



New York Landmarks Conservancy  
141 Fifth Avenue, New York, New York 10010  
tel: 212-995-5260 fax: 212-995-5268  
nylandmarks@nylandmarks.org  
www.nylandmarks.org

*New York Landmarks Conservancy*

*Annual Report 2001*

# Letter from the President



Joe Vericker

Dear Friends,

It is impossible to reflect on the Conservancy's accomplishments during 2001 without acknowledging the horrors of September 11 and its aftermath. The attack made many New Yorkers question the relevance of what they do with their lives and brought out the fierce love we all have for this city. For those of us at the Conservancy, that questioning reaffirmed our mission: to maintain the City's architectural fabric and the sense of pride, continuity, and place that it provides.

For the first eight months of last year, the Conservancy's regular financial and technical programs continued to help people repair and restore their homes, businesses, and beloved houses of worship. This report features some of the people we came to know. Preservation is very much a people business. We save buildings so that they can be filled with life. And the ingenuity and determination of the people who own or care for these historic structures always inspires us.

From Paul Radensky, who is bringing congregants back to a little-known Harlem synagogue—to Nancy Schuh, whose school provides performing arts education in Fort Greene, Brooklyn—to Rip Hayman, who offers food, drink, and a community gathering spot in a Federal-era building in SoHo—to Kathleen Urbanic, determined to repair and maintain an important church serving Rochester's Polish community, people recognize that buildings support their physical and their psychic well-being.

We were especially pleased that our program with the Upper Manhattan Empowerment Zone got into full gear in 2001, awarding \$930,000 in grants and \$150,000 in loans to houses of worship that attract tourists and provide community support. Even with the ability to offer large grants and no-interest loans, the needs of landmark religious buildings far outstrip the resources. But this program is making a significant difference to congregations and to Harlem's ongoing renewal.

While our regular programs continued, shortly after September 11 we formed a special Lower Manhattan Emergency Preservation Fund, in partnership with the World Monuments Fund, National Trust for Historic Preservation, Preservation League of New York State, and Municipal Art Society. The blocks around Ground Zero contain significant reminders of our country's earliest history. The landmark older skyscrapers in and around Wall Street symbolize New York around the world. Ours is a relatively small, targeted role in the recovery efforts—but one we are grateful to play. We are also grateful to the individuals, foundations, and preservation colleagues from around the country who contributed financial support and encouragement.

Our programs have always allowed us to get to know and assist amazing and important buildings—and their owners—in all corners of the City. New York is a unique collection of human and architectural treasures. Our ability to help them is a privilege, as well as a profession.

Thank you again for allowing us to continue and for your devotion to New York.

A handwritten signature in black ink, appearing to read 'C. Vericker', written in a cursive style.

# Preserving & Protecting New York

At the front lines of advocacy, the rooftops of sacred spaces, and the stoops of brownstones, the Landmarks Conservancy works in many directions on behalf of New York's architectural heritage. The Conservancy's programs demonstrate that hands-on help for building owners is the key to successful preservation. By providing technical advice and financial aid, the Conservancy contributes to economic revitalization of the City's neighborhoods and aesthetic rehabilitation of its much-loved older buildings.

The Conservancy is nationally and internationally recognized as a vocal and forward-thinking leader in the preservation movement. Its work ensures that the landmarks of New York—homes and schools, businesses and cultural institutions, theaters and houses of worship—will serve its citizens for generations to come.

*Here's some of what the Conservancy does every day:*

- Provides grants for the State's historic houses of worship, as well as on-site guidance, publications, and workshops for the congregants that care for them
- Allocates low-interest loans—and the superior supervisory services of the staff—for homeowners and nonprofits to maintain and restore their landmark properties in the five boroughs
- Advises the public on exactly how to maintain their older buildings, with on-site staff evaluations, technical manuals, and referrals to qualified professionals
- Vocalizes thoughtful opinions to shape public policy on the local, state, and national levels
- Protects endangered landmark buildings by bringing public attention to their condition and working towards their redevelopment
- Bestows awards on community activists, property owners, construction professionals, and business leaders who make preservation a priority
- Collaborates with preservation organizations throughout the City, State, country, and world, as well as architects, engineers, contractors, developers, and conservators who work in the field
- Promotes dialogue and support for preservation by sponsoring lectures, tours, and publications

*The 1848 Cathedral of the Immaculate Conception in Albany is undertaking an incredible brownstone restoration, supported in part by a \$25,000 Robert W. Wilson Sacred Sites Challenge grant. Soaring interior arches are just part of its elaborate neo-Gothic complex.*

# Repairing the Fabric of New York



*New York City Council Member John Sabini (second from left) helped begin an extensive landscape clean-up project at Prospect Cemetery.*

The City's fabric is a popular topic of conversation these days, referring to everything from its skyline to its aspect of heroism. The Landmarks Conservancy has always been committed to the very basics of the urban fabric: the bricks and mortar that literally hold the City's most compelling architecture together. Yet, perhaps now more than ever, the Conservancy is also aware of the bits of history—and the personal memories and meanings—that exist within every piece of the built environment.

In 2001, the Conservancy once again helped hundreds of homeowners, congregations, and organizations to protect and rebuild the places that matter most to them. This has often required efforts beyond the Conservancy's core programs. The tragedy of September 11 demanded a new commitment to preserving historic architecture downtown. The Conservancy joined with four other preservation groups—the World Monuments Fund, National Trust for Historic Preservation, Preservation League of New York State, and Municipal Art Society—to create the Lower Manhattan Emergency Preservation Fund, dedicated to assisting landmarks affected by the disaster. At the end of the year, the first emergency grant was awarded to the South Street Seaport Museum, to support cleaning of historic tall ships that were damaged by corrosive debris.

The Conservancy's relationship with Prospect Cemetery in Jamaica, Queens, has benefited from collaboration as well. Severely overgrown vegetation has long kept this Colonial landmark hidden. Working with the Prospect Cemetery Association and the Greater Jamaica Development Corporation, the Conservancy is aiming to turn the four-acre site into public green space. The Conservancy helped secure \$150,000 from the City Council's City Capital Construction Budget and a \$41,600 grant from the US Department of Agriculture's Forest Service. In December, clean-up was begun, and plans have been made for preventing new excess growth and establishing a model family plot.

Progress was also made in saving buildings identified by the Conservancy's Endangered Buildings Initiative. The Olmsted Farmhouse on Staten Island was stabilized with a \$20,000 grant and technical oversight from the Conservancy. The Historic House Trust has begun the City acquisition process to bring the house to public ownership.

The Conservancy's core programs remained fully active in 2001, providing thousands of dollars in funding and thousands of hours of technical advice for preservation projects. As usual, building owners were gratified to find that the Conservancy regularly gives more than its hallmark financial and technical assistance. Loans to homeowners and nonprofits come with extraordinarily thorough project management. And the congregations across the state that receive grants find themselves linked to a solid resource for planning and executing repairs.

The Conservancy is proud to connect to both people and their buildings. This annual report highlights the experiences of some of the individuals and communities that turned to the Conservancy for help. Their stories are inspirational, exciting, gratifying parts of New York—and, like their buildings, are the Conservancy's to preserve.

*The Conservancy worked to stabilize the Olmsted Farmhouse on Staten Island. Its earliest parts date from the 18th century.*



Alex Herrera

# Historic Properties Fund

*Providing low-interest loans for the restoration of historic homes, businesses, and nonprofits*



Andrea Goldwyn

*The front door of the 1817 Ear Inn welcomes neighbors to a stable and restored pub.*

“The Ear Inn pub serves as the neighborhood’s living room.” That’s how Rip Hayman describes the Spring Street establishment, which he has owned since 1979 and lived in even longer. Unlike a typical living room, however, this gathering space is nearly 200 years old, rests on a sandy foundation, and has been shaken by construction and traffic for many years. In 2001, the 1817 building was stabilized and restored with the help of a \$65,000 Historic Properties Fund loan.

The Federal style building, located near the Hudson River, is an official landmark, recognized by both the City and the National Register of Historic Places. But it is also a real-life landmark to many people, a space that greets them on their way home from work or after a day of errands. Hayman explained, “In this particular neighborhood there’s such a lack of public space, of places where people gather. So for a long time the Ear Inn has been the meetinghouse and the

mail drop and the day care center and the dog tie-up. The door is always open and people know it’s always there. That’s the reason the building has survived.” But it’s not the only reason. Hayman’s dedication to repairing the building—which he’s done as long as he’s owned it—and the recent attention of the Conservancy have certainly done their part.

*Before and after: the permastone was chipped, the windows restored, and the door replaced at 9 Clifton Place, which is now a gem of a brownstone in Clinton Hill.*



Andrea Goldwyn





James J. Mahoney

*What once appeared as the quintessential haunted house in Gravesend, Brooklyn, has been transformed into a cozy little home.*

In 1999, Hayman became concerned that plans for construction on Route 9A would threaten the building's stability. He sought assistance from the Conservancy. A loan was approved and the structure stabilized; in 2001, work continued with a facade restoration that included new cedar shingles and wood windows. Staff coordinated architects, engineers, and contractors for the project. "It made a big difference, to have a variety of people's professional experience working on a small and out-of-the-way building," said Hayman, adding that, "The financial support has made the building presentable and secure, and helped it to get public notice that will keep it under good watch for the next generation."

Not that Hayman is planning to leave anytime soon. "For me, this is not a real estate venture. It's a homestead," he said. It's also a one-of-a-kind pub serving its community in a unique way. The pub door is like a welcome mat, and local residents depend on it. While they may not realize the work required to keep it there, Hayman certainly does. In his words, "Preserving the building and keeping the pub door open are one and the same project."

**\* In total, the Historic Properties Fund awarded \$731,803 in loans and grants for preservation work in 2001. Several homeowners in Harlem undertook brownstone facade restorations. At 184 Eldridge Street, on Manhattan's Lower East Side, the Universal Settlement Society of New York repaired its masonry and constructed a new fiberglass cornice. This work is part of a larger restoration project for the building, which will provide social services in the neighborhood. Another notable project was the complete rehabilitation of 2138 McDonald Avenue, or Hubbard House, John Antonides's Dutch Revival style farmhouse in Gravesend, Brooklyn. 321 Adelphi Street in Fort Greene, Brooklyn, was also dramatically restored: owner D.K. Holland used a loan to pay for new windows and a porch, and to repaint the building. And at 9 Clifton Place in Clinton Hill, Brooklyn, Joe DeMartino and Robin Lentz removed their permastone facade in favor of brownstone, eliciting congratulations from their neighbors.**

# Sacred Sites Program

Providing matching grants and technical guidance for historic religious properties



Alex Shukoff

Step by step, St. Stanislaus Kostka Church in Rochester has restored its stained glass windows, tower, and roof.

“St. Stanislaus Church is the most recognizable and dearly loved landmark of Rochester’s Polish community,” according to Kathleen Urbanic. And she should know, having grown up on St. Stanislaus Street and been baptized in the church. The congregation’s affection for its 1907 building is evident: in just over a decade, 44 stained glass windows and a 120-foot tower have been restored, and more repairs are planned. In 2001, the congregation was awarded a \$2,200 grant from the Sacred Sites Program, which it has used to undertake an investigation of its main roof cupola and interior dome ceiling.

Worshippers at St. Stanislaus seem to have unending energy for bringing the church to its fullest potential. Utilizing the Sacred Sites Program at every step, the congregation has planned and executed repairs in a remarkably thorough and careful way. Restoration of the stained glass windows was completed between 1991 and 1995, assisted by a Sacred Sites grant in 1993. Four years later, the congregation turned its attention to the church exterior, completing a conditions survey to order its priorities. Restoring the tower came first—a \$10,000 Sacred Sites grant helped—and one by one the other concerns were addressed.

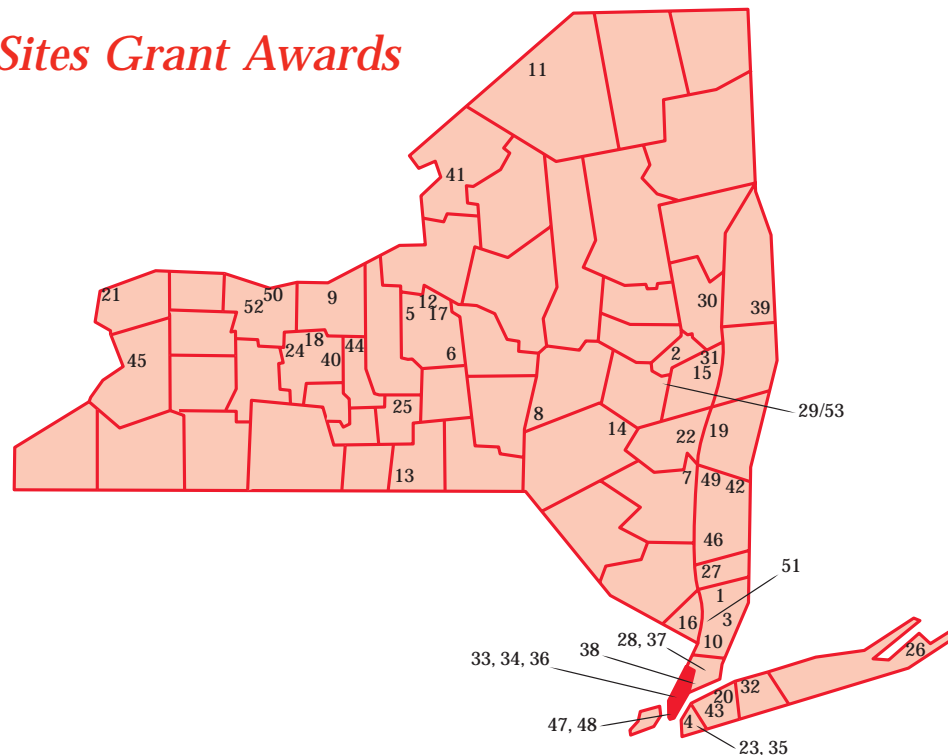
Now, as the congregation assesses the cupola, it is once again ready to tackle any repairs that may be necessary.

“Completing the work over a number of years has been challenging, but it has also given us momentum and helped keep us from feeling overwhelmed,” Urbanic remarked, noting, “I think we look at the church with new eyes now. We’re more knowledgeable about repairs, more respectful of the building’s character, more aware of the importance of preservation.”

\* More than fifty other congregations became more aware of preservation in 2001, having received a total of \$580,850 in grants for planning, repairs, and major restorations. Moreover, they received the patient technical guidance of the Sacred Sites staff—including site visits and advice on everything from replacement materials to fundraising to finding qualified contractors. A \$40,000 Robert W. Wilson grant to St. Jerome’s Roman Catholic Church in the Bronx will help ensure the future of a church that was concerned about closure in May 2000. Another exciting award was a \$10,000 grant to the Universal Baptist Temple in Saratoga Springs, which, with the help of the Saratoga Preservation Foundation, is being converted into a performing arts center while retaining space for worship. In publishing news, 6,000 readers nationwide enjoyed the sleek new design of *Common Bond*, the program’s seasonal journal; its how-to articles are now more accessible than ever before. And the Conservancy consulted on Paulist Press’s book, *Spiritual Traveler: New York City*, which highlights places of refuge in the five boroughs.



## 2001 Sacred Sites Grant Awards



### Sacred Sites Fund for repair projects

1. Amawalk Friends Meeting, Yorktown Heights
2. Christ Episcopal Church, Duaneburg
3. Christ Episcopal Church, Tarrytown
4. Church of the Assumption of the Blessed Virgin Mary, Brooklyn
5. Elbridge Community Church, Elbridge
6. Fabius Baptist Church, Fabius
7. First Congregational Church, Saugerties
8. First Presbyterian Church, Gilbertsville
9. First Presbyterian Church of Pittsford, Pittsford
10. First United Methodist Church of Mt. Vernon, Mt. Vernon
11. Free Association Church of Pierrepont, Canton
12. Grace Episcopal Church, Syracuse
13. Grace Episcopal Church, Waverly
14. Jay Gould Memorial Reformed Church, Roxbury
15. Newtonville United Methodist Church, Newtonville
16. Palisades Presbyterian Church, Palisades
17. Plymouth Congregational Church, Syracuse
18. Port Gibson United Methodist Church, Port Gibson
19. Reformed Dutch Church of Claverack, Claverack
20. St. George's Church, Flushing
21. St. John's Episcopal Church, Youngstown
22. St. Luke's Episcopal Church, Catskill
23. St. Luke's Evangelical Lutheran Church, Brooklyn
24. St. Peter's Episcopal Church, Bloomfield
25. St. Thomas' Episcopal Church, Slaterville Springs
26. St. Thomas's Chapel, Amagansett
27. Tompkins Corners United Methodist Church, Putnam Valley
28. Tremont Baptist Church, Bronx
29. United Methodist Church of Gallupville, Gallupville
30. Universal Baptist Church, Saratoga Springs

### Robert W. Wilson Sacred Sites Challenge for comprehensive restorations

31. Cathedral of the Immaculate Conception, Albany
32. Cathedral of the Incarnation, Garden City
33. Church of the Holy Apostles, New York
34. Church of the Transfiguration, New York
35. Lafayette Avenue Presbyterian Church, Brooklyn
36. St. Bartholomew's Church in the City of New York
37. St. James's Church (Fordham), Bronx
38. St. Jerome's Roman Catholic Church, Bronx
39. St. Luke's Episcopal Church, Cambridge
40. St. Peter's Episcopal Church, Geneva
41. Trinity Episcopal Church, Watertown

### Consulting Resources Exchange for planning

42. Congregation Beth David, Amenia
43. Congregation Tifereth Israel, Corona
44. First United Methodist Church of Seneca Falls, Seneca Falls
45. Greater New Hope Church of God in Christ, Buffalo
46. Livingston Memorial Church, Livingston
47. Our Lady of the Rosary Church for the St. Elizabeth Seton Shrine, New York
48. St. Mark's Church in the Bowery, New York
49. St. Paul's Evangelical Lutheran Church, Red Hook
50. St. Stanislaus Kostka Roman Catholic Church, Rochester
51. Scarborough Presbyterian Church, Scarborough
52. Trinity Emmanuel Presbyterian Church, Rochester
53. United Methodist Church of Gallupville, Gallupville

# City Ventures Fund

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



Andrea Goldwyn

The brand-new roof sits like a crown on 345 Edgecombe Avenue.

How did the new clay tile roof at 345 Edgecombe Avenue turn out? “It makes the whole block shine,” reported Ellen Baxter, president of Broadway Housing Development Fund Company, which owns and operates the building. The formerly homeless men it serves can now look up to a historic replacement for the failing asphalt that had covered the building.

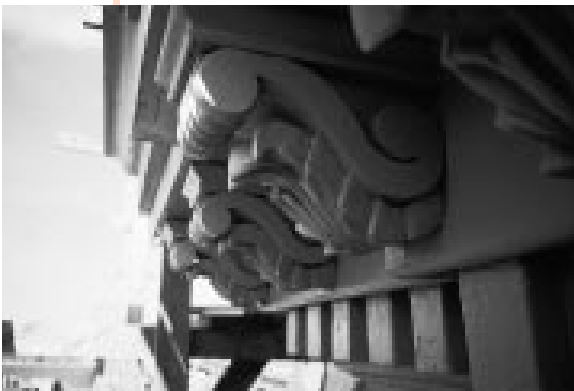
A clay tile roof is no small expense, and the Broadway Housing Development Fund Company sought donations from several sources. “But we never could have done it without the Conservancy,” Baxter pointed out. “The Conservancy was one of the first organizations in, and it was that commitment that leveraged enough support so that we wouldn’t have to do the work in stages.” The Conservancy’s City Ventures Fund is unique

in supporting the restoration of historic features in nonprofit housing development. Of course, the grants come with technical assistance. Baxter affirmed, “The Conservancy’s help with selecting a contractor who had experience in preservation made an enormous difference.”

\* Work was also completed at 630 East Sixth Street, where a former industrial school now holds the residences of 40 people living with AIDS, thanks to the Lower Eastside Service Center. And Black Veterans for Social Justice restored the brownstone facade of 474 Quincy Street, a row house in Bedford-Stuyvesant, Brooklyn that now provides housing for people living with HIV and AIDS.

# Emergency Grant Program

Offering quick assistance to nonprofits facing urgent problems



James J. Mahoney

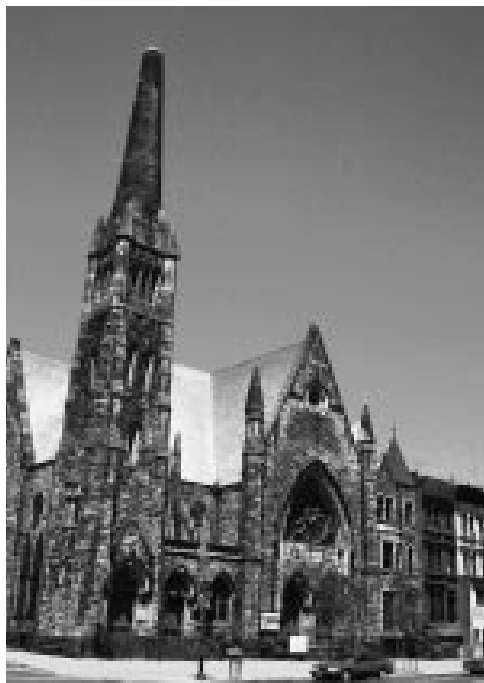
New mahogany wood elements were fashioned to restore the enormous clock dormer atop the 1868 Williamsburg Art & Historical Center, formerly the Kings County Savings Bank. Here, a view from the scaffolding constructed around the dormer.

The Conservancy’s Emergency Grant Program comes to the rescue when an immediate hazard threatens a landmark building. In 2001, the New York Studio School used a \$20,000 emergency grant to stop water damage in one of its most important rooms: the Whitney Studio, where a bas relief plaster design extends from the fireplace to the ceiling. “We needed to preserve the exterior to stop damage to this very unique piece of art,” explained Brice Bowman, facilities manager of the school. Now, Bowman said, the school has a conservator’s plan for restoration of the plaster that was previously damaged.

\* The Brooklyn Music School received an emergency grant to stabilize a sagging ceiling in a major instruction studio (full story, page 12). At the Williamsburg Art & Historical Center, funding supported restoration of an ornate clock dormer. And the Staten Island Historical Society received a grant for facade restoration and foundation work on Historic Richmond Town’s Cooper’s House. In total, \$44,820 was allocated through the Emergency Grant Program in 2001.

# Upper Manhattan Historic Preservation Fund

*Providing grants and low-interest loans to nonprofit institutions in Harlem, Washington Heights, and Inwood*



Ken M. Lustbader

*The abruptly squared tower of Ephesus Seventh Day Adventist Church will be restored to its full height using funding from UMHPF.*

*The Old Broadway Synagogue's rose window was replaced with bricks in the late 1960s, but may be recreated with an UMHPF grant.*

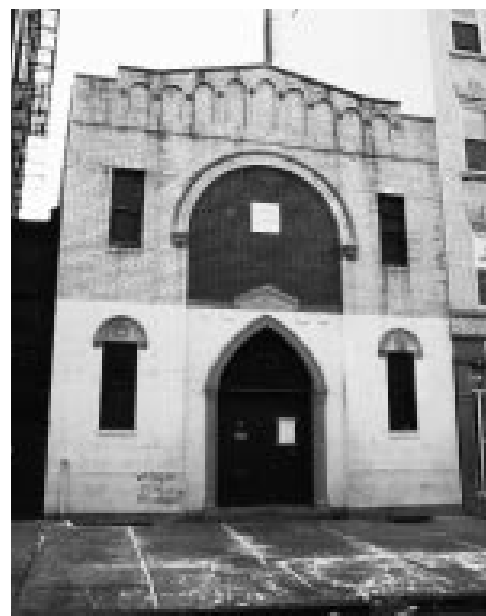
The stained glass rose window at The Old Broadway Synagogue has been bricked over, and its roof and masonry exterior are in need of repair. But such reminders of the building's age are exactly what Paul Radensky, president of the synagogue, loves about it. "Being there, I feel enveloped by history. I'm overwhelmed by the idea that to be dealing with this building is to be dealing with the stuff of my grandparents' generation. It's the building they could afford to build, and it's ours now," he said. The synagogue was one of twelve houses of worship to receive a 2001 award from the Upper Manhattan Historic Preservation Fund (UMHPF), a joint initiative of the Upper Manhattan Empowerment Zone and the Landmarks Conservancy that supports building restoration in order to promote tourism in the area.

The \$100,000 UMHPF grant will allow The Old Broadway Synagogue to have its roof, masonry, and windows repaired; if funding allows, the congregation would like to fabricate a new stained glass window as well. Calling the award a "godsend" and a "lifesaver," Radensky explained, "As a congregation, as part of the Jewish community, and as part of the New York community, it is crucial that we preserve this synagogue and restore it for present and future generations." He believes that in addition to continuing to provide worship space, the UMHPF project will improve the street, bring new people to the

little-known synagogue, and enhance the congregation's ability to connect to local businesses and institutions.

Only a few blocks away, Alan Price of Ephesus Seventh Day Adventist Church is also excited to be planning extensive repairs. Although he has been a member of the church all his life, he only recently brought his engineering expertise to the building committee. "I always appreciated the exterior, but I never knew much of the history. This project has certainly opened my eyes," he remarked. And the church's project is likely to open other eyes in the neighborhood as well. The restoration includes rebuilding a tapering sandstone tower, part of which was removed following a fire in 1969. "It's always been a goal of the church to put the steeple back," explained Price. "It's important for the community to have a church that's functioning, with an active membership—and a steeple."

\* Ephesus received a \$100,000 grant from UMHPF. In total, \$930,000 in grants and \$150,000 in loans was awarded in 2001. The year also saw the completion of two projects for which funding was awarded in 2000, at Abyssinian Baptist Church and the Church of the Intercession. In the two-year period since the program was begun, nearly \$3 million in grants and loans has been awarded.



Ken M. Lustbader

# Technical Services Center

*A resource and advisor to private, public, and nonprofit property owners*

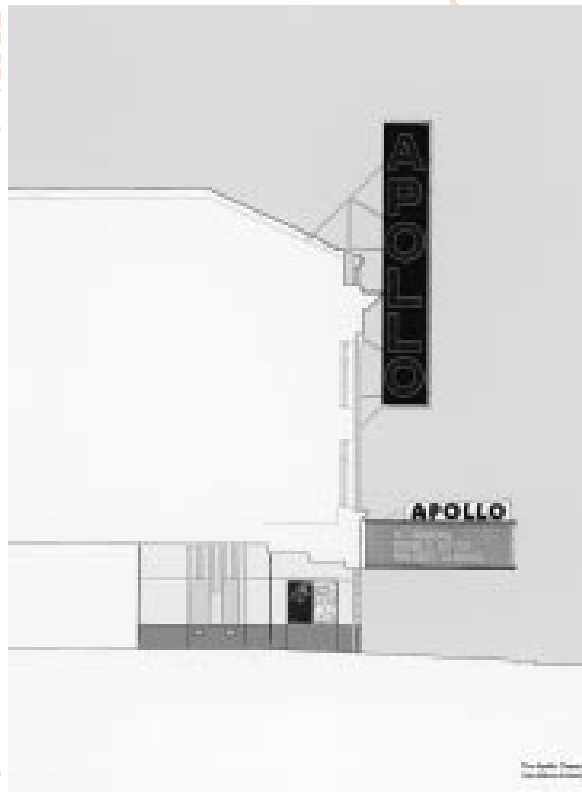


Ann-Isabel Friedman

*Shoring was installed to uphold the sagging ceiling of a studio at the Brooklyn Music School.*

*Conservancy staff collaborated with Caples Jefferson Architects on a new marquee for the Apollo Theater.*

explained Nancy Schuh, president of the school's Board of Trustees, "We had seen a Conservancy presentation at the Boerum Hill Association and knew that the Conservancy had been involved with the Brooklyn Conservatory of Music in Park Slope." While conducting a site visit, the staff realized that the school needed more than just financial help. A closed studio awaiting repairs could barely hold its sagging ceiling.



Caples Jefferson Architects

Four Fort Greene row houses were adapted to become the Brooklyn Music School in the early 1900s. Studios were made by combining rooms across the former homes, staircases were added, and a theater wing was constructed. These improvements gave the school space to offer classes in all aspects of the performing arts, programming that continues to this day. Unfortunately, as the Conservancy discovered, the alterations also created some structural problems. In May 2001, the Conservancy's Technical Services Center got a call from the school.

"We had contemplated a gut renovation and needed help financially,"

Conservancy staff quickly found an engineer to assess the ceiling and design temporary reinforcements. The assessment revealed the cause of the ceiling's failure: a bearing wall had been removed to create an open dance studio several decades earlier, and the load hadn't been transferred elsewhere.

The Conservancy was able to provide an \$8,000 emergency grant to pay for stabilization and a \$10,000 matching grant for permanent repairs. Although the school had a major gift set aside for restoration, it hadn't anticipated the extensive engineering work required. The Conservancy's award allowed work to commence on the closed studio, which "couldn't happen soon enough for the students," according



*Continuing a long relationship with Greenwich House, in 2001 the Conservancy consulted on steel window replacements.*

*And the Institute for International Education called on the Conservancy to research original finishes and textiles in its suite of conference rooms, designed by the acclaimed Finnish architect Alvar Aalto.*

*The Technical Services Center was involved in a variety of other projects throughout the five boroughs, advising the Museum of the City of New York on its proposed move to Tweed Courthouse, composing a conditions report for Roosevelt Island's Blackwell House, and giving advice to two very historic sites in Flushing, the Bowne House and the Friends Meeting House. In addition, the Conservancy oversaw major stabilization at PS 109 on the Upper East Side; monitored construction at the Cervantes Institute/Amster Yard, in midtown; helped Greenwich Village's Greenwich House with window restoration; surveyed the Convent of the Sacred Heart for a conservation report; and consulted on a survey for St. Bartholomew's Church. The Conservancy also worked with Columbia University, providing a window survey of the Schermerhorn Extension and advice on the facade restoration of River Hall. Finally, the staff lent its expertise to hundreds of homeowners, small businesses, and nonprofits with referrals, site visits, over-the-phone advice, and much-needed project support.*



*The Conservancy helped Goshow Architects research historically appropriate grillwork to install at the doors and windows of Columbia University's River Hall.*

to Schuh. The school is still fundraising for a total renovation of the facility.

“The Brooklyn Music School continues to be a key community resource, the primary venue for arts education in the Fort Greene area. We’re looking forward to serving the neighborhood even more with the reconstruction of this space,” Schuh commented.

*\* The Technical Services Center reached out to several prominent institutions in 2001. Harlem’s Apollo Theater Foundation benefited from the staff’s collaboration on its modernization and restoration plans. The Conservancy consulted on negotiations about the future of Eero Saarinen’s iconic TWA terminal at John F. Kennedy Interna-*

# Public Affairs

Combining advocacy and action to build support for preservation



© Lily Wang, courtesy of John G. Waite Associates

Restoration of the Romanesque interior of the Tweed Courthouse easily won the admiration of the 2001 Lucy G. Moses Awards committee.

Enthusiasm for preservation runs high in the pages of this report, due in part to the Conservancy's commitment to advocacy. In addition to speaking out on the public level, the Conservancy works with communities and individuals to make thoughtful historic preservation a priority for New York.

The Conservancy testified before the City agencies responsible for historic preservation—the Landmarks Preservation Commission, the City Planning Commission, and the Landmarks Subcommittee of the City Council—on 26 occasions in 2001. In addition to supporting the creation of three new historic districts, Hamilton Heights/Sugar Hill, Madison Square North, and Murray Hill, the Conservancy encouraged the designation of several individual landmarks. These included the Whitehall

Building, New York Times Building, Steinway Building, and Brooklyn Clay Retort and Fire Brick Works Storehouse in Red Hook.

The Conservancy opposed the New York City Parks Department's initiative to demolish the Purchase Building, a 1936 Moderne style warehouse beneath the Brooklyn Bridge in the Fulton Ferry Historic District. And, taking what some would consider an unlikely preservationist stance, the Conservancy supported Lord Norman Foster's controversial design for a glass office tower atop the landmark 1928 Hearst Building on 57th Street.

Preserving the former immigrant hospital complex on the south side of Ellis Island has been a longstanding Conservancy concern, both within the organization and as part of the nonprofit Save Ellis Island. In 2001, the second phase of an \$8 million stabilization project was completed, funded by the US Congress and the State of New Jersey. Further, public-private partnerships moved ahead to restore two structures—the Ferry Slip Building and the Hospital & Laundry Outbuilding—for occupancy in the near future. A *New York Times* editorial summed up the situation well, noting that although restoration will be costly, “the story of immigration is at the core of American identity, and the buildings that help tell this chapter should not be lost.”

The Conservancy continued working to focus public attention on the plight of another endangered historic resource in New York Harbor, Governors Island. Although City and State officials failed to gain Congressional approval for a public redevelopment plan, the Conservancy remains committed to a coalition of civic, environmental, neighborhood, and preservation groups aiming to secure the site.

At year's end, the Conservancy selects the recipients of its annual Lucy G. Moses Preservation Awards. The Leadership Award was presented to architect Giorgio Cavaglieri, for his pioneering adaptive use projects and his many decades of service to New York City preservation groups. Ten outstanding projects, completed in 2001, were also recognized: Alwyn Court, Central Synagogue, the Glass Factory Residence and Lower Eastside Service Center House, Hunt's Point Regional Library, Lever House, Neue Galerie, Public School 157 in Brooklyn, Strecker Laboratory on Roosevelt Island, and Tweed Courthouse. The awards ceremony was held in Central Synagogue, a magnificent backdrop: “The setting,” commented venerated preservationist Margot Gayle, “the colorful and picturesque synagogue, was superb.”

# 2001 Projects

*Note: List does not include Sacred Sites Program projects, which appear on page 9.*

*The range of building types and locations assisted this year*

## Historic Properties Fund

1. 184 Eldridge Street, Lower East Side, University Settlement Society of New York
2. 326 Spring Street, SoHo, Ear Inn
3. 9 West 123rd Street, Harlem, DeGaetano Residence
4. 151 West 121st Street, Harlem, Zinza Residence
5. 2138 McDonald Avenue, Gravesend, Hubbard House
6. 592 Second Street, Park Slope, Mills-Evans Residence
7. 587 Carlton Avenue, Prospect Heights, Jackman Residence
8. 292 Carroll Street, Boerum Hill, Dally Residence
9. 227 Washington Avenue, Clinton Hill, Trzeszczkowski-Grochowska Residence
10. 321 Adelphi Place, Clinton Hill, Holland Residence
11. 9 Clifton Place, Clinton Hill, DeMartino-Lentz Residence
12. 37 Clifton Place, Clinton Hill, Martin Residence

## City Ventures Fund

13. 630 East Sixth Street, Lower East Side, Lower Eastside Service Center House
14. 345 Edgecombe Avenue, Harlem, Broadway Housing Development Fund Company Home
15. 474 Quincy Street, Bedford-Stuyvesant, Black Veterans for Social Justice Home

## Emergency Grant Program

16. 8 West 8th Street, Greenwich Village, New York Studio School
17. 126 St. Felix Street, BAM Historic District, Brooklyn Music School
18. 135 Broadway, Williamsburg, Williamsburg Art & Historical Center
19. Cooper's House, Staten Island, Historic Richmond Town

## Upper Manhattan Historic Preservation Fund

20. 219 East 123rd Street, Harlem, Chambers Memorial Baptist Church
21. 14 East 109th Street, Harlem, Church of St. Edward the Martyr
22. 177 East 104th Street, Harlem, Hope Community Hall
23. 1975 Madison Avenue, Harlem, Metropolitan Community United Methodist Church
24. 15 Old Broadway, Harlem, The Old Broadway Synagogue
25. 7 West 130th Street, Harlem, St. Ambrose Episcopal Church
26. 230 Lenox Avenue, Mt. Morris Park, St. Martin's Episcopal Church
27. 101 West 123rd Street, Mt. Morris Park, Ephesus Seventh Day Adventist Church
28. 409 West 141th Street, Hamilton Heights, St. James Presbyterian Church
29. 521 West 141st Street, Washington Heights, North Presbyterian Church
30. 178 Bennett Avenue, Washington Heights, Our Saviour's Atonement Lutheran Church
31. 20 Cummings Street, Inwood, Holy Trinity Episcopal Church

## Technical Services Center

32. 27 Barrow Street, Greenwich Village, Greenwich House
33. 211-213 East 49th Street, Midtown, Cervantes Institute/Amster Yard
34. 809 United Nations Plaza, Midtown, Institute for International Education
35. Fifth Avenue and 91st Street, Upper East Side, Convent of the Sacred Heart
36. Columbia University Campus, Morningside Heights, Schermerhorn Extension
37. 628 West 114th Street, Morningside Heights, Columbia University's River Hall
38. 253 West 125th Street, Harlem, Apollo Theater
39. 137-16 Northern Boulevard, Flushing, Friends Meeting House
40. 37-01 Bowne Street, Flushing, Bowne House
41. TWA Terminal, John F. Kennedy International Airport
42. 126 St. Felix Street, BAM Historic District, Brooklyn Music School
43. 4515 Hylan Boulevard, Staten Island, Olmsted Farmhouse

## Public Affairs

44. 270 Front Street, Lower Manhattan, South Street Seaport Museum
45. 17 Battery Place, Lower Manhattan, Whitehall Building
46. Madison Square North Historic District
47. Murray Hill Historic District
48. 951-969 Eighth Avenue, Midtown, Hearst Building
49. 217-243 West 43rd Street, Midtown, New York Times Building
50. 111 West 57th Street, Midtown, Steinway Building
51. 253 West 125th Street, Harlem, Apollo Theater
52. Hamilton Heights/Sugar Hill Historic District
53. 76 Van Dyke Street, Red Hook, Brooklyn Clay Retort and Fire Brick Works Storehouse
54. 11 Water Street, Fulton Ferry Historic District, Purchase Building
55. Ellis Island
56. Governors Island

*The Conservancy surveyed the Convent of the Sacred Heart's East Side mansions.*



Ann-Isabel Friedman

# Special Events

*Celebrating the architecture, culture, and individuals that matter to New York*



Jeremy Saladyga

*The 2001 Living Landmarks: David Brown, Laurance S. Rockefeller, Gloria Steinem, Gordon Parks, Philippe de Montebello, host Liz Smith, and David Rockefeller.*

*While honoring Cartier with the Chairman's Award, Conservancy Chairman Stuart N. Siegel (center) shared a laugh with Simon Critchell (left), then-Chairman of Cartier, and Alain Viot, President and CEO.*



Larry Racoppo

“From Emma Goldman to Bella Abzug, from Fiorello LaGuardia to Max Asnas and his pastrami, certain people mean New York just as much as the Empire State Building or Broadway. After all, this is a city of dream seekers.” Gloria Steinem eloquently accepted her new status as a Living Landmark with a description of the people and places that represent the City for her. Steinem, along with awardees David Brown, Philippe de Montebello, Gordon Parks, and Laurance and David Rockefeller, was

proud to be recognized as an integral part of New York at the 2001 Salute to Living Landmarks. The evening was special, spiced by the knowing commentary of host Liz Smith and made festive with the music of Peter Duchin and his orchestra. Before the event, Sirio Maccioni graciously hosted the Living Landmarks Reunion at Le Cirque 2000. Living Landmarks supporters also got a rare glimpse of the Roxy Suite at Radio City Music Hall following its \$70 million renovation.





*Ann Richards and Arnold Scaasi celebrated the 2001 Living Landmarks with a dance.*

exhibition *Alexander Creswell: Reflections of New York 2001*. Architectural historian David Garrard Lowe celebrated the reissue of his landmark preservation book *Lost Chicago* with a slide lecture including “lessons for New York.” The event took place at the Church of the Incarnation in Murray Hill—a 2000 Robert W. Wilson Sacred Sites Challenge grant recipient—and included tours of the nave.

Other tours in 2001 were organized for members of the Professional and Real Estate Circles. At his Union Square studio, stained glass conservator Tom Venturella showed how he has restored hundreds of windows by Tiffany Studios, John La Farge, William Van Ingen, and Frank Lloyd Wright. Seeing the adaptive reuse of two Bellevue Hospital buildings for the Children’s Center, a project of New York City’s Administration for Children’s Services, was gratifying. Similarly, members enjoyed the brilliant transformation of 630 East Sixth Street from an underutilized social services building to residences for people living with AIDS. Finally, at Tweed Courthouse, the follow-up to a Fall 2000 visit saw the restoration of the building’s spectacular octagonal rotunda and cast-iron staircase.



*Betsy and Walter Cronkite and Clark Halstead (above) enjoyed the Living Landmarks Reunion at Le Cirque 2000, as did Vartan Gregorian, Andrew Heiskell, and Liz Smith (left).*



# Financial Statement

## Statement of Support and Revenue and Expenses

Year Ended December 31, 2001

<i>Support and Revenue</i>	Contributions	\$1,920,910
	Government Grants	76,600
	Other Grants	167,233
	Investment Income	230,589
	Program Reimbursements	312,542
	Other Income	42,530
	Contributed Services	<u>126,565</u>
	Total Revenue	<u>2,876,969</u>
<i>Expenses</i>	Programs	2,086,142
	Administration	575,738
	Fundraising	219,849
	Total Expenses	<u>2,881,729</u>
		(4,760)
	<i>Net Assets, Beginning</i>	8,338,257
	<i>Net Assets, Ending</i>	<u><u>\$8,333,497</u></u>

*The Conservancy operates on a January 1—December 31 fiscal year. A copy of the audited financial statement for 2001 is available upon request from the Conservancy's offices at 141 Fifth Avenue, New York, New York 10010.*

## Balance Sheet

December 31, 2001

<i>Assets</i>	Cash	\$945,078
	Investments	7,149,573
	Grants Receivable	-
	Due from Programs	24,284
	Loans Receivable	163,646
	Pledges Receivable	154,510
	Property and Equipment	423,897
	Security Deposits	596
	Total Assets	<u><u>\$8,861,584</u></u>
<i>Liabilities</i>	Accounts Payable	86,785
	Grants Payable	280,258
	Capital Lease Payable	3,733
	Interest Payable	2,425
	Queens Historic Properties Fund Balance	78,255
	New York State Council on the Arts Regranting Program	76,631
	Total Liabilities	<u><u>528,087</u></u>
<i>Fund Balance</i>	Unrestricted	2,900,172
	Temporarily Restricted	2,154,906
	Permanently Restricted	<u>3,278,419</u>
	<i>Total Net Assets</i>	8,333,497
	<i>Total Liabilities and Net Assets</i>	<u><u>\$8,861,584</u></u>

# 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 2001. The following donations of \$100 or more were received during the year. If any name has been listed incorrectly or omitted, please accept our apology and let us know how to adjust our records.

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## Landmark Locations

The Alger House  
 American Museum of Natural History  
 Americas Society  
 The Brooklyn Loft Inc.  
 Carnegie Hall  
 Solomon R. Guggenheim Museum  
 Harrison House  
 Le Cirque 2000  
 Manhattan Penthouse  
 Metrazur  
 Metronome  
 Museum of the City of New York  
 National Academy of Design  
 New York Aquarium  
 New York Society for Ethical Culture  
 Pershing Square Cafe  
 The Pratt Mansions  
 The Regent Wall Street  
 Rockefeller Center  
 The United Nations  
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 World Financial Center Winter Garden

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The Landmarks Conservancy wishes to thank the following architects, contractors, and preservation consultants who worked on the projects described in this report.

**Prospect Cemetery**

Landscape Architects:  
 Landscapes/Architecture-  
 Planning-Historic Preservation  
 Contractor: Lewis & Valentine  
 Landscaping Contractors

**Endangered Buildings Initiative**

Olmsted Farmhouse  
 Contractor: Fifty Three Restorations,  
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**Historic Properties Fund**

Ear Inn  
 Architect: Allanbrook Benic Czajka,  
 Architects & Planners, LLP  
 Contractor: Preserv, Inc.

184 Eldridge Street  
 Architect: Theo. David Architects  
 Contractor: Viles Contracting Corp.

2138 McDonald Avenue  
 Architect: Page Ayres Cowley  
 Architects  
 Contractor: Robinson Contracting

321 Adelphi Street  
 Architect: Todd A. Johnson, Architect  
 Contractor: Burda Construction Corp.

9 Clifton Place  
 Architect: Kaitsen Woo Design &  
 Consulting  
 Contractor: A. Malek Contracting, Inc.

**Sacred Sites Program**

St. Stanislaus Kostka Roman Catholic  
 Church  
 Architect: Bero Associates, Rochester,  
 NY

Cathedral of the Immaculate  
 Conception  
 Architect: Mesick Cohen Wilson Baker  
 Architects, Albany, NY

Universal Baptist Church  
 Engineer: Zaremba Engineering, Troy,  
 NY

**City Ventures Fund**

345 Edgecombe Avenue  
 Architect: Kaitsen Woo Design &  
 Consulting  
 Contractor: Baschnagel Bros.

630 East Sixth Street  
 Architect: Harden Van Arnam  
 Architects  
 Contractor: Phoenix Builders

474 Quincy Street  
 (brownstone work only)  
 Architect: Kaitsen Woo Design &  
 Consulting  
 Contractor: Cecil King Stone &  
 Restoration, Inc.

**Emergency Grant Program**

New York Studio School  
 Architect: Superstructures  
 Contractor: A. Malek Contracting, Inc.

Williamsburg Art & Historical Center  
 Architect: Craig Morrison  
 Contractor: Robinson Contracting, Inc.

Cooper's House  
 Project Manager: William McMillen,  
 Staten Island Historical Society  
 Contractor: Nicholas Brothers, Inc.

**Upper Manhattan Historic Preservation Fund**

The Old Broadway Synagogue  
 Architect: Cutsogeorge & Tooman  
 Architects

Ephesus Seventh Day Adventist Church  
 Architect: Page Ayres Cowley Architects

Abyssinian Baptist Church  
 Architect: HCH Design Studio  
 Contractor: West New York  
 Restoration



*Natasha and F. Richards Ford III*



*Kitty Carlisle Hart and Gregory Long*



*Margaret King, Allison Prouty, and Henry King*

Church of the Intercession  
*Architect: Jan Hird Pokorny,  
 Architects & Planners  
 Contractor: Schtiller & Plevy Historical  
 Restoration Contractors*

**Technical Services Center**  
 Brooklyn Music School  
 (studio ceiling stabilization)  
*Engineer: Robert Silman Associates, P.C.  
 Contractor: Apple Restoration &  
 Waterproofing, Inc.*

Apollo Theater Foundation  
 (2001 work)  
*Architect: Caples Jefferson Architects  
 Construction Manager: Quartararo &  
 Associates, Inc.*

Columbia University  
*Architect: Goshow Architects LLP*

Tweed Courthouse  
*Architect: Cooper, Robertson &  
 Partners  
 Owner's Representative: Zubatkin  
 Associates, Inc.*

PS 109  
*Architect: Stein White Nelligan  
 Architects LLC*

Amster Yard  
*Architect: Carlos Jurado Fernandez,  
 ad hoc MSL, Murcia, Spain*

Greenwich House  
*Contractor: ADA Windows*

**Public Affairs**  
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*Architect: Beyer Blinder Belle  
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*Text and editing:* Shari P. Goldberg

*Design:* The Oliphant Press

*Plans:* Goshow Architects LLP

*Cover Photograph:* Six thousand terra cotta units were installed as part of the Moses Award-winning restoration of Public School 157 in Clinton Hill, Brooklyn. (Stan Reis, Courtesy of Swanke Hayden Connell Architects)