar Hill. This small precinct is notable for its 19th-century residential blocks which contrast with 20th-century industrial buildings along the nearby Brooklyn waterfront. The owners, Marilyn and Kenneth Schliefe, were pioneers in the neighborhood and early advocates for designation. They approached the Conservancy for a loan to clean and repoint the masonry of their Greek Revival rowhouse, replace missing ironwork, restore the front door, and rebuild the brownstone stoop. With the success of this \$60,000 project, the Conservancy hopes to encourage more Vinegar Hill homeowners to undertake restoration work.

Once a public school, 270 Union Avenue in Williamsburg is now a home and art studio



Larry Racioppo

Sacred Sites Program

Matching grants and technical services for the preservation of historic religious buildings

By definition, matching grants from the Sacred Sites Program generate new money for preservation work, making this program one of the best illustrations of the Conservancy as a leveraging agent. This year philanthropist Robert Wilson pledged \$1 million to the Conservancy to establish a special initiative to spur even greater interest and support for the preservation of historic churches. Through the Robert W. Wilson Sacred Sites Challenge, the Conservancy can now provide much larger grants than ever before: \$25,000 to \$50,000 per congregation, as long as the amount is matched 1:1 for the first \$25,000 and 2:1 for additional money up to \$50,000.

Four congregations took up Mr. Wilson's challenge in 2000. They are all in the midst of large-scale restoration projects and, therefore, extensive fundraising campaigns. The Church of the Incarnation, occupying a prominent corner site at Madison Avenue and 35th Street in Manhattan, is collecting \$25,000 from outside sources to fulfill the requirements of its Wilson Challenge Grant and preparing specifications for its \$110,000 roof and dormer restoration project. The building was constructed in 1864 of brownstone with light-colored sandstone trim. The church contains some of the finest ecclesiastical artwork in the country, including stained glass windows designed by William Morris, Louis Comfort Tiffany, and John LaFarge.

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Fifteen congregations received \$62,200 this year in Consulting Resource Exchange grants. The Exchange program, made possible by The Henry Luce Foundation, specifically supports the planning phase of preservation projects. Like the Wilson Challenge, the Exchange is a strong incentive for congregations to get behind the restoration of their aging church, synagogue, or meetinghouse. The Kane Street Synagogue in Cobble Hill, for example, received \$5,000 for a conditions survey. Illustrating the value of planning documents, the synagogue intends to make the survey not just the blueprint for future repairs but the centerpiece of its 150th Anniversary capital campaign. The synagogue and adjacent school building are heavily used for services, after-school religious classes, an adult education institute, Twelve Step programs, and meetings of the Cobble Hill Association, the Kane Street Block Association, and the local community board.

The Sacred Sites Fund provided \$162,600 to 45 congregations in 2000 for a typically wide array of construction projects, including drainage repairs, slate roof replacement, stained glass restoration, and wood residing and painting. Thirty-five of the projects were in upstate New York, including Grace Memorial Union Chapel in Warren County's Silver Bay. Architect William B. Tuthill designed the Late

Dramatic peaks and valleys of the dormers shape the roofline of the Church of the Incarnation in Murray Hill.

Congregation Baith Israel Anshei Emes, or the Kane Street Synagogue, has been housed in the former Middle Dutch Reformed Church building since 1905.



I want to express our sincere thanks for the six copies of your publication Common Bond, which I received last week. The articles printed in it are most valuable in assisting lay members of our congregation to understand the complicated task of maintaining our building complex. I assure you that the documents forwarded to me will be extensively used, and would appreciate being on your mailing list to receive Common Bond each year.
Douglas N. Blauvelt,
Junior Warden,
Emmanuel Episcopal Church, LaGrange, Illinois

Victorian Eclectic-style church in 1885, nine years before he would become famous for his plan for New York City's Carnegie Hall. The chapel reflects the rustic and picturesque character of the Adirondack region with cross gables, a steeply pitched roof, and a bell tower with an open belfry. The decorative and structural wood elements of the interdenominational chapel were manufactured downstate and transported by rail and sled to Lake George for final assembly on site. In addition to providing a grant of \$4,000 for much-needed masonry repairs, the Sacred Sites Program staff worked with Grace's building committee to identify a contractor experienced with historic structures.

The Conservancy produced another three issues of its technical assistance journal, *Common Bond*, and sponsored two training workshops as well. Workshops in Wappingers Falls and Albany taught clergy, congregation members, and local preservationists practical techniques for raising funds for the restoration of religious buildings. New writers and editors have enlivened the articles in *Common Bond*, which this year included practical lessons on restoring decorative interiors, the basics of scaffolding, how to develop a maintenance plan, and understanding lightning protection systems. The circulation remains steady at approximately 6,000 across the country. *Common Bond* articles are increasingly being reprinted nationwide in magazines, newsletters, and websites concerning the preservation of religious structures.



A State and National Register landmark, Grace Memorial Union Chapel is exquisitely situated. A congregation of 100 families worships there during the summer months.

City Ventures Fund

Grants and architectural services to rehabilitate landmark-quality buildings for affordable housing



James J. Mahoney

Nonprofit affordable housing developers are not required to retain the wooden cornices, decorative iron railings, and embellished facades of their buildings, but those who collaborate with the Conservancy do. Our City Ventures Fund grants supplement developers' often lean budgets to permit the historic character of their structures to be restored. We also provide access to preservation architects and other specially trained professionals. To date, the program has helped to develop or upgrade 29 landmark-quality buildings that contain 309 units of affordable housing.

The Conservancy awarded a grant of \$58,000 for the preservation of a highly significant building completed in 1891 by Calvert Vaux, half of the famous Central Park design team. This structure, the former Sixth Street Industrial School, is being converted into an affordable residence for people living with AIDS by the Lower East Side Services Center. The revamped facility will include 40 studio apartments, a central dining room, and an outdoor recreation area. The Conservancy's involvement has been extremely important in addressing the needs of the historic building, making possible the restoration of decorative stonework and the rebuilding of the stepped parapet along the roofline.

345 Edgecombe Avenue, a picturesque, freestanding landmark villa, was built in 1891 on the eastern ridge of Upper Manhattan with commanding views of the Bronx. Since 1989 it has provided permanent

affordable housing to 21 formerly homeless men. The nonprofit owner, Broadway Housing Development Fund Company, hoped to replace the failing asphalt roof with clay tile, the original material, but did not have the funds. A City Ventures grant of \$25,000, along with a commitment of \$25,000 from the Landmarks Preservation Commission, inspired a private donation of \$45,000; together, these funds could support a new roof on only two sides of the structure. The owner sought further funding from a low-income housing program and, with strong support from the Conservancy, was awarded sufficient monies to install a clay tile roof on the entire building.

Settlement Housing Fund, one of the City's foremost nonprofit developers of affordable housing, had rehabilitated almost an entire block of buildings in Ocean Hill-Brownsville when the Conservancy offered to help convert an additional abandoned firehouse into condominium units. Constructed in 1908, the three-story building at 243 Hull Street is missing many of its original architectural details, including a top floor cornice, a first floor cornice over the fire truck entry, and wooden exterior doors. A City Ventures grant of \$21,500 will enable Settlement Housing to replace these lost elements and restore the integrity of the building and the block.

Above: *The stepped parapet of 630 East Sixth Street is crowning glory of a beautiful building.*

The Landmarks Conservancy actually read our newsletter and initiated the idea of providing amenities for the conversion of an abandoned firehouse in Brooklyn into three affordable condominium units. Now we have two decorative cornices, a solid oak paneled front door, and handsome wrought iron fencing on the ground floor windows. Hooray for the Conservancy.
Carol Lamberg,
Executive Director,
Settlement Housing Fund

Technical Services Center

A clearinghouse and advisor to private, public, and nonprofit property owners

The Technical Services Center (TSC) chalked up one of its biggest saves in 2000. The wrecking ball was poised to raze the Lorillard Tobacco Warehouse's 150-year-old walls, but instead the venerable building is slated to become a walled garden and café as part of Governor Pataki's \$85 million, 70-acre Brooklyn Bridge Park project. It is the happy ending every vacant landmark hopes for: a new use. The outcome is a direct result of the Conservancy equipping New York State Parks Commissioner Bernadette Castro with an engineering study and price estimates demonstrating that the cost of stabilization was equal to or arguably less than the cost of complete demolition. It is no exaggeration to say that the Conservancy's initial outlay of \$5,000 for the study leveraged \$500,000 from the State.

Another notable achievement for the year was the completed repair and repainting of the Little Red Lighthouse near Fort Washington Park in Upper Manhattan. Functional until 1932 when the George Washington Bridge opened above it and made famous by the 1942 children's book, *The Little Red Lighthouse and the Great Gray Bridge*, the lighthouse has been run by the City Parks Department for the past 50 years. The Conservancy's input was valuable on several levels, from helping to acquire necessary Landmarks Preservation Commission permits to reviewing architects' plans and specifications to selecting the historically accurate shade of red paint.

The Transit Museum, a nonprofit affiliate of the New York City Transit Authority, came to the Conservancy for advice during the renovation of the Stillwell Avenue Terminal at the end of the B, D, N and F lines in Coney Island. Our survey found that the corrosive beachfront environment and train vibrations had combined to render half of the terra-cotta tile facade beyond repair. Some of the ornamental pieces that cannot be reused in the facade will likely be exhibited at the Museum.

The Bowery Mission is using a historic structures report commissioned by the Conservancy as a blueprint for the future of its 19th-century building complex. After 120 years providing job training services, meals, and counseling to homeless men, the organization is undertaking structural repairs, developing a long-range plan, and launching a fundraising campaign to

support the restoration of the historic structures. The owner of Scheffel Hall in the East Village (the former Fat Tuesday's jazz club), churches in Bay Ridge and Manhattan, scores of private property owners and cooperative boards, and the Roosevelt Island Historical Society all benefitted from TSC's inspections, advice, and project oversight. Finally, TSC participated in numerous panels and symposia, and in April sponsored its own conference at Columbia University on the use, manufacture, and repair of terra cotta.

The report that the Conservancy commissioned for us helped us to plan for the future of the Bowery Mission and helped us to understand the architectural importance of our buildings. It also illustrated how wonderful they would look if properly restored.
Edward H. Morgan,
President, Christian
Herald Association

The Lorillard Tobacco Warehouse during stabilization.



Alex Herrera

2000 Projects

The range of building types and locations assisted this year

Historic Properties Fund

1. 71 Gold Street, Vinegar Hill, Schliefe Residence
2. 321 Adelphi Street, Fort Greene, Holland Residence
3. 354 Adelphi Street, Fort Greene, Smith Residence
4. 259 and 261 Cumberland Street, Fort Greene, Nesby Residence
5. 298 Cumberland Street, Fort Greene, Rockhill/Suter Residence
6. 29 South Portland Avenue, Fort Greene, Gleaton Residence
7. 98 South Oxford Street, Fort Greene, Andersons/Johnson Residence
8. 9 Clifton Place, Clinton Hill, DeMartino/Lenz Residence
9. 37 Clifton Place, Clinton Hill, Martin Residence
10. 394 Grand Avenue, Clinton Hill, Kipfmueller Residence
11. 303 Washington Avenue, Clinton Hill, Bernosky Residence
12. 398 Washington Avenue, Clinton Hill, Butler Residence
13. 292 Carroll Street, Carroll Gardens, Dally Residence
14. 2138 McDonald Avenue, Gravesend, Hubbard House
15. 592 Second Street, Park Slope, Mills/Evans Residence
16. 587 Carlton Avenue, Prospect Heights, Jackman Residence
17. 251 Dean Street, Boerum Hill, Steinson Residence
18. 270 Union Avenue, Williamsburg, Clark Residence
19. 84-07 Broadway, Elmhurst, St. James Episcopal Church
20. 27 Barrow Street, Greenwich Village, Greenwich House
21. 326 Spring Street, Greenwich Village, James Brown House aka Ear Inn
22. 151 West 121st Street, Mount Morris Park, Zinza Residence
23. 9 West 123rd Street, Mount Morris Park, DeGaetano Residence
24. 213 West 138th Street, St. Nicholas, Cogsville Residence
25. 550 West 150th Street, Washington Heights, Church of the Intercession
26. 119 St. Marks Place, St. George, Burke/Cacace Residence
27. 19-25 Winant Place, Charleston, Free Magyar Reformed Church

City Ventures Fund

28. 218 Gates Avenue, Clinton Hill/Bedford-Stuyvesant, Pratt Area Community Council
29. 243 Hull Street, Ocean Hill-Brownsville, Settlement Housing Fund
30. 474 Quincy Street, Bedford-Stuyvesant, Black Veterans for Social Justice
31. 630 East 6th Street, Lower East Side, Lower East Side Services Center
32. 345 Edgecombe Avenue, Harlem, Broadway HDFC

Emergency Loan Program

33. 223 McDonough Street, Bedford-Stuyvesant, Williams/Smith Building

Emergency Grant Program

34. 135 Broadway, Williamsburg, Williamsburg Art & Historical Center
35. Coopers House, Richmondtown, Richmondtown Restoration

Upper Manhattan Historic Preservation Fund

36. 521 West 126th Street, Harlem, St. Mary's Episcopal Church
37. 204 West 134th Street, Harlem, St. Philip's Episcopal Church
38. 136 West 138th Street, Harlem, Abyssinian Baptist Church
39. 1912 Adam Clayton Powell Boulevard, Harlem, First Corinthian Baptist Church
40. 2050 Fifth Avenue, Harlem, Mount Moriah Baptist Church
41. 2067 Fifth Avenue, Harlem, St. Andrew's Episcopal Church
42. 18 West 122nd Street, Mount Morris Park, St. Martin's Episcopal Church
43. 1 West 123rd Street, Mount Morris Park, Commandment Keepers Ethiopian Hebrew Congregation
44. 225-27 Lenox Avenue, Mount Morris Park, Ebenezer Gospel Tabernacle
45. 15 Mount Morris Park West, Mount Morris Park, Mount Morris Ascension Presbyterian Church
46. 435 West 141st Street, Hamilton Heights, St. Luke's Episcopal Church
47. 40 West 145th Street, Hamilton Heights, Convent Avenue Baptist Church
48. 550 West 155th Street, Washington Heights, Church of the Intercession
49. 715 West 179th Street, Washington Heights, Holyrood Episcopal Church

Technical Services Center

50. Surf and Stillwell Avenues, Coney Island, Stillwell Avenue Terminal
51. 277 Hicks Street, Brooklyn Heights, 277 Hicks Corporation
52. Empire-Fulton Ferry State Park, Brooklyn Waterfront, Lorillard Tobacco Warehouse
53. 27 Barrow Street, Greenwich Village, Greenwich House
54. 81 Greenwich Avenue, Greenwich Village, Arte Pasta Restaurant
55. 343 East 50th Street, Midtown, Beekman Hill Cooperative Association
56. Park Avenue and 50th Street, Midtown, St. Bartholomew's Church
57. 211-213 East 49th Street, Amster Yard Midtown, The Cervantes Institute
58. Madison Avenue between 78th and 79th Streets, Upper East Side, Calder Sidewalk
59. 130 East 80th Street, Upper East Side, Vincent Astor House, now Junior League of New York
60. 17 East 94th Street, Upper East Side, Ramakrishna-Vivekananda Center
61. 215 East 99th Street, East Harlem, P.S. 109
62. 545 West 113th Street, Morningside Heights, Keister House
63. 253 West 125th Street, Harlem, Apollo Theater
64. 425 Grand Concourse, Mott Haven, P.S. 31
65. 1950 East Tremont Avenue, Parkchester, Parkchester Village
66. Hudson River and 178th Street, Fort Washington Park, Little Red Lighthouse



Public Affairs

67. 119 95th Street, Bay Ridge, Bennett-Farrell-Feldman House
68. Stockholm Street Historic District, Ridgewood
69. Governors Island
70. South Side of Ellis Island
71. Block bounded by Wall, Broad, and William Streets and Exchange Place, Lower Manhattan, proposed site for new trading facility for New York Stock Exchange
72. 599 Broadway, SoHo-Cast Iron Historic District, The Wall (a public art work)
73. West Third Street, Greenwich Village, Judson Houses
74. 54th and 55th Streets between Lexington and Park Avenue, Midtown
75. 2 Columbus Circle, Midtown
76. 132 West 89th Street, Upper West Side, P.S. 166
77. Hamilton Heights-Sugar Hill Historic District

Sacred Sites Program

78. 424 East 19th Street, Ditmas Park, Flatbush-Tompkins Congregational Church
79. 236 Kane Street, Cobble Hill, Congregation Baith Israel Anshei Emes
80. 401 Ninth Street, Park Slope, Congregation B'nai Jacob
81. 157 Montague Street, Brooklyn Heights, Church of St. Ann and the Holy Trinity
82. 151 Noble Street, Greenpoint, Union Baptist Church
83. 159th Street and Beaver Road, Jamaica, Prospect Cemetery
84. 109-18 54th Avenue, Corona, Congregation Tifereth Israel
85. 543 Main Street, Roosevelt Island, Chapel of the Good Shepherd
86. 280 Broome Street, Lower East Side, Kehila Kedosha Janina
87. 60-64 Norfolk Street, Lower East Side, Beth Hamedrash Hagodol
88. 246 West 20th Street, Chelsea, St. Peter's Episcopal Church
89. 209 Madison Avenue, Murray Hill, Church of the Incarnation
90. 2 West 64th Street, Upper West Side, New York Society for Ethical Culture
91. 552 West End Avenue, Upper West Side, St. Ignatius of Antioch Episcopal Church
92. 255 West 99th Street, Upper West Side, St. Michael's Episcopal Church
93. 15 Old Broadway, Harlem, Old Broadway Synagogue
94. 40 Old Mill Road, Lighthouse Hill, Church of St. Andrew
95. 19 Winant Place, Charleston, Free Magyar Reformed Church

Note: Map does not include 35 Sacred Sites Program grant recipients located in upstate New York and on Long Island.

Public Affairs

Building appreciation and support for historic preservation



Alex Ulan

City Council Member Ronnie Eldridge, Conservancy President Peg Breen, and Tom Wolfe at Two Columbus Circle

It is one of the Conservancy's great strengths as an organization that when its spokespersons sit down to a meeting, write to a legislator, rally constituents—in short, when we talk—people listen. Our policy positions frequently shape landmarking, planning, and development decisions large and small.

The Conservancy continued to participate in a feasibility study exploring possible reuse scenarios for the vacant buildings on Ellis Island. Thanks to our efforts three years ago to stabilize the Office and Laboratory Building and consistent lobbying since then, public commitments totaling more

than \$8 million have helped to sustain the south side buildings until a permanent new use is determined. The Conservancy has accepted a seat on the board of a new, national, nonprofit organization—Save Ellis Island!—committed to that very goal.

The treatment of New York City's public schools remained a key issue for the Conservancy this year. We pushed for a survey of all the City's historic schools and a programmatic agreement between the School Construction Authority (SCA) and the State of Historic Preservation Office that would ensure the SCA's compliance with State law concerning alterations. The Conservancy also urged the SCA to maintain high standards and a pre-qualified list of contractors and consultants for working with these buildings. In this vein, we supported landmark designation for yet another C.B.J. Snyder school, P.S. 166 on the Upper West Side. It is one of 170 high-quality schools Snyder built over the three decades (1891-1922) that he served as Schools Superintendent.

The Conservancy continued to be a vocal presence at the Landmarks Preservation Commission, offering testimony in favor of: the creation of the Hamilton Heights-Sugar Hill Historic District in Harlem; individual designation of the former Columbia Club (aka Hotel Renaissance) in midtown, the New York Life Building on Madison Park, and the Downtown Athletic Club in Lower Manhattan; and the new regulations for issuance of Commission permits.

In April, the Conservancy co-sponsored a public rally at Two Columbus Circle (aka the Huntington Hartford Building) in Manhattan. With the massive construction site where the Coliseum used to stand as a backdrop, the Conservancy and a band of supporters including author Tom Wolfe and architect Robert A.M. Stern called upon the Landmarks Preservation Commission to hold a hearing on the merits of designating the controversial modern building a landmark. The action drew an important point as more architecture of the 1960s becomes vulnerable to development and political pressures.

I did what I thought was the right thing as far as historic preservation goes in Queens, through my work recognizing Queens communities and Queens family cemeteries. I would have been satisfied with that. But it was nice to know that the Landmarks Conservancy agrees with me.

Dr. Stanley Cogan, Queens Borough Historian, President of the Queens Historical Society, and recipient of the 2000 Lucy G. Moses Preservation Leadership Award.

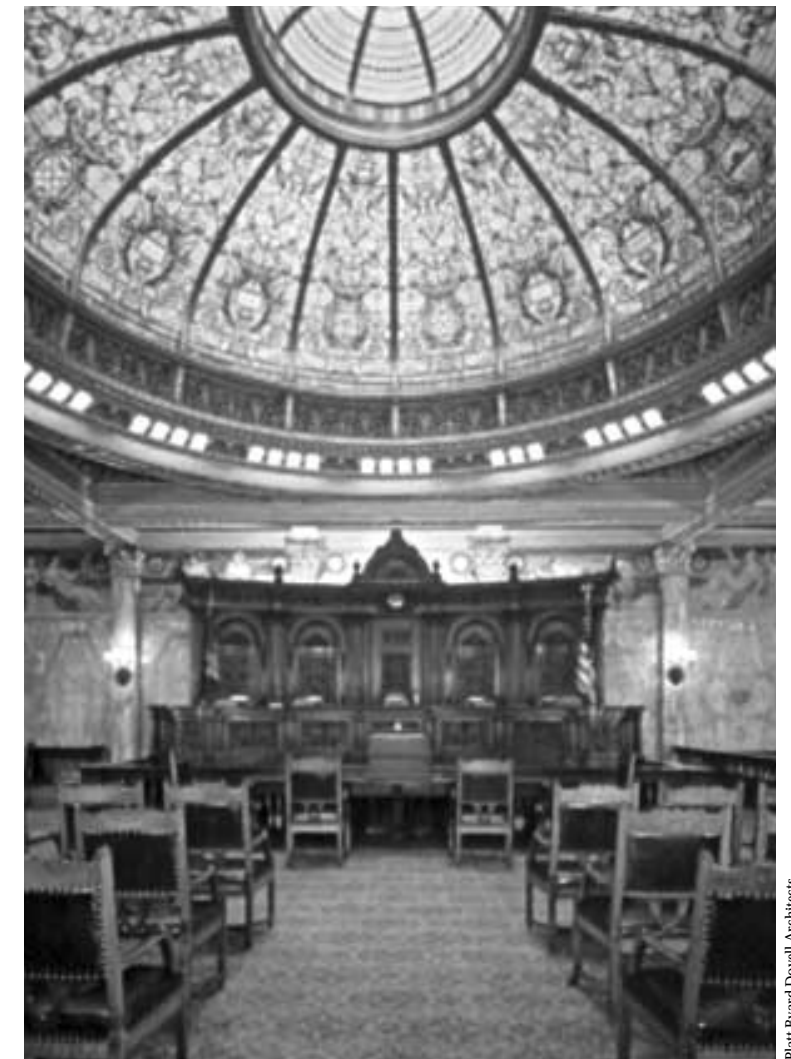
Restored courtroom of the Appellate Division of the Supreme Court

The Conservancy adopted a quieter style of advocacy on behalf of the Judson Houses, a row of 1840s Greenwich Village lowrises that stood in the way of a proposed New York University Law School building. We wrote letters to the Law School Dean and the Landmarks Preservation Commission Chair promoting incorporation of the old buildings into the new facility. There was widespread and vocal community opposition to the project, with demonstrations centered on the cultural significance of the site, once home to American poet Edgar Allan Poe. In a surprise turnaround decision, NYU revealed a plan that salvages elements from the historic facades and lowers the height of the new building slightly so that it does not detract from another nearby landmark, Judson Memorial Church.

Having long advocated for the New York Stock Exchange to remain downtown, the Conservancy supported a proposed new complex that necessitates razing a building eligible for listing on the State and National Registers of Historic Places. Our statement before the Empire State Development Corp. emphasized the need to properly maintain the Exchange's two landmarks as mitigation for the loss of the historic building. Earlier in the year, the Conservancy published its fourth walking tour guidebook, *Touring Lower Manhattan*. A party to launch the 164-page illustrated paperback was held on the trading floor of the Exchange.

The Lucy G. Moses Preservation Leadership Award was presented to Dr. Stanley Cogan, President of the Queens Historical Society, Queens Borough Historian, and indefatigable advocate for historic preservation. Among many worthy nominations, nine outstanding projects and one organization were also recognized:

Japanese Hill-and-Pond Garden at the Brooklyn Botanic Garden, Marine Grille Murals at the Fulton Street-Broadway Nassau Station, Green-Wood Cemetery Chapel, Hertlein & Schlatter Building, Foundation Building at The Cooper Union for the Advancement of Science and Art, The Langham Apartments, Appellate Division of the Supreme Court Courtroom and Lobby, Henry Luce III Center for the Study of American Culture at the New-York Historical Society, Children's Center at Bellevue Hospital, and the Brooklyn Bridge Park Coalition.



Platt Byard Dorell Architects

Special Events

Receptions, lectures, and gala celebrations highlighting New York's rich architectural legacy

Standing: Louis S. Auchincloss, Sam Waterston, Jerry Orbach, and Arie L. Kopelman
Seated: Liz Smith, Michael Christensen, Betty Allen, Joseph F. Cullman III, and Paul Binder



Joe Venticker

I'm really thrilled and I'm honored to be here, because I admire everything that the Landmarks Conservancy stands for, and, as importantly — perhaps even more so — the action that it takes. There are a lot of people who talk, not a lot of doers. This group does make it happen and I think we all have to be grateful for that.
Arie L. Kopelman, Living Landmark

Preserving New York's landmarks is tough, but celebrating them through a variety of special events becomes more enjoyable every year. The most glamorous of these evenings was certainly the seventh annual *Living Landmarks* gala honoring Betty Allen, Louis S. Auchincloss, Paul Binder & Michael Christensen, Joseph F. Cullman III, Arie L. Kopelman, and Jerry Orbach & Sam Waterston. And, just as reliable as the brick-and-mortar kind, *Living Landmark* Liz Smith smartly entertained us as hostess, Peter Duchin kept us happy and dancing, and Sirio Maccioni welcomed us for an elegant pre-event reception at Le Cirque 2000.

The Conservancy held a spectacular Chairman's Award cruise for Carl Weisbrod thanks to the warm hospitality of the Forbes family and the crew of their Highlander yacht. Mr. Weisbrod is President of the Alliance for Downtown New York and is responsible for initiating numerous preservation-minded projects in the district.

Large, appreciative audiences attended Conservancy-sponsored lectures this year. Producer Gordon Hyatt presented two of his documentaries that originally aired on CBS in 1965, at the dawn of the preservation movement. We watched *A Journey to Outer Islands* and *A Fantasy of Forgotten Corners* in the Executive Screening Room at Black Rock, the network's modern landmark headquarters. Authors Sam Gruber and Andrew Dolkart discussed their new books; Gruber's *Synagogues* talk took place at Temple Emanu-El on the Upper East Side and Dolkart's *Touring Lower Manhattan* lecture was held downtown at Trinity Church. Long-time Conservancy supporter Louis Newman welcomed our guests for two evening receptions at MB Modern Gallery, located in one of the earliest midtown Art Deco-style gallery buildings. The fascinating art exhibition entitled *New York Perspectives* featured works inspired by the City's architecture and streetscapes.

Conservancy friends gathered on the floor of the New York Stock Exchange to celebrate the release of the Conservancy's latest walking tour guidebook, *Touring Lower Manhattan*.



Joe Rosa

Six Professional and Real Estate Circle tours of great old buildings and landmarks of the future rounded out the year's event schedule. Architect James Stewart Polshek guided us through the newly unveiled Rose Center for Earth and Space. Owner, developer, and Conservancy Board member Douglas Durst led a tour of his Four Times Square skyscraper, including the much-vaunted Frank Gehry cafeteria. We stood on scaffolding for up-close views of the Tweed Courthouse and Cooper Union under construction, and got a taste of the effort going into the multi-million dollar restoration of the quintessentially modern glass curtain walls at Lever House. Rehabilitation work was also underway at the American Radiator Building—the new Bryant Park Hotel—when we took our behind-the-scenes tour.

Joining 2000 Chairman's Award recipient Carl Weisbrod (second from right) are from left to right: Conservancy Chairman Stuart Siegel, Downtown Alliance Chairman Robert Douglass, former Landmarks Commission Chairman Jennifer Raab, Conservancy President Peg Breen, Jody Adams, and Billy Weisbrod.



Glen Davis

Financial Statement

Statement of Support and Revenue and Expenses

Year Ended December 31, 2000

Support and Revenue

Contributions	\$1,981,111
Government Grants	178,930
Other Grants	230,412
Investment Income	635,200
Program Reimbursements	296,365
Other Income	79,742
Contributed Services	196,236

Total Revenue 3,597,996

Expenses

Programs	1,959,754
Administration	559,678
Fundraising	259,599
Total Expenses	<u>2,779,031</u>

Excess of Support and Revenue over Expenses 818,965

Net Assets, Beginning 7,519,292

Net Assets, Ending \$8,338,257

Balance Sheet

December 31, 2000

Assets

Cash	\$1,207,402
Investments	7,231,603
Grants Receivable	85,030
Due from Programs	27,586
Loans Receivable	164,107
Pledges Receivable	295,000
Property and Equipment	45,013
Security Deposits	596
Total Assets	<u>\$9,056,337</u>

Liabilities

Accounts Payable	84,294
Grants Payable	470,508
Capital Lease Payable	7,009
Interest Payable	11,831
Queens Historic Properties Fund Balance	69,503
New York State Council on the Arts Regranting Program	74,935
Total Liabilities	<u>718,080</u>

Fund Balance

Unrestricted	2,974,214
Temporarily Restricted	2,199,883
Permanently Restricted	3,164,160

Total Net Assets 8,338,257

Total Liabilities and Net Assets \$9,056,337

The Conservancy operates on a January 1—December 31 fiscal year. A copy of the audited financial statement for 1999 is available upon request from the Conservancy's offices at 141 Fifth Avenue, New York, New York 10010.

Contributors

The New York Landmarks Conservancy is a nonprofit corporation that derives the majority of its income from private sources. Its affiliate, the Historic Properties Fund, is a revolving loan fund which was initially capitalized with proceeds from the redevelopment of the Federal Archive Building in Greenwich Village.

The Conservancy gratefully acknowledges the many individuals, foundations, corporations, and public agencies that so generously supported its work in 2000. The following donations of \$100 or more were received during the year. If any name has been incorrectly listed or omitted, please accept our apology and advise us how we should amend our records.

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Robert Silman Associates, P.C.
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Star Metal Inc.
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Superstructures
Syska & Hennessy, Inc.
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Universal Builders Supply Inc.
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Vertical Access LLC
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Harrison House
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Landmark on the Park
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Lower East Side Tenement Museum
Merchant's House Museum
Metrazur
Metronome Restaurant & Lounge
Morris-Jumel Mansion
Museum of the City of New York
National Academy Museum
New York Aquarium
The New York Botanical Garden
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Interns: *Elizabeth Leheny, Pamela Puchalski, Jacob Simpson, Sophia Truslow*

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Engineer: *Peter Franzese, P.E.*
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Cover Photograph: Detail of façade at 398 Washington Avenue in Clinton Hill restored with a loan from the Conservancy's Historic Properties Fund Photo: *Larry Racioppo*