



## HENRY STREET SETTLEMENT

265 Henry Street  
New York, New York 10002

[www.henrystreet.org](http://www.henrystreet.org)

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*For more information about  
The Campaign for Henry Street  
giving opportunities, please  
call 212.766.9200 x.224 or visit  
[www.henrystreet.org](http://www.henrystreet.org).*



OPEN DOORS!

*“Never in all the years  
have we on Henry Street  
doubted the validity  
of our belief in the...  
obligations of  
each generation to  
do better for the  
oncoming generation.”*

**– Lillian Wald,**  
*founder of Henry Street Settlement*





**Since 1893, Henry Street Settlement has been the safety net**

– and the portal to a better life – for millions of New Yorkers in need. An anchor on Manhattan’s Lower East Side for nearly 120 years, the Settlement fulfills its mission – to open doors of opportunity to New Yorkers through social service, arts and health care programs – by serving 50,000 individuals each year. From the working mother searching for safe, affordable childcare to the homeless family seeking shelter to the senior citizen needing home-delivered meals, Henry Street is there.

Today, we are launching a \$12 million capital campaign to keep our doors open for the thousands of New Yorkers who depend on us right now – and for generations to come. These vital funds will enable us to maintain and grow our facilities so that they match the quality of our programs and allow us to continue to be a beacon of hope and opportunity for Lower East Side residents and all New Yorkers.

Won’t you please help us keep our doors open? Your support is key.

**Dale J. Burch**  
*President*

**Philip T. Ruegger III**  
*Chairman*

**David Garza**  
*Executive Director*



**Recognition:** All donations of \$1,000 and higher to the Campaign for Henry Street will be acknowledged in a prominent display in the Settlement’s landmark lobby. Donors giving \$50,000 and more may wish to consider a naming opportunity (see page 11).



**Open** the vacant firehouse adjacent to our Henry Street headquarters as our new “front door” – a highly visible and accessible gateway to our services.

**Preserve** and retrofit our c.1830 national landmark headquarters to increase energy efficiency and lower operating costs.

**Transform** our 301 Henry Street building into the best possible resource for our youth programs.

**Update** the Abrons Arts Center exterior and re-envision public use of its gallery and amphitheater, and make improvements to the landmark Playhouse.

**Create** a building reserve fund to address critical ongoing capital needs.

**Invest** in human resources, technology and programs to enhance staff performance and service delivery.



*When it opened in 1854, Engine Company 15 was among the city's grandest firehouses. (One of its first firefighters was William M. "Boss" Tweed, who years later would go on to head Tammany Hall.) It served New York until September 11, 2001, when its equipment was destroyed in the World Trade Center attacks. After the city decommissioned the house, Henry Street led the citywide advocacy effort to retain closed firehouses as community assets, and the firehouse is being held for the Settlement while funds are secured for its renovation.*



## The Firehouse

Opening and revitalizing the vacant firehouse will create a new "front door" for Henry Street and a valuable — and handicap accessible — resource for the entire community.



*funding goal:*  
**\$4.5 Million**





goal:  
million

The historic firehouse adjacent to Settlement headquarters will be renovated and repurposed, adding approximately 5,000 square feet to our suite of buildings on Henry Street. The additional space, which includes an elevator to the upper floors, will allow the agency to better meet the needs of our community.

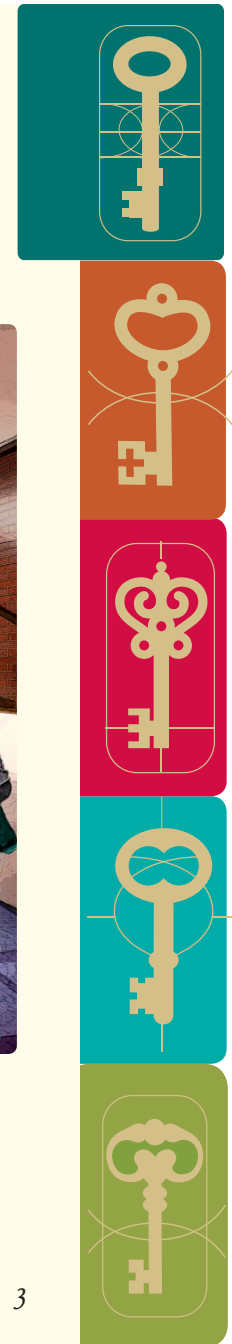
**Traditionally an anchor for the community,** the firehouse will again play the role of “first responder” for families in crisis – this time ADA-compliant and accessible to all.

It will serve as a highly visible gateway – Henry Street’s new “front door” – to access all Settlement programs, including youth services, job training and placement, health care, arts, senior services and housing. The renovated interior will include:

- **The Neighborhood Resource Center**, a walk-in service to access food stamp enrollment, social work support, legal services, financial counseling and health insurance enrollment.
- **The Parent Center**, offering workshops, classes and referrals for parents and other caregivers.
- **The Unlimited Boutique**, a clothing and accessories shop (and a job training site for clients in our mental health treatment program).
- **A reception area**, community gathering spaces and dedicated rooms for counseling and child care.



*The lobby of the renovated firehouse will become a welcoming neighborhood center.*







# The House *on* Henry Street



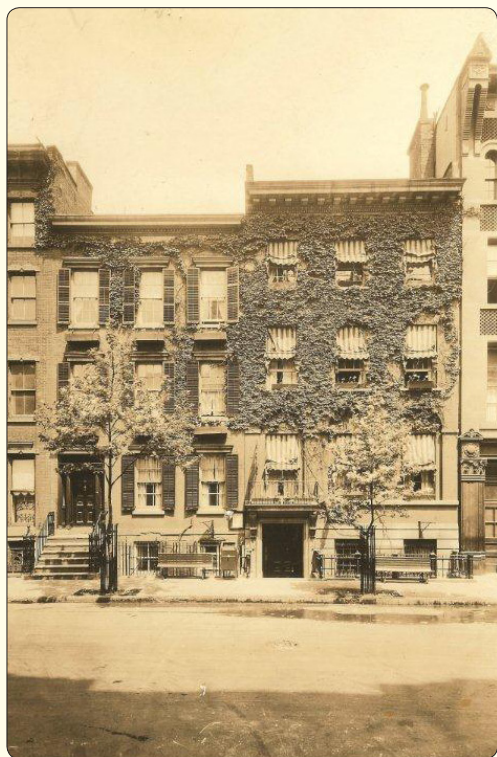
*funding goal:*  
**\$1 Million**

## History Happened Here

- The **NAACP** was founded in the dining room.
- The **Visiting Nurse Service** began here.
- The city's **first playground** was in the backyard.
- **Margaret Sanger's** career started here.
- **Theodore Roosevelt, Jacob Riis and Florence Kelly** were frequent dinner guests.

Constructed in 1830, the federal row house at 265 Henry Street has been the Settlement's home since 1895 when it was given to founder Lillian Wald by uptown banker Jacob Schiff. Today 265 and two adjacent row houses serve as Henry Street's administrative headquarters.

**The federal row houses at 263-265-267 Henry Street** are rare survivors of the well-to-do townhouses that once defined the neighborhood. They are city and national landmarks and occupy an important place in New York City history.



*A view of 265-267 Henry Street, c. 1900.*

#### Routine, but essential, repair

Today, our buildings – while aging gracefully at age 182 – still require repairs to the façade, windows, exterior woodwork and interior plaster, as well as basic infrastructure work, such as staircase stabilization.

#### New project, anything but routine

Think an old building can't learn new tricks? Our headquarters has been selected by the Municipal Art Society of New York (MAS) as the first national landmark to undergo an innovative energy retrofit project to demonstrate how older buildings can "go green" to improve energy efficiency without compromising historic integrity.

Capital campaign funding will allow us to embark on this project which will include the restoration of historically accurate architectural elements, upgrading antiquated heating, lighting and cooling systems, and the adoption of new technologies to reduce energy use and reap significant cost savings, funds we can put toward programs and not utility bills.

MAS will document the project to produce a comprehensive guide for other historic buildings, which will be disseminated by the NYC Landmarks Preservation Commission.



This area will now have to print the metallic bronze colour as the tab lengthens







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## 301 Henry Street

The two adjoining buildings at 301 Henry Street — the Stella and Charles Guttman building and Pete's House — have served Lower East Side youth for more than 50 years with education, recreation and employment programs.



*funding goal:*  
**\$1 Million**



**Today, 301 Henry Street is a beehive of youth-centric activity,** as nearly 500 people each day enter its doors to access the day care center, after-school programs, college prep and youth employment programs and our ATTAIN Lab, a free computer facility for the entire community.

*Projects include:*

- Replacement of two small kitchens with a large centralized kitchen so that we can more efficiently prepare and distribute nutritious meals for the 230 children we feed each day. The new facility would also enable us to conduct cooking and nutrition classes for our youth.
- Brightening and updating the lobby, including new public restrooms
- Creation of a new day care classroom
- Reorganization of spaces to accommodate all adolescent programs on the same floor, making programs more efficient
- A new entrance to our rooftop playground, so day care students can access it without walking through class in session

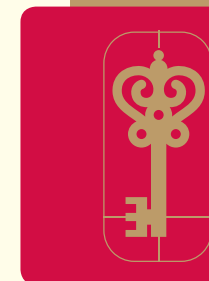
### **The Charles and Stella Guttman Building**

Charles Guttman, who funded the original building, grew up in a house on the same site. At the dedication in 1962, he said: "Henry Street Settlement took me and a lot of Irish and Italian kids and sent us off to the country...what a thrill. This contribution doesn't even the score, but at least it serves to mark an experience that opened a poor boy's eyes to the possibilities of life in America."

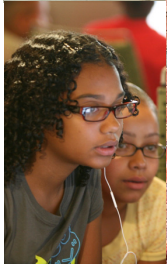


### **Who was Pete?**

Pete's House was named in memory of Peter Lehman, the son of Herbert Lehman, former Governor of New York. Pete was a volunteer youth leader at Henry Street who was killed in combat during World War II. His parents acquired and funded the refurbishment of the building in his honor. More than 1,500 attended the building's dedication in 1948, where his father told the crowd that his son would wish that Pete's House "... be a center where many of our young people of all faiths and races and national origins can meet in friendship and goodwill."







# The Abrons Arts Center *and* Playhouse

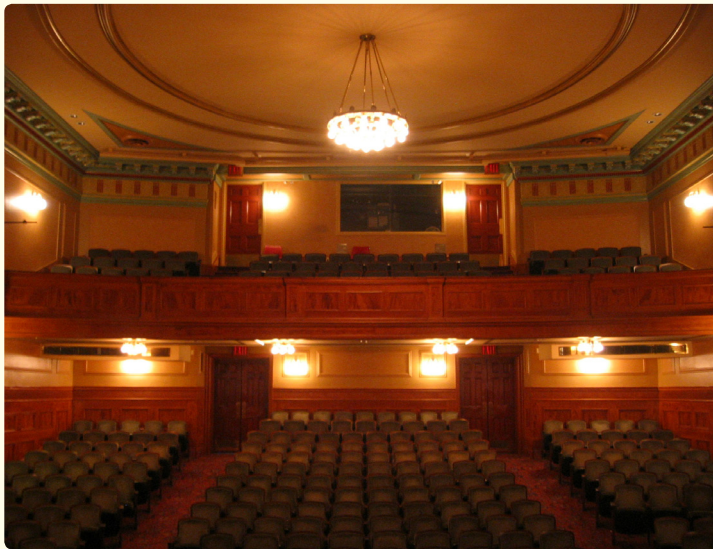


*funding goal:*  
**\$3 Million**





The Abrons Arts Center and its landmark Playhouse — a destination of international renown — form the artistic heart of the Lower East Side and offer cutting-edge performances and training in theater, visual arts, dance and music. *New York Times* critics have described it as “a new stealth force for presenting challenging work” and “one of the last standing locations for avant-garde performance downtown.”

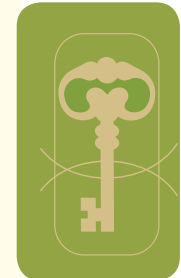
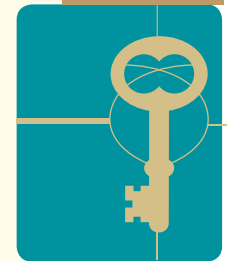


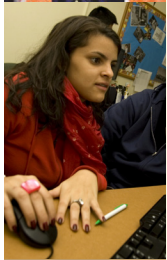
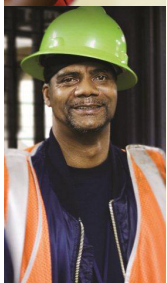
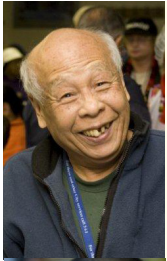
*The interior of the landmark Playhouse, a 300-seat theater built in 1915.*

**The Abrons Arts Center**, with its open, glass-fronted amphitheater, galleries, two small theaters, dance and visual arts studios, and pottery workshop, is a welcoming home for artists but is in need of \$2.5 million to fund improvements to transform the space into a modern, flexible venue.

- **Repairs to the building’s exterior** (\$2 million) will improve energy efficiency and eliminate expensive and recurring water damage.
- **Upgrades in the main gallery** (\$500,000), including the installation of moveable walls will accommodate video installations and other contemporary work.
- **Upgrades to the Playhouse** (\$500,000) will include plaster repair and painting, seat replacement, orchestra pit enlargement and stair stabilization.

The national landmark theater, the **Playhouse**, was constructed in the Georgian Revival style and opened in 1915 as the first theater for a low-income community. Among the artists that have studied or performed there are Dizzy Gillespie, Joey Arias, Martha Graham, Alwin Nikolais, Aaron Copland, Jackson Pollock, John Zorn, Philippe Petit and John Cage. Today, the theater facility and technical capacity upgrades will ensure the Playhouse’s viability and programmatic excellence well into the future.





*funding goal:*  
**\$2 Million**

## Building Reserves

Henry Street’s 17 program sites – located throughout the Lower East Side – are as diverse as the programs themselves. Many programs – homeless shelters, workforce development, senior services and family health services – operate in facilities we either own or rent. Several are located in New York City Housing Authority spaces, where we are responsible for any renovation or repairs. While routine maintenance of these sites is covered in our operating budget, there is no provision to handle the capital needs that inevitably arise in a campus the size of Henry Street’s.

*By bolstering our capital resources, we will ensure the seamless delivery of services to the 50,000 individuals who participate in our programs each year.*



*With a special fund, Henry Street will be able to keep pace with technology and personnel needs.*

## Human Resources, Technology and Programs

To take Henry Street’s human resources department to the next level of performance and to continue attracting and retaining high quality staff, we must initiate a set of processes to ensure that employee competencies and professional skills are continually improved and aligned with organizational priorities. Further, all key organizational processes require constant oversight, information sharing and flexibility. We must embrace current technologies including cloud computing, voice over IP, and new backup and disaster recovery systems to meet compliance and regulatory requirements. With a special fund, Henry Street will be able to keep pace with technology and personnel needs. Additionally, funds directed to specific programs – youth, shelter, arts, workforce, health or seniors – will enhance the depth and breadth of our services.



*funding goal:*  
**\$500,000**

## Henry Street Settlement Naming Opportunities

{ Opportunities of \$50,000 + }

### The Firehouse

Historic Firehouse Building <i>(Neighborhood Resource Center)</i>	\$4,500,000
"First Responder" Reception Area	\$250,000
Firehouse Pole	\$125,000
Community Room	\$100,000
Family Room	\$100,000

### Youth Center 301 Henry Street

Gymnasium	\$250,000
ATTAIN Computer Lab	\$100,000
Day Care Outdoor Play Area	\$100,000
Early Childhood Classrooms (5)	\$50,000

### Abrons Arts Center and Playhouse

Playhouse Auditorium	\$1,500,000
Underground Theater	\$1,000,000
Playhouse Stage	\$500,000
Visual Arts Gallery	\$500,000
Playhouse Upper Lobby	\$250,000
Administrative Suite	\$100,000
Scenery Shop	\$100,000
Pottery Studio	\$75,000
Side Garden	\$75,000
Meeting Room	\$50,000

### Landmark Headquarters 263-267 Henry Street

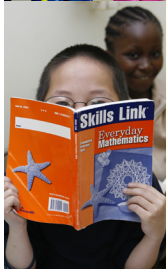
Lillian Wald Conference Room (Second Floor)*	\$250,000
Helen Hall Conference Room (First Floor)*	\$100,000
Bertram Beck Conference Room (Ground Floor)*	\$100,000
Daniel Kronenfeld Conference Room (Ground Floor)*	\$100,000
Verona Middleton-Jeter Staff Lounge (Fourth Floor)*	\$100,000
Garden Hall	\$75,000
Historic Entrance Doors (2)	\$50,000

*\*Take the opportunity to name these spaces in honor of a former Henry Street Executive Director.*

For more information about naming opportunities, or to arrange a tour of our facilities, please call David Garza, Executive Director, at 212.766.9200 x224 or e-mail [dgarza@henrystreet.org](mailto:dgarza@henrystreet.org).







## Henry Street: A Settlement House of Solutions

Henry Street has long been distinguished by a willingness to address new problems with swift and innovative solutions, and a strong record of accomplishment. Here are just a few examples:

- New York City's first public school nurse was funded by Henry Street.
- New York City's first playground opened at 265 Henry Street.
- The Visiting Nurse Service was established at Henry Street.
- Henry Street established the first pure milk station in New York City.
- One of the nation's first mental health clinics was opened by Henry Street.
- The first Naturally Occurring Retirement Community (NORC) in public housing was started by Henry Street.
- The nation's first family shelter was opened by Henry Street.



*Providing nutrition to our Lower East Side neighbors is as important today as it was in the 1930s, above, when children gathered on our rooftop playground for fresh milk. Below, children in our day care center enjoy a milk and snack break.*



## *All About Henry Street*

### **When Henry Street was founded in 1893 by**

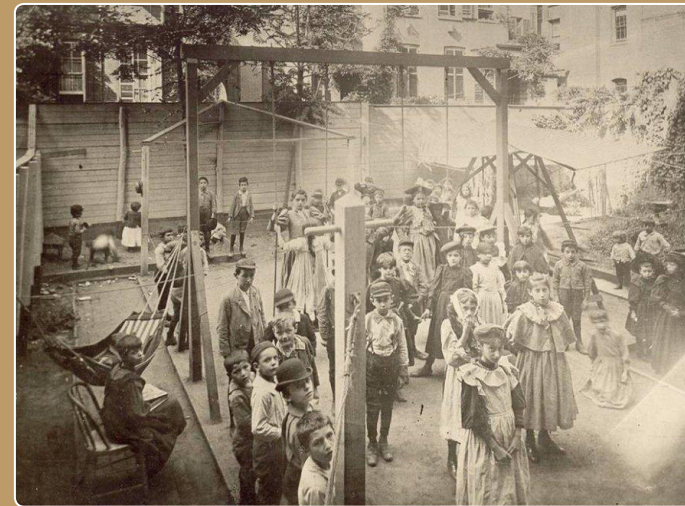
Progressive reformer Lillian Wald, the Lower East Side was among the most impoverished neighborhoods in the nation.

It still is today. Despite gentrification, unemployment rates are at levels not seen since the Great Depression; 38 percent of all households on the Lower East Side survive on \$25,000 a year or less; 50 percent of the population receives government income support; 56 percent speak a language other than English at home; and residents over 65 have the second highest poverty rate in the city.

Today Henry Street continues our tradition of leveling the playing field for all New Yorkers by providing services to 50,000 individuals each year. Services delivered from 17 program sites include:

- Transitional and supportive housing
- Youth programs
- Senior programs
- Job training and placement
- Primary and mental health care
- Performing and visual arts

Henry Street Settlement opens doors of opportunity to enrich lives and enhance human progress for Lower East Side residents and all New Yorkers through social services, arts and health care programs.



Courtesy of the Museum of the City of New York, Jacob A. Riis Collection.

*New York City's first playground, opened in 1902 in the backyard of 265 Henry Street, provided respite from the crowded, dangerous city streets where children typically played. The simple addition of play equipment (a capital purchase) created a new program (playgrounds) that was then replicated in parks throughout the city.*