

VILLAGE PRESERVATION



annual report
2025-2026

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Offices

Village Preservation

232 East 11th Street

New York, NY 10003

Tel: 212-475-9585

Support Village Preservation:

*Become a member or
make a donation at*

*[villagepreservation.org/
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Join our e-mail list for alerts
and updates:

info@villagepreservation.org

Visit our blog, *Off the Grid*:

villagepreservation.org/blog

On the Cover:

*"Coming Home,
East Village,"*

photo by 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.

Advocate neighbors joined Village Preservation and Councilmember Chris Marte to help save the landmarked 139 Thompson Street and its affordable housing.



A Note from THE PRESIDENT

The past year has been one of remarkable progress, important transitions, and significant milestones for Village Preservation as we marked notable anniversaries — both for our nation and for our organization.

This year we welcomed four impressive new members to our Board of Trustees. Collectively, they bring decades of service to our neighborhoods and a remarkable breadth of experience spanning academia, music, fundraising, preservation, and public service. We also said goodbye to several longtime trustees who've contributed immeasurably to the organization over the years, and noted with great sadness the passing of longtime trustee and Charlton Street Block Association President Dick Blodgett, as well as longtime Advisor and former City Councilmember Carol Greitzer.

The organization also reached new heights this year. Membership support was stronger than at any time in our history. Our education programs served a record number of students, and we presented more public programs than ever before, expanded our community of social media followers and email subscribers, and held the most financially successful annual benefit in Village Preservation's history.

We also marked some wonderful milestones. This year's splendid House Tour was our 25th. We celebrated the 30th anniversary of our historic image archive by acquiring our 73rd collection, bringing the archive up to almost 6,000 images. Our oral history project also marked its 30th anniversary with five insightful and eye-opening new interviews. And our longtime Executive Director Andrew Berman began

his 25th year with us, with his quarter-century anniversary approaching this January.

A central theme throughout the year has been commemorating the 250th anniversary of our nation's founding. We launched a new StoryMap and other resources exploring our neighborhoods' connections to the Revolutionary War. But we went beyond that

with a year of programming highlighting how our neighborhoods have shaped our country through the arts, politics, immigration, activism, social movements, and even sports. That took the form of everything from an interactive Jazz Map, to program series on women's, LGBTQ+, and Black history, to an ongoing live performance series at The Bitter End, bringing together extraordinary musicians whose careers have enriched our neighborhoods for the last 60 years.

While we had much to celebrate this year, we also faced significant challenges. Pressure from devel-

opers, shifting priorities at City Hall, and actions by the federal government all reminded us that preserving the history and character of our neighborhoods requires constant vigilance. Fortunately, Village Preservation enters the coming year from a position of strength. Our growing membership, dedicated volunteers, generous supporters, and exceptional staff give us the resources and resolve to meet those challenges. Together, we will continue to protect, celebrate, and advocate for the neighborhoods that inspire us all.



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 even nationally, informing and mobilizing the public to help.

In early 2026, we successfully sued to overturn a federal directive to remove the rainbow pride flag from the **Stone-wall National Monument**, restoring the LGBTQ+ civil rights symbol and securing a commitment from the federal government to retain it.

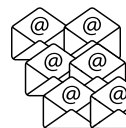
Over the past year
10,768 individuals
participated in
34 of our advocacy
campaigns,
sending
168,789
messages
to decision-makers, including ...



Demanding the City finally **repair and restore** the land-marked **Tony Dapolito Recreation Center**, which Mayor Mamdani promised to do when running for office



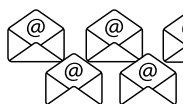
979
advocates



5,645
letters



829
advocates



4,166
letters

Calling for changes to the **388 Hudson Street** plan for a more contextual building, guarantees of permanent affordability, and retaining not replacing the Tony Dapolito Recreation Center

668
advocates



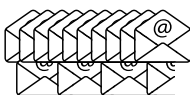
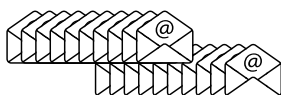
2,176
letters

Opposing plans for a 600-ft.-tall tower on public land in the Meatpacking District at Little West 12th and West Streets ("**Gansevoort Square**"), calling for luxury housing to be removed and the height greatly reduced



Fighting city approvals for a 538-ft.-tall super luxury tower at **5-11 West 13th Street**, demanding zoning changes to prevent more such "City of Yes" towers

1,615
advocates

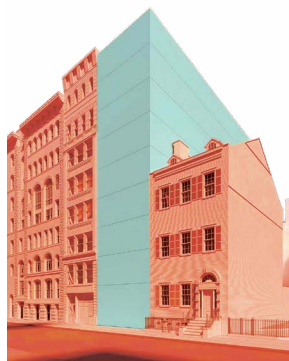


38,337
letters

439
advocates

836
letters

Opposing plans for construction at 27 East 4th Street that would endanger the **Merchant's House Museum** next door



109
advocates



2,046
letters

Urging the City to finally repair the Police Athletic League Building at **34½ East 12th Street** and devise a plan for its permanent rehabilitation and use



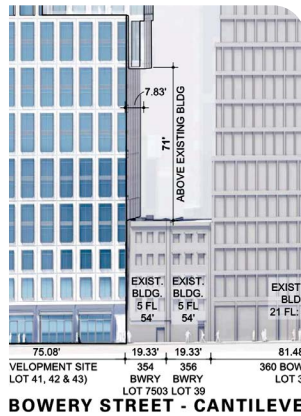
Dylan Chnadler



Calling for rejection of an application to demolish the landmarked **139 Thompson Street** and replace its 19 housing units (12 of them affordable rent-regulated) with six super-luxury units

402
advocates

873
letters



BOWERY STREET - CANTILEVE

Opposing plans for oversized and aggressively non-contextual development in the NoHo Historic District Extension at **375 Lafayette Street** and **354 Bowery**

472
advocates

1,277
letters



Dylan Chnadler

Calling for designation of our proposed **South of Union Square Historic District** and protecting its sites connected to Black, LGBTQ+, and women's history

655
advocates

1,498
letters



Fighting various plans for inappropriate development in the **Meatpacking District**, including 675 Hudson Street (left), 51 Little West 12th Street (right), and 69 Gansevoort Street

461
advocates

461
letters



Calling for expanded landmarks protections for the **East Village**, the **New York Eye and Ear Infirmary**, **Most Holy Redeemer Church**, and **Our Lady of Guadalupe Church**

2,564
advocates

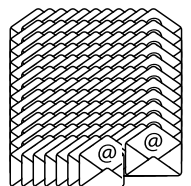
6,372
letters

Various campaigns opposing city, state, and federal policies and proposals that **harm historic preservation and fail to appropriately regulate development**



2,266
advocates

106,539
letters



PROGRAMS

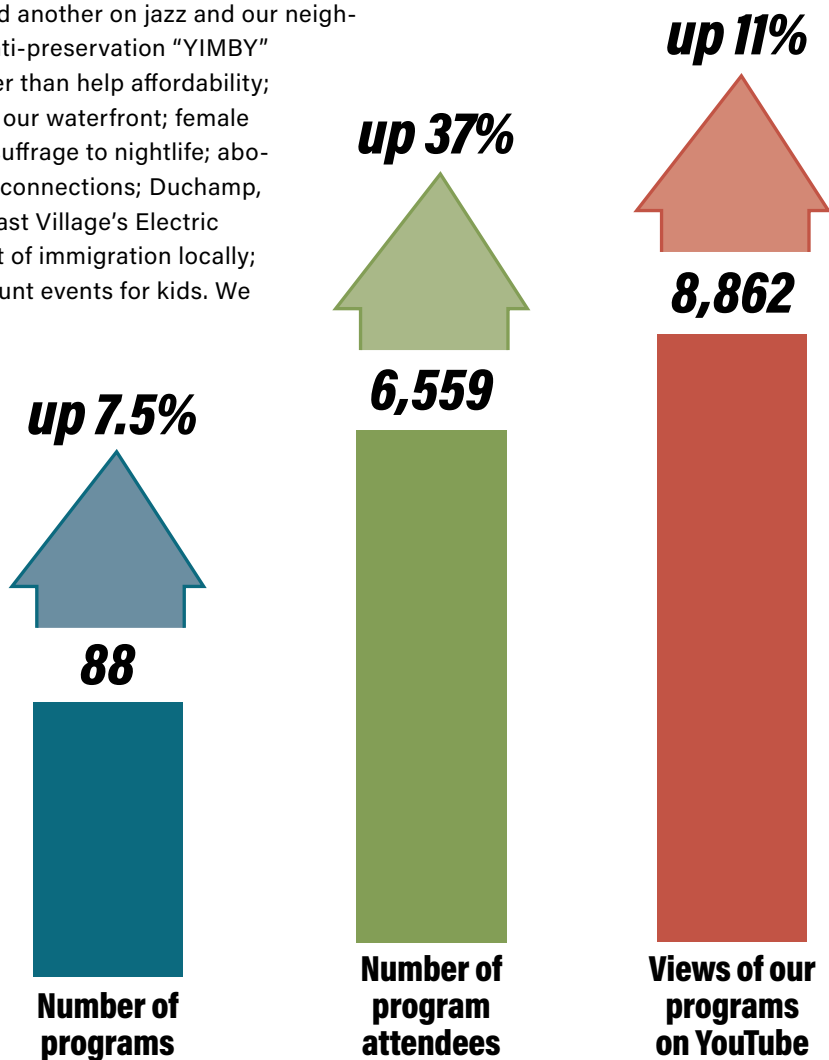
In Our Community

This past year we held 88 in-person and virtual events, almost all free and open to the public, on a wide array of topics highlighting the special history of Greenwich Village, the East Village, and NoHo.

Some themes we covered included a year-long look at the Revolutionary War and the many revolutions — cultural, political, and artistic — that emanated from our neighborhoods in the 250 years since. We looked at 60 years of Village music with a series at The Bitter End and another on jazz and our neighborhoods; how anti-preservation “YIMBY” policies hurt rather than help affordability; the critical role of our waterfront; female trailblazers from suffrage to nightlife; abolition and Harlem connections; Duchamp, Haring, and the East Village’s Electric Circus; the impact of immigration locally; and fun History Hunt events for kids. We

collaborated with the Metropolitan Museum of Art, Fourth Arts Block, the Merchant’s House, Westbeth, South Street Seaport Museum, Salmagundi Club, and other institutions.

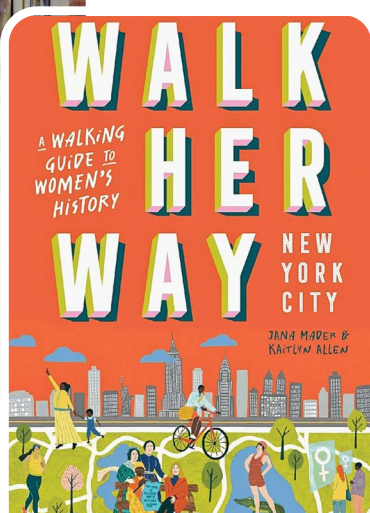
We also unveiled two wonderful plaques: one marking the studio of groundbreaking sculptor and landscape designer Isamu Noguchi, and another honoring the home of aviation pioneer Amelia Earhart.



percentages over prior year

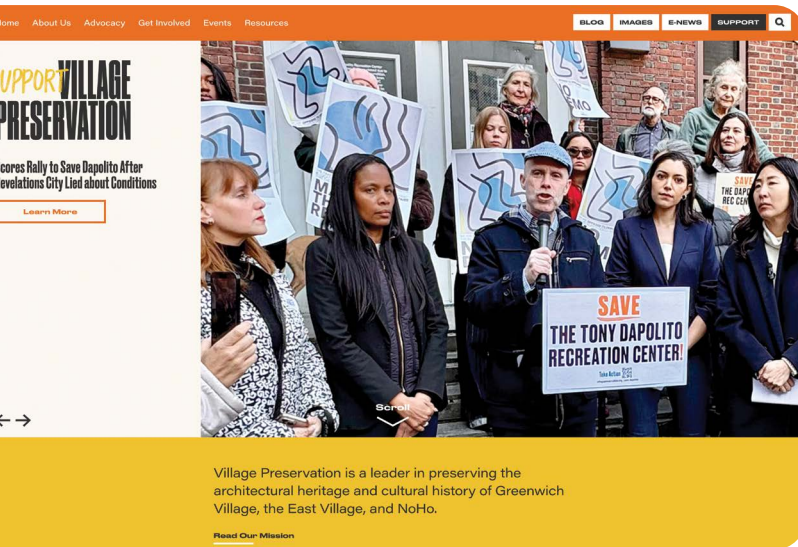


Village Preservation events from this past year included (clockwise from top left) our inaugural History Hunt, our wide-ranging series on “The Revolutionary Village,” new plaques honoring aviator Amelia Earhart (below) and artist Isamu Noguchi, numerous book talks, and tours exploring “Ulysses in the Village” and other areas of local history and culture.



Online Resources and PUBLIC ENGAGEMENT

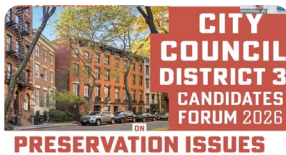
The past year saw robust growth in our online reach and engagement, with rich and varied new resources about neighborhood history offered to the public.



Visitors to our website increased by **18%** over the prior year to 566,447, exceeding a half-million for the first time. Our blog and historic image archive remained particularly popular.

website visits **566,447** over last 12 months

up **18%** 



74 new videos up **11%** 

We posted **74 new videos** to our YouTube page, with total views increasing by 59% to 30,345. This included lectures, panel discussions, book talks, rallies and demonstrations, and promotions for new resources about neighborhood history. We grew the number of subscribers over the past year by 20% to over 1,620.

30,345 total viewers up **59%** 

1,620 subscribers up **20%** 



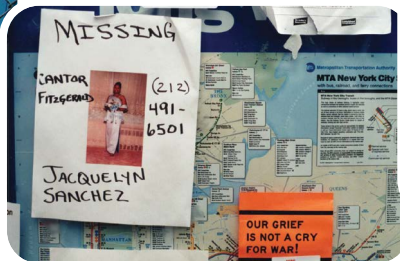
This map allows you to explore the history of jazz in Greenwich Village, the East Village, and NoHo, about dozens of local music venues, recording studios, and music archives that have once lived here. The entries offer images, sounds samples, and descriptions of the sites played in the history of jazz. You may filter the sites by decade, to focus on a specific era and build a tour, customized according to your interests. The resource is updated with periodic additions to the map's current sites. We hope that this resource will be a legacy and ongoing story of jazz in our neighborhoods.

1,398
views



1,172
views

We added **five new historic image archive collections**: (clockwise from right) Peter Bennett, the East Village in the Early 1980s; Scott Laperruque — Village Halloween Parade Collection (1982–86); Maia Farish Collection: Life in the West Village 1953–68; and two showing the aftermath of the 9/11 attacks in our neighborhoods.



We added a **new digital archival collection**, "Village Independent Democrats 1980–1989," making public the records of the trail-blazing local political club during a decade when it confronted AIDS, nuclear proliferation, Westway, and schisms over Mayor Ed Koch.



We released **five new oral histories** with figures who've shaped and documented neighborhood history over the last 75 years: former City Councilmember Carol Greitzer; award-winning author Tony Hiss; Assemblymember Deborah Glick; music and theater historian Janet Coleman; and musician, producer, and author Richard Barone.



Michael Stahl

Congratulations! **VILLAGE AWARDS**



Carlos "Chino" Garcia

Each year, we honor some of the remarkable people, places, and institutions that help make our neighborhoods vital to the character and relevance of New York City. As always, we thanked them as part of our Annual Meeting and Village Awards ceremony, which was held in June at Cooper Union's historic Great Hall.

Several hundred of our members, guests, and the



Remember the Triangle Fire Coalition

public joined us for the joyous event. The awards presentation was emceed by performance artist and 2024 Village Awardee Penny Arcade (bottom left), and The Buck and a Quarter Quartet performed (bottom right).

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



11th Street Bar, 510 East 11th Street

For demonstrating every day since 1997 that “greatest bar on Earth” is less a title than the ongoing process of caring for customers, the neighborhood, and the city.

Carlos “Chino” Garcia

For a lifetime of turning abandoned spaces into community treasures, and for the generations of people he mentored, uplifted and brought along with him.

Jane’s Exchange, 191 East 3rd Street

For 30 years of keeping in circulation clothes, toys, goodwill, and the idea that a neighborhood shop can serve everyone who walks through the door.

St. Joe’s Soup Kitchen, 12 West 12th Street

For 40 years of showing up every Saturday for thousands of people from every walk of life who need them, and reminding us that a meal is most nourishing when it comes with dignity and grace.

Tavern on Jane, 31 Eighth Avenue

For 30 years of knowing everyone’s name and meaning it, for being a community anchor in the West Village, va source of warmth, and a place from which families are born.

Regina Kellerman Award:

Remember the Triangle Fire Coalition

For bringing 146 names back into the light, preserving the legacy of those who perished and those who said “never again,” and for giving Greenwich Village a memorial equal to the history it holds.



St. Joe's Soup Kitchen

Jane's Exchange



Tavern on Jane



Annual Benefit: HOUSE TOUR



On May 3, we held our 25th annual Spring House Tour Benefit. Dedicated to former Village Preservation President Judith Stonehill (1938–2025), who played a key role in the tour's establishment, the beloved event was a great success again this year, raising funds for our ongoing educational, advocacy, and programming work. Once again we were able to greet tour-goers at some of our neighborhood's most historic sites (this year the 1852 Salmagundi Club, the only surviving mansion on lower Fifth Avenue, and the Stonewall National Monument Visitors Center), and share exclusive access to six incredible historic homes. Reception attendees joined us for a delightful party with river views at the Whitney Museum of American Art.

Stephen Larkin (2)

The homes included 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 for making the event possible, our homeowners for opening their doors, and our sponsors for their incredible generosity (see a complete list of committee members on page 16 and sponsors on page 20).

funds raised **\$250,000** over

historic sites opened **8**

average age of tour sites **180** over years

tour sponsors **99** tour volunteers **130**



MEMBERSHIP

and Fundraising

Individual contributions from our members and the public remained our single largest source of support. 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 advance notice 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. We expanded programs designed to encourage gifts via donor advised funds, gifts of stock, employer matches, IRA-qualified charitable distributions,



legacy gifts, and gift memberships. See a full list of our major supporters on page 18.



Our Greenwich Village Building Set made with genuine LEGO® bricks designed by Peacham brought in \$44,390 in revenue over the last year, after bringing in \$35,447 the prior year. The first-of-its-kind offering has been a fun and engaging opportunity to celebrate the rich history of our neighborhoods and celebrate beloved local landmarks.

\$44,390

Public EDUCATION

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 the most children ever: 3,069 students in 128 classes at 33 schools across 252 sessions, the first time we crossed the 3,000 threshold. Eighty percent of those classes were offered for free and 15% at a reduced rate based on need, ensuring all can participate. The program uses our neighborhoods as a living museum, with six expanded curricula teaching K-12 students about architecture, immigration, the Revolutionary War, and Black, Native American and Greenwich Village history.



Our Continuing Education program served 90 adults this past year, a nearly 65% increase over the prior year. This included four-day, 22.5-hour spring and fall classes, and a one-day, three-hour summer course, held for the first time. The program brings together experts in law, government, construction, zoning, and preservation.

participants **90** up **65%** ▲

students **3,069**

classes **128**

schools **33**



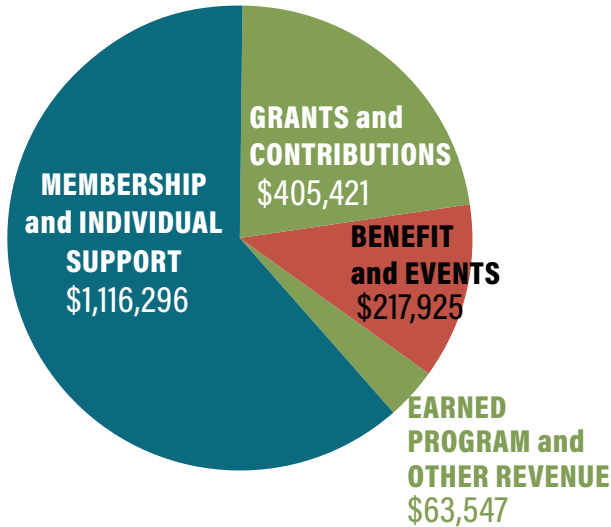
Our Business of the Month program honored 12 local independent legacy businesses, and our Welcome to the Neighborhood program celebrated four wonderful new independent neighborhood businesses, each geared toward supporting and sustaining these valued local establishments. Among those featured over the past 12 months were Cafe Mogador, Waterfront Bicycle Shop, The Sock Man, Tudor Rose Antiques, Classic Arepas, Grove Apothecary, Waverly Diner, Afterword Bookshop, and Spiral Books.



FISCAL YEAR 2025

INCOME

\$1,803,189



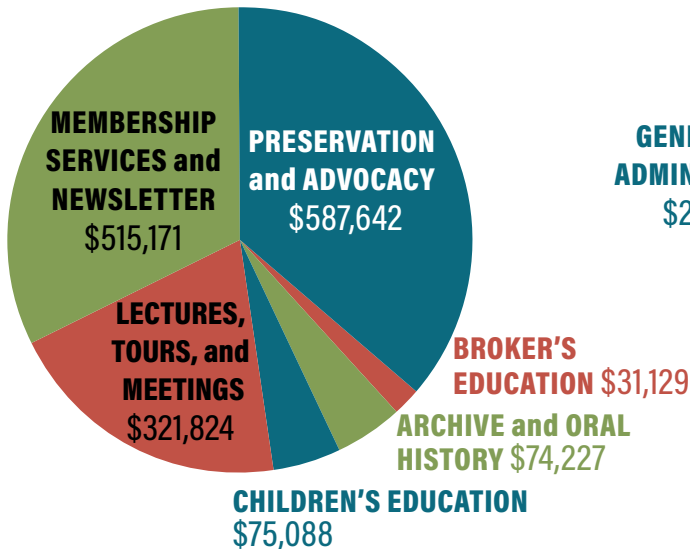
NET RETURN ON INVESTMENTS



EXPENSES

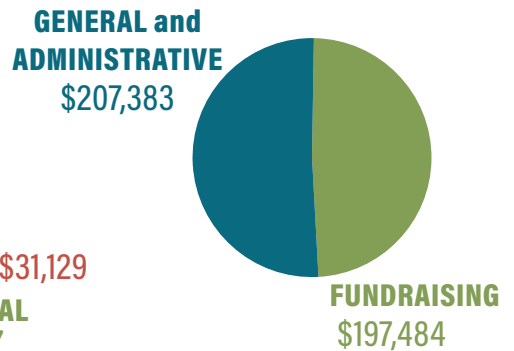
PROGRAM SERVICES

\$1,605,081



SUPPORTING SERVICES

\$404,867



Total expenses

\$2,009,948

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

2025-26

ARCHIVE COMMITTEE

Chair: Christina Kepple

Trustees: John Lamb, Trevor Stewart, Carole Teller, Pamela Tillis

Non-Trustees: Mary Ann Arisman, Susan De Vries, Edward Frese, Emily Kahn, Yukie Ohta, Lisa Rubisch, Jay Shockley, Vicki Weiner

AUDIT COMMITTEE

Chair: John Lamb

Trustees: Jessica Davis, Richard Blodgett+, Trevor Stewart

AWARDS COMMITTEE (2026)

Co-Chairs: Tom Birchard, Katherine Schoonover

Trustees: Jessica Davis, Kristina Gerschel, Anita Isola, Jeanne Krier, Pamela Tillis

Non-Trustees: Mary Ann Arisman, Amy Gilfenbaum, Maegan Hayward, Elaine Masci, Lisa Rubisch, Olga Sulla

BENEFIT COMMITTEE (2026)

Co-Chairs: David Hottenroth, Leslie Mason

Trustees: Kristina Gerschel, Christina Kepple, Arthur

Levin, Trevor Stewart

Non-Trustees: Mary Ann Arisman, Caroline Benveniste, Kelly Craig, Rose du Vivier Elder, Erica Fite, Jane Forman, Steve Halprin, Susan Kolker, Stephen Larkin, Ruth McCoy, Kerri Miller, Georgia Munsell, Monica Rittersporn, Leslie Rylee

COMPENSATION COMMITTEE

Chair: Trevor Stewart

Trustees: 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 DeVries

EXECUTIVE COMMITTEE

Chair: Trevor Stewart

Trustees: Jessica Davis, John Lamb, Arthur Levin, Carole Teller, Adrienne Ward, Tony Zunino

FINANCE COMMITTEE

Chair: Adrienne Ward

Trustees: Jessica Davis, John Lamb, Jessica Dean Schiffer, Trevor Stewart, Linda Yowell

INVESTMENTS SUBCOMMITTEE (OF THE FINANCE COMMITTEE)

Chair: Adrienne Ward

Trustees: Jessica Davis, John Lamb, Trevor Stewart



MEMBERSHIP AND DEVELOPMENT COMMITTEE

Chair: Jessica Davis

Trustees: Tom Birchard, Kristina Gerschel, Jeanne Krier, Arthur Levin, Trevor Stewart, Adrienne Ward

Non-Trustees: Mary Ann Arisman, Caroline Benveniste, Cassie Glover, Richard Grossman, Jill Hanekamp, Ruth McCoy, Jeremiah Shea, Charlene Weisler Schwartzkopf

NOMINATING COMMITTEE

Chair: Jessica Davis

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

PRESERVATION COMMITTEE

Co-Chairs: Tony Zunino, Linda Yowell

Trustees: Richard Blodgett+, Jonathan Geballe, 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, Zachary Winestine

PUBLIC PROGRAMS COMMITTEE

Co-Chairs: Yukie Ohta*, Carole Teller

Trustees: Richard Barone, Christina Kepple, Leslie Mason, Trevor Stewart, Pamela Tillis



David Herman (2)

Non-Trustees: Jolie Alony, Caroline Benveniste, Jill Hanekamp, Tom O'Keefe, Linda Pagan, Elissa Sampson

STRATEGIC PLANNING COMMITTEE

Chair: Trevor Stewart

Trustees: Jessica Davis, Arthur Levin, Leslie Mason, Tony Zunino

Non-Trustees: Mary Ann Arisman

BROKERS PARTNERSHIP

Chair: Steve Halprin

Trustees: Leslie Mason

Non-Trustees: Miles Chapin,

Elaine Masci, Judith Medwin, Christopher Morales, Monica Rittersporn, Lauren Rose, Lisa Vaamonde

ADVISORS

Chair: Arthur Levin

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

** No longer on committee as of August 2026*

+ Deceased

MEMBERSHIP and SUPPORT 2025-26

BEQUESTS AND GRANTS 2025-26

Village Preservation gratefully acknowledges a bequest from Helen Jean Arthur Dunn and Antoinette Melillo.

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

LANDMARK

\$10,000 and above

The Anderson-Rogers Foundation | Anonymous | Spencer Brownstone | Diane Condon & Thomas Brown | Jessica Davis | Leah Gitter | Cheryl Grandfield | Gabriele Knecht | Rachel Maddow & Susan Mikula | Myra Malkin | Carole & Richard Mavity | Gillian McCain | Donna & Dale McCormick | Colin Moran | Leslie Rylee | Trevor & Margaret Stewart | Fred Wistow | Adam Woodward & Ilaria Fusina

FOUNDER

\$5,000-\$9,999

Barbara Cohen | Kristina & Daniel Gerschel | The Good Earth Cleaners | Linda Jacobs | Valerie Krishna | Arthur Levin | Barbara & Kevin McEvoy | Bethany & Euan Menzies | Daniel Neidich &

Brooke Garber Neidich | Sarah O'Neill & Barry Munger | The Pinkus Foundation | Adrienne Plotch | Clifford Ross & Nicolette Donan | Jessica Dean Schiffer & Robert Schiffer | Leila Shakkour & Mike Thorne | Michelle Stoneburn | Carole Teller | Kathy & Peter Tenhula | Sue & David Vinier | Adrienne Ward & Dan Levy | Jean Wardle & Ray Mortenson | Christine & Nigel Weston | David & Monica Zwirner

BENEFACTOR

\$2,500-\$4,999

Mary Ann & Frank Arisman | Christine Armstrong & Benjamin Nickol | Sally Auer & F. Anthony Zunino | Ken August | Ariana Bernstein | Giorgio Bovenzi | Joseph & Linda Camardo | Deborah Costello | Michael Dansky | Kathy Fein Bierman & Rick Bierman | Daisy Friedman |

Anne Gorrisen | Jill Hanekamp & Magdalene Zier | Ellen Kampinsky & Lou Strenger | Tom Keyes & Keith Fox | Diana La Guardia | Jerry & Wendy Labowitz | John Lamb & David Stutzman | The Larsen Fund | Miyoung Lee & Neil Simpkins | Jessica Nagle | Mark Nelkin | Alec Pruchnicki | Aldo Radoczy | Juan Agustin Rivero | William Schwalbe & David Cheng | Charlene Weisler Schwarzkopf & Rich Schwarzkopf | Lois Segel | Neelu Shruti & Tom O'Keefe | Andrew Solomon & John Habich | Sylvia Stein & Mark Philips | David Stenn | Daniel Strong | Mia Ting | John C. Waddell

PATRON

\$1,000-\$2,499

Patricia Ali | Anonymous | Michael & Elizabeth Ashworth | Susan Augustyn & Glenn Schiller | Deirdre Barry | Lauren Belfer & Michael Marissen | Isa Benveniste | Caroline Benveniste & Jacques Ya Deau | Mary Billard & Barry Cooper | Tom Birchard & Sally Haddock | Richard Blodgett | Maryellen Borello & Paul Kerzner | Lily Annabelle Caleakav | Carin Cardone | Francine Cecere & Patricia O'Brien | Kathy Chamberlain & Michael Zweig | Seong Chun & Nicholas Winter | Deborah Clearman | Peter Cohen | Karen & Peter Coughlin | Christopher & Elizabeth Dal Piaz | Jack Davis | Richard & Nancy Davis | Cary Davis & John McGinn | Charles DeFanti & Leni

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