

HISTORIC DISTRICTS COUNCIL



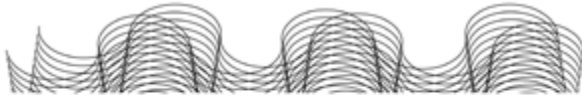
2026 PRESERVATION CONFERENCE



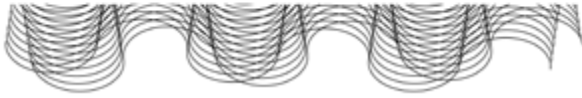
THE PRESERVATION OF MANUFACTURING

Friday, April 10, 2026

Baruch College
151 East 25th Street
New York, New York



HISTORIC DISTRICTS COUNCIL



The Historic Districts Council is the citywide advocate for New York’s historic neighborhoods. For fiftyfive years, HDC has worked to ensure the preservation of significant historic neighborhoods, buildings and open spaces, to uphold the integrity of the Landmarks Law and to further the preservation ethic.

1:00 PM	Event Begins
1:15 PM	Welcome Remarks
1:30 PM	Panel 1: Practitioners and Community
2:45 PM	10 Minute Break
3:00 PM	Panel 2: Developers and LDCs
4:15 PM	Panel 3: The Future?
5:30 PM	Preservation Fair and Reception
6:30 PM	Event Ends

Thank you to our Sponsors

Preservation Leader

AIA New York | Center for Architecture
John M Bacon
Françoise Astorg Bollack
Greenpoint Manufacturing and Design Center

Professional Partner

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Municipal Art Society

The Conference is generously supported in part by public funds from the New York City Department of Cultural Affairs in partnership with the City Council and by the New York State Council on the Arts with the support of Governor Kathy Hochul and the New York State Legislature. Additional support is provided by New York City Council Members Erik Bottcher, Gale Brewer, and Christopher Marte.



**Council on
the Arts**

Thank you to the Preservation Fair Participants

The First Chinese Presbyterian Church

Friends of Abolitionist Place

Friends of Terra Cotta

Hart Island Project

Local Development Corporation of East New York

Paul Rudolph Institute For Modern Architecture

Preservation League of Staten Island

ReThread Project

Victorian Society New York

Urbanist Media

UrbanView Group

Panel 1: Practitioners and Community

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Panelists:

JP Coyle, Partner, WORKSPACE11

George Kalajian, Owner, Tom's Sons International Pleating

Dawn Ladd, Principal, Aurora Lampworks

Jeffrey Spring, President, Modern Art Foundry

Moderated by: **Ben Dreith**

Who is doing the work of advocating for industries and individual businesses, especially in neighborhoods where manufacturing has historically been an anchor? This panel features current manufacturers who will discuss how things work currently including some of the battles they've faced to preserve their communities and their businesses.

JP Coyle is a partner at Workspace11, a Brooklyn-based architectural metal and sculpture fabrication studio that works with artists, architects, and cultural institutions to realize complex large-scale works. Working closely with artist Norman Mooney, he helps lead the development and production of projects that merge contemporary sculpture with architectural fabrication.

JP has been with the studio for nearly six years and helped guide its transition into Powerhouse Arts in Gowanus, a major adaptive reuse of a historic power station into a center for fabrication and the arts. During that time he has experienced firsthand the pressures facing industrial businesses in New York, joining the studio during its move to Gowanus and ultimately to Powerhouse Arts as manufacturing space continued to disappear across Brooklyn's historic industrial districts.

He has also collaborated with the Southwest Brooklyn Industrial Development Corporation (SBIDC) on initiatives supporting industrial business development and retention in Brooklyn's manufacturing zones.

George Kalajian is a master craftsman and owner of Tom's Sons International Pleating, a family business in New York City's Garment District with over 150 years of heritage. His expertise in pleating has made him a trusted collaborator for iconic fashion brands like Oscar de la Renta, Coach, Vera Wang and Ralph Lauren, as well as major productions like the MET Gala and Hollywood films. Co-author of *Pleating: Fundamentals for Fashion Design*, George carries on the legacy of his father, Leon, ensuring that the art of pleating continues to inspire and evolve.

Dawn Ladd started Aurora Lampworks in New Haven, CT. It began as a lighting showroom where antique fixtures were restored and offered for sale. Located in Brooklyn since 1990, this year marks its 45th year in business. Over the many years, the company has grown and earned an outstanding reputation in the lighting industry. Aurora has a network of designers, artisans, blacksmiths, conservators, glassmakers, and finishers to handle the huge diversity of materials used in the fabrication and restoration of lighting fixtures. Regardless of style, period or material, Aurora is prepared with appropriate techniques and exemplary craftspeople to complete the scope of work. Making lighting fixtures meant to last is an important part of a conservation ethic we live and work by.

Jeffrey Spring is third generation owner of Modern Art Foundry. Established in 1932 by his grandfather John Spring. In 1993 Jeffrey joined his father Bob Spring (1932-2020) who had started working in 1955, and his sister Mary Jo. He began running the day to day operations around 2000. Modern Art Foundry's long standing tradition and reputation for high quality continues into its 94th year of operations. Jeffrey's thirty plus years of hands on experience in the art casting business, with unique daily interactions with artists and the art community. Modern Art Foundry specialized in providing sculpture services, with a focus on bronze casting, sculpture conservation, and commemorative design work.

Ben Dreith is US editor at Dezeen. He is responsible for Dezeen's architecture, interiors and design coverage in the US and the Americas.

Ben has written widely about architecture and interior design. Prior to Dezeen, he was the managing editor for Canada's NUVO magazine.

Panel 2: Developers and LDCs

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Panelists:

Mary Habstritt, President, Roebling Chapter, Society for Industrial Archeology

Nina Rappaport, Steering Committee Member, Western Queens Community Land Trust / Vertical Urban Factory

Micaela Skoknic, Director of Development & Communications, Southwest Brooklyn Industrial Development Corporation

Cassandra Smith, Senior Project Manager, Greenpoint Manufacturing and Design Center

Moderated by: **Ian Volner**

Who is doing the work of advocating for industries and individual businesses, especially in neighborhoods where manufacturing has historically been an anchor? This panel features current manufacturers who will discuss how things work currently including some of the battles they've faced to preserve their communities and their businesses.

Mary Habstritt has been Museum Director at Lilac Preservation Project since 2009, overseeing interpretation and restoration of a 93-year-old steam-powered former Coast Guard Cutter. She previously worked as a freelance historical consultant researching, interpreting and advocating for industrial and maritime sites. Mary is the 2025 recipient of the Society for Industrial Archeology's General Tools Award for Contributions to Industrial Archeology. She recently became President of SIA's Roebling Chapter for the second time, promoting the study of industrial heritage in New York and New Jersey. Her devotion to history and preservation follows a career as an academic librarian.

Nina Rappaport is an urbanist, architectural historian, and educator. She directs Vertical Urban Factory, focusing on the intersection of production spaces, architecture, and the role of the factory worker. She is the author of Vertical Urban Factory (Actar 2015, paperback 2020) and curated the

eponymous international traveling exhibition (2011–24). She co-edited *Design for Urban Manufacturing* (Routledge 2020) and organized the conference *Hybrid Factory/Hybrid City* at Politecnico di Torino and the book of the same name (Actar 2023). She convened the symposium *Hybrid Urban Factory* at Yale in November 2023.

She is Publications Director at the Yale School of Architecture, where she edited the magazine *Constructs* for 24 years and continues to run the book and catalog production. She teaches at Kean University School of Public Architecture, where she co-founded the Center for Urban Industry.

She is a founder of Docomomo US and Docomomo New York/Tri-State, where she is a Vice President. She is a member of the Steering Committee of the Western Queens Community Land Trust, the Program Committee of the Design Trust for Public Space.

She has written numerous essays for international journals on the topic of the productive city and lecturers internationally.

Micaela Skoknic is Director of Development & Communications at the Southwest Brooklyn Industrial Development Corporation (SBIDC), where she leads fundraising, partnerships, and communications to preserve and strengthen New York City’s local manufacturing economies. A civic and cultural strategist, she is drawn to working waterfronts and industrial districts as liminal landscapes—places where nature, infrastructure, and production hold each other in balance.

Her background includes work as an environmental attorney in Chile, fellowships at the Pratt Center for Community Development and World Monuments Fund and cultural stewardship with the DIY collective 8 Ball Community. She brings a cultural perspective to questions of industrial preservation, exploring how historic spaces continue to support production, creativity, and community life. She is also a musician and artist. Micaela holds an M.S. in Historic Preservation from Pratt Institute and a law degree from the Universidad de Chile.

Cassandra Smith, Senior Project Manager, Greenpoint Manufacturing and Design Center (GMDC) Cassandra Smith is a planner and preservationist who leads the team that manages real estate development and planning projects for GMDC, a non-profit real estate developer of space for small manufacturing businesses. Cassandra joined GMDC in the summer of

2006 and has since played a critical role in the development of projects that utilize a variety of tax credits and City, State, and Federal incentive programs. Before joining GMDC, she worked with community organizers at Partnerships for Parks, a jointly funded program of the City of New York Department of Parks and Recreation and the City Parks Foundation, and as an AmeriCorps intern at Habitat for Humanity in both New York City and Oakland, CA. She holds a BA from Mills College and Masters' Degrees in Urban Planning and Historic Preservation from Columbia University's GSAP.

Ian Volner has contributed articles on architecture, design, and urbanism to The New York Times, The Wall Street Journal, The New Yorker, and Harper's among other publications, and is a contributing editor at Architecture Today (UK). He is the author of numerous books and monographs, most recently Jorge Pardo: Public Projects and Commissions (Phaidon, 2021).

Panel 3: The Future?

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Panelists:

Carly Baker-Rice, Executive Director, Red Hook Business Alliance

Rick Cook, Founding Partner, COOKFOX Architects

Jennifer Gutierrez, Council Member, 34th Council District

Tessa Maffucci, Coordinator, New York Fashion Workforce Development Coalition / Assistant Chair, Pratt Fashion Department, Pratt Institute

Moderated by: **Karrie Jacobs**

Our final panel will be a wide-ranging conversation on the future of manufacturing in New York City and preservation's role. What role does nostalgia play in preserving these places? Should adaptive reuse of industrial buildings for new uses be considered a win? In an ideal world, what do we need to have industry thrive in historic locations?

Carly Baker-Rice is Executive Director of Red Hook Business Alliance, which supports businesses, nonprofits, artists, freelancers, and home-based businesses in NYC's favorite mixed-industry, working waterfront community. Through an NYC Small Business Services grant, she delivered the City's first Commercial District Needs Assessment to deal with a mixed-industry neighborhood and currently oversees the 3-year Neighborhood 360 grant based on those findings. She led RHBA's on-the-ground emergency response role, supported federal disaster declaration, and continues to support recovery after the September 17, 2025 fire destroyed 180,000sf of light manufacturing space and a January 21, 2026 warehouse fire displaced another 10 businesses.

For more than a decade before that, she served as lead consultant to government, nonprofits, and 100+ businesses from all sectors to design workplace learning and improve outcomes through interventions designed collaboratively from top down and ground up.

Rick Cook is the Founding Partner of COOKFOX Architects, a New York-based studio dedicated to high-performance, environmentally responsive design. Over the past 40 years of practice, he has built a reputation for innovative, award-winning architectural design.

Before co-founding COOKFOX in 2003, Rick led Richard Cook & Associates, building a diverse portfolio that included adaptive reuse projects including The Atalanta and Historic Front Street, and significant projects in historic districts, such as The Caroline and Chelsea Grande. At COOKFOX, he has become a leading expert on high-performance design projects. His portfolio includes workplace buildings One Bryant Park and 512 West 22nd Street; and reimagined structures including St. John's Terminal that transformed a historic rail terminal into a new home for Google, the historic Terminal Warehouse, and 555 Greenwich that was designed as an extension to the historic printing house at 345 Hudson and is now one of New York's most energy efficient new workspace buildings.

His work also includes the Stephen Sondheim Theatre, Marymount School's new 97th Street campus, supportive housing in the Bronx, and the Bruce Springsteen Center for American Music. Rick co-founded Terrapin Bright Green and is a member of the Design for Freedom Working Group, advancing supply chain equity in the built environment.

Jennifer Gutiérrez is a community organizer, mother of two, and Council Member for New York City's 34th District, covering parts of Bushwick, Greenpoint, Williamsburg, and Ridgewood. Born in Queens to Colombian immigrants, she is the first Colombian-American on the City Council. Gutiérrez has become a leader on key issues like tech equity, universal child care, maternal health, and pioneering protections for manufacturing businesses.

Tessa Maffucci is a teacher, researcher and organizer advocating for ethical fashion economies. She teaches fashion history and theory focusing on the intersections of fashion and labor, with an emphasis on sustainability, technology and material culture. She has taught at Parsons School of Design and Pratt Institute, where she is currently the Assistant Chair of the Fashion Department. She coordinates the New York Fashion Workforce Development Coalition (NYFWDC), an advocacy collaborative of New York's fashion community, including manufacturers and designers in the Garment District. Tessa is a recipient of the Made in NYC Fellowship and has written for publications including Architectural Digest, Bloomsbury Fashion and The Fashion Studies Journal.

Karrie Jacobs is a professional observer of the manmade landscape. Her recent writing has appeared in The Nation, the New York Review of Architecture, Curbed and the anthology, the Education of a Design Writer (Allworth Press, 2025). She's a faculty member at the School of Visual Arts' MA program in Design Research, Writing, and Criticism, where she teaches students how to understand and interpret the design-rich environment all around them. She was the founding editor-in-chief of Dwell and the founding executive editor of Benetton's Colors. She is the author of The Perfect \$100,000 House (2006) and coauthor of Angry Graphics (1992).

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HISTORIC DISTRICTS COUNCIL

Thank you for supporting the Historic Districts Council. Whether this is your first conference or you've been here for everyone, your contribution helps us to protect New York's historic neighborhoods and communities.

Since 1970, we have worked to protect thousands of landmarked buildings across New York City, but there is much more work to be done – and we need your help.

We ask that you consider making a gift to HDC to ensure our programs continue to thrive. Better yet, a recurring gift will ensure that the New York of tomorrow includes a stable, healthy, and vibrant Historic Districts Council.

Please visit hdc.org/donate, scan the code below, or call Kaija Mendez-Bryan at (212) 614-9107 to make a difference today. Future New Yorkers will thank you – and so will we.

