VILLAGE PRESERVATION

GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION



annual report

2024–2025

GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION

VILLAGE PRESERVATION

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Village Preservation
232 East 11th Street
New York, NY 10003
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Become a member or make a donation at villagepreservation.org/membership

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villagepreservation.org/blog

On the Cover:
131 Charles Street, home of Judith Stonehill and family (see page 2) from 1968 to 2018; photo by Dylan Chandler

Additional photos:
Chloe Gregoire and David Herman

Scan here for all links in this report

Preserving Our Past, SHAPING OUR FUTURE

Founded in 1980, **Village Preservation** works to document, celebrate, and preserve the special architectural and cultural heritage of Greenwich Village, the East Village, and NoHo.

Village Preservation has successfully advocated for the landmark designation of more than 1,300 buildings in our neighborhoods, and has helped secure zoning protections for nearly 100 blocks. Our programs and educational resources reach more than a million people each year to highlight the rich and irreplaceable history of our neighborhoods.



The rally to preserve the Tony Dapolito Recreation Center was one of several advocacy efforts in our communities this year. Read more about our campaigns on page 3.

A Note from THE PRESIDENT



The past year offered many opportunities for us to look back on our past and think hard about our future. Perhaps no occasion did so more pointedly than the passing of Village Preservation's longtime trustee (1989–2024) and past President (1993–1999) Judith Stonehill.

Judith was an exemplar of what our neighborhoods are about — fiercely independent and yet deeply connected to her neighbors; passionately committed to history with one eye always on the future; appreciative of the wisdom in traditions, and yet preternaturally attuned to innovation. Judith's gifts to our neighborhoods and our organization are almost too great to count. She began our Annual House Tour Benefit, Annual Village Awards, Children's Education Program, and Oral History project. She created and edited our book, *Greenwich Village Stories*. Her early donation of rare historic images helped seed our Historic Image Archive, now consisting of over 70 collections and 5,000 images.

That's what Judith did — she began things which then blossomed. A longtime small-business owner (New York Bound Bookshop), she helped steer the organization toward its focus on supporting independent shops in our neighborhoods. She helped lead the organization's many critical campaigns to defend our neighborhoods' architectural integrity, and was herself the longtime owner of 131 Charles Street, an 1834 house that was one of the first in the city to be landmarked.



Judith Stonehill

We'll miss Judith's generosity, kindness, and wisdom. But we're so fortunate that she left us an invaluable legacy. The programs she began, and the efforts she helped launch will live on, and continue to yield abundant dividends for the communities and causes she loved.

Judith's deep commitment to preservation, along with her foresight and vision, will forever serve as a source of inspiration. Fortunately for Village Preservation, that commitment to bettering one's community and honoring its history is emblematic of what motivates so many of our members, and continues to propel us forward in our work every day.

Trevor Stewart

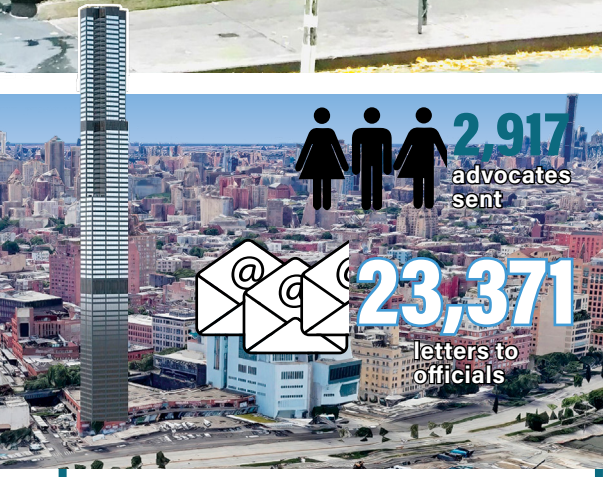
Trevor Stewart
President

Preservation and ADVOCACY



Advocating to protect the special historic character of Greenwich Village, the East Village, and NoHo is the heart of what we do. This meant taking on a variety of efforts over the past year locally, citywide, and statewide. They included:

▶ Finally securing landmark designation of **50 West 13th Street** after a four-year campaign. The endangered 1846 house served as the longtime home of the 13th Street Repertory Theatre and, as established by our research, the 19th-century home of noted Black abolitionists and civil rights leaders Jacob Day and Sarah Smith Tompkins Garnet. With this designation, we have secured landmark status for more than **1,300 buildings.**



▶ Fighting City plans to construct a **600-ft.-tall tower** of mostly super-luxury apartments on public land in the Meatpacking District ("Gansevoort Square").



▶ Demanding the City repair and reopen the beloved **Tony Dapolito Recreation Center** it's let rot for five years, and opposing the Mayor's plan to demolish it.

28,216
letters to officials

Note: Data on advocates and letters are for August 1, 2024–July 31, 2025



▶Leading a campaign to landmark the endangered historic **New York Eye and Ear Infirmary** at Second Avenue and 13th Street, which would be our city's first and only landmark honoring the history of people with disabilities.

793 advocates sent

4,131 letters to officials



▶Pushing back against the most damaging elements of Mayor Adams' **"City of Yes"** plan that increased the allowable size of luxury condo developments in our neighborhoods and removed affordable housing incentives.

1,987 advocates sent

106,114 letters to officials



▶Proposing and advocating for landmark designation of the endangered **Most Holy Redeemer Church** in the East Village, and for expanded landmark protections in that neighborhood.

1,201 advocates sent

2,485 letters to officials

▶Leading the successful charge against the state's so-called **"Faith Based Affordable Housing Act,"** which would have nullified local landmark and zoning protections to allow demolition of historic sites and grossly out-of-scale new construction.

1,215 advocates sent

131,275 letters to officials





▶ Continuing the campaign for our proposed **South of Union Square Historic District** with a submission to the city's Landmarks Preservation Commission documenting more than 100 prominent artists who lived and worked there.

In addition, we issued three hard-hitting and impactful reports this past year, aimed at some of our most serious current and ongoing policy challenges. They showed:

Under Mayor Adams, new landmark designations have sunk to an all-time low in the 60-year history of the NYC Landmarks Preservation Commission, and the few taking place overwhelmingly eschew endangered sites in need of protections for sites not in danger and often where designation would have limited or no practical effect.

The approach City leaders have been promoting regarding expanding new housing development and stripping away neighborhood planning protections has a strong correlation with neighborhoods becoming less Black and Hispanic, and more white. But the reverse is true for neighborhoods with strong measures to guide and channel new development, such as those for which preservationists advocate.

The **2021 SoHo/NoHo rezoning** has so far destroyed more affordable housing than it has created, new development has moved ahead under the rezoning with no affordable housing in spite of promises that it would, and projections about residential vs. commercial development that the rezoning would engender have been wildly inaccurate — exactly as we predicted.

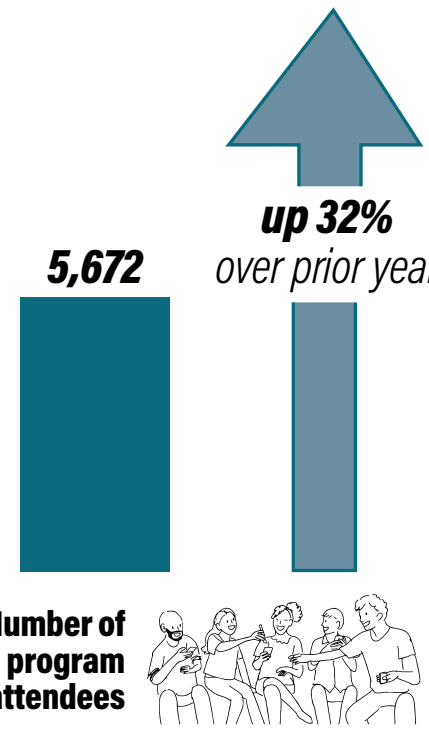


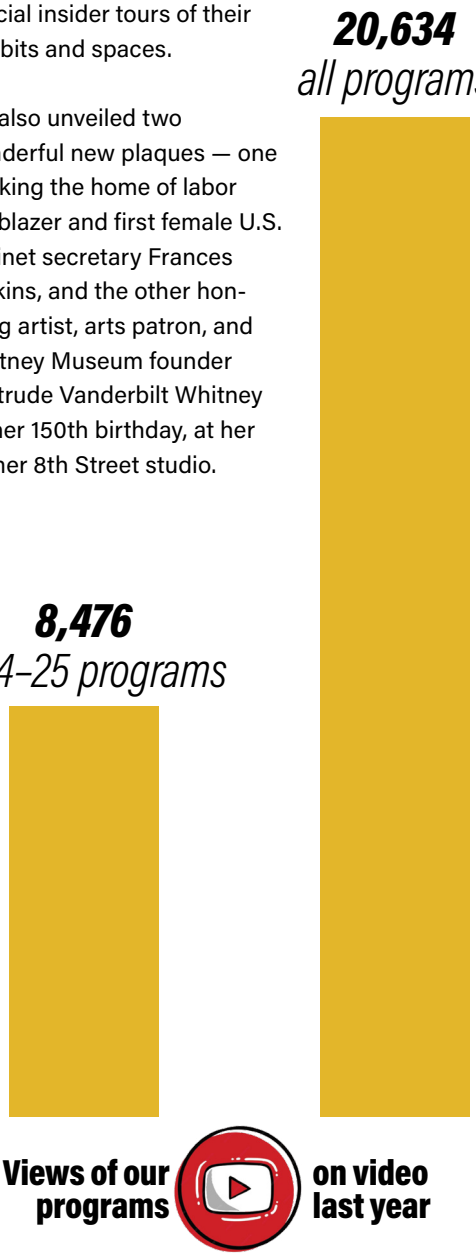
PROGRAMS
In Our Communities

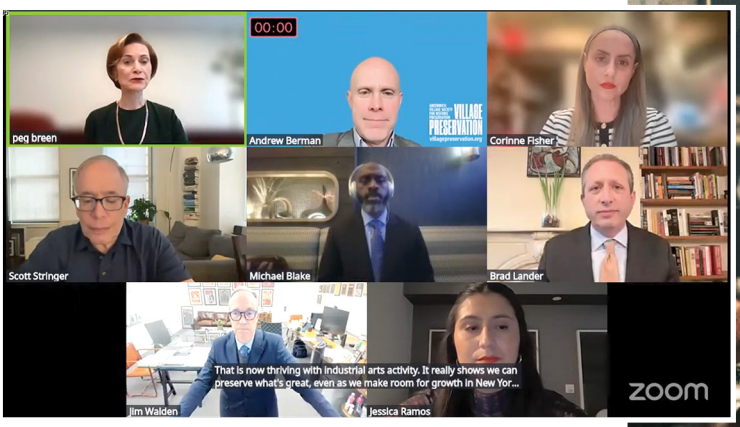
This past year we held 82 in-person and virtual events, almost all free and open to the public, on a wide array of topics highlighting the special history and character of Greenwich Village, the East Village, and NoHo, as well as historic preservation.

They ranged widely from forums on preservation issues with candidates for Mayor, Manhattan Borough President, and three local City Council seats, to programs on our new online resources such as our Fifth Avenue, French Flats, and Art Deco maps, as well as our new photo collections of the Greenwich Village waterfront. Other themes our programming highlighted this year included women artists, waterfront development, local LGBTQ+ history, neighborhood nightlife, and much more. We partnered with institutions as diverse as the New York Public Library, the Whitney Museum of American Art, Hunter College, the Merchant's House Museum, the New York Studio School, and the Salmagundi Club for special insider tours of their exhibits and spaces.

We also unveiled two wonderful new plaques — one marking the home of labor trailblazer and first female U.S. cabinet secretary Frances Perkins, and the other honoring artist, arts patron, and Whitney Museum founder Gertrude Vanderbilt Whitney on her 150th birthday, at her former 8th Street studio.









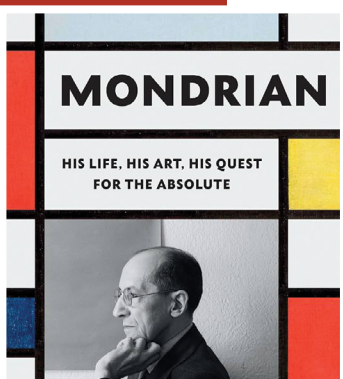
Village Preservation events from this past year included (clockwise from above) a mayoral candidates' forum on preservation, a tribute to Milos Forman, discussions on protecting our communities, new plaques honoring museum founder Gertrude Vanderbilt Whitney and champion of workers' rights Frances Perkins, and numerous book talks.

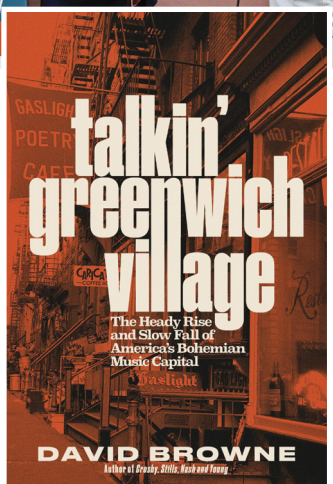






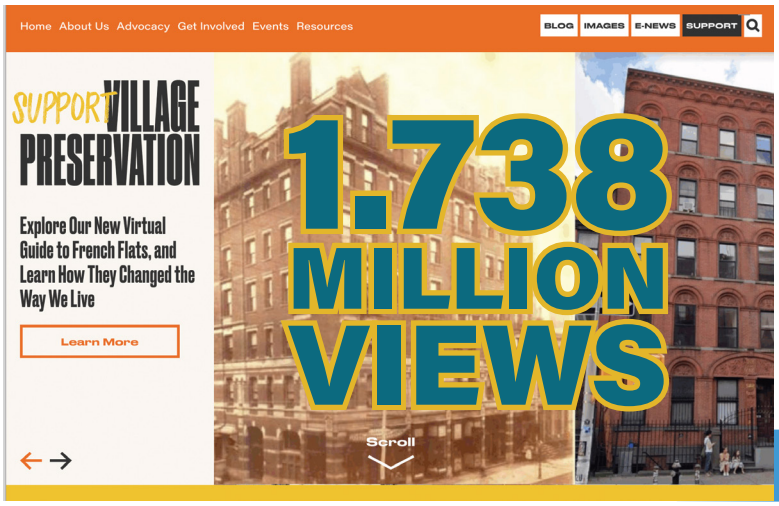






Online Resources and PUBLIC ENGAGEMENT

The past year saw continuing robust growth in our online reach and engagement, as well as in the breadth and depth of the resources we offered to the public.



Views of our website grew by 9% over the prior year, to 1.738 million. Our blog and historic image archive remained particularly popular sources of web traffic.

9% growth





We posted **more than 50 new videos on our YouTube channel**, including lectures, panel discussions, book talks, rallies and demonstrations, and promotions for new resources about neighborhood history. Our videos have received over 200,000 views, and we now have 1,350 subscribers to our channel, a 20% increase over the prior year.



6,495 views



2,035 views

We created **four new interactive online maps offering insights into the history and architecture of our neighborhoods** (clockwise from upper left): *Fifth Avenue: 1824 to Today*; *A Guide to French Flats*; *A Century of Art Deco*; and our *Landmarks60 Timeline Map*, marking 60 years of landmark designations in our neighborhoods.



1,554 views



5,193 views

We shared **three new archival collections:** the *Village Independent Democrats, 1970-1979* (pictured above); the *Roots of Federal Rowhouse Preservation Efforts in Lower Manhattan*; and original bound copies of local newspapers including *The Villager*, *East Villager*, *Gay City News*, *Downtown Express*, and *Chelsea Now*, dating to as early as 1939.





We released **two wonderful new collections to our historic image archive:** *Tom Fox: the Hudson River Waterfront Before the Park* (top), and *Susan De Vries — Federal Rowhouses in Lower Manhattan and Architecture Collection, Part II*.







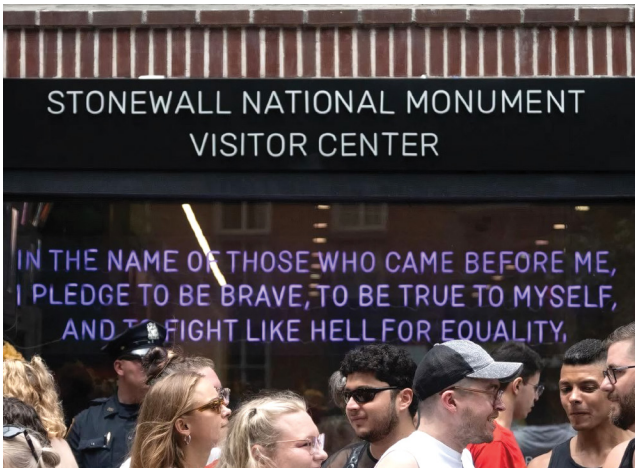


We unveiled **three fascinating new oral histories:** Prof. Kevin McGruder of *Other Countries*, a Black gay men's writing collective rooted in Greenwich Village; longtime Merchant's House Museum Executive Director and neighborhood resident Margaret Halsey "Pi" Gardiner; and Karen Cooper, former Film Forum Director (1972–2023).



Congratulations!

VILLAGE AWARDS 2025



Stonewall National Monument Visitor Center



LUNGS — Loisaida United Neighborhood Gardens

Each year, we honor just some of the remarkable people, places, and institutions that make important contributions to the character and qualities of our neighborhoods. As always, we thanked them as part of our Annual Meeting and Village Awards ceremony, which was held at Cooper Union's historic Great Hall.

Several hundred of our members, guests, and the public joined us for the joyous event on June 11. The awards presentation was emceed by performance artist and 2024 Village Awardee Penny Arcade (bottom right), and Jeff Slate & Friends performed (bottom left).

This year's awardees, chosen by Village Preservation's Awards Committee from public nominations, were:

Danspace Project, 131 East 10th Street

For 50 years of serving as a home for experimental





performance, and as a sanctuary for all who gather to experience the wonders of the moment when a dancer makes a space come alive.

Forbidden Planet, 832 Broadway

For opening a thousand portals leading from the mundane to the extraordinary, and for providing a haven and a family for the quirky, quiet misfits inside us all — in our neighborhoods, our galaxy, and beyond.

La Lanterna, 129 MacDougal Street

For its devotion to a long-standing tradition of hospitality, and for its commitment to our local community, neighborhood, and history.

LUNGS — Loisaida United Neighborhood Gardens

For its dedication to bringing our community together and closer to nature, and for enhancing the many joys and comforts that community gardens bring to us all.

Stonewall National Monument Visitor Center, 51 Christopher Street

For lovingly restoring a historic building for public use, and celebrating and advancing a neighborhood landmark as a worldwide beacon of hope, LGBTQ+ equality, and inclusion.

Regina Kellerman Award: Charles Fitzgerald and Kathy Cerick

For offering by example an eloquent invitation to imagine a development future firmly grounded in history and community, and helping to transform the East Village into a mecca of independent spiritedness and cultural innovation.



Forbidden Planet



Charles Fitzgerald and Kathy Cerick

La Lanterna



Danspace Project



Annual Benefit: HOUSE TOUR

HOUSE TOUR BENEFIT

GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION VILLAGE PRESERVATION



On May 4 we held our annual Spring House Tour Benefit. The beloved event was a smashing success again this year, raising funds for our ongoing educational, advocacy, and programming work, and bringing together tourgoers for exclusive access to six incredible historic homes and reception attendees to a spectacular seventh.

As always, the homes represent the best of our neighborhood — historic houses with an unparalleled array of preserved architectural detail, hidden gardens, art collections, and reimagined spaces.

We owe an incredible debt of gratitude to our Benefit Committee chairs and members for making the event possible, our homeowners for opening their doors, and our sponsors for their incredible generosity (you can see a complete list of committee members on page 16 and sponsors on page 20.).

FUNDS RAISED **OVER $200,000**

LANDMARKED HOMES OPENED **7**

AVERAGE AGE OF HOMES ON TOUR **ALMOST 200 YEARS**

TOUR SPONSORS **81**

TOUR VOLUNTEERS **130**







MEMBERSHIP and Fundraising

Individual contributions from our members and the public remained our single largest source of support for Village Preservation. Foundations, government agencies and elected officials also remained a significant source of support, as did fundraising events and merchandise sales.

We continued to offer our members advanced notice of and opportunity to reserve a limited number of spots at all our programs (which often oversubscribe quickly) and exclusive access to a range of tours and programs specifically for our members and supporters.

Combined Membership and Foundation Support: **$1,279,179** — **9% INCREASE**

Combined Membership, Foundation, and Government Support: **$1,372,689** — **12% INCREASE**

Number of Donations for General Operations: **2,802** — **4% INCREASE** *from prior year*

See a full list of our major supporters on page 18.



$35,447

Our Greenwich Village Building Set made with genuine LEGO bricks designed by Peacham brought in $35,447 in revenue over the last year, after bringing in $75,936 the prior year, when it was launched. The first-of-its-kind offering has been a fun and engaging opportunity to celebrate the rich history of our neighborhoods and highlight landmarked sites including Jefferson Market Library, Washington Square Park, MacDougal Alley, Stonewall, and the old Village Cigars.

Public EDUCATION

Our programs aimed at teaching young students, adults, and real estate professionals about the value of preservation, and the public about the value of small businesses in our community, remain at the core of our work.



This past year **our Children's Education program** served 2,154 students in 82 classes at 20 schools in Manhattan, Brooklyn, Queens, and the Bronx. Using our neighborhoods as a living museum, the program teaches children about architectural, immigration, New York, Black, and Native American history. By far the majority were from high-needs schools that received the program for free or at reduced cost.



Our Continuing Education program served 55 adults last year, with our spring and fall three day courses looking at architectural history and development in our city. The program brings together experts in the fields of law, government, construction, zoning, and preservation.



Our Business of the Month and Welcome to the Neighborhood programs highlighted and supported more than a dozen legacy and new independent small businesses in our neighborhoods, including Casey Rubber Stamp, Garber Hardware, Downtown Burritos, Global Table, Travelers Poets & Friends, Dryden Gallery and Custom Framing, LifeThyme Natural Market, Cowgirl Hall of Fame, and Academy Records.



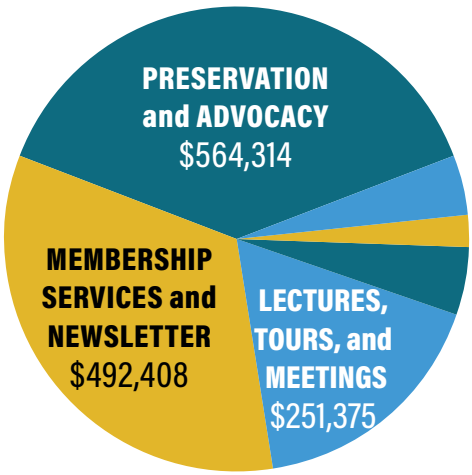
FISCAL YEAR 2024

INCOME

Membership and individual support	$1,039,129
Benefits and events	213,601
Grants and contributions	321,365
Earned program and other revenue	132,722
Net investment return	567,266
Support and program revenue	$2,274,083

EXPENSES

PROGRAM SERVICES

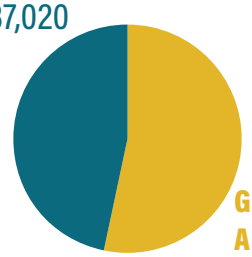


$1,474,621

CHILDREN'S EDUCATION $65,404
CONTINUING EDUCATION $29,987
ARCHIVE and ORAL HISTORY $71,133

SUPPORTING SERVICES

FUNDRAISING $187,020



GENERAL and ADMINISTRATIVE $164,937

$351,957

Total expenses	$1,826,578

FUND BALANCE $447,505

Village Preservation consistently exceeds Better Business Bureau guidelines for charities for the portion of our income which goes towards program activities.

We also consistently fall well below BBB guidelines for charities for the maximum percentage of income that should be spent on fundraising activities.

COMMITTEES *2024–25*

ARCHIVE COMMITTEE
Chair: Yukie Ohta
Trustees: John Lamb, Christina Kepple, Trevor Stewart, Carole Teller
Non-Trustees: Mary Ann Arisman, Susan De Vries, Emily Kahn, Jay Shockley, Vicki Weiner, Judith Stonehill*, Anthony Wood*

AUDIT COMMITTEE
Chair: John Lamb
Trustees: Marilyn Sobel*, Allan Sperling*, Jessica Davis, Richard Blodgett, Trevor Stewart

AWARDS COMMITTEE (2025)
Co-Chairs: Tom Birchard, Katherine Schoonover
Trustees: Richard Blodgett, Jessica Davis, Anita Isola, Jeanne Krier, Trevor Stewart, Carole Teller
Non-Trustees: Kristina Gerschel, Amy Gilfenbaum, Maegan Hayward, Adrienne Plotch, Bonnie Slotnick, Judith Stonehill, Pamela Tillis

BENEFIT COMMITTEE (2025)
Co-Chairs: David Hottenroth, Leslie Mason



Trustees: Christina Kepple, Justine Leguizamo, Arthur Levin, Ruth McCoy, Trevor Stewart
Non-Trustees: Mary Ann Arisman, Caroline Benveniste, Kelly Craig, Jane Forman, Kristina Gerschel, Steve Halprin, Susan Kolker, Stephen Larkin, Kerri Miller, Monica Rittersporn, Leslie Rylee

COMPENSATION COMMITTEE
Chair: Trevor Stewart
Trustees: William Abrams*, Jessica Davis, Ruth McCoy, Katherine Schoonover, Adrienne Ward

EDUCATION COMMITTEE
Chair: Anita Isola
Trustees: Leslie Mason, Katherine Schoonover, Trevor Stewart
Non-Trustees: Mary Ann Arisman, Shirley Wright, Susan De Vries

EXECUTIVE COMMITTEE
Chair: Trevor Stewart
Trustees: William Abrams*, Jessica Davis, John Lamb, Arthur Levin, Allan Sperling*, Carole Teller, Adrienne Ward, F. Anthony Zunino

FINANCE COMMITTEE
Chair: Adrienne Ward
Trustees: Trustees: Jessica Davis, John Lamb, Marilyn Sobel*, Jessica Dean Schiffer, Allan Sperling*, Trevor Stewart, Linda Yowell



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Chair: Allan Sperling*, Adrienne Ward

Trustees: Marilyn Sobel*, Jessica Davis, John Lamb, Trevor Stewart

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Co-Chairs: William Abrams*, Jessica Davis

Trustees: Tom Birchard, Jeanne Krier, Arthur Levin, Ruth McCoy, Trevor Stewart, Adrienne Ward

Non-Trustees: Mary Ann Arisman, Caroline Benveniste, Cassie Glover, Richard Grossman, Jill Hanekamp, Jeremiah Shea, Judith Stonehill*

NOMINATING COMMITTEE

Co-Chairs: Jessica Davis, Justine Leguizamo*

Trustees: William Abrams*, Tom Birchard, Arthur Levin, Katherine Schoonover, Trevor Stewart, Carole Teller, Linda Yowell

PRESERVATION COMMITTEE

Co-Chairs: F. Anthony Zunino, Linda Yowell

Trustees: William Abrams*, Richard Blodgett, David Hottenroth, Anita Isola, Jeanne Krier, John Lamb, Jessica Dean Schiffer, Katherine Schoonover, Trevor Stewart

Non-Trustees: Mary Ann Arisman, Penelope Bareau, Kyung Choi Bordes, Peter Cohen, Jonathan Geballe, Judith Stonehill*

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Co-Chairs: Yukie Ohta, Carole Teller

Trustees: Christina Kepple, Leslie Mason, Trevor Stewart

Non-Trustees: Jolie Alony, Richard Barone*, Caroline Benveniste, Jill Hanekamp, Marguerite Martin*, Linda Pagan, Elissa Sampson, James Stewart*, Judith Stonehill*

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Chair: Trevor Stewart

Trustees: Justine Leguizamo*, Jessica Davis, Arthur Levin, Leslie Mason, Allan Sperling*, F. Anthony Zunino

Non-Trustees: Mary Ann Arisman, Judith Stonehill*

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Chair: Steve Halprin

Trustee: Leslie Mason

Non-Trustees: Miles Chapin, Elaine Masci, Judith Medwin, Christopher Morales, Monica Rittersporn, Lauren Rose, Lisa Vaamonde

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Chair: Arthur Levin

Members: Kent Barwick, Christopher Forbes, Margaret Halsey Gardiner, Elizabeth Gilmore, Carol Greitzer, Tony Hiss, Martin Hutner, Jonathan Russo*, Calvin Trillin, George Vellonakis, Vicki Weiner, Anthony C. Wood

** No longer on committee as of September 2025*

MEMBERSHIP & SUPPORT 2024–25

BEQUESTS AND GRANTS 2024–25

Village Preservation gratefully acknowledges a bequest from the Estate of Margaret Goldman.

We also gratefully acknowledge grants in support of our work from the Achelis & Bodman Foundation, Anonymous, Craig Newmark Philanthropies, Dalio Philanthropies, Kaplen Brothers Fund, Mertz Gilmore Foundation, Morris and Alma Schapiro Foundation, the New York City Department of Cultural Affairs and NYC Council Members Erik Bottcher and Christopher Marte, and the New York State Council on the Arts.

LANDMARK

Jamie & Michael Alter | Anonymous | Spencer Brownstone | Deborah Carter | Adam Guettel | The Lynne Waxman Foundation | Myra Malkin | Richard & Carole Mavity | Dale & Donna McCormick | Susan Mikula & Rachel Maddow | David & Jennifer Millstone | Colin Moran | Edward Norton | Leslie Rylee | Trevor & Margaret Stewart | Union Square Community Coalition | Fred Wistow

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IN-KIND AND OTHER DONATIONS *2024–25*

Village Preservation also gratefully acknowledges in-kind support from Susanna Aaron & Gary Ginsberg, Burgerhead, Bridget & Michael Capasso, Coffee House Club, Erica Fite & George Gatch, Gourmet Garage, Nicola Kotsoni, L'Antica Pizzeria da Michele, Leslie Mason & Thad Meyerriecks, Penny & Daniel Mintz, Salmagundi Club, Barry Schwartz, Spanish Benevolent Society/La Nacional, The Cherry Lane Theatre/A24, and Traveler's Poets & Friends.

We also gratefully acknowledge image and archival donations from Susan De Vries, Maia Farish, Tom Fox, Jay Shockley, and Vicki Weiner.

ANNUAL BENEFIT 2025

VISIONARY
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