

November 15, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0238-2018: 238 President Street House, Brooklyn; and LU 0239-2018, Hans Christian Anderson Memorial Kindergarten, 236 President Street, Brooklyn

Good morning Chair Adams and Subcommittee Members, I am Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission (LPC). Thank you for the opportunity to present LPC's September 18th designation of the Hans S. Christian Memorial Kindergarten at 236 President Street, and the 238 President Street House. These are architecturally significant touchstones in the development of Carroll Gardens and represent social improvements in education and immigrant welfare in Brooklyn and expanded opportunities for women in the late nineteenth century.

These buildings were identified as potential landmarks in a LPC survey of the Carroll Gardens neighborhood, and in the spring of this year LPC received an email and letter campaign supporting their designation, including letters from Senator Brian Kavanagh, Brooklyn Community Board 6, the Cobble Hill Association, and emails from the Carroll Gardens community.

At the Public Hearing on June 26, 2018, 21 people spoke in support of designating both buildings, including a representative of United States Congresswoman Nydia Velázquez, Councilmember Brad Lander, New York State Assemblymember Jo Anne Simon; representatives of the Carroll Gardens Neighborhood Association, St. Paul's Episcopal Church of Brooklyn, and Historic Districts Council; and fifteen individuals. A representative of the Norwegian Immigration Association and the American Scandinavian Society spoke in favor of designating the Hans S. Christian Memorial Kindergarten. One person, a representative of the owner, spoke in opposition to the proposed designation of the kindergarten, and her objections will be addressed in this presentation.

First I'd like to summarize the shared history of the two buildings. In 1897, Elmira Christian bought the pre-Civil War residence at 238 President Street, shown covered in ivy in the photo on the right, renovated it as the Brooklyn Deaconess Home of the Methodist Episcopal Church, and built the Hans S. Christian Memorial Kindergarten on the adjacent site. The Christians were longtime residents of President Street; Hans S. Christian was a Norwegian immigrant and both the Deaconess Home and Kindergarten established in his memory served the Scandinavian immigrant enclave then in this section of Brooklyn. These remarkable structures stand out in the streetscape of Carroll Gardens and represent significant cultural and architectural contributions to the area's history.

238 President Street House

The 238 President Street House is a pre-Civil War Anglo-Italianate house notable for its generous proportions, elaborate cast-iron ornament, and the legacy of its residents' commitment to serving their community. Located on the south side of President Street in Carroll Gardens, the designation includes the current tax lot, which was divided in 1974.

The 238 President Street House was built c.1853 by economist, merchant, and real-estate speculator Edward Kellogg as one of a pair of semi-attached houses. Although its twin was demolished in 1897, its asymmetrical facade reflects its origin as one of a mirrored pair. The house's unusual width, Anglo-Italianate ornament, and dramatic setback distinguished it as an elite residence with few peers in Carroll Gardens at the time of construction. It still stands out among the brownstone row houses and later apartment buildings of the neighborhood.

For its first four decades, the 238 President Street House was home to a succession of prosperous families. In 1897, Elmira Christian bought the property, and renovated the building into Brooklyn's first permanent residence and training center for Methodist deaconesses. The late nineteenth century deaconess movement educated women in religious and secular subjects to prepare them for urban fieldwork and marked a step forward for women in the church. At the 238 President Street House, deaconesses lived communally and provided social services to their community.

As part of Elmira Christian's renovation, the attic was expanded into a full fourth floor by the architect Woodruff Leeming, a graduate of MIT and the Ecole des Beaux-Arts who started his career with Heins & LaFarge. Leeming's alteration included harmonious classical fourth-story lintels.

A church-affiliated focus on uplifting the local community continued here in the twentieth century. In 1939, the 238 President Street House became the longtime home of two pillars of Brooklyn's Hispanic community, the Rev. Alberto B. Baez and his wife, Thalia. A pioneering Hispanic Methodist minister, Baez began leading Spanish-language services in Brooklyn by 1920, and in the former kindergarten next door from 1949 through the 1960s. Alberto and Thalia Baez are also notable as the parents of the physicist Albert Baez and grandparents of the musicians and social activists Mimi Fariña and Joan Baez.

Now private apartments, the 238 President Street House remains an impressive Anglo-Italianate style building, and in its renovation to the Brooklyn Deaconess Home of the Methodist Episcopal Church, represents a rich history of service to the Carroll Gardens community.

Hans S. Memorial Kindergarten

Designed in 1897 by architects Hough & Deuell, the Hans S. Christian Memorial Kindergarten is a notable Beaux-Arts structure that was the first purpose-built free kindergarten in Brooklyn. The building is located on the south side of President Street in Carroll Gardens, which was a Norwegian immigrant enclave at the time of its construction. It was commissioned by Elmira E. Christian in memory of her late husband. Over a decade before its construction, Elmira Christian was instrumental in establishing the first free kindergarten department in a Brooklyn church basement when the concept was somewhat new to Brooklyn.

The term "kindergarten" was coined in 1840 by German philosopher and educator Friedrich Froebel, whose child-centric methods centered around play. Froebel devised a sequence of materials to teach cognitive, motor, and communication skills and moral tales. Generations later, architects like Frank Lloyd Wright would describe the formative impact of his Froebel blocks on their work.

The spread of the kindergarten concept reflects the work of progressive female reformers who were Froebel's disciples and who established the first kindergartens in the United States in the 1830s-1850s. In the mid-to-late 19th century, kindergartens came to be seen as a social and moral imperative to ensure that children learn basic skills, to enable immigrant children to learn English, and to instill in them the values of citizenship. At the same time, the kindergarten movement gave female educators training in innovative teaching methods and unique opportunities outside of the home. Kindergartens represented the expanding sphere of women's influence in the nineteenth century and appeared in New York City by 1866.

Earlier kindergartens in Brooklyn operated from adapted rooms in houses, churches, and other institutions. In contrast, the *Brooklyn Daily Eagle* wrote that the purpose-built Hans S. Christian Memorial Kindergarten was "the only building of the kind in Brooklyn, so far as known, and one of the very few in existence in any city," and "so far as known, the only one expressly and solely for the use of a kindergarten." Its elegant Beaux Arts exterior and thoughtful design drew attention to its civic role and earned it numerous mentions as "the model kindergarten." Built on the cusp of the Board of Education's adoption of kindergarten departments in its elementary schools, it is a rare example of a standalone kindergarten structure.

The building served the community in other ways in the 20th century: by 1901, classes and church services were held in the building outside of class time. From 1949 to the 1960s, while a resident of the adjacent 238 President Street House, the Reverend Alberto Baez used the building for services of Brooklyn's oldest Spanish-language Protestant church. It has been a private residence since 1974.

Testimony presented to the Commission by a representative of the property owner opposing designation questioned the significance and integrity of the building. LPC's Research Department addressed these concerns for the Commission's vote, and I'd like to address them here as well:

1. The kindergarten program housed in this building did not originate here and that the structure had uses other than kindergarten classes over the course of its history: While these assertions are true, LPC does not believe that these factors diminish the building's significance as a purpose-built kindergarten. As she sought an appropriate site to build a kindergarten building, Elmira Christian began an interim kindergarten program in the basement of her church, then in the first floor of the 238 President Street House in the months before construction. This structure was a custom design meant for use as a kindergarten; later uses do not diminish the significance of the design.

2. Because the interior was not under consideration for designation, the historic use was irrelevant and our use of the term “purpose-built” was unclear: The interior was not designated; however, the elegant Beaux Arts facade was a public expression of the kindergarten’s innovative program. Its custom design made the Hans S. Christian Memorial Kindergarten an idiosyncratic statement building that was exemplary of the kindergarten movement. Our use of the term “purpose-built” highlights the fact that this structure was designed to house kindergarten classes rather than being adapted to that purpose as had been done in other locations.
3. Alterations have been made to the facade: LPC found that the buff brick facade and quoins, decorative window surrounds, elaborate portico, cornice, and roofline details, and other elements remain intact and are consistent with Beaux Arts design meant to communicate the structure’s noble purpose. As such its Beaux Arts design, building form, and exuberant features remain legible, and the alterations are reversible. In addition to its architecture, the Hans S. Christian Memorial Kindergarten is culturally significant, representing important developments in education, women’s roles, and immigrant welfare in Brooklyn, which elevates its architecture.

The Hans S. Christian Memorial Kindergarten remains a testament to Elmira Christian’s vision, and is architecturally and culturally significant in its own right. Along with the neighboring 238 President Street House, it remains a prominent feature of the Carroll Gardens streetscape and a source of neighborhood pride. LPC recommends that the Council upholds both designations. Thank you, I am happy to answer any questions.

DOT Brooklyn Fleet Services Repair & Maintenance Facility

25 14th Street , Brooklyn, NY
November 15, 2018
ULURP No. 180418 PCK



Area Map

Acquisition of 25 14th Street - DOT

Borough: Brooklyn
 Block: 1031 Lots: 1, 62, 67, 71

PROJECT INFORMATION

-  Project Area
-  600' Radius

ZONING

-  C5-1 Zoning Districts
-  EC-1 Special District
-  C2-4 Commercial Overlay

PROPERTY DATA

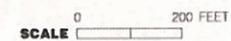
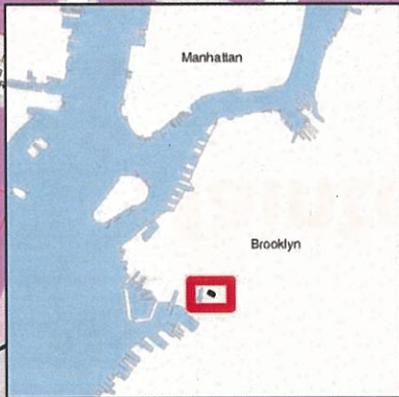
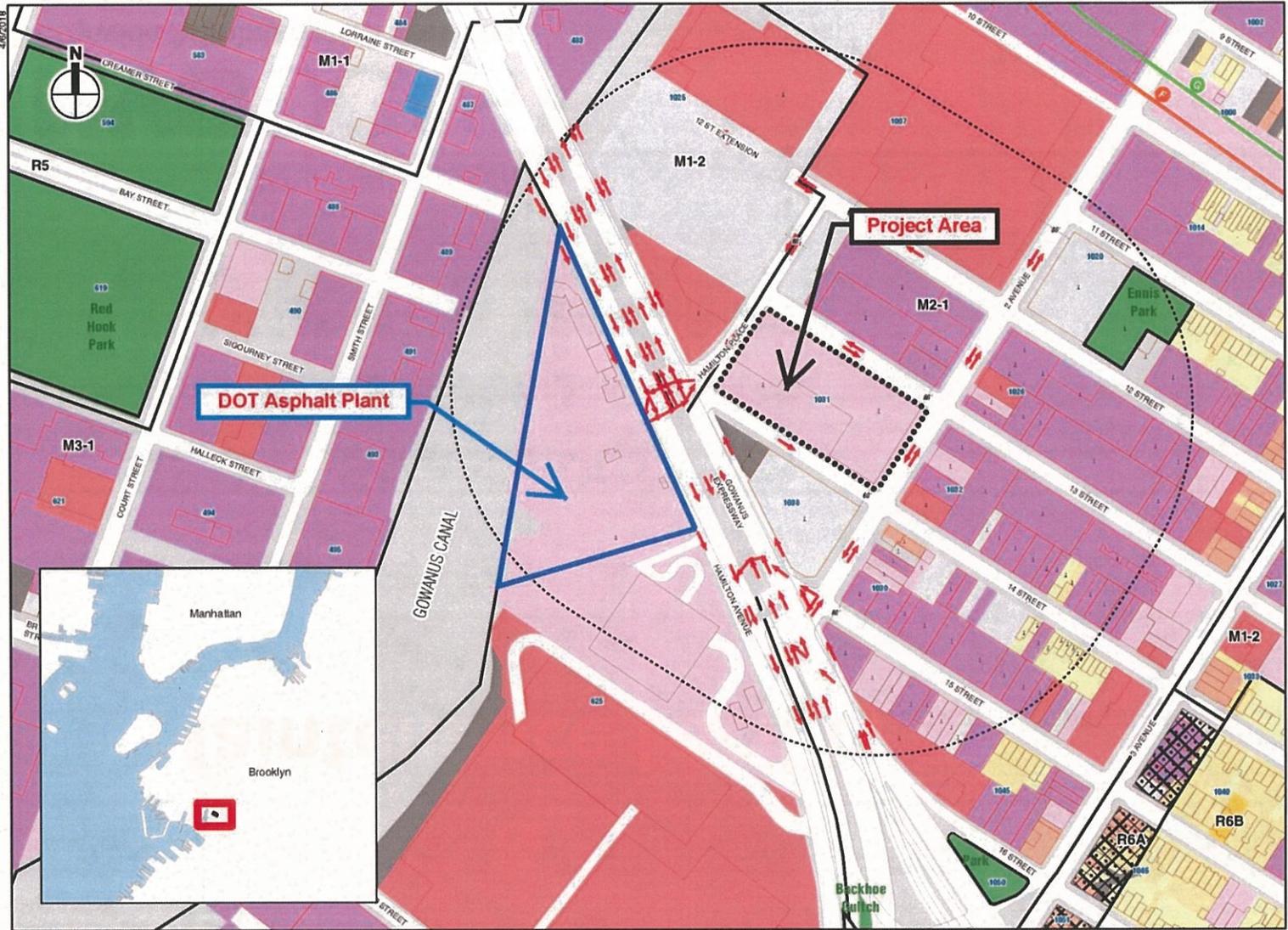
-  1385 Block Number
-  Building Height/Number of Stories
-  Tax Lot
-  Building Footprint

TRANSPORTATION INFORMATION

-  Street Direction
-  60' Street Width

LAND USE

-  One & Two Family Buildings
-  Multi-Family Walk-Up Buildings
-  Mixed Residential & Commercial Buildings
-  Commercial & Office Buildings
-  Industrial & Manufacturing
-  Transportation & Utility
-  Open Space & Outdoor Recreation
-  Parking Facilities
-  Vacant Land & Buildings



Project Site Photos



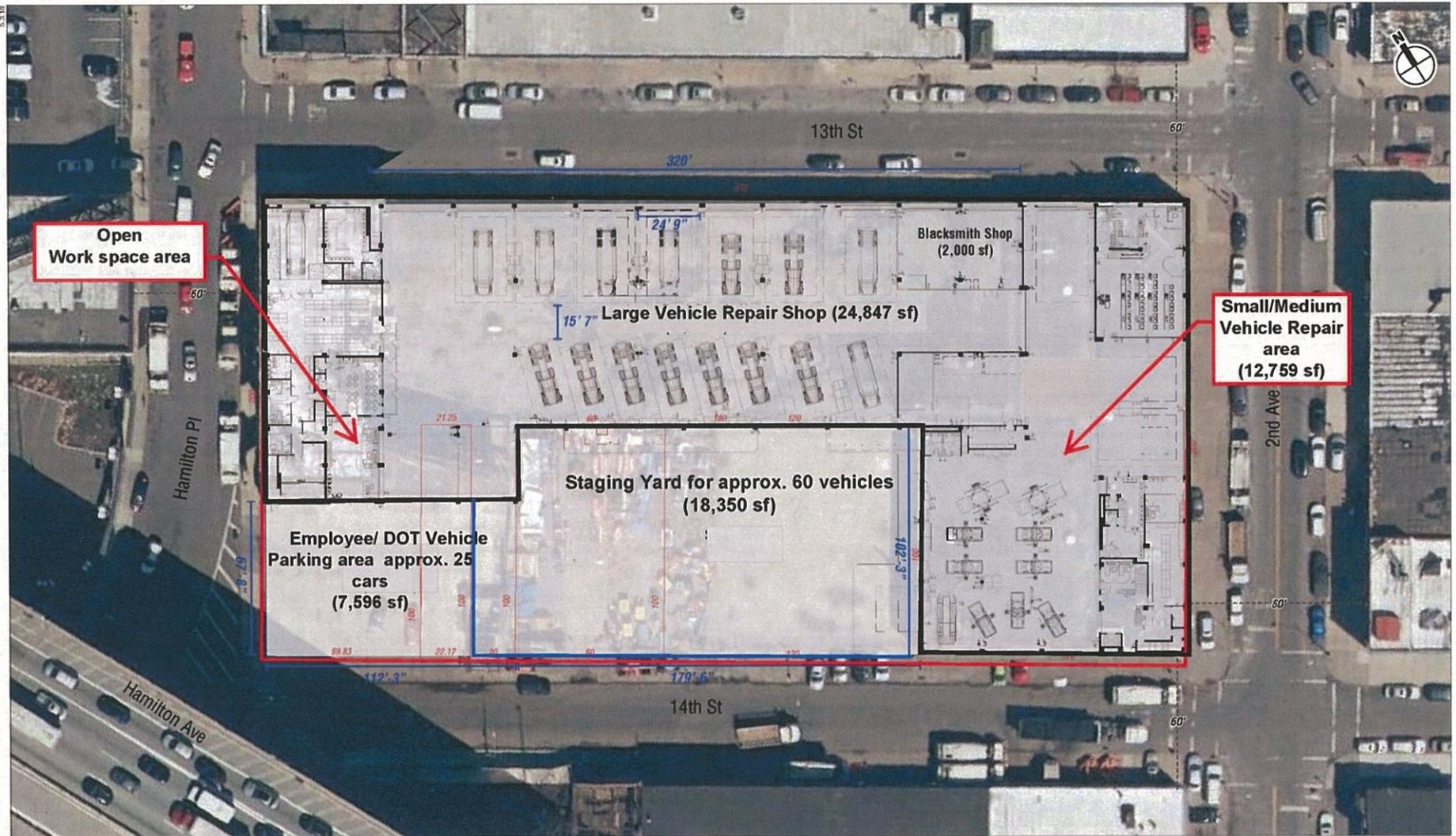
Project Site Photos



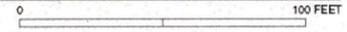
Project Site Photos



Site Plan



Project Site
 Tax Lot Boundary
 --60'-- Street Width
 NOTE: Area of work is 56,986 sf
69.83 Tax Lot Dimensions



25 14th Street DOT Brooklyn Fleet Services

Project Site
 Tax Lot Boundary
 --60'-- Street Width
 NOTE: Area of work is 56,986 sf
69.83 Tax Lot Dimensions

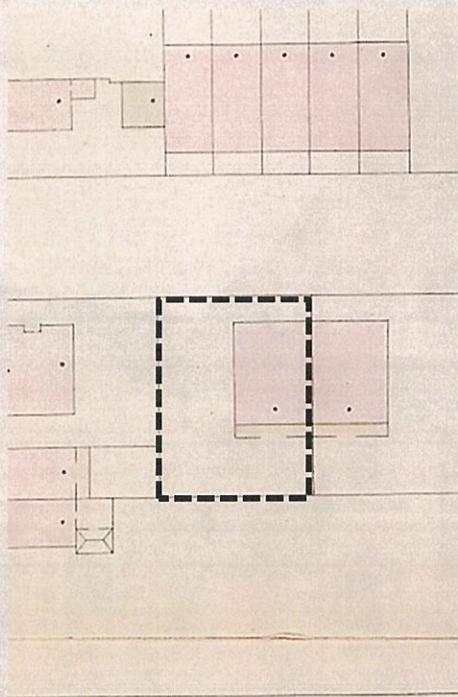
NOTE: Area of work is 56,986 sf

Preliminary Ground Floor Plan

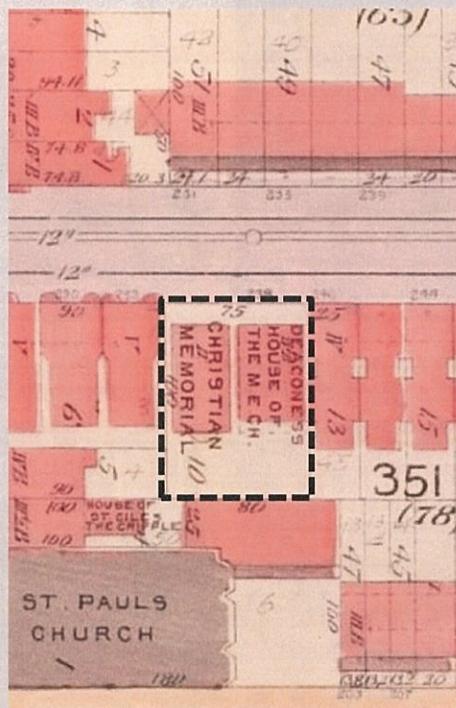
238 President Street House and Hans S. Christian Memorial Kindergarten

Designated September 18, 2018

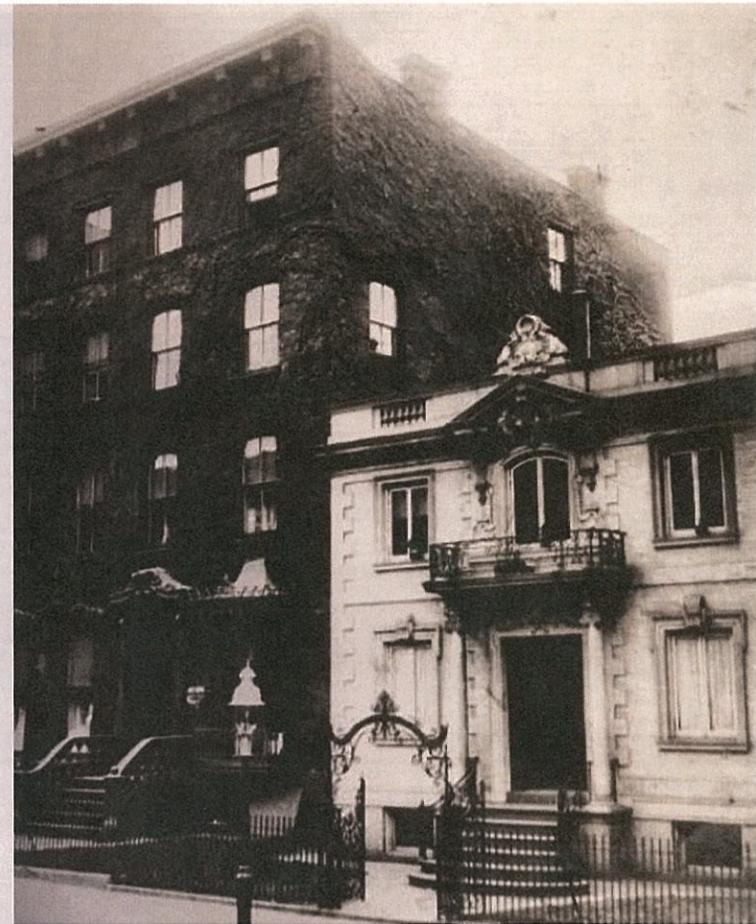




1855 William Perris Atlas
New York Public Library



1898 E.B. Hyde & Co. Atlas
New York Public Library





President Street,
March 2018

238 President Street House

Address: 238 President Street, Brooklyn
Tax Map Block 351, Lot 12

Built: c.1853; 1897, fourth floor addition

Architect: Not determined; 1897, Woodruff Leeming

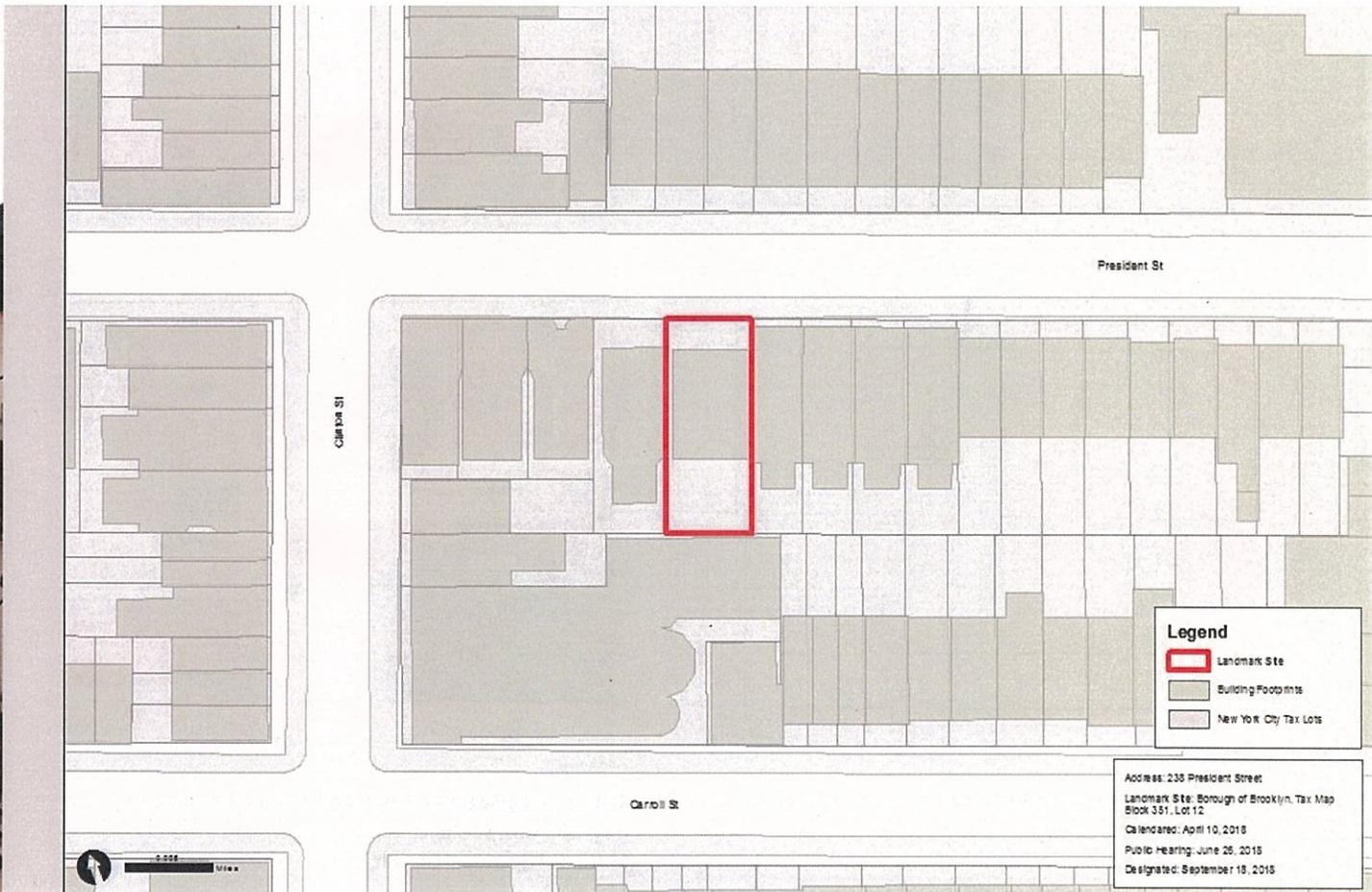
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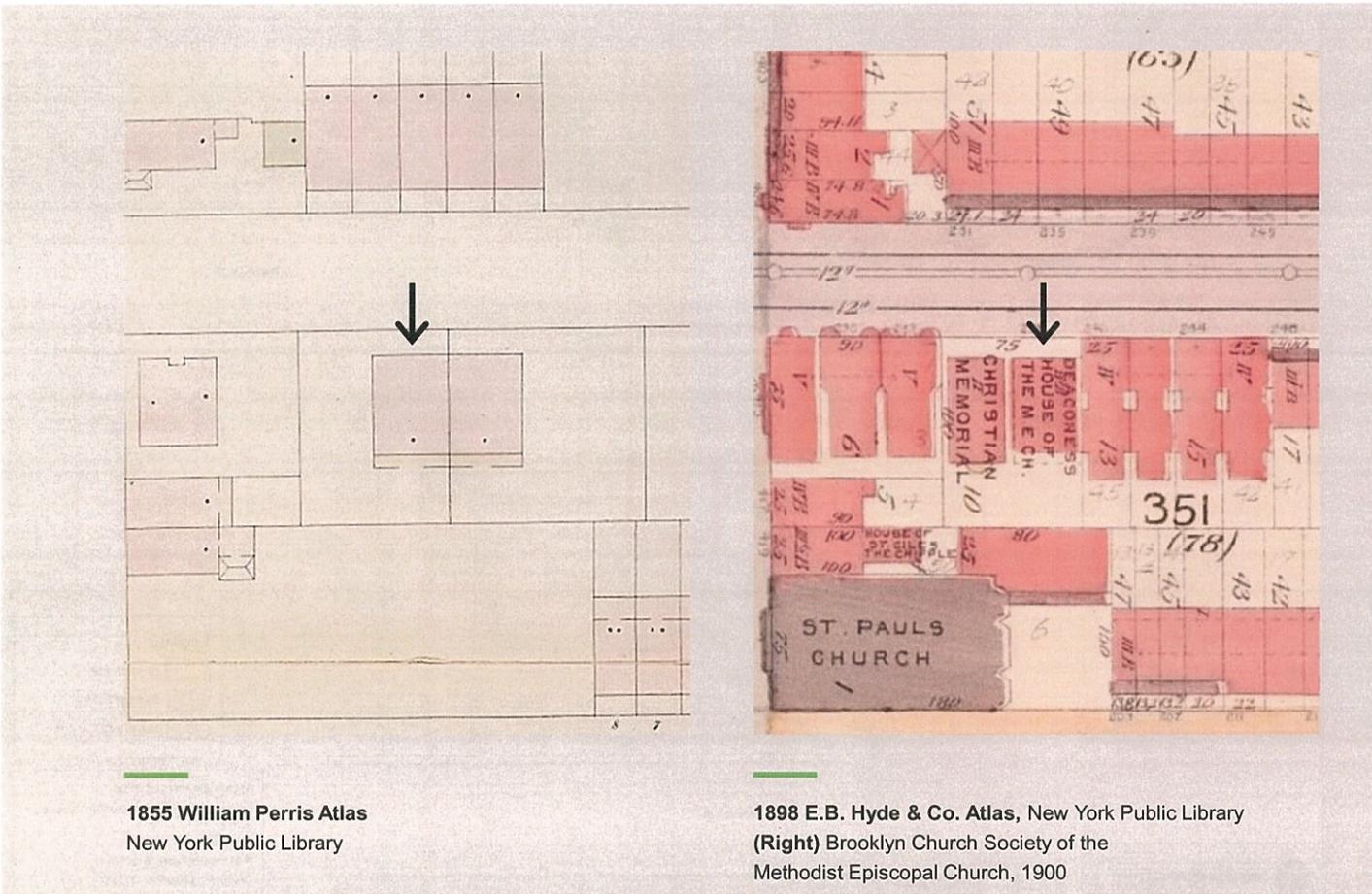
Proposed for Calendar: April 10, 2018

Public Hearing: June 26, 2018

Designated: September 18, 2018







1855 William Perris Atlas
New York Public Library

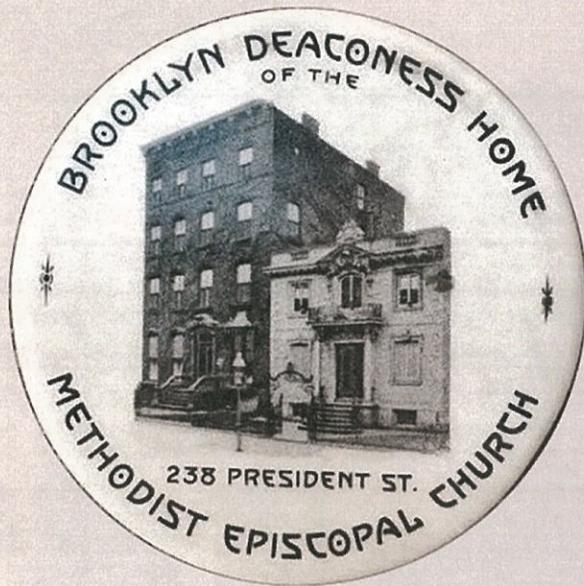
1898 E.B. Hyde & Co. Atlas, New York Public Library
(Right) Brooklyn Church Society of the
Methodist Episcopal Church, 1900



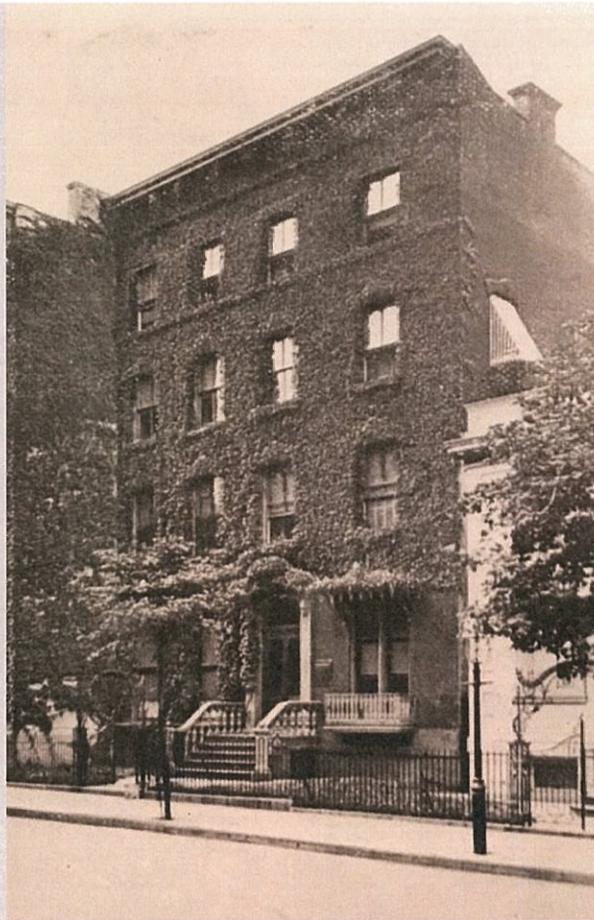


(Above) LPC Image, 2018

(Right) Brooklyn Church Society of the Methodist Episcopal Church, 1903



(Above) Donation Collection Box, Undated, c.1912
(Center) Brooklyn Church Society ..., 1903
(Right) LPC, 2018

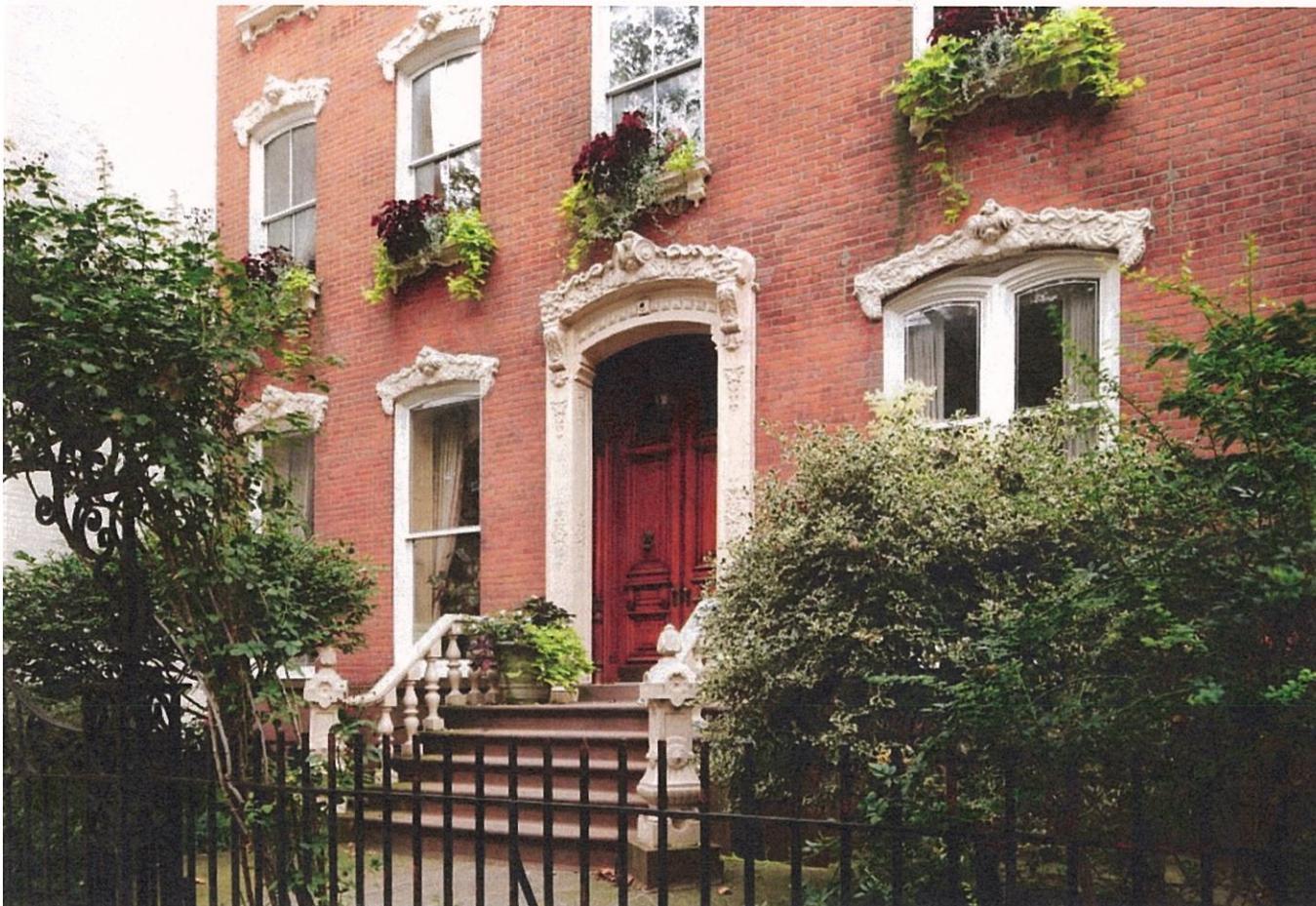




Details,
LPC 2018



238 President Street (Above) and Memorial Kindergarten (Right) as Alberto Baez's Primera Iglesia Metodista "Pioneering Ministries" presentation, New York Conference of the United Methodist Church



Hans S. Christian Memorial Kindergarten

Address: 236 President Street, Brooklyn
Tax Map Block 351, Lot 10

Built: 1897

Architect: Hough & Deuell

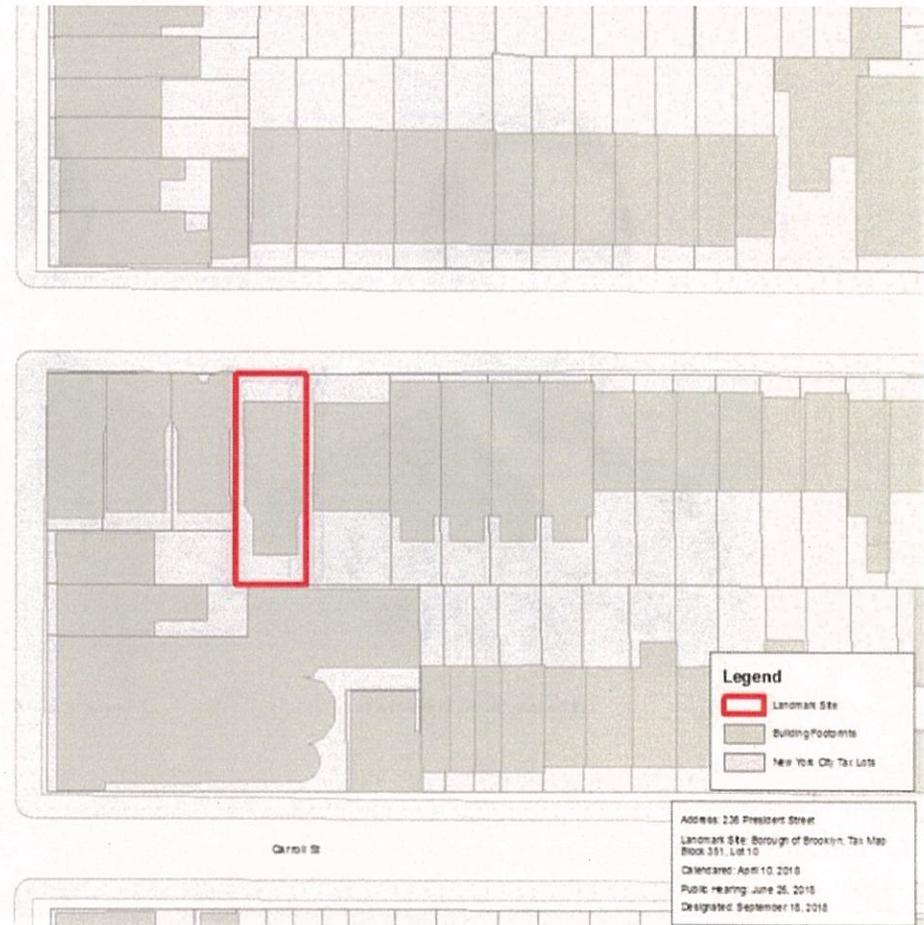
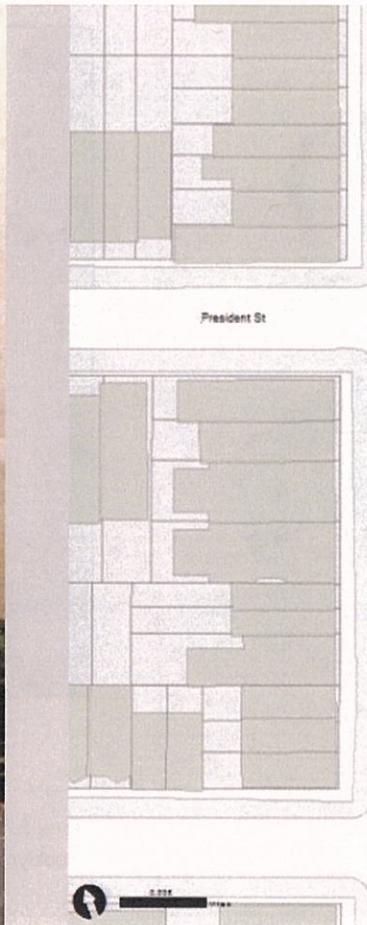
Style: Beaux Arts

Proposed for Calendar: April 10, 2018

Public Hearing: June 26, 2018

Designated: September 18, 2018





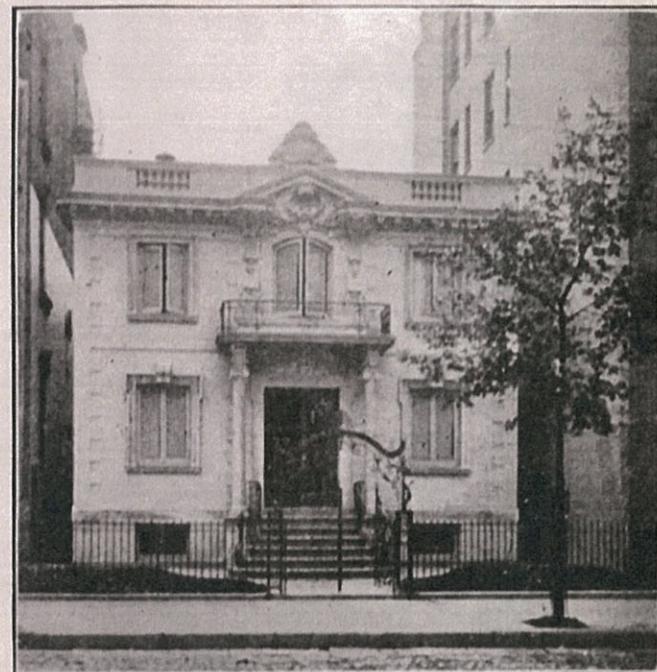


Hans S. Christian



Elmira E. Christian

Hans S. Christian and Elmira E. Christian,
Brooklyn Church Society of the Methodist Episcopal Church, 1903

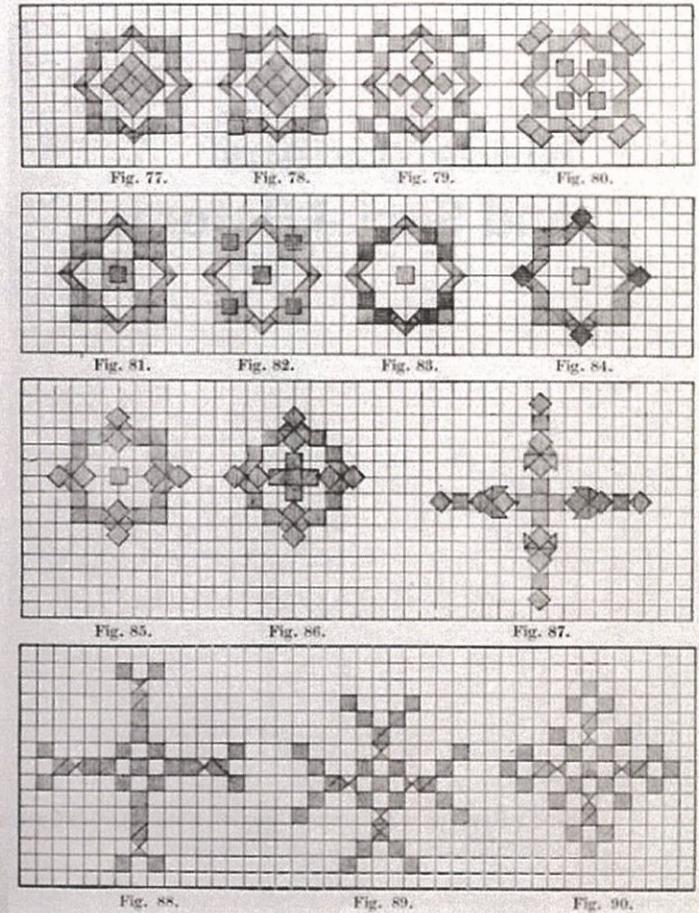
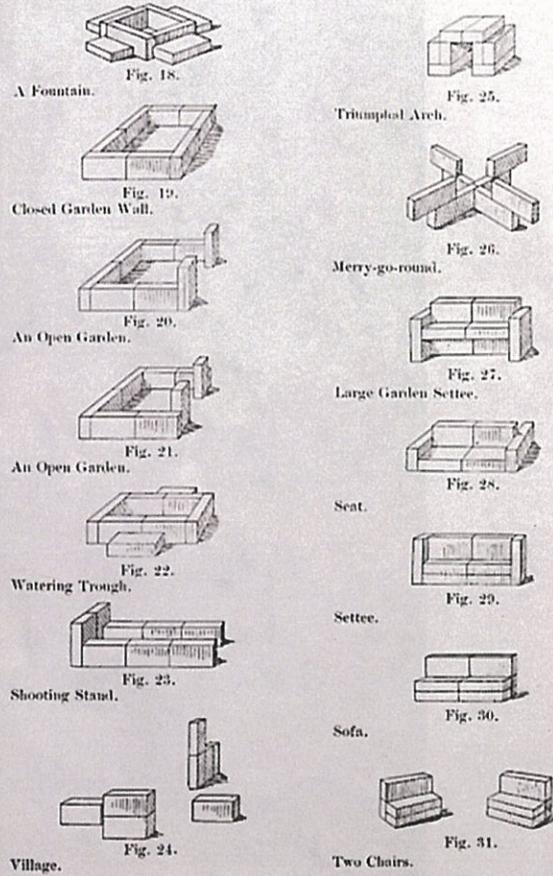


Hans S. Christian Memorial Kindergarten,
Brooklyn Church Society of the Methodist Episcopal Church, 1903

Development of Kindergartens



Friedrich Froebel and Forms Made with "Gifts"
Paradise of Childhood, ed. Milton Bradley, 1896



Kindergartens and Social Reform

King's Daughters Tenement Chapter, Kindergarten Games, 1897
Jacob Riis, Museum of the City of New York





Existing view, 2018
LPC



THE HANS S. CHRISTIAN MEMORIAL KINDERGARTEN BUILDING.

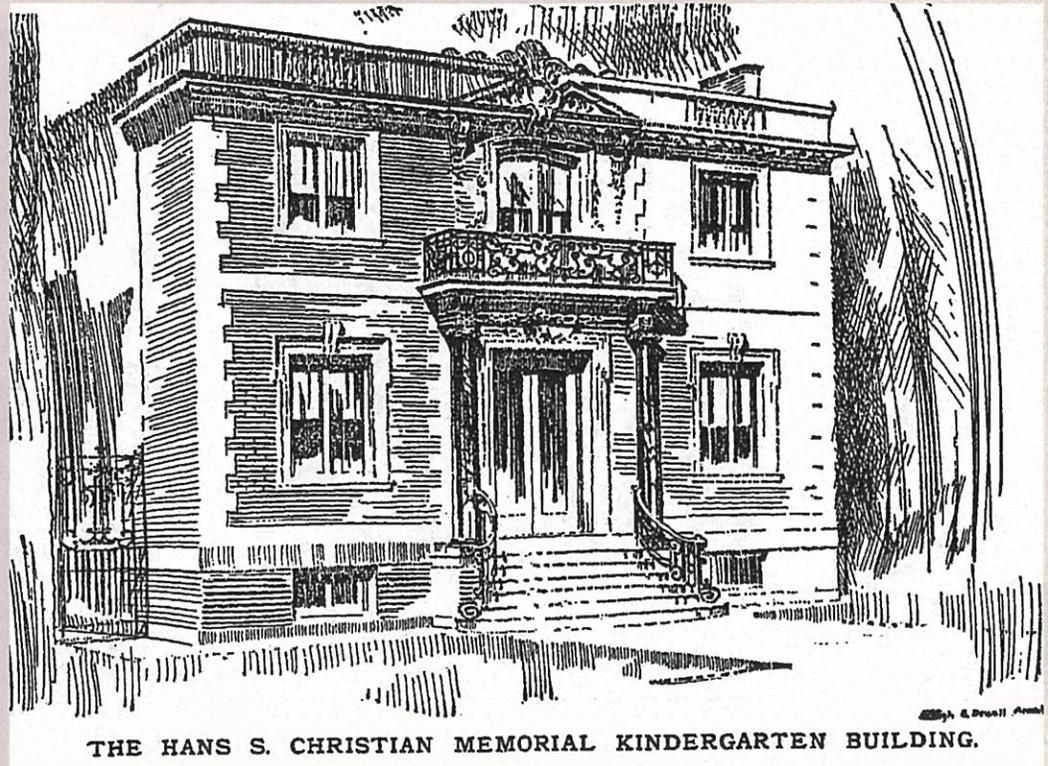
Architects' Rendering, 1897
Hough & Deuell via *Brooklyn Daily Eagle*



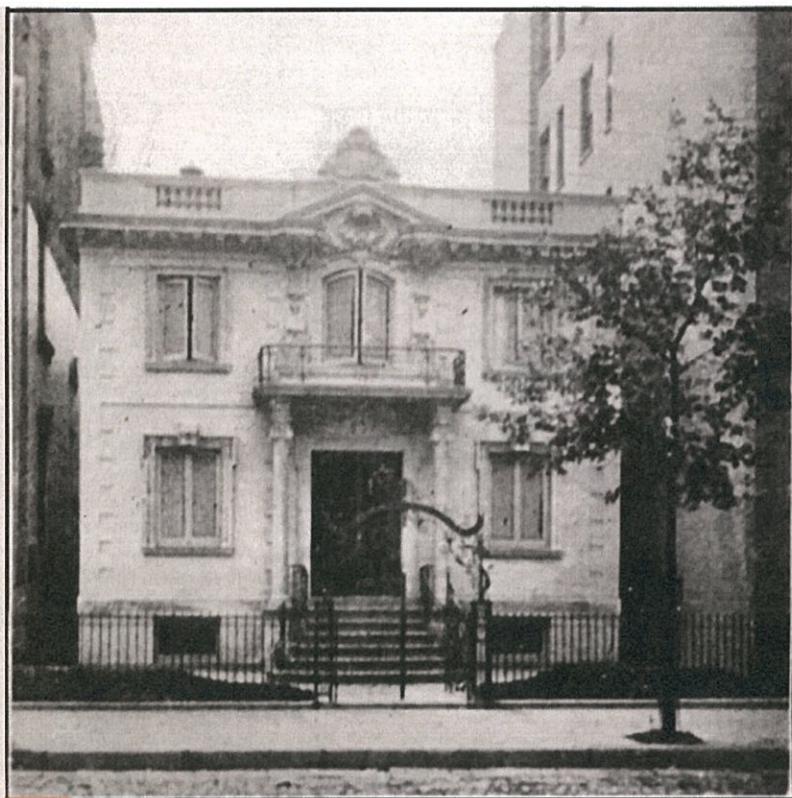
Testimony Response



Existing View, 2018; Architects' Exterior Rendering,
Hough & Deuell via *Brooklyn Daily Eagle*, 1897

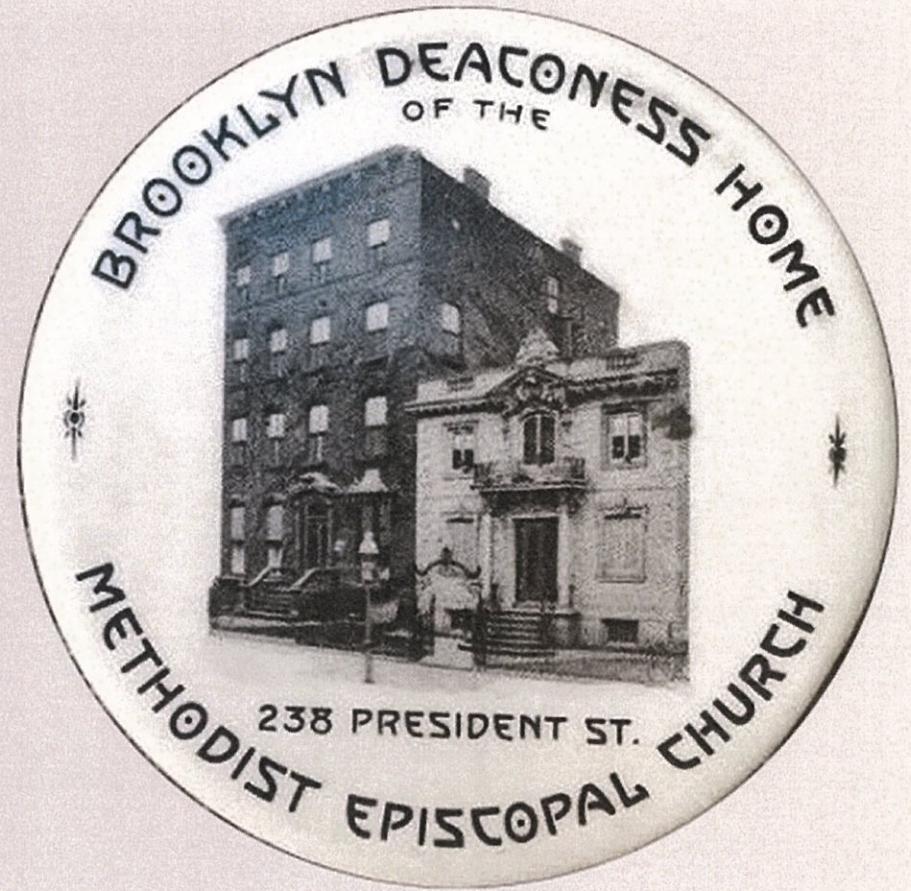


THE HANS S. CHRISTIAN MEMORIAL KINDERGARTEN BUILDING.



Architects' Exterior Rendering,
Hough & Deuell via *Brooklyn Daily Eagle*, 1897





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November 14, 2018

Chair Adrienne E. Adams
New York City Council
Subcommittee on Landmarks, Public Siting, and Maritime Uses
250 Broadway, 16th Floor
New York, New York 10007

Re: 236 President Street, Brooklyn, New York

Dear Chair Adams:

This office represents the owner of property located at 236 President Street, Brooklyn, New York (the "Property"), which has been designated as an individual landmark by the Landmarks Preservation Commission ("LPC"). A public hearing to review the LPC's designation will be held by the City Council Subcommittee on Landmarks, Public Siting, and Maritime Uses on November 15, 2018. I write to once again express the property owner's objections to the designation of the Property by the LPC as a landmark and to request that the City Council disapprove the designation.

The designation of the Property as an individual landmark constitutes a clear infringement on the owner's property rights and reflects a failure by the LPC to properly weigh the historical value of the Property with the costs and burdens imposed on the owner. The property owners, Josephine O'Connor and Anthony Gangemi, were born and raised at 236 President Street, which was bought by their parents in 1974 as a home and a legacy to their children. The family's rights and wishes with respect to their property is an unshakeable cornerstone under the law and must be afforded the requisite dignity, consideration and deference. This includes but is not limited to the likely and unwarranted significant reduction in the overall value and marketability of the Property for sale.¹ For these reasons amongst others, the family is emphatically opposed to the landmark designation of their property.

¹ Indeed, due to the community's tortious interference and the LPC's solicited intervention, the family has been unable to sell the Property and is forced to incur the substantial property taxes associated with maintaining the Property which is currently vacant. Furthermore, several initially interested buyers have indicated their lack of interest to purchase due to the Property's designation as an individual landmark.

The circumstances under which this designation arose are gravely disturbing. The family chose to sell the property following the death of their parents. Upon learning of the listing of the Property for sale to a potential developer, neighbors began to communicate their personal concerns regarding the sale, not only amongst themselves, but with local elected officials. In particular, Philip Mindlin, who resides at 238 President Street, Brooklyn, New York, contacted the family to say that he had no problem with development so long as it did not rise above its current configuration and therefore block the view from his upper floor windows. Mr. Mindlin even offered, in writing, to buy the air rights above the second story of the Property to protect the view from his windows. Thereafter, a concerted effort among neighbors commenced to spread discontent to discourage or prevent a sale to any buyer potentially interested in lawful expansion in accordance with the current permissible zoning, but beyond its current configuration. On various occasions, neighbors came to the Property to interrogate the family's real estate broker and potential buyers. 238 President Tenants Association, the homeowner's association at the adjoining property, began surreptitiously and in bad faith contacting potential buyers to interfere with the sale of the Property. These efforts succeeded in the winter of 2017/2018 when a buyer with whom the family had contracted to buy the Property backed out of a deal to purchase the property and commenced litigation in the Supreme Court, New York County against the family to recover their deposit. In or about February 2018, the family received text messages from Mr. Mindlin indicating that the LPC's intervention would be solicited next. Indeed, shortly thereafter, in March 2018, the LPC became involved and within a month's time,² the Property was calendared by LPC on April 10, 2018.

In electing to calendar the Property and proceed with designation procedures, the LPC exceeded the appropriate limits of its authority and committed an abuse of process and power. The LPC is intended to celebrate history, not to stop lawful development, or to protect lot line window views or operate as a vehicle for neighbors to accomplish their selfish goals.

Indeed, the LPC has previously considered the Property for designation on at least two other occasions *and on both occasions elected not to designate the Property with landmark status*. In 2009, the Council of the City of New York wrote to the LPC to request that the Property be inspected and analyzed for individual landmark designation. The LPC chose not to designate the Property following this request. In addition, the Property has come before the LPC on at least one other occasion, in 2017, following surveys of properties in the five-boroughs for consideration.³ The LPC again elected not to designate the Property following these surveys.⁴

Almost any building that is more than thirty-years old has a story to tell. In order to assess whether a building's history merits landmark designation, a closer examination of the facts are required. Here, it is important to observe that the Property did not house the first kindergarten in

² Indeed, this short turn around would seem to indicate that undue influence and pressure were exerted to obtain the LPC's involvement in having the Property designated as a landmark, where the LPC had considered the Property on prior occasions but had chosen not to pursue such a designation.

³ Although this office is only aware of the survey of the Property performed in or about April 2017, upon information and belief prior surveys of the Property have been performed. While the LPC has provided partial information regarding the 2017 survey, the LPC has refused to provide information regarding prior surveys.

⁴ It is unknown at this time why the LPC chose not to consider the Property for designation on these two (2) prior occasions.

the United States,⁵ New York State,⁶ New York City or Brooklyn.⁷ Nor did it house the first free kindergarten in the United States, New York State, New York City or Brooklyn as has been suggested by the LPC.⁸ Indeed, the Hans S. Christian Memorial Kindergarten did not originate at the Property, but moved to the Property from an adjoining property where it began.⁹

Upon information and belief, from approximately 1897 until 1901 the Property housed a kindergarten not unlike any other. At the time of construction of the Property, the Brooklyn Free Kindergarten Society was already operating approximately sixteen (16) other kindergartens in Brooklyn.¹⁰ These pre-existing kindergartens were not as informal and improvisational as the LPC has described. To the contrary, they were professional operations run by experienced, educated personnel.¹¹ Further, the Property was not exclusively used as a kindergarten; it was an adapted space like any other. In addition to operating as a kindergarten, beginning in 1901, the Property was used for church services, to operate a Sunday School, and to offer sewing courses by the Pratt Institute. In reality, the Property was not exclusively used as a kindergarten and the purpose of the space was to be adapted for whatever particular need it was being used for at the time.

Furthermore, the interior design of a property, *i.e.*, whether it was allegedly “purpose built,” should not contribute any weight to its merit as an individual landmark, insofar as individual landmarks only preserve exterior facades. Notwithstanding, despite any alleged intent at the time of construction of the Property regarding any future use, it was not constructed or designed any differently from any other kindergarten or home. Indeed, according to the LPC itself, in 1901 when it began being used by a church, the building was “in every way well adapted for the holding of church services.”¹²

With respect to the exterior of the Property, it has undergone substantial change to the façade since its construction in 1897. These changes include the construction of a garage in the front of the house; changed steps, windows, front door, and fence; the addition of a black structure above the cornice; and, installation of a mailbox, buzzer, and other electronic devices on the east side of the stoop. Indeed, the LPC has dismissed these substantial changes to the façade by deeming them insubstantial or “reversible.” The characterization of any change as “reversible” in order to dismiss the same is perplexing and fails to justify dismissing the change because the LPC has no authority to require the owners to “reverse” construction pre-dating designation.

⁵ First being established in or around 1856.

⁶ First being established in or around 1866.

⁷ A kindergarten was established by Adolph Douai in Brooklyn in or about 1861.

⁸ The Poppenhusen Institute in Queens, was established in or about 1867 and is a representative landmark. The Ethical Culture Society established a free kindergarten in New York in 1877.

⁹ The adjoining property was originally solely used as the Hans S. Christian Kindergarten, but was eventually adapted to house deaconesses. Eventually, the needs of the deaconesses increased and consent was given permitting their use of the building to expand to its full and complete use. The kindergarten was thereafter moved to the Property.

¹⁰ And the Board of Education was already operating thirteen (13) kindergartens.

¹¹ All of which were conducted “under the inspection of [a] supervisor, a thoroughly trained and experienced kindergartener, who sees to it that the work is up to the best professional standards. Only regularly educated teachers are employed and . . . the society has maintained that its work must be of the best quality.” Brooklyn Daily Eagle, Nov. 21, 1897.

¹² Brooklyn Daily Eagle, June 1, 1901.

The social and architectural character and history of Carroll Gardens is also adequately represented by the LPC. Indeed, a Carroll Gardens Historic District (which consists of 134 buildings built between 1869 and 1884) exists just one block east of the Property and two buildings in close proximity to the Property have individual landmark status.¹³ Additionally, the Cobble Hill Historic District is four blocks north of the Property.

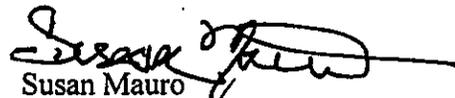
Further, Beaux Art architecture, the architectural style of the Property, exists and is preserved all around the City of New York.¹⁴ Thus, while the Property may have some aesthetically pleasing characteristics of Beaux Art architecture, in view of other exceptional examples of such architecture found in New York City (many of which have been previously landmarked), it is by no means the grandest of this architectural style and does not rise to the level of being landmark designation worthy as currently situated.

The intent of Elmira Christian (who established the Hans S. Christian Memorial Kindergarten) can be gleaned from an agreement that was executed with the Brooklyn Church Society of Methodist Episcopal Church (the grantee of the Property) contemporaneously with the property grant. Ms. Christian required use of the Property as a kindergarten "until the system of kindergarten teaching shall be generally adopted." Accordingly, even Ms. Christian did not intend for the Hans S. Christian Memorial Kindergarten to be preserved in perpetuity.

The facts and circumstances presented here require the judicial application and reconsideration of the applicability of the doctrine of regulatory takings. Further, the LPC's unbridled and unfettered discretion, without any clear standards and guidelines, is unconstitutional. Moreover, the expedited treatment by the LPC in connection with the designation of the Property violated the property owner's right to due process. Finally, the Property does not rise to the level of an individual landmark such that any such designation of the Property by the LPC would be arbitrary and capricious and constitute an abuse of discretion.

For the foregoing reasons, it is respectfully requested that the City Council vote to disapprove the designation of the Property as an individual landmark. Thank you for your time and attention to this matter.

Very truly yours,


Susan Mauro

¹³ 440 Clinton Street House (around the corner) and South Congregational Church, Chapel Ladies Parlor (across the street).

¹⁴ Examples include, to name just a few: (i) 81 Willoughby Street, Brooklyn, New York; (ii) Grand Army Plaza; (iii) Brooklyn Museum; (iv) 17 Eastern Parkway, Brooklyn, New York; (v) 123-129 8th Avenue, Brooklyn, New York; (vi) 889 St. Marks Avenue, Brooklyn, New York; (vii) Grand Central; and the (viii) New York Public Library.

To: City Council

Subcommittee on Landmarks, Public Siting and Maritime Uses

I have resided in Carroll Gardens since 1955 and at 238 President Street since 1975. I was the NYS Assembly member of the 52 A.D. which included Carroll Gardens from 1973 to 1980, when I became a judge. I have seen the land marking of parts of Carroll Gardens and Cobble Hill and the remaking of many homes into what can be described as "alien structures", albeit within the applicable ordinances, nevertheless out of the consistency with the rest.

I have always supported the expansion of landmark areas, block by block, cluster by cluster, or individual residences. There are no other structures in the city like 236 (the Christian Anderson Memorial Kindergarten) and 238 President Street because of their unique history and particular style of construction. The land marking of 236 President Street will save what was once a famous church. Over some 30 plus years there have been 5 conversions of churches to residential in the Carroll Gardens, Cobble Hill and Boerum Hill areas. None of those conversions involved the demolition of any part of the church. That would have happened here - 236 would be completely demolished... I repeat, it didn't happen in any of the others, and it would be a travesty if it happened here. I urge you to approve the designation of 236 and 238 President Street as historical landmarks.

Thank you for your attention.

Hon. Michael L. Pesce
238 President Street
Brooklyn, NY 11231

**NYC City Council - Subcommittee on Landmarks, Public Siting, and Maritime Uses
Public Hearing / 15 Nov 2018 – Testimony of Jim Protos, resident of 238 President Street, Brooklyn, 11231**

My name is Jim Protos. In 1996, my wife Grace and I purchased the second-floor apartment at 238 President Street, in Carroll Gardens, Brooklyn, and we have lived and raised our two teenage daughters there.

The two beautiful buildings at 236 and 238 President Street represent a shared history and a diverse mix of social, religious and ethnic ties—the Norwegian, Mexican and Italian immigrations, the Deaconess movement (a precursor of women’s suffrage), the free kindergarten movement, various strands of the Methodist Episcopal faith, and the grand architectural expression of the mid- and late-19th century when they were built.

Current day representatives of each of these threads, as well as some 2000 friends, neighbors and supporters, signed our petitions earlier this year and voiced their desire to preserve these structures by landmarking them. I came here today to represent them, and I want to express my appreciation for the Landmarks Preservation Commission’s support and thank you City Council Members for hearing our case and for considering our landmarking request. You perform a great service to our city.

I would also like to thank my neighbors and friends, and especially Councilman Lander and his staff, the Historic Districts Council, our local Community Board 6 and Carroll Gardens Neighborhood Association, Assembly Member Simon, Senator Kavanagh, and Congresswoman Velazquez, for supporting our effort to safeguard these structures as a vital link to the history of the neighborhood and New York City.

I hope you will help us fulfill our aim to secure landmark status for these buildings.

Thank you.

Attached below is a statement of support from Joan Baez regarding 236 and 238 President Street in Brooklyn.

Thank you,
Nancy Lutzow
on behalf of Joan Baez

Diamonds & Rust Productions
P.O. Box 1026
Menlo Park, CA 94026
(650) 328-0266

March 22, 2018

Dear members of the New York City Landmarks Preservation Commission,
I was disheartened to learn that there is a possibility of the demolition of 236 President Street in the Carroll Gardens neighborhood in Brooklyn, and I wish to add my voice to those in support of declaring both 236 and 238 President Street as historical landmarks. In addition to their architectural beauty, these two buildings are of unique social and historical significance, and they should be protected and celebrated. Brooklyn's past was illuminated by the waves of immigrants who came to America seeking a better life, and that legacy is alive in the structures representing those who lived and worked there. My grandfather Reverend Alberto Baez and his wife Thalia arrived from Mexico in 1917, and lived at 238 President Street. They were agents of social change who embodied and communicated their commitments in the life they led and the people whose lives they touched through their congregation, which found its home in Brooklyn.

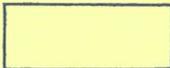
My grandfather was one of few Mexican Methodist Ministers of his time representing a breaking of stereotypes important to recognize in the success of the immigrant population of NYC and in his work with the Hispanic community in Brooklyn where he advocated for their entitlements as citizens. In 1920 he established Brooklyn's first Spanish-speaking congregation at First Methodist Episcopal Church. This congregation became the First Spanish Methodist Church in Brooklyn, with its sanctuary at 236 President Street.

My father Alberto Vinicio Baez also preached at the chapel when he was just 18 years old. Many years later I visited along with the rest of my family, and the sanctuary was still a vibrant and active Spanish-speaking center, welcoming the poorer population of Puerto Ricans. 238, as I remember it, was magisterial with marble fireplaces and mahogany banisters. In every way these buildings are historic landmarks and will hopefully be treated as such.

Yours,
Joan Baez

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. LU238 Res. No. _____

in favor in opposition

Date: 11/15/2018

(PLEASE PRINT)

Name: JOHN HATHEWAY

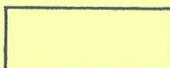
Address: 268 CARROLL ST BK 11231

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. LU238 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MICHAEL PESCE

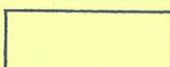
Address: 238 PRESIDENT ST - BKLYN

I represent: Myself!

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/15/18

(PLEASE PRINT)

Name: SIMEON BANKOFF

Address: _____

I represent: HOC

Address: 252 E 11 ST NY 10003



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU0238 Res. No. _____

in favor in opposition + LU0239

Date: 11-15-2018

(PLEASE PRINT)

Name: Glenn Kelly

Address: 257 Carroll Street BK 11231

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU-0238 and 0239 Res. No. _____

in favor in opposition

Date: Nov. 15, 2018

(PLEASE PRINT)

Name: Philip Mindlin

Address: 238 President St. BK 11231

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 238/239 Res. No. _____

in favor in opposition

Date: 11/15/18

(PLEASE PRINT)

Name: LISA KERAVAGE

Address: _____

I represent: LPC

Address: 1 CENTRE, 9TH FL

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 238 Res. No. _____

in favor in opposition

Date: 11/15/18

(PLEASE PRINT)

Name: James Protos

Address: 238 President St 11231

I represent: 238 President Tenants Corp

Address: 238 President St. 11231

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/15/18

(PLEASE PRINT)

Name: Jessica Wunwar

Address: 55 Water Street

I represent: NYC DOT

Address: 55 Water St. N.Y., NY 10043

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/15/18

(PLEASE PRINT)

Name: KEES STAHL

Address: 55 WATER ST

I represent: NYC DOT

Address: 25 14TH ST BK

THE COUNCIL (DOT/AT&T Services)
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Dale Lazerson, Asst. Director Leasing

Address: _____

I represent: DOTAS, Real Estate Services

Address: 1 Centre St., NY NY

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Nov 15, 2018

(PLEASE PRINT)

Name: Michael Molinaro

Address: _____

I represent: DOT

Address: _____

Please complete this card and return to the Sergeant-at-Arms