

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

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September 19, 2012
Start: 12:03 p.m.
Recess: 12:20 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E: BRAD S. LANDER
Chairperson

COUNCIL MEMBERS:
Maria del Carmen Arroyo
Rosie Mendez
Annabel Palma
James Sanders, Jr.
Jumaane D. Williams
Daniel J. Halloran III

A P P E A R A N C E S (CONTINUED)

Jenny Fernandez
Director of Intergovernmental and Community Relations
Landmarks Preservation Commission

2 CHAIRPERSON LANDER: We good?

3 Alright. Great. Just barely good morning. I am
4 City Council Member Brad Lander, chair of the City
5 Council's Land use Subcommittee on Landmarks,
6 Public Siting and Maritime Uses joined this
7 morning by Committee members, Annabel Palma from
8 the Bronx, Jumaane Williams from Brooklyn, Dan
9 Halloran from Queens, and we are pleased to be
10 joined this morning by Council Member Letitia
11 James from Brooklyn. Two housekeeping items
12 before we get to today's business. We are laying
13 over Land Use number 705, the Riverside West End
14 Historic District extension, which we are looking
15 very forward to hearing at a future meeting, but
16 not today, and also we're making a motion to file
17 the Land Use item number 669. This item concerns
18 landmark designation of the Yorkville Bank
19 Building in Council Member Lappin's district. An
20 administrative correction was necessary for this
21 item, and it's been reintroduced as Land Use
22 number 700 for our approval of the landmark
23 designation of this building, which we—and so we
24 will be voting later for the motion to file Land
25 Use 699, and we will hear 700 on today's calendar.

2 Alright, with that I'd like to
3 invite Jenny Fernandez from the Landmarks
4 Preservation Commission up to testify. Because
5 Council Member James is with us, we will go out of
6 order and start with Land Use number 704, the Park
7 Place Historic District, application number
8 20135016 HKK.

9 JENNY FERNANDEZ: Thank you, Chair
10 Lander, members of the Committee. My name is
11 Jenny Fernandez, director of intergovernmental and
12 community relations for Landmarks Preservation
13 Commission. I'm here today to testify in the
14 Commission's designation of the Park Place
15 Historic District in Brooklyn. On October 26th,
16 the Landmarks Preservation Commission held a
17 public hearing on the proposed designation of the
18 Park Place Historic District. Six people spoke in
19 favor of designation, including Council Member
20 Letitia James and representatives of the Crow Hill
21 Community Association, Historic District Council,
22 New York Landmarks Conservancy and Victorian
23 Society of New York. There was no testimony in
24 opposition to the proposed designation. The
25 Commission also received a letter in favor of

1 designation from the Prospect Heights Neighborhood
2 Development Council. On June 26th, 2012, the
3 Commission voted to designate Park Place a New
4 York City Historic District. The 13 residences of
5 the Park Place Historic District are fine, largely
6 intact examples of Brooklyn's richly diverse Queen
7 Anne and Romanesque revival style row house
8 architecture. Complete in 1889 to 1890, the row
9 was built by two Philadelphia brothers, Frederick
10 W. and Walter S. Hammett. It was designed by
11 former Philadelphian Joseph Mason Kirby, a
12 carpenter and house builder. The Park Place
13 Houses were constructed as single family
14 residences. Among their earliest residents was
15 the future architect, Mott Schmidt [phonetic],
16 whose parents moved into the new house at 671 Park
17 Place when he was one year old and he would grow
18 up there and continue to live in the house
19 following his studies at Pratt Institute and
20 during his early career. The houses of the Park
21 Place Historic District are of three types,
22 arranged in symmetrical configuration and feature
23 brick facades with rough face brownstone trim.
24 Six of the houses have flat roofs with elaborate
25

2 cornices, while the others have pitch roofs
3 pierced by triangular and round Jacobian style
4 [phonetic] gables. The Commission urges you to
5 affirm this designation.

6 CHAIRPERSON LANDER: Thank you very
7 much. Council Member James is approaching the New
8 York Yankees record for most historic districts.
9 Council Member, do you want to make a comment?

10 COUNCIL MEMBER JAMES: So thank
11 you, Mr. Chair, and I just want to thank Jenny.
12 Again, my sympathy to her and her family and just
13 want to thank the Commissioner in his absence and
14 want to thank all of the members. The Park Place
15 Historic District comprises 13 fine, largely
16 intact row houses combining elements of the Queen
17 Anne and Romanesque revival styles. You can see
18 these styles all throughout Crown Heights in this
19 part of the district, which is commonly referred
20 to as Crow Hill. There were a number of
21 individuals who came out in support of this
22 designation and this designation is fully
23 supported by the community as well as Prospect
24 Heights, which includes Crow Hill. Again for all
25 of these reasons and because it will preserve the

2 integrity of the community, and will continue to
3 highlight the diversity of the district in terms
4 of architecture and because of the distinguished
5 nature of all of these buildings, their facades,
6 their inspired detailing and their massive round
7 arch openings, I proudly urge my colleagues on
8 this Committee to vote in support of this
9 designation. And thank you, Mr. Chair, for
10 expediting this application.

11 CHAIRPERSON LANDER: Thank you,
12 Council Member James. Any questions for Ms.
13 Fernandez from the Committee? Seeing none and
14 seeing no one signed up to testify, we will close
15 the public hearing on the Park Place Historic
16 District. Council Member James, thank you for
17 joining us and then we will return to the top of
18 the calendar. Land Use number 700, the Yorkville
19 Bank Building in Council Member Lappin's district,
20 application 20125791.

21 JENNY FERNANDEZ: Thank you, Chair
22 Lander, members of the Committee. My name is
23 Jenny Fernandez, director of intergovernmental and
24 community relations for the Landmarks Preservation
25 Commission. I am here today to testify on the

1 Commission's designation of the Yorkville Bank in
2 Manhattan. On March 27th, 2012, the Landmarks
3 Preservation Commission held a public hearing on
4 the proposed designation of the Yorkville Bank.
5 Three people spoke in favor of designation
6 including representatives of the owner, the
7 Historic Districts Council and the friends of the
8 Upper East Side Historic Districts. There was no
9 testimony in opposition to the proposed
10 designation. On June 12th, 2012, the Commission
11 voted to designate the building a New York City
12 individual landmark. The Yorkville Bank Building,
13 an Italian Renaissance revival structure designed
14 by architect Robert Maynicke and constructed in
15 1905 served for more than 85 years as a banking
16 center for the Yorkville neighborhood of
17 Manhattan's Upper East Side. The opening of the
18 Second and Third Avenue elevated railways in the
19 1870s ushered in a period of urbanization for the
20 neighborhood, bringing with it middle class row
21 house and apartment development. By the turn of
22 the century, Yorkville had become a destination
23 for waves of German, Hungarian and Czechoslovakian
24 immigrant families looking to escape the
25

1 overcrowded tenement districts of Manhattan's
2 Lower East Side. In 1905, the bank hired Robert
3 Maynicke, an architect born in Germany and trained
4 at - - to design the dignified four story granite,
5 limestone, brick and terracotta bank and office
6 building. In 1923-24, the structure was expanded
7 with the addition of one and a half bays on both
8 street facades intended to blend seamlessly with
9 Maynicke's original design. By 1990, the building
10 ceased functioning as a bank and is occupied by
11 commercial tenants. After 107 years, the
12 Yorkville Bank Building remains a significant
13 reminder of Yorkville as a once prominent German
14 American community. The Commission urges you to
15 affirm this designation.
16

17 CHAIRPERSON LANDER: Thank you very
18 much. Any questions from the Committee? No one
19 is signed up to testify, so we will close the
20 public hearing on the Yorkville Bank Building, and
21 move to another bank building. Land Use number
22 701, the Bowery Bank. I like that we do these in
23 themes. We had firehouses at the last meeting and
24 we're doing the banks at this one. Land Use
25 number 701 the Bowery Bank of New York,

2 application number 20135013 located at 124 Bowery.

3 JENNY FERNANDEZ: Thank you, Chair
4 Lander, Committee members. My name is Jenny
5 Fernandez, director of intergovernmental and
6 community relations for the Landmarks Preservation
7 Commission. I'm here today to testify on the
8 Commission's designation of the Bowery Bank of New
9 York Building in Manhattan. On May 15th, 2012, the
10 Landmarks Preservation Commission held a hearing
11 on the proposed designation as a landmark of the
12 Bowery Bank of New York Building. Four people
13 testified in favor of designation including
14 representatives of City Council Member Margaret
15 Chin, the Bowery Alliance of Neighbors, the
16 Historic Districts Council and the Metropolitan
17 Chapter of the Victorian Society in America. The
18 Commission has also received a letter from the
19 owner in opposition to designation. On June 26th,
20 2012, the Commission voted to designate the
21 building a New York City individual landmark.
22 Complete in 1902, the Bowery Bank of New York is
23 the earliest surviving building by the
24 architectural firm of York and Sawyer in New York
25 City. Located at the northwest corner of the

2 Bowery and Grand Street, it is flanked on both
3 sides by the former Bowery Savings Bank, a
4 designated landmark that was constructed during
5 the years when both Sir York and Sawyer were
6 employed by the building's architect - - Meade and
7 White. The New York Daily Tribune praised the
8 building when it opened, saying it ranks with the
9 best of our modern New York banks. Edward York
10 and Philip Sawyer former their partnership in 1898
11 and the light colored marble street elevations
12 display features associated with the city
13 beautiful movement and the Bozart style, including
14 a rusticated bay, segmental arch windows and a
15 substantial fourth story cornice embellished with
16 copper cresting that lines up with its neighbor.
17 Despite alterations and the installation of
18 multiple canopies, most of the original classical
19 detail survives especially at the upper cornices
20 and around the windows. An early commission by
21 one of New York City's leading architectural
22 firms, this simple yet monumental structure is a
23 major example of early 20th Century bank
24 architecture. The Commission urges you to affirm
25 this designation.

2 CHAIRPERSON LANDER: Thanks very
3 much for the testimony and for the report. I'll
4 just say that I'll note for the record—I mean it's
5 a great building and obviously it's interesting
6 how the Bowery Bank wraps around it and it seems
7 to me this is fairly straightforward situation
8 where while I'm more excited when the owner is
9 willing to step forward and exercise stewardship,
10 but this is a building that we surely want to save
11 and you know, making sure that it's there for
12 generations to come is very clearly important.
13 You can see it from the pictures. So thank you
14 for your testimony. Any questions from the
15 Committee members? Thank you. No one is signed
16 up to testify, and as Ms. Fernandez said, Council
17 Member Chin is in favor of this designation. We
18 will close the public hearing on this item and
19 move on to the next one. Also in Manhattan, Land
20 Use number 702 and also on the Bowery, the Bowery
21 Mission, application 20135014 located at 227
22 Bowery.

23 JENNY FERNANDEZ: Thank you, Chair
24 Lander, members of the Subcommittee. My name is
25 Jenny Fernandez, director of intergovernmental and

2 community relations for the Landmarks Preservation
3 Commission here to testify on the Commission's
4 designation of the Bowery Mission of Manhattan.

5 On June 12th, 2012, the Landmarks Preservation
6 Commission held a public hearing on the proposed
7 designation as a landmark of the Bowery Mission.

8 Five witnesses spoke in favor of the designation,
9 including the president of the Bowery Mission,
10 representatives of the Historic Districts Council,
11 New York Landmarks Conservancy, Victorian Society
12 of New York and the Bowery Alliance of Neighbors.

13 In addition, the Commission has received letters
14 in support of the designation. No one spoke in
15 opposition to designation. On June 26th, 2012, the
16 Commission voted to designate the building a New
17 York City individual landmark. Number 227

18 Bowery's significant 103 year history as a home of
19 the Bowery Mission, a religious based organization
20 that had fed, housed and cared for countless men
21 on the Lower East Side for more than 130 years.

22 The Bowery Mission was established in 1879 on the
23 Bowery and moved from its location at 55 to 227
24 Bowery in 1909. As one of the oldest Christian
25 missions still in existence in this country, the

2 mission became famous for its bread line. Many
3 prominent figures have made appearances at the
4 Mission including President William Taft, who
5 spoke to 600 men in 1909 soon after the
6 organization moved to its current location. The
7 building at 227 Bowery was built in 1876 by owner
8 Jonas Stolts, a manufacturer of coffins and an
9 undertaker and designed by William Jose, who
10 designed many multiple dwellings in Manhattan.
11 This neo-Grec style building was altered by
12 architects Marshall Emory and Henry Emory when the
13 Bowery Mission leased the building. The
14 Commission urges you to affirm this designation.

15 CHAIRPERSON LANDER: Thank you very
16 much. Great to have here an organization not only
17 obviously that's acting as a great steward of this
18 architectural treasure, but that has been such a
19 better important role in the lives of so many New
20 Yorkers over more than a century, so I'm very
21 happy to hear they are supportive of it and the
22 city is working with them to help preserve this
23 building. Any questions from the Committee?
24 There is no one signed up to testify, so we will
25 close the public hearing on that item as well and

2 move to the last item that we have on the calendar
3 for today, Land Use number 703, the New York Curb
4 Exchange, application number 20135015 in Manhattan
5 Community Board 1.

6 JENNY FERNANDEZ: Thank you, Chair
7 Lander and members of the Subcommittee. Jenny
8 Fernandez, director of intergovernmental and
9 community relations for the Landmarks Preservation
10 Commission here to testify on the Commission's
11 designation of the New York Curb Exchange
12 Building. On June 12th, 2012, the Landmarks
13 Preservation Commission held a hearing on the
14 proposed designation of the New York Curb Exchange
15 and the proposed designation of the landmark site.
16 Four people testified in favor of designation
17 including representatives of the owner, the
18 Historic Districts Council, the New York Landmarks
19 conservancy and Citizens for Downtown. There were
20 no speakers in opposition to designation. On June
21 26th, 2012, the Commission voted to designate the
22 building a New York City individual landmark. The
23 New York Curb Exchange, later called the American
24 Stock Exchange, was constructed in two phases; the
25 western portion in 1920-21 and the eastern portion

2 in 1930-31. Located on an L shaped midblock
3 parcel bordered by Trinity Place and Greenwich
4 Street in Lower Manhattan, these interlocking
5 structures were designed by Starrett and Van
6 Vleck. Known earlier as the Curb and the New York
7 Curb Market because early members traded stocks
8 and securities outdoors, most memorably on Broad
9 Street, this informal organization served as a
10 proving ground for both young brokers and new
11 riskier securities. The Greenwich Street Building
12 completed in June 1921 marked an important turning
13 point for the exchange. Not only was there a
14 spacious trading hall, but the move indoors
15 strengthened trust among investors and proved the
16 organization's status. A handsome example of the
17 art deco style, the 14 story tall structure faces
18 Trinity Church Graveyard and it clearly visible
19 from Broadway. It features a prominent central
20 entrance, multistory windows, metal decorative
21 reliefs that illustrate the types of stocks traded
22 and uninterrupted piers [phonetic] that accentuate
23 the building's height. Renamed the American Stock
24 Exchange in 1953, for many decades it was a close
25 rival to the New York Stock Exchange. A year

2 after merging with a group headed by the New York
3 Stock Exchange in 2008, the - - ceased trading on
4 February 2009. The Commission urges you to affirm
5 this designation.

6 CHAIRPERSON LANDER: Thank you very
7 much for that testimony. Any questions here or
8 folks who have stock trading stories to tell from
9 their time at the American Stock Exchange?

10 Alright. We don't have anyone signed up to
11 testify on this building either, and as we heard
12 is supported unanimously by those who did testify
13 at the Landmarks Preservation Commission, so we
14 will close the hearing on this item, and thank Ms.
15 Fernandez for her testimony on all five items on
16 today's calendar. I'll turn it over to our
17 counsel to call the roll. Oh right, yes. I'm
18 sorry. Let me just reiterate as I said at the
19 beginning, so we're voting on five items on
20 today's calendar: Land Use number 700, 701, 702,
21 703 and 704, which were heard today. We are
22 laying over Land Use number 705, the Riverside
23 West End Historic District extension, and we are
24 filing Land Use application number 669, which
25 there is a motion to file 699, which was

2 reintroduced and which we heard today as Land Use
3 item number 700. - - Council Christian Hilton to
4 call the roll.

5 COUNSEL: Chair Lander?

6 CHAIRPERSON LANDER: Aye on all.

7 COUNSEL: Council Member Palma?

8 COUNCIL MEMBER PALMA: Aye on all.

9 COUNSEL: Council Member Williams?

10 COUNCIL MEMBER WILLIAMS: Aye on

11 all.

12 COUNSEL: Council Member Halloran?

13 COUNCIL MEMBER HALLORAN: Aye on

14 all.

15 COUNSEL: By a vote of four in the

16 affirmative, none in the negative and no

17 abstentions, all items are approved and referred

18 to the full Land Use Committee.

19 CHAIRPERSON LANDER: This meeting

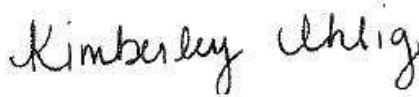
20 of the Subcommittee is adjourned. Thank you.

21 [gavel]

C E R T I F I C A T E

I, Kimberley Uhlig certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

Handwritten signature of Kimberley Uhlig in cursive script, written over a horizontal line.Date 10/2/12