

### TESTIMONY BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS REGARDING CHAIR NOMINEE SARAH CARROLL September 20th, 2018

Thank you Speaker Johnson, Chair Koslowitz and members of the Committee for this opportunity to testify before you. As a preservationist by training, profession and temperament, and as a life-long New Yorker, I cannot think of a greater honor than to be the Mayor's nominee to Chair the Landmarks Preservation Commission, the largest and most sophisticated preservation commission in the country. If confirmed I look forward to partnering with this Council, preservationists, property owners, and all interested parties in recognizing, protecting and celebrating the architecturally, culturally and historically significant buildings and sites in our city.

This city truly is a vibrant, living, breathing entity, and its history is revealed in its physical fabric. New York is a colonial city, a Victorian city, an Art Deco city, a City Beautiful city. It contains the largest collection of cast iron buildings in the world. It is a city of churches and synagogues, of vast waves of immigration, of post-war corporate skyscrapers and affluence. All of this history is important to recognize and preserve. All of it contributes to the greatness of our city, both now and going forward, as it continues to adapt to new challenges and new realities.

I have spent the past 24 years working at the Landmarks Commission to ensure that this City's incredible architectural, social and cultural history is recognized and preserved. These two-plus decades have been a dream realized. I've experienced our landmarks in direct and unique ways, from up close examinations from scaffolding 100 feet above the sidewalk to climbing around the crawl space in an early Dutch Colonial house. I've worked on amazing projects to restore and adapt historic buildings and have worked with talented conservationists, preservationists and world-famous architects in tackling complex and far-reaching projects. I've been amazed at the architectural and cultural riches revealed under our noses and in far-flung areas of the city.

Most of my time at the LPC has been spent in the agency's Preservation Department, the largest department at the agency, including  $9\frac{1}{2}$  years as the Director. I've managed a range of preservation projects and overseen the application, implementation and modification of the agency's regulatory policies. I've worked with property owners, architects, developers and contactors to ensure that proposed



changes are appropriate for designated buildings and neighborhoods, and also to help these applicants navigate and comply with LPC's regulatory framework.

During the past 4 years as Executive Director I've taken responsibility for the agency's operations and help set an agency-wide strategic plan, including prioritizing working with property owners, elected officials and local stakeholders on designations. I'm proud to report that during this time the agency designated more than 4,000 buildings and sites, including 70 Individual Landmarks, such as Stonewall Inn and the IRT Power House, the Coney Island Boardwalk as a Scenic Landmark, and 11 rich and diverse historic districts.

During this time I implemented reforms to ensure a more efficient, rigorous and transparent designation process, including restructuring the process to ensure more research and outreach is done before properties are calendared and making organizational changes to the designation reports, reducing the timeline for designation. I also led interagency collaboration to ensure that preservation is considered during the planning process of significant rezoning plans, including neighborhoods such as East New York, Inwood, and East Harlem.

I am also proud to have led the development of a new internal database for permit applications, to make the review process more accountable to applicants and ensure effective tracking and monitoring and the efficient issuance of permits, and that I implemented similar transparency measures across all aspects of the agency's work. This includes spearheading the development of an online, searchable database of the Commission's designation reports, permit applications, and archeological collections. My team also created interactive web maps such as those for designations and permit applications, allowing members of the public to connect with our city's rich past, learn about ongoing work across the five boroughs, and participate in the public process. As a part of my vision for LPC, I hope to expand our efforts to make the agency more accessible and transparent.

I am mindful of the critical role that the LPC plays in maintaining the vibrancy of the city. We must identify and designate important structures and areas, and preserve them. We also must allow appropriate change and development. And we must partner with a diverse range of stakeholders, from property owners, to communities and elected officials as we move forward. I hope to work in



collaboration with your offices on this exciting, interesting and challenging work. I believe my unique blend of expertise, experience and temperament will allow me to successfully lead the agency.

If confirmed, I will work to continue to preserve and protect sites that reflect the diversity and history of our city, throughout the five boroughs, and ensure they remain relevant for generations to come. I ask for your support in this confirmation process and welcome any questions you may have.

## THE NEW YORK LANDMARKS CONSERVANCY

September 20, 2018

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS REGARDING CONFIRMATION OF THE APPOINTMENT OF MEENAKSHI SRINIVASAN AS CHAIR OF THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

Good morning Chair Koslowitz and Councilmembers. I am Ann-Isabel Friedman, speaking on behalf of The New York Landmarks Conservancy. The Conservancy is a private, not-for-profit organization, founded in 1973. Our mission is to preserve and protect historic resources throughout New York via advocacy, and technical and financial assistance.

The Conservancy is pleased to support the appointment of Sarah Carroll as Chair of the Landmarks Preservation Commission. We have always had a strong relationship with the agency, and have known and worked with Ms. Carroll for over two decades, as she rose through the ranks of the Preservation Department before becoming Executive Director. Like many other groups, we have encouraged the Administration to appoint a Chair with a background in preservation. In selecting Sarah Carroll, they have certainly fulfilled that request.

On a personal note, I worked with Sarah at LPC the late 1990's, where she was a model of friendly efficiency. More recently, from the vantage point of a homeowner, I got to witness Sarah at work in my community, clearly and simply explaining the regulatory impact of the expansion of my own Brooklyn historic district. Sarah is a native New Yorker, having lived in at least three historic districts in two boroughs, and this shows.

In 2012, when Ms. Carroll was the LPC's Director of Preservation, she received a Sloan Public Service Award, which recognizes outstanding civil servants. At the time, she was lauded for "her keen ability to help architects, developers, contractors and property owners navigate the complicated rules and regulations that govern New York City landmarks. Although applications to the Commission are often contentious, Carroll's unusual and admirable calm, sensitivity and impartiality have made her a singularly effective negotiator, helping broker compromises to which all sides can agree."

Her tenure as Executive Director has burnished that record. And we are sure it will continue when she is Chair.

Thank you for the opportunity to present the Conservancy's views.



#### THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003 tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Testimony of the Historic Districts Council
Regarding the Nomination of Sarah Carroll to the Landmarks Preservation Commission
City Council Committee on Rules, Privileges and Elections
September 20, 2018

The Historic Districts Council is the citywide advocate for New York's historic neighborhoods. We are dedicated to defending the integrity of the New York Landmarks Law and to furthering the preservation ethic, and as such, the appointment of a new Chair of the NYC Landmarks Preservation Commission is of utmost interest to us. HDC is the only citywide organization which reviews all public proposals affecting historic buildings and is present for all public proceedings of the LPC. Therefore, we have a long working relationship with Sarah Carroll, whom we have corresponded, collaborated, socialized, partnered with and argued against for close to 25 years. In that time, we have been impressed with Ms. Carroll's professionalism, thoughtfulness, communicative nature and steadfast dedication to the agency. She is someone who has devoted herself to ensuring that the Landmarks Commission succeeds and prospers. She possesses an admirable institutional memory and an intimate familiarity with the workings of the agency. We look forward to Ms. Carroll using her skills and experience to further the mission of the Landmarks Preservation Commission by increasing its outreach and bringing its services to aid all New Yorkers in preserving our city's irreplaceable public heritage.

The Landmarks Preservation Commission has an enormous mission with a very narrow focus, which is to safeguard the buildings and places that represent New York City's cultural, social, economic, political, and architectural history in order to:

- stabilize and improve property values;
- foster civic pride;
- protect and enhance the City's attractions to tourists;
- strengthen the economy of the City; and
- promote the use of designated landmark properties for the education, pleasure and welfare
  of the people.

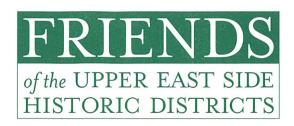
The agency does this through the public regulation of individual properties, building by building, one at a time. It is easy for commissioners and even advocates to get mired in the details of an individual project and lose sight of the forest for the trees, but avoiding this is one of the most important roles of a Chair. The leader of this agency must always take the long view; landmark designation is a permanent and lasting commitment. The Chair must consider how the width of a window transom will affect a historic streetscape when multiplied by dozens of years of people seeing it as they pass by. The Chair must try to foresee what the possible replacement of a pedestrian building might do to a block of 19<sup>th</sup> century apartment buildings, or how raising the roof of a parish hall 12 rather than 8 feet might ruin the visual composition of a historic church complex forever. It's not easy to try to envision the lasting effects of a design decision made in the eighth hour of a public hearing, but it is necessary.



### THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003 tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

HDC knows that Ms. Carroll understands better than most the responsibilities of landmark designation and the everyday grind of regulation and enforcement. We believe that, having been eyewitness and party to decades of preservation activity, she also has a deep appreciation for the benefits and importance of historic preservation principles to the people of New York City and its soul. If appointed, we know she will bring that appreciation, a thorough understanding of the agency's workings and a proven professionalism to her role. We ask her as the leader of the Landmarks Commission to take the hard road; to be cautious in granting permission and to be expansive in giving protection. Our city will be better for it.



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September 20, 2018

New York City Council Committee on Rules, Privileges and Elections Public Hearing

Re: Appointment of Sarah Carroll as a member of the Landmarks Preservation Commission

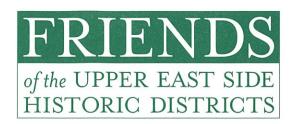
Members of the City Council:

FRIENDS of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side.

With over twenty years of professional experience at the Landmarks Preservation Commission, most recently serving as Executive Director since 2014, Ms. Carroll is certainly no stranger to the agency. She comes to this new role with an intimate knowledge of New York City's historic buildings, in addition to the agency's operations, policy, and strategic planning. We look forward to continuing to work toward our City's preservation together.

The Upper East Side lays claim to institutions of global renown, spanning decades of cultural investment from the Met to the Guggenheim on Museum Mile. The most-visited scenic landmark in the world, Central Park, is right in our back yard. We are also proud of our livable, lovable streetscapes like Lexington Avenue, which boasts its own institutions – the "mom and pop" shops established generations ago that continue to serve residents and visitors alike. From white brick to brownstone, we cherish the Upper East Side's unique sense of place. It is what makes this neighborhood, and this city, great.

As stewards of the neighborhood, we seek to preserve and protect all of the distinct areas that comprise the Upper East Side. Apart from the "Gold Coast" neighborhoods bordering Central Park are the modest neighborhoods east of Park Avenue which have always been and remain a diverse, family-oriented, and affordable area. Rich in immigrant history and human-scaled fabric, Yorkville is a thriving, vibrant neighborhood. Spurred in part by the wave of development that has followed the recent opening of the Second Avenue Subway, Yorkville is also on the cusp of great change. As a part of our mission to foster a balance between continued growth and preservation, FRIENDS has been working diligently to highlight the buildings and sites that continue to convey Yorkville's singular sense of place.



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Our concerns are not limited by the boundaries of the Upper East Side. We are working to support the creation of land use policies that foster common sense zoning that will lead to balanced development, as well as the inclusion of open space, transportation, infrastructure, affordable housing, and historic preservation goals in equal measure. While you will undoubtedly hear a variety of recommendations of ways to improve the Landmarks Preservation Commission, the most important is that the Commission retains the freedom and means to carry out its mission, as set forth in the Landmarks Law, "to stabilize and improve property values; foster civic price; protect and enhance the City's attractions to tourists; strengthen the economy of the City; and promote the use of historic districts, landmarks, interior landmarks, and scenic landmarks for the education, pleasure, and welfare of the people of the City."

We very much look forward to working together toward these important goals.



20 September 2018

Honorable Karen Koslowitz Chair, NYC Council Committee on Rules, Privileges and Elections 250 Broadway New York, NY 10007

RE: Appointment of Sarah Carroll to the Landmarks Preservation Commission

Dear Chair Koslowitz.

Thank you for the opportunity to speak in support of Ms. Carroll's nomination to join the Landmarks Preservation Commission. I speak as a former commissioner and chairman of the Landmarks Preservation Commission, past president of the AIA NY Chapter and co-chair of its Historic Buildings Committee, and as Chairman of the Riverdale Nature Preservancy.

I have known Sarah Carroll for over twenty years, as she joined the staff of the Commission when I first became a member of the Commission. She served as First Deputy Director of the Preservation Department during my tenure as Chairman, and I was pleased to recommend her as Director of that department to my successor, and delighted when she was named Executive Director. All of this is to underscore my belief that Sarah is not only an ardent preservationist, but to say that she is the most qualified nominee for the Commission in its long history.

Ms. Carroll has also been a strategic link to the members of the Commission; her sensitivity to the range of viewpoints has always made staff discussions productive in developing project applications.

This nomination is also an important acknowledgement of the value of the City's agency staff, and a signal of appreciation for excellence in service to the City, which I wholeheartedly endorse! The dedication of LPC Staff to their work and the city's landmark sites is exceptional, and Sarah's role as mentor to the entire staff will be significant.

Sarah is not only well versed in all aspects of the Commission's work: designations, preservation, archeology and environmental review. She is also a person of high integrity; her dealings with the public, property owners and professionals is always respectful of each person's point of view. She has always listened well, and understands the needs of the various constituencies, while always providing wise counsel that underscores the requirements of preservation concerns.

Again, I cannot think of a better person to lead the Commission and completely support this nomination!

Sincerely,

Sherida E. Paulsen, FAIA

Anual Hal

SHERIDA E. PAULSEN, FAIA WILLIAM B. FELLOWS, AIA TIMOTHY WITZIG, AIA

PKSB ARCHITECTS 330 W42 STREET NEW YORK NY 10036 212 594 2010 WWW.PKSB.COM CC: Corey Johnson, Speaker of the Council

Alicia Glen, Deputy Mayor for Housing and Economic Development Jeff Lynch, Director, Mayor's Office of Legislative Affairs



10 EAST 33<sup>RD</sup> STREET, NEW YORK, NEW YORK 10016 T: 212.673.6910 F: 212.673.6869

20 September, 2018

Honorable Karen Koslowitz Chair, Committee on Rules, Privileges and Elections 250 Broadway, Suite 1866 New York, NY 10007

Re: Sarah Carroll

Appointment for Chair, NYC Landmarks Preservation Commission

Dear Council Member Koslowitz

I write in support of the appointment of Ms. Sarah Carroll as the Chair of the Landmark Preservation Commission. An architect in private practice, I also serve as co-chair of Land Use for Community Board 7, Manhattan, and Chair of Landmark West! I write this letter as a licensed preservation architect. I first met Sarah when she came to the Landmarks Commission in 1994 when I was seeking information about historic buildings. Who knew that twenty-four years later, I would have the privilege of writing this recommendation? I also learned after working with Ms. Carroll for many years that she lived on my street in Manhattan and was a baby sitter for several of my neighbors who still reside in these historic buildings.

Over the years, I have had the pleasure of working with Ms. Carroll on a variety of landmark issues -- from straightforward repairs, to complicated building additions. With every application, she has been wholeheartedly engaged providing guidance and reassurance to my firm's private and governmental-agency clients. For many of these applications, Ms. Carroll served as the preservation specialist and guided the projects, as the agency liaison, through public hearing and permitting processes.

Her comportment as an official representative of the Landmark Preservation Commission has been remarkable in many ways, not only in sharing likely scenarios stating the level of risk while being ever-so truthful, but listening to owner requirements and appreciating the level of interventions that our practice considers for certain complex or phased projects. Her level of knowledge about the entirety of the NYC landmarks process is extensive, but it is her ability to respond to special circumstances and preservation issues with extraordinary fairness that makes her an exceptional candidate for this important position.

In summary she possesses the all of the characteristics that I think are required of the Chair of this essential city agency: expertise, enthusiasm, intelligence (in all senses of that word), and objectivity. I believe that Sarah Carroll not only has the qualifications but the dedication to adhere to the principles established by the founders of this important legislation that secures our existing landmarks and historic districts as well as those buildings and sites yet to be designated.

I urge you to make this appointment a reality. Thank you for your attention in this matter.

Sincerely yours,

Page Cowley, FAIA, FRIBA, LEED BD+C

Par this Coul

cc.: Council Member Corey Johnson, Deputy Mayor Alicia Glen,

Director Jeff Lynch, NYC Mayor's Office of City Legislative Affairs

- Good afternoon. My name is George Calderaro and I am a long-time NYC preservationist currently serving on boards of the 29<sup>th</sup> Street Neighborhood Association, the Victorian Society Society of New York, the Historic Districts Council and Friends of the Upper East Side Historic Districts.
- I am here to support the nomination of Sarah Carroll with whom I have been acquainted for 25 years since I hired her for her first job at the Landmarks Commission as a communication associate.
- Though I left the commission shortly thereafter with the arrival of Giuliani administration, during the ensuing years I have been consistently impressed by the qualities I originally saw in Sarah, namely integrity, honesty and preservation knowledge. I commend her highly to you.
- I must also commend the Mayor's office for responding to the urgent requests to appoint at tried-and-true preservationist.
- For too long the Commission has been seen and criticized for being too acquiescent to real estate and development community.
- A well-known preservation lawyer has stated publicly that he has never been as busy responding to communities across the city seeking to protect their landmarks and historic districts through legal action.
- In NOMAD, for example, proposals for an expansion of the Madison Square North Historic District has laid fallow for years while landwork-worthy buildings have succumbed to the proverbial wrecking ball. Within the proposed district is Tin Pan Alley, where American popular music was invented and promoted globally, establishing New York as the nation's cultural capitol. These few buildings on West 28<sup>th</sup> Street could easily become yet another hotel, joining more than a dozen hotels already on West 28<sup>th</sup> Street between Broadway and 7<sup>th</sup> Avenue, which contribute nothing to New Yorkers' lives not to mention history.
- I am confident that Sarah Carroll has the knowledge and fortitude to preserve this and other important examples of our built heritage.



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Sept 20, 2018

### MAS Comments on the Appointment of Sarah Carroll to the position of Landmarks Preservation Commission Chair

Founded in 1893, the Municipal Art Society of New York (MAS) has worked to educate and inspire New Yorkers to engage in the betterment of our city.

MAS is delighted that Mayor de Blasio has selected a true preservationist to lead the agency we fought hard to create and continue to promote through our advocacy. Ms. Carroll's decades of experience working at the LPC demonstrate a dedication to New York City's historic and cultural heritage that is unmatched. In fact, she was honored with a Sloan Public Service Award in 2012, recognizing her long career of civil service.

Throughout our 125-year history, MAS has been committed to historic preservation. As early as the mid-1950s, MAS took to the streets in local efforts, sponsoring walking tours and surveys of historic buildings. We have advocated for the preservation of individual structures and whole districts, as well as the establishment of the Landmarks Preservation Commission itself. Most notably, we led the charge to save Grand Central Terminal, an effort that resulted in the constitutionality of preservation ordinances nation-wide. More recently, MAS sponsored studies on the beneficial relationship between preservation and climate change, and released the Green Rowhouse Manual in partnership with the LPC.

LPC's stewardship of New York's historic and cultural heritage could not be more important given the pressures to accommodate our city's growing population. The transparency and proactivity with which LPC undertakes both its regulatory responsibilities and its embrace of the new and emerging landmarks across New York's diverse communities and geographies is going to be critical to the relevancy of the agency in this next period.

We look forward to our continued work with the LPC, and Ms. Carroll in particular. We are confident that she is up to the task.

September 20, 2018

The Council of the City of New York City Hall New York, NY 10007

Re: the appointment of Sarah Carroll as Chair of the LPC

Dear members of the Council of the City of New York:

As an architect and preservationist practicing in the City of New York for over 30 years, I would like to offer my enthusiastic support of Sarah Carroll as the Chair of the Landmarks Preservation Commission. Ms. Carroll brings the requisite preservation philosophy, technical expertise, communication skills, and administrative know-how to lead the Landmarks Commission. She has been dedicated to our city's architectural and cultural heritage for over 20 years, working her way up through the ranks of the commission to her current role of Executive Director.

Those of us who have worked with Sarah over the decades have enormous respect for her intelligence, thoughtfulness, diligence, fairness, and her ability to listen and evaluate - all critical qualities for the Chair of the Landmarks Preservation Commission. Sarah Carroll is a professional of the highest order. She has a depth of knowledge of the City's history and an understanding of the need to protect and engage landmarks and future landmarks in the City's on-going development.

As a long-standing member of the Municipal Art Society's (MAS) Preservation Committee, I am also pleased to deliver a separate letter of support for Sarah Carroll from MAS. It states in part:

MAS is delighted that Mayor de Blasio has selected a true preservationist to lead the agency we fought hard to create and continue to promote through our advocacy. Ms. Carroll's decades of experience working at the LPC demonstrate a dedication to New York City's historic and cultural heritage that is unmatched. In fact, she was honored with a Sloan Public Service Award in 2012, recognizing her long career of civil service... We look forward to our continued work with the LPC, and Ms. Carrol in particular.

The Chair of the Landmarks Preservation Commission is a position of enormous importance to our city. I encourage the City Council to expeditiously confirm Ms. Carroll as Chair. Our City will benefit.

Sincerely,

LI/SALTZMAN ARCHITECTS, P.C.

Judith Saltzman

## Fwd: Sarah Carroll blurb

robert tierney [rb\_tierney@yahoo.com]
Sent:Thursday, September 20, 2018 8:36 AM

To: Village Copier 13th Street

Sent from my iPhone

Begin forwarded message:

From: Mary McCormick < mmccormick@fcny.org >

**Date:** September 19, 2018 at 4:41:04 PM EDT **To:** Robert Tierney <a href="mailto:rb">rb</a> tierney@yahoo.com>

Subject: FW: Sarah Carroll blurb

Hi Bob, Here is the blurb. This is indeed a great appointment. Mary

### Sarah Carroll

Director of Preservation, Landmarks Preservation Commission

Sarah Carroll is responsible for overseeing the near y 10,000 applications submitted annually to the City's Landmarks Preservation Commission. Some are to grant a New York City building landmark status; others to modify, upgrade or alter an existing landmark; others to approve landmark-related projects. Carroll is praised by colleagues and applicants alike for her keen ability to help architects, developers, contractors and property owners navigate the complicated rules and regulations that govern New York City landmarks. Although applications to the Commission are often contentious, Carroll's unusual and admirable calm, sensitivity and impartiality have made her a singularly effective negotiator, helping broker compromises to which all sides can agree. Says one New York City architect, "Sarah's one of the most respected members of the preservation community. In an environment in which preservationists are pitted against developers in often heated opposition, she is uniquely gifted in being able to find middle ground solutions." Carroll says, "It is very important for the regulatory experience to be positive."

Landmark Preservation Commissioners rely on Carroll's advice. She has gained the Commissioners' respect and confidence through her strategic thinking, her scholarly knowledge of preservation and landmarks law and her ability to convey the intent of the client. Says Commission Chairman Robert Tierney, "In my many years in government, I have never worked with a more talented, committed and effective public servant than Sarah Carroll."

Side quote. She is like alchemy—an extra force that coaxes a better solution out of the process.

Jill Borrero
Vice President of Finance and Operations



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THE COUNCIL THE CITY OF NEW YORK				
Appearance Card				
I intend to appear and speak on Int. No Res. No				
Date: 9/20/18				
(PLEASE PRINT)				
Name Deorge Calderaro				
Address: 1400 E 28				
I represent: 29=5+ Assoc				
Address: Jane				
Please complete this card and return to the Sergeant-at-Arms				