

New York Landmarks Conservancy



newsletter

Autumn/Winter 2002



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Tweed Stays Off Limits to Public

New York City taxpayers have spent \$89 million dollars to renovate the Tweed Courthouse, but the City has returned the national landmark to offices and refused to allow public access to the stunning, three-story rotunda with skylight or the dramatic Eidlitz Courtroom. On September 23, City Council member Alan Gerson gathered community organizations and residents on the steps of the Courthouse to request that there still be some public use of the grand civic monument. Conservancy President Peg Breen and staff attended to show support for Gerson's plan to find publicly accessible, revenue-producing uses that could draw people to Lower Manhattan. The Conservancy has been in the forefront of advocating an appropriate public use for the Tweed. This plan was also endorsed by the National Trust for Historic Preservation, New York Chapter of the American Institute of Architects, Historic Districts Council, Friends of City Hall Park, and Tribeca Community Association. The Bloomberg administration rejected the appeal.



Dear Friends,

Our latest newsletter once again shows the breadth and scope of Conservancy projects. From Harlem religious institutions, to buildings in Lower Manhattan damaged on last September 11, to a former Bedford-Stuyvesant mansion that will now house low-income people with HIV and AIDS, Conservancy financial and technical help is making a difference.

But you can't talk about our programs without crediting our wonderful professional staff. *Our people are our programs.* That's why we're so pleased and proud that Karen Ansis, Jim Mahoney, and Roger Lang are celebrating their tenth anniversaries with the Conservancy.

Karen and Jim work with Andrea Goldwyn on our Historic Properties Loan program. Combining banking, construction, and hand-holding skills, they have overseen more than \$11 million in loans. For hundreds of projects, they have solved problems, made sure the work was done on time and on schedule, and soothed property owners anxious about debt and dust. Karen and Jim have overseen the gradual restoration of Astor Row during most of their tenure — again managing millions of dollars — and turning two vacant buildings into co-ops in the process. Karen also works with Ann Friedman, our Sacred Sites Director, and Jill Crawford, who manages another \$4 million in loans and grants from the Upper Manhattan Empowerment Zone and oversees restoration work on 29 projects.

Through it all, Karen and Jim have earned the respect of bankers and contractors, as well as the gratitude of countless building owners.

Roger Lang, an experienced architect, oversaw Conservancy efforts to stabilize the south side of Ellis Island, helped non-profits like the Apollo Theater with everything from conditions assessments to navigating the City's landmarks process, and created and oversees our Endangered Buildings Initiative of the entire city. As our voice at the Landmarks Commission, Roger writes the public policy statements we include in our newsletters with scholarship, wit, and a heartfelt desire to preserve buildings. Roger is the premiere goodwill ambassador for preservation.

We're also introducing you to some of our newest staff members in this issue. It is a credit to a long line of excellent staffers — like our former Sacred Sites Director Ken Lustbader — that newcomers of such high skill continue to join us.

If you remember the theme song to the movie *Ghostbusters*, it went "Who ya gonna call?" Well, we're not into the paranormal, but if you have a preservation concern or question — call us.

Peg Breen
President



Joe Verticker

Preserving the Fabric of Lower Manhattan

In the year since the collapse of the World Trade Center, the Conservancy has helped owners and residents of Lower Manhattan's historic buildings navigate the process of restoration. As one of the sponsors of the Lower Manhattan Emergency Preservation Fund (LMEPF), the Conservancy has donated funds and staff time to assessing and helping repair damaged buildings in the Financial District and Tribeca Historic Districts. Our activities have included site visits, building analysis, outreach, and technical assistance with the LMEPF grant process.

From the applications received since spring, the Fund has awarded five additional grants:

Location	Project	Amount
■ 120 Greenwich Street	Replace a damaged cornice	\$ 11,850
■ 55 Liberty Street	Engineering Study	\$ 10,000
■ 75 Murray Street	Repair and repaint cast-iron façade	\$ 10,000
■ Century 21 Department Stores	Conserve Art Deco murals	\$ 9,820
■ St. Peter's Church	Repair stained glass windows	\$ 10,000
■ Verizon Building	Study conservation techniques for the lobby's ceiling murals	\$ 9,500



Left: St. Peter's Roman Catholic Church, built in 1840 in the Greek Revival style, is the oldest church in the Manhattan parish. **Right:** The ceiling murals inside the landmark lobby of the Verizon Building, 140 West Street, need conservation.

The Lower Manhattan Emergency Preservation Fund is sponsored by the New York Landmarks Conservancy, the World Monuments Fund, the National Trust for Historic Preservation, the Preservation League of New York State, and the Municipal Arts Society. For information about making a donation and submitting a grant application, call the Conservancy at 212-995-5260 or see the Fund's website at www.nycpreservation911.org.

As reconstruction plans are drawn, the Conservancy intends to remain involved in Lower Manhattan, focusing on preservation issues. For example, the fund is monitoring the plans for 90 West Street, which sustained the worst damage in the area. The NYC Landmarks Preservation commission has determined that the 1907 Cass Gilbert-designed landmark is sound. Because the restoration will be technically challenging, the LMEPF has set aside funds, in case it can play a role in the building's restoration.

In addition, there have been reports of plans to raze historic buildings to make way for new development, such as a transportation center. The Fund is retaining experts to evaluate Lower Manhattan's endangered architectural heritage. In keeping with our mission, the Conservancy will welcome innovative new designs while also waging a vigorous campaign against needless demolition.



James Bogardus designed 75 Murray Street, now a co-op, to recall the Venetian Renaissance.

Victorian with a View

John Hinck grew up in the gingerbread, gothic Victorian house at 175 Belden Street on City Island, Bronx. Over the years, the cottage with the spectacular views of the Long Island Sound began to show its age. It needed a new, slate roof and repairs to the siding and wood trim. Now retired, Mr. Hinck and his wife Helen were reluctant to take on a complicated restoration, but an \$80,000 loan and the technical assistance of the Conservancy's Historic Properties Fund reassured them they could take on the project. Project architect Kaitzen Woo Design & Consulting and contractor Baschnagel Bros, Inc. brought the home back to its — and Mr. Hinck's — youth.



What's Happening *to the* City's Endangered Buildings?

The Endangered Buildings Initiative was started by the Landmarks Conservancy two years ago. Conservancy staffer Roger Lang and project consultant Frances Eberhart took four, hard-working graduate students to visit and survey the condition of thousands of historic buildings throughout the five boroughs, including all designated landmarks and historic districts. They found 930 buildings of concern and assigned them color codes to reflect their condition. This summer, another team re-visited the 534 sites in Manhattan and 299 in Brooklyn to assess the effects of time on the structures.

The good news: 75 buildings were restored and can be removed from the Endangered Buildings list. The survey codes these buildings as golden. An especially welcome "Golden Oldie" is the Tobacco Warehouse in the Fulton Ferry-Empire Stores State Park, beneath the Brooklyn Bridge (*pictured below*). This building sparked the Initiative in 1999, when City and State engineers slated it for demolition. The Conservancy intervened and hired engineers from Robert Silman Associates to develop a stabilization plan. State Parks Commissioner Bernadette Castro courageously supported the alternate plan and found the necessary funds for preservation. Now the restored, 1850s-era brick walls enclose an open space that is being used by visitors to the park.

The Conservancy is redoubling its staff efforts to save dozens of severely endangered buildings by reaching out to homeowners, partnering with community organizations, and prodding public agencies. In the works is also a new section on the Conservancy's website to inform the public about the most endangered historic sites in the city.



On The Move *In Upper Manhattan*

The first and only Empowerment Zone initiative in the country to use preservation as a force for economic development and tourism is making a difference in Upper Manhattan. In 1999, the Upper Manhattan Empowerment Zone created the ground-breaking Upper Manhattan Historic Preservation Fund to assist historic properties attract and respond to tourists in Harlem, Inwood, and Washington Heights. They asked the New York Landmarks Conservancy to administer the Fund, due to our long experience with grant administration and technical assistance and our long-time work in Harlem.



Ebenezer Gospel Tabernacle has installed a new slate roof and copper cladding on the dormer windows, in addition to restoring the stained glass windows and the terra cotta tile on the tower, with help from the Upper Manhattan Historic Preservation Fund.

Because Harlem is renowned for its gospel choirs, the Fund has focused on landmark-quality historic churches that actively participate in economic development efforts with tours and other heritage activities. The fund has awarded grants and loans totaling \$4 million to 29 projects, and it is starting to effect change in the neighborhood. The sidewalk in front of the *Church of the Intercession* has been repaired, and its new roof is in place, with a \$100,000 grant. The *Abyssinian Baptist Church* completed the restoration of its stained glass windows and slate roof, with a \$50,000 grant and \$100,000 loan from the Fund. The Parish House of *St. Mary's Episcopal Church*, a New York City landmark, completed a new roof installation. Construction is underway to:

- Replace the roof of *Commandment Keepers Ethiopian Hebrew Congregation*, a late 19th century townhouse at the northwest corner of Mount Morris Park.
- Repair the roof and masonry and re-create the original Star of David stained glass window at *Old Broadway Synagogue*, a 1920s vernacular synagogue listed on the National Register of Historic Places.
- Repair the roof and drainage system at *St. Luke's Episcopal Church*.
- Stabilize and restore the stained glass windows in the landmark *St. Philip's Episcopal Church's* sanctuary.

Looking forward, construction will begin soon at First Corinthian Baptist Church, Convent Avenue Baptist Church, Masjid Malcolm Shabazz, St. Ambrose Episcopal Church, Holy Trinity Church, Chambers Memorial Baptist Church, and Holyrood Church.

The Upper Manhattan Historic Preservation Fund has created a successful blueprint for how historic preservation and Empowerment Zones can work together to achieve their common goals: restoring and sustaining neighborhood character.

Taking the Lead at Amster Yard

Amster Yard, located at East 49th Street between Second and Third Avenues, was the subject of community outcry last spring, after some of its buildings were demolished. The Conservancy holds a preservation easement on the picturesque garden surrounded by 19th century brick buildings, and Alex Herrera, Director of Technical Services, was the first to discover what had happened.

A Spanish cultural group, Instituto Cervantes, was approved by the Landmarks Preservation Commission (LPC), with Conservancy support, to make the site its new home. The original proposal included replacing the least significant of the rear buildings with a new, three-story building, but the remaining buildings and garden courtyard were to be restored to their 1949 appearance.

On a routine visit to the construction site, Herrera found instead that most of the three, rear buildings had been demolished. The project engineer had deemed them unsound and unsalvageable, but failed to notify the City or the Conservancy. Herrera immediately notified the LPC, which decided that the structures should be rebuilt in kind.

Herrera continues to visit the site on a regular basis with representatives of the LPC to monitor the restoration work closely and ensure that the ironwork, plaques, light fixtures and other elements salvaged from the originals are being incorporated. In addition, the Conservancy has placed an additional binding agreement to the easement that further ensures the property owner will abide by the approved designs and that the courtyard shall be properly restored. The easement, which runs the life of the building and protects against inappropriate alterations, is one of 20 held by the Conservancy.

With those precautions taken, the project is back on track, and construction is scheduled to finish up by the spring of 2003. Once again, small brick buildings will stand around a verdant courtyard, now as home to lectures, art exhibits, poetry readings, language classes, and cultural events.



Construction is underway at Amster Yard, and the new cultural center will incorporate its historic façade.

Transformation on Gates Avenue

Conservancy staff attended the ribbon-cutting ceremony at 218 Gates Avenue in Bedford-Stuyvesant presided over by Senator Charles E. Schumer. The Pratt Area Community Council restored the dilapidated mansion, originally built for lace merchant John Gibb in the 1850s, as a part of a development of 71 units of housing for low-income people with HIV and AIDS, complete with dining facility, counseling offices, and recreation space. Thanks to a \$60,000 City Ventures grant, the restoration didn't sacrifice the building's elaborate slate mansard and dormered roof, capped by decorative cast-iron cresting.



Color & Pattern: Uncovering Decorative Legacies

The Technical Services Center and Sacred Sites Program of the Landmarks Conservancy are co-sponsoring a forum on interior decorative paint restoration. To be held January 15, the evening's lectures will focus on restoration case studies of two historic synagogues.

Carl Doebley and Jim Dossett of DPK&A Architects will discuss the decorative paint at Central Synagogue, highlighting the iconography of the paint schemes and the conservation process.

Jeff Greene, President, and Luis Angarita, Project Manager, from EverGreene Painting Studios, Inc., will discuss the historic decorative scheme at Congregation Shearith Israel. The investigation and restoration of the unique, interior finishes created by the Tiffany Studios will be discussed, followed by a brief tour of the sanctuary.

Tickets are \$15. *Advance registration is required.* Call 212-995-5260, or email erintobin@nylandmarks.org to register.

Sacred Sites Program *Spans the State*

From Brooklyn to Batavia, the Conservancy's Sacred Sites Program plays an active role in preserving religious structures throughout New York State. In the last six months, the program has been busier than ever with consulting, grantmaking, and educational initiatives.

From the First Call

The Sacred Sites program fields hundreds of inquiries from congregations who don't know where to look for help. From that initial phone call forward, program staff provide a crucial resource for stewards of historic sacred sites. Two projects — at opposite ends of the state — illustrate the valuable role of the Sacred Sites staff in restoration projects.

For the last four years, the Sacred Sites staff has worked with the congregation of Greater New Hope Church of God in Christ in Buffalo, a local landmark. With the help of a Conservancy consulting grant, the congregation funded a much-needed engineering report in 2001. Despite the severe deterioration of the building's roof, dome, and cornices, this report noted that the building still has a sound roof framing system, which could be protected with a moderate investment in temporary roofing membrane. This summer, the Conservancy worked with Buffalo engineer Peter Grace of Syracuse Engineering to identify local contractors with preservation experience. Conservancy staff then solicited bids and drafted an application to the Buffalo Preservation Commission for approval of the interim repairs. The Conservancy awarded the church a \$10,000 grant to complete the stabilization and continues to reach out to local groups and officials to engender more support.

Since 1998, the Conservancy has worked with Congregation Tifereth Israel in Queens, providing preservation consultant referrals, performing site visits, funding a conditions survey by Jablonski Berkowitz Conservation, and helping the congregation reach out to potential funders. The synagogue has recently been designated a Queensmark and listed on the National Register of Historic Places. With overall needs of approximately \$1 million, they have begun the estimated \$200,000 in repairs to the roof, façades, and windows. The Conservancy is supporting the first phase of work with a \$10,000 grant and helped obtain an additional \$30,000 from private funders.



The congregation of Greater New Hope Church of God in Christ worships in a yellow brick, Moorish Revival building capped by a large dome, designed as a synagogue in 1903.



Congregation Tifereth Israel in Corona, Queens serves the adjacent neighborhoods of Rigo Park, Forest Hills, and Kew Gardens in its 1914 synagogue.

To the Next Step

Some congregations turn to the Conservancy after making significantly more progress toward restoration. Their leaders have already contracted for engineering studies and sought contractor estimates, but they just don't have the funds in hand to make the needed repairs.

For these churches, the Conservancy can help complete large-scale, extensive restoration projects with the Robert W. Wilson Sacred Sites Challenge grant program. In order to qualify for a Wilson Challenge grant, a church must demonstrate that it can leverage the grants to raise additional funds. In its third year, the word of the Wilson grants has spread, and the program has become highly competitive. The strength of applications received for the May 1, 2002 grant round was unprecedented.

After months of evaluation, including a site visit to each applicant, the Conservancy announced the grant recipients in October:

- Calvary Presbyterian Church, Staten Island: \$25,000 for stained glass restoration
- Cathedral of All Saints, Albany: \$25,000 for repairs to the Great East Window
- Cathedral of St. John the Divine, New York: \$30,000 for restoration of the bluestone triforium roofs
- Fair Street Reformed Church, Kingston: \$25,000 for masonry and roof repairs
- First Presbyterian Church, Batavia: \$25,000 for bell tower repairs
- Serbian Orthodox Cathedral of St. Sava, New York: \$25,000 for slate roof restoration
- Russian Orthodox Cathedral of the Transfiguration of Our Lord, Brooklyn: \$25,000 for copper dome and roof restoration
- St. Ann's Church of Morrisania, Bronx: \$30,000 for bell tower restoration
- St. Paul's Evangelical Lutheran Church, Red Hook: \$25,000 for roof and masonry restoration
- St. Stanislaus Kostka Roman Catholic Church, Rochester: \$25,000 for repair and reconstruction of the copper cupola

And Beyond

Another way the Sacred Sites program assists congregations is through educational workshops. Last May, the Conservancy sponsored "Preserving Historic Burial Grounds: A Workshop for Caretakers, Congregations, and Community Advocates." More than 150 advocates for rural and urban sacred sites attended the forum, traveling from as far as Binghamton, Albany, and New Haven, Conn. The seminars covered historic monument iconography, survey and documentation of burial monuments, deterioration and conservation of stone monuments, historic landscape maintenance, and creative fundraising methods. In addition, participants toured the historic Shearith Israel Cemetery in Chelsea to see solutions to conservation issues such as site drainage and monument deterioration. The event was so successful that the Conservancy plans to offer the program again in 2003, this time in central New York State.

Whether they are located upstate or downtown, sacred sites can find guidance, referrals, and financial assistance by calling the Conservancy.

A Guidebook for Restoration

Our hard-working staff cannot provide individual assistance to every sacred site in the State. However, a new book gives every congregation the chance to benefit from the Conservancy's long experience.

Managing Repair & Restoration Projects: A Congregation's How-to Guide is a step-by-step guidebook explains the basics of project planning, management, and supervision to laypeople and clergy. The Guide includes information on:

- *Assessing a building;*
- *Developing an effective project committee;*
- *Hiring an experienced preservation consultant;*
- *Identifying a specific scope of work;*
- *Soliciting competitive bids from contractors;*
- *Signing a complete contract;*
- *Supervising contract execution; and*
- *Maintaining repairs and preparing for future work.*

The book is available now and can be ordered through the Conservancy by visiting www.nylandmarks.org/publications/purchase.html or calling 212-995-5260 to request an order form.



The Conservancy's Voice

The New York Landmarks Conservancy strives to influence decisions on major preservation issues at the City, State, and federal level. Our positions are established by the 23 members of the Public Policy Committee, who are drawn from the Conservancy's Board of Directors and Advisory Council. "The Conservancy's Voice" illustrates our positions through recent testimony and correspondence.

Speaking Out for Modern Landmarks

240 Central Park South

Before the Landmarks Preservation Commission on April 30:

"Commissioners, the Conservancy is delighted to support the designation of this important modernist work, completed in 1940. The 240 Central Park South Apartments is an exceptional complex on a very prominent site.

"Albert Mayer and Julian H. Whittlesey were talented architects and planners, who designed many fine apartment buildings. Here they combined intricate and ingenious massing of two tower elements with a curving band of storefronts on the Broadway diagonal to great effect. The towers featured distinctive fenestration, with broad groupings of slender metal sash (called "picture windows" by the *New York Times*) that are especially noteworthy at the cantilevered corners. Above the tree canopy of Central Park, the corner sash give way to balconies — the first extensive use of this amenity in a Manhattan apartment house. We fear that these qualities and features may be lost to inappropriate alterations if they are not given the protection of the City's Landmarks Law."

Time & Life Building Lobby

Before the Landmarks Preservation Commission on June 18:

"The Conservancy supports the designation of this important, mid-century, modernist interior. The Time & Life Building lobby, on the west side of Sixth Avenue between 50th and 51st Streets, is a lively entryway to the offices of the building's namesake corporation, original tenant, and co-developer. Clearly, this space has a caring owner, and it is noteworthy that their major tenant is still headquartered here after four decades."

Socony-Mobil Building

Before the Landmarks Preservation Commission on October 1:

"The Conservancy is delighted to support the designation of the Socony-Mobil Building, at 150 East 42nd Street, as a City landmark. This shimmering, symmetrical tower, completed in 1956, is one of the finest works of the distinguished architectural firm, Harrison & Abramowitz, working this time with John B. Peterkin."

Outcome: The Landmarks Preservation Commission unanimously voted to designate 240 Central Park South as a City landmark on June 25. The Time & Life Building lobby was designated on July 16. The proposed designation of the Socony-Mobil Building remains under consideration.

Preserving Historic Schools

Public School 116

Before the City Council's Landmarks Subcommittee on October 1:

“Our City owns some very fine buildings that should be preserved for use by future generations. These City-owned structures form the backbone of our municipal democracy: they are our courthouses, police stations, firehouses, libraries, transportation hubs, power plants, bridges, and, especially, schools.

“School architecture should go beyond utilitarian service and aspire to greatness. That is one way to ennoble a school's occupants, the student and teachers, as well as the process of education itself. Public School 116 on Knickerbocker Avenue in Brooklyn does this exceptionally well. It dates from 1898 and is intact and little-altered, save for a coat of paint on its brick facade.

“There are over 1,000 public schools in New York City. A mere handful, some 30 buildings, have been landmarked. Many more are deserving, including P.S. 116. The Conservancy believes that in the fair application of the landmarking process, it is imperative that the City recognize, designate, protect, and celebrate the many fine buildings it owns and puts to use for the public good. The City cannot expect the private sector to embrace landmarking unless the public sector does so as well.”

Outcome: The Subcommittee unanimously sustained this designation, showing support for historic school preservation.

Advocating for Historic Districts

Gansevoort

In a letter from Peg Breen to Sherida Paulsen, Chair of the Landmarks Preservation Commission, dated September 16: “I am writing to tell you of the New York Landmarks Conservancy's strong support for the designation of the proposed Gansevoort Market Historic District. The case for the historical and architectural significance of the area is compelling and convincing.

“Gansevoort is a rare and largely intact example of the city's industrial past and the site of three distinct markets built north of Greenwich Village and south of Chelsea. Both its distinctive streetscape and its many fine historic buildings – markets, lofts, residences, and public works – merit the protection of the Landmarks Law. Now it is timely for the Commission to calendar a public hearing and move to designate a district soon, because the area is under considerable development pressure.”

Tribeca South

Before the Landmarks Preservation Commission on October 1:

“The Conservancy welcomes this proposal to extend the Tribeca South Historic District, protecting 28 lofts dating from the 1850s and 1860s in the area bounded by Chambers, Church, Murray, and West Broadway Streets in Lower Manhattan. We think this proposal has the architectural and historical distinction, as well as the sense of place warranted to invoke the City's Landmarks Law and to designate it as an historic district.

“This step comes not a moment too soon. Many unprotected buildings in the gaps between or at the periphery of the four Tribeca districts have been altered or amended — on several occasions, in utterly ghastly fashion. Only the steady hand of this body can stem that tide by regulating what changes are appropriate.

“Commissioners, despite the fact that this one has been a long time coming, it is, in our view, an easy call. Please designate the Tribeca South Historic District Extension soon. We'll be there to support your action when it is reviewed by the City Planning Commission and the City Council.”

Murray Hill

Before the City Council's Landmarks Subcommittee on May 14:

“With a nod to David Letterman, here are the Landmarks Conservancy's ‘Top Ten Reasons the City Council Should Sustain the Designation of the Murray Hill Historic District:’

10. Creating historic districts is good public policy.
9. Historic districts enjoy widespread public support.
8. Neighborhood groups across the City are watching the present City Council to see whether their requests will be granted.
7. Public officials, civic and preservation groups, the Community Board, tenants, and property owners support this proposal.
6. This designation fully meets the criteria set forth in the Landmarks Law.
5. The outreach and educational effort has been extensive and admirable.
4. The singular appeal for exclusion from the district was unpersuasive.
3. Over time, all of the historic buildings in this district will be better maintained and more appropriately renovated.
2. The designation makes Murray Hill property owners eligible for technical and financial assistance.

And, finally...

1. Because this community has striven for nearly three decades to achieve something that is now within your grasp; in fairness, it should not be denied them.”

Outcome: The City Council sustained the creation of the Murray Hill Historic District, and the Mayor has given his approval, making the designation final. The Landmarks Preservation Commission voted to designate Tribeca South on November 19 and has the proposal for Gansevoort under active consideration. A public hearing on Gansevoort is expected soon.

Forbes Galleries Welcomes the Conservancy

Tim Forbes, Chief Operating Officers of Forbes, Inc., welcomed 160 Conservancy donors to the Forbes Magazine Galleries to view the intriguing collections of his father, the late Malcolm S. Forbes, Sr. In addition to the permanent collections, which include 12 Fabergé Imperial Easter Eggs, the galleries were showing a special exhibition of “The Year in Pictures,” by winners of the 67th annual New York Press Association contest. After thanking the guests for their support, Conservancy President Peg Breen announced that the Forbes brothers — Steve, Robert, Christopher, and Tim — would be honored as 2002 Living Landmarks at the November gala. The Conservancy also recognized world-renowned singer Barbara Cook, music entrepreneur Clive Davis, Ballet Master of the New York City Ballet Peter Martins, and journalist Mike Wallace.

An Evening at Le Cirque

Every October, Sirio Maccioni hosts a special, kick-off reception for Living Landmarks at Le Cirque 2000. Held on October 16, the reunion brought together this year’s honorees and Living Landmarks from past years with Conservancy Board members and donors.



Clockwise from upper left: 1. Liz Smith (left) welcomes Mary and Mike Wallace. 2. (From left) Stephen Lash, Patricia Forelle, and Kitty Carlisle Hart with Conservancy President Peg Breen and Board Chair Jack Ker. 3. (From left) Parker Ladd, Marc Schappell, Arnold Scaasi, and Paul Beirne. 4. Ahmet Ertegun and Mary McFadden.

Everyone *Loves* the Lucies

The Conservancy presented the 12th annual Lucy G. Moses Awards, honoring achievement and leadership in historic preservation, in March at the stunningly restored Central Synagogue. For work in the five boroughs of New York City during 2001, “Lucies” were awarded to:

- Alwyn Court, a 1907, Seventh Avenue landmark with an elaborate terra cotta façade.
- Central Synagogue (*pictured below*), an 1872 Moorish-inspired synagogue with exceptional decorative painting and tiles.
- Glass Factory Residence and Lower Eastside Service Center House, two historic buildings now providing housing for people with AIDS.
- Hunt’s Point Regional Library, a 1929 building in the South Bronx designed to recall an Italian Renaissance palace.
- Lever House, an icon of modern architecture restored to its original gossamer green.
- Neue Galerie, an elegant museum for German and Austrian art housed in a 1914 Carrere & Hasting mansion.
- Public School 157, a 1907 Charles B.J. Snyder school in Brooklyn with superb exterior detailing.
- The Strecker Laboratory, Roosevelt Island’s 1892 hospital facility converted to an MTA sub-station.
- Tweed Courthouse, one of the City’s great civic monuments now breathtakingly restored by the City.

Architect Giorgio Cavaglieri was recognized with The Preservation Leadership Award for lifetime achievement. His pioneering, adaptive-reuse projects include converting the Astor Library in the Joseph Papp Public Theatre in 1966 and the Jefferson Market Courthouse into a library in 1967.



Meeting the Authors

Board member Stephen Lash gave a lecture and signed copies of his new book, *A Vision of Paradise: Robertson Ward and the Mill Reef Club, An Illustrated History*, which documents the creation of the Mill Reef Club, a Caribbean resort. The May 8 event was co-sponsored by the Conservancy and the New York School of Interior Design.

Marc Leepson spoke and signed his book, *Saving Monticello: The Levy Family's Epic Quest to Rescue the House that Jefferson Built*. This November 26 event was co-hosted with The National Arts Club.

Restoring a Modern Masterpiece

Stuart N. Siegel (*right*), outgoing Chairman of the Conservancy, and President Peg Breen (*center*) presented the Chairman's Award to Aby Rosen (*left*) of RFR Holdings on May 21. Given annually to a business leader who has made contributions to preservation, the award recognizes Rosen's superb restoration of Lever House, designed by Skidmore, Owings, and Merrill as the first International-style office building in the U.S. The awards luncheon at Le Cirque was attended by 180 people and raised over \$85,000 for the Conservancy's work.



Tours Circle the City

The Conservancy's tours take Professional, Real Estate, and Conservancy Circle members to interesting sites throughout New York, such as the celebrated Textile Conservation Laboratory at the Episcopal Cathedral of St. John the Divine in July. Join the Professional Circle, Real Estate Circle, or Conservancy Circle to receive invitations to upcoming events!



April found members enjoying a pre-opening tour of the Museum of Modern Art's temporary home in Queens, a former Swingline staples factory converted by Scott Newman of Cooper, Robertson & Partners of New York. MoMA QNS features open plan exhibition space, state-of-the-art conservation labs, and a lobby designed in collaboration with Michael Maltzan Architecture of Los Angeles.



Left: Fred Papert, a Conservancy Board member and president of the 42nd Street Development Corporation, led a behind-the-scenes tour of the new Theatre Row complex in June.

Right: Members got a close look at the dramatic new South Court building of the New York Public Library, the first major above-ground addition since the building opened in 1911. The six-story, glass addition to the New York Public Library allows visitors to view the south courtyard's Vermont marble façade for the first time.



New Faces...

...On The Board

The Conservancy welcomes Margaret B. (Peggy) Hassett to the Board of Directors. Hassett brings expertise gained from an impressive career in real estate, marketing, and communications.

Hassett is currently a partner at Hassett Properties and Hassett Huntington Associates. Previously, Hassett served as vice president at the Phoenix House Foundation, director of communications at the New York State Division for Youth, and deputy director of radio and television at the New York State Assembly. Hassett has served on the boards of the Visiting Nurse Association of Albany, the Arts Center of Albany, the Hazelden Foundation, and the New York City Advisory Council on Alcoholism.

Hassett graduated *cum laude* from Newton College of the Sacred Heart and then attained her master's degree in communications from Rensselaer Polytechnic Institute. She currently resides on Manhattan's Upper East Side.



Joe Vericker

Peggy Hassett

...In Our Offices

The Conservancy is proud to welcome other new faces and new talents in our Fifth Avenue office. Daniel Vincent, Director of Development, began his career at Historic Massachusetts, the statewide preservation organization, and has held fundraising positions at the Museum of Fine Arts, Boston; The Frick Collection; and New York University.

Also joining the Development staff are Lucy Roche, Manager of Corporate and Foundation Relations, and Jen Datka, Executive/Development Assistant.

Formerly, Roche was Development Associate at The Frick Collection, with responsibilities ranging from board relations and events management to individual, corporate, and foundation giving. Datka comes to us from the Professional Development Laboratory, where she was Office Assistant.

Taking charge of the Conservancy's publications is the new Manager of Communications, Kalyani Glass. Recently relocated from Philadelphia, Glass has ten years of professional experience in public relations and communications for non-profits.



Standing: Daniel Vincent, Erin Tobin, Kalyani Glass. Seated: Lucy Roche, Jen Datka.

A Decade of Service

At the Conservancy, we are fortunate to have three staff members whose dedication has kept them with us for over a decade:

Karen Ansis
Roger P. Lang
James J. Mahoney

We'd like to thank each for more than 10 years of service to the Conservancy, New York City, and preservation!



From left: James J. Mahoney, Karen Ansis, Roger P. Lang

A Fond Farewell

After eight fruitful years, the Conservancy said good-bye to Ken Lustbader this summer. As Director of the Sacred Sites Program, Lustbader's charm and quick wit made both daunting projects and more prosaic maintenance more palatable to hundreds of congregations.

Ann-Isabel Friedman, formerly Grants and Technical Services Manager, took his place as Sacred Sites Director. Friedman joined the Conservancy two years ago, after seven years at the New York City Landmarks Preservation Commission. She received an M.S. in Historic Preservation from the University of Pennsylvania.

The program welcomes Erin Tobin, also a recipient of an M.S. in Historic Preservation from the University of Pennsylvania, as the new Grants and Technical Services Manager. Previously, Tobin performed state-wide preservation grant reviews and led workshops for the Massachusetts Historical Commission.



Directors new and old: Ann-Isabel Friedman and Ken Lustbader

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A copy of the latest financial report may be obtained upon request from the New York State Department of Law, Attorney General’s Office, Charities Bureau, 120 Broadway, 3rd Floor, New York, New York 10271, or from the Landmarks Conservancy.



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www.rambusch.com
212-675-0400, 201-333-2525

Renfro Design Group, Inc.
Architectural Lighting Design
New York, NY
www.renfrodesign.com
212-229-9990

Masonry ∞

Apple Restoration &
Waterproofing, Inc.
Brooklyn, NY
arwny@aol.com
718-599-5055

Homestead Chimney, Inc.
Clinton, NJ
homesteadchimney.com
800-242-7668

Paragon Restoration Corporation
Kenilworth, NJ
www.paragoncorp.com
908-276-8122

Pinnacle Restoration Ltd.
Richmond Hill, NY
718-846-7000

Thomann-Harry, Inc.
New York, NY
dissaux@gommage.com
212-755-5550

Watertrol Inc.
Cranford, NJ
watertrol2480@aol.com
908-389-1690

Nonprofit Institutions ∞

Common Ground Community
HDFC Inc.
New York, NY
www.commonground.org
212-382-9334

The Green-Wood Cemetery
Brooklyn, NY
www.greenwoodcemetery.org
718-788-7850

National Architectural Trust
New York, NY
www.natarchtrust.org
212-995-0246

Pipe Organ Restorations ∞

Glück New York Inc.
New York, NY
www.glucknewyork.com
212-608-5651

Project Management Service ∞

Karp Associates Inc.
New Canaan, CT
www.karpassoc.com
203-972-3366

Levien & Company, Inc.
New York, NY
kenl@levienco.com
212-702-8888

Real Estate Consulting Services ∞

Denham Wolf Real Estate
Services, Inc.
New York, NY
www.denhamwolf.com
212-736-6777

LandAir Project Resources
New York, NY
212-685-9680

Restoration Consulting ∞

Richard Brotherton
Brooklyn, NY
718-834-0313

Building Conservation
Associates, Inc.
New York, NY
www.bcausa.com
212-777-1300 x11

Commercial Roofing Solutions, Inc.
Clifton, NJ
office@roofingsolution.com
212-564-0532

William Dailey
Building and Zoning Consultant
New York, NY
212-586-2114

Mary B. Dierickx
Architectural Preservation
Consultants
New York, NY
mdierickx@aol.com
212-361-4289

Higgins & Quasebarth
New York, NY
handq@mindspring.com
212-274-9468

Integrated Conservation
Resources, Inc.
New York, NY
212-947-4499

Jablonski Berkowitz
Conservation Inc.
New York, NY
jbconsrv@ix.netcom.com
212-532-7775

Edward Kamper Associates
West Caldwell, NJ
973-228-3945

New York City Brickwork
Design Center
New York, NY
212-684-4229

New York Conservation Center
New York, NY
www.nycf.org
212-714-0620

Norfast Consulting Group Inc.
Long Island City, NY
718-545-5734

F.M. Pucci and Associates Ltd.
New York, NY
212-769-4485

William J. Stivale, Jr.
Building Conservator
New York, NY
212-675-5605

Van Deusen & Associates
Livingston, NJ
973-994-9220

ConSpec Associates Inc.
NewHaven, CT
www.conspec-rep.com
203-467-4426

ExTech Industries
Long Island City, NY
lenbex@aol.com
718-786-2288 x15

Pro So Co, Inc.
South Plainfield, NJ
908-754-4410

Sieg Design & Construction
Associates, Inc.
Stamford, CT
203-322-1433

Universal Builders Supply Inc.
Mount Vernon, NY
www.ubsl.com
914-699-2400

Roofing

Baschnagel Bros. Inc.
Whitestone, NY
718-767-1919

Israel Berger & Associates
New York, NY
212-689-5389

Geiger Roofing Co., Inc.
New York, NY
212-535-7224

Stained Glass

Albert Stained Glass Studio
Brooklyn, NY
www.albertstainedglass.com
718-783-8800

De Pirey International, Inc.
New York, NY
212-644-2810

The Gil Studio, Inc.
Brooklyn, NY
gilstudio@mindspring.com
781-254-9703

Rohlf's Stained & Leaded
Glass Studio
Mount Vernon, NY
914-699-4848

Victor Rothman for Stained Glass
Bronxville, NY
vrothman@iwon.com
914-969-0919

Julie L. Sloan, Stained Glass
Consultant
North Adams, MA
jlsloan@jlsloan.com
413-663-5512

Steeplejack

YSC Inc.
Concord, MA
tom@yankeesteeplejack.com
978-369-9078

Technical Testing

Vertical Access LLC
Ithaca, NY
www.vertical-access.com
607-257-4049

Windows & Glass

Air-Flo Window Contracting Corp.
Brooklyn, NY
airflowwindows@aol.com
718-875-8600

Cityproof Corp.
Long Island City, NY
www.cityproof.com
718-786-1600

Flickinger Glassworks, Inc.
Brooklyn, NY
718-875-1531

Glass House Conservatories
Pomfret Center, CT
glass-house@att.net
860-974-1665

Millwork Specialties
Brooklyn, NY
cot2@msn.com
718-768-7112

Seekircher Steel Window Repair
Scarsdale, NY
sswrc@aol.com
914-725-1904

Walsh Screen & Window, Inc.
Mount Vernon, NY
walshsw@nyc.rr.com
914-668-7811