

New York City Economic Development Corporation

New York City Council

Subcommittee on Landmarks, Public Siting and Maritime Uses

Application No. N 190501 HAX (Bronx Point NCFP - UDAAP)

Charlie Samboy, Vice President, Government & Community Relations

Wednesday, September 4, 2019

Good Morning. My name is Charlie Samboy and I am a Vice President with the Government & Community Relations Department at the NYC Economic Development Corporation. I am excited today to bring the Bronx Point project before the City Council again today, this time in the context of its UDAAP request, which is just one of the many agency approvals this project is seeking as part of the development process. The project originally received ULURP approval in October 2017, which included a rezoning of the site and site disposition, among others. Later that year the project was also approved by the Bronx Borough Board for 384(b)4 disposition to the Bronx Point development team.

By way of background, in 2016, the New York City Economic Development Corporation issued the Lower Concourse North Request for Expressions of Interest (“RFEI”) to develop the site known as the Lower Concourse North, a site bounded by the demapped E. 150th Street to the North, Exterior Street to the east, E. 149th Street to the south, and the Harlem River to the west – seen here on this slide. The spirit of the RFEI sought to provide the opportunity to achieve multiple community and City policy goals, while catalyzing development in the general Lower Concourse area. The intention of the project is to facilitate a mixed-use, transit-oriented development that provides substantial affordable units for residents with a wide range of incomes; provides publicly accessible open space to all local residents and visitors, expands open space access adjacent to Mill Pond Park; creates the opportunity for a variety of commercial uses serving local and potentially regional needs; and creates the opportunity for cultural and community facilities to serve Community District 4 and Community District 1, the Bronx, and the City.

In 2017, NYCEDC and HPD selected a development project known as Bronx Point, a joint venture between L&M Development Partners and Type A Projects. The ULURP and 384b4 approvals for this project were subsequently approved in October and December 2017, respectively. The JV is here today and will speak briefly to the larger mixed-use project, but what you will see presented today, and the approval we are seeking from this Subcommittee, is for the open space improvements associated with the mixed-use project, designed by Marvel Architect. These open space improvements will be funded in part through city funds, hence the request for UDAAP approval today. Phase 2 of this development, which is also included in the UDAAP, but all of the open spaces will be delivered as part of Phase I. We are very excited about this proposal and we look forward to presenting it to you and taking any questions you may have at the end of our presentation.

Before I turn it over to HPD, I would like to briefly discuss some planned investments in the area, and the recent history leading up to this development proposal. As part of the ULURP process in 2017, the Special Harlem River Waterfront District which was originally approved in

2009, was expanded to include the Bronx Point site. This facilitated a Waterfront Access Plan to be implemented in the design of the project. Coupled with the zoning district's expansion and the Bronx Point project was a capital investment commitment of nearly \$200 million to reconstruct key intersections, update water and sewer lines, upgrade the streetscape, and install commercial-grade broadband access. Funds to reimburse the development team for costs associated with the open space will be derived from this investment. Infrastructure work along these intersections are in the final design phases and we expect construction to begin in 2020, in close coordination with the development team.

Together, all these investments comprise the Lower Concourse Infrastructure Investment Strategy of nearly \$200M, complemented by the work of the Bronx Point mixed-use development project. We believe these investments working in concert have the opportunity to strengthen the South Bronx and provides opportunities for supporting new affordable housing, creating jobs, and bring new open spaces along the Harlem River.

My colleague at HPD will now say a few words as further introduction to the UDAAP application. Thank you.

~ END ~

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-considered

Bronx Point – Lower Concourse North (EDC)

September 4, 2019

(Ayala) This pre-considered item is related to the City Planning Commission Report No. C190338HAX, which is a Post-ULURP UDAAP application currently before the Subcommittee on Landmarks, Public Siting and Maritime Uses. This application seeks UDAAP designation and project approval for City-owned vacant property located at **Block 2356, Lots 2, 72; Block 2539, Lots 1, part of Lot 2 and part of Lot 3** as well as a de-mapped portion of former East 150th Street, in Council District 8 in the Bronx. The project is known as **Bronx Point – Lower Concourse North (EDC)**.

The development site received disposition approval by the Council on October 17, 2017 as part of the Lower Concourse North Rezoning, which included mixed-use affordable housing, commercial/community space, office space, and recreational uses including development of the waterfront. The housing will be developed under HPD's Mix & Match term sheet, which facilitates creation of affordable rental housing for households with a range of affordability. The project will also include a set aside for formerly homeless families referred by other agencies, such as the Department of Homeless Services (DHS).

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-considered

Bronx Point – Lower Concourse North (EDC)

September 4, 2019

EDC selected this development team to construct Phase 1 of this two-phase project through a Request for Expressions of Interest (RFEI) in 2017. The Phase I building will be 23 stories with approximately 540 units of permanently affordable rental housing. Phase II will occur at a later date and will contain approximately 505 units, bringing the overall total unit count for the Bronx Point project to 1,045 dwelling units, including two superintendent apartments. The project will also contain up to approximately 79,377 square feet of commercial space, up to approximately 105,273 square feet of community facility space, as well as publicly accessible open space.

The Phase I building will be located at 575 Exterior Street and will have a mixture of unit types, including approximately 135 studios, 192 1BRs, 122 2BRs, and 93 3BRs. Targeted incomes for these units will range from 30%-130% of the Area Median Income (AMI), in accordance with HPD's Mix & Match term sheet.

The Project Area currently requires an Urban Development Action Area Plan (UDAAP) designation to allow City funding to be provided for a portion of the

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-considered

Bronx Point – Lower Concourse North (EDC)

September 4, 2019

Project Area. In order to facilitate this, HPD seeks approval of this Post-ULURP UDAAP application.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

Brownsville South NCP

September 4, 2019

{**Espinal, Barron**} This pre-considered Land Use item is related to ULURP application No. C 190373 HAK that seeks UDAAP designation, project and disposition approval for four (4) city-owned vacant lots located at **120-122 Liberty Avenue** (Block 3693, Lots 22, 23) in Council District 37; and **609 Osborn Street** (Block 3628, Lot 9) and **47 New Lots Avenue** (Block 3855, Lot 40) in Council District 42. The project is known as **Brownsville South** and is slated for development under HPD's Neighborhood Construction Program (NCP), which funds infill rental housing with up to 45 units affordable to low-, moderate-, and middle-income households.

The development team was chosen through a competitive process and proposes to construct three buildings containing a total of forty-one (41) affordable residential units, and a superintendent's unit.

Upon completion, 120-122 Liberty Avenue will be a four (4) story building with 2 studio units, 7 one-bedroom units, 3 two-bedroom units, and 1 three-bedroom units for a total of 13 units. The building to be located at 47 New Lots Avenue will be a six (6) story building with 5 studio units, 6 one-bedrooms, 3 two-bedrooms

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

Brownsville South NCP

September 4, 2019

(including the super's unit) and 3 three-bedroom apartments for a total of 17 units. The building will also contain approximately 2,000 square feet of commercial space on the ground floor. The third building at 609 Osborn Street will be four (4) stories with 4 studios, 5 one-bedrooms, and 3 three-bedroom apartments for a total of 12 units.

Of the total unit count, approximately 5 units (12% of the total) will be set aside for formerly homeless families and individuals referred from other social service agencies, such as the Department Homeless Services (DHS). The target incomes for this project will be from 30-80% of the Area Median Income (AMI).

The building will be built to meet Enterprise Green Community Standards and amenities will include a laundry room, bike storage, elevator, and recreational rear yard per building. Today, HPD is before the Landmarks subcommittee seeking approval of the Brownsville South NCP project in order to facilitate construction of these affordable residential buildings.

Brownsville South City Council Hearing

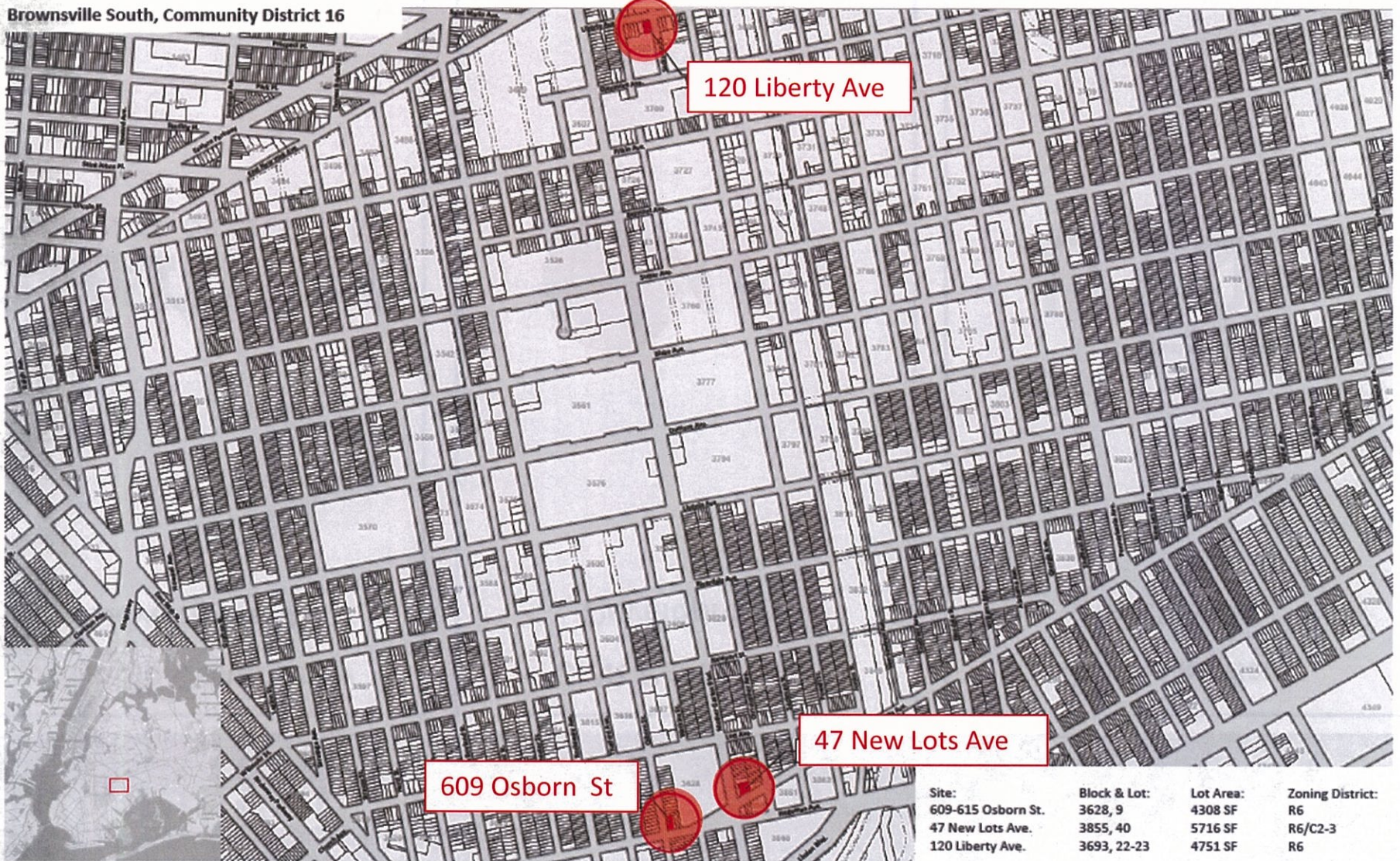
September 4, 2019


Introductions & Proposed Land Use Actions

- **Development Team Designation:** Alembic and JMR proposed project was designated in July 2017 under the NIHOP & NCP RFQ
- **Applicant:** NYC Department of Housing Preservation & Development
- **Sponsor:** Alembic Community Development
- **ULURP Certification:** May 6, 2019
- **Land Use Actions:**
 - Designation of an Urban Development Action Area (“UDAA”), Urban Development Action Area Project (“UDAAP”) approval, and the disposition of City-owned property:
 - 609 Osborn Street - Block 3628, Lot 9
 - 47 New Lots Avenue - Block 3855, Lot 40
 - 120-122 Liberty Avenue - Block 3693, Lots 22 & 23

Development Sites

Brownsville South, Community District 16



Context Map 

Introductions

**Alembic Community
Development**

alembic
COMMUNITY DEVELOPMENT

**JMR Residential
Development**

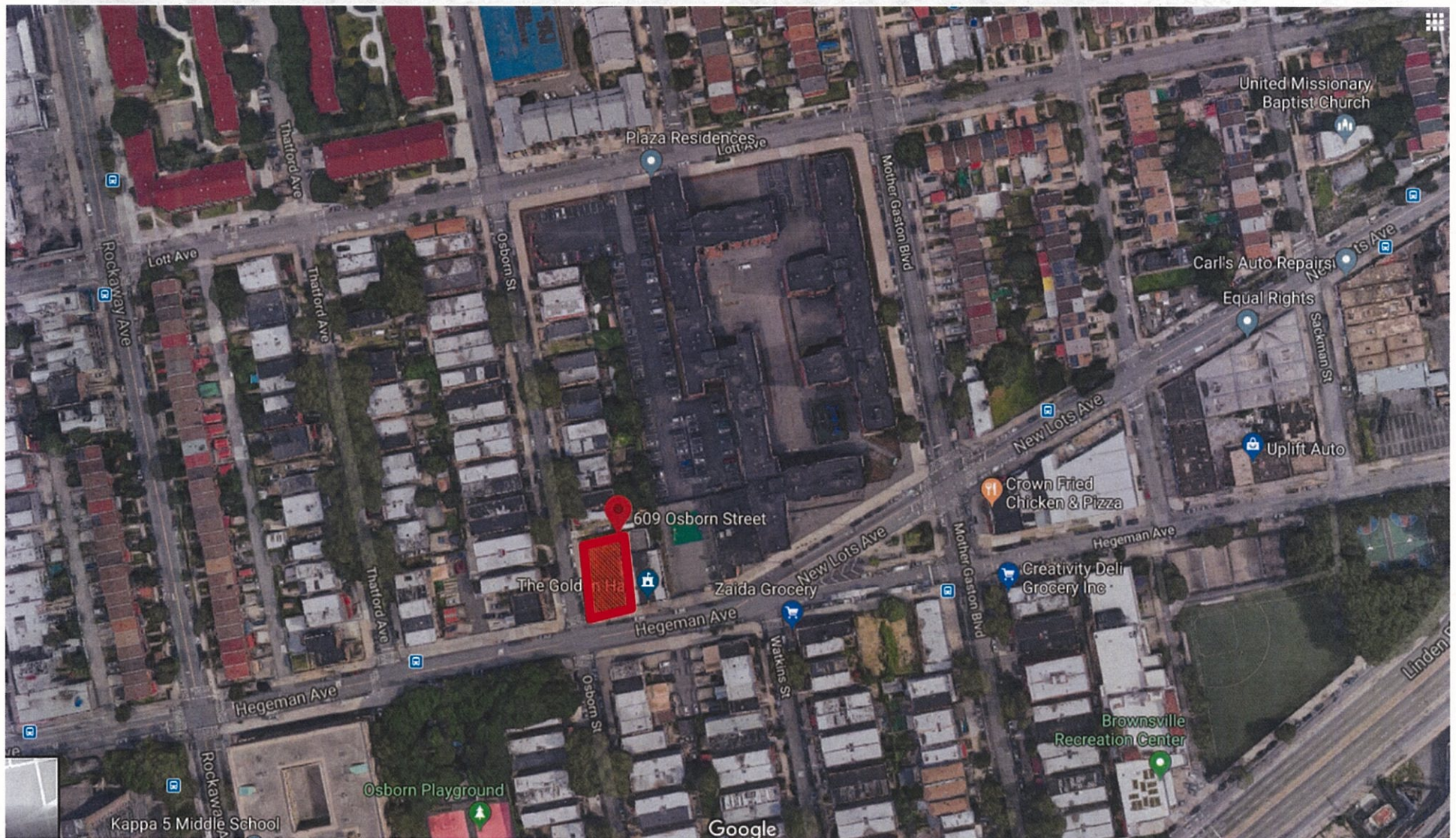


**Urban Quotient
(architect)**



609 Osborn Street - Location & Context

Block 3628, Lot 9 | 4,308 SF | R6



609 Osborn Street



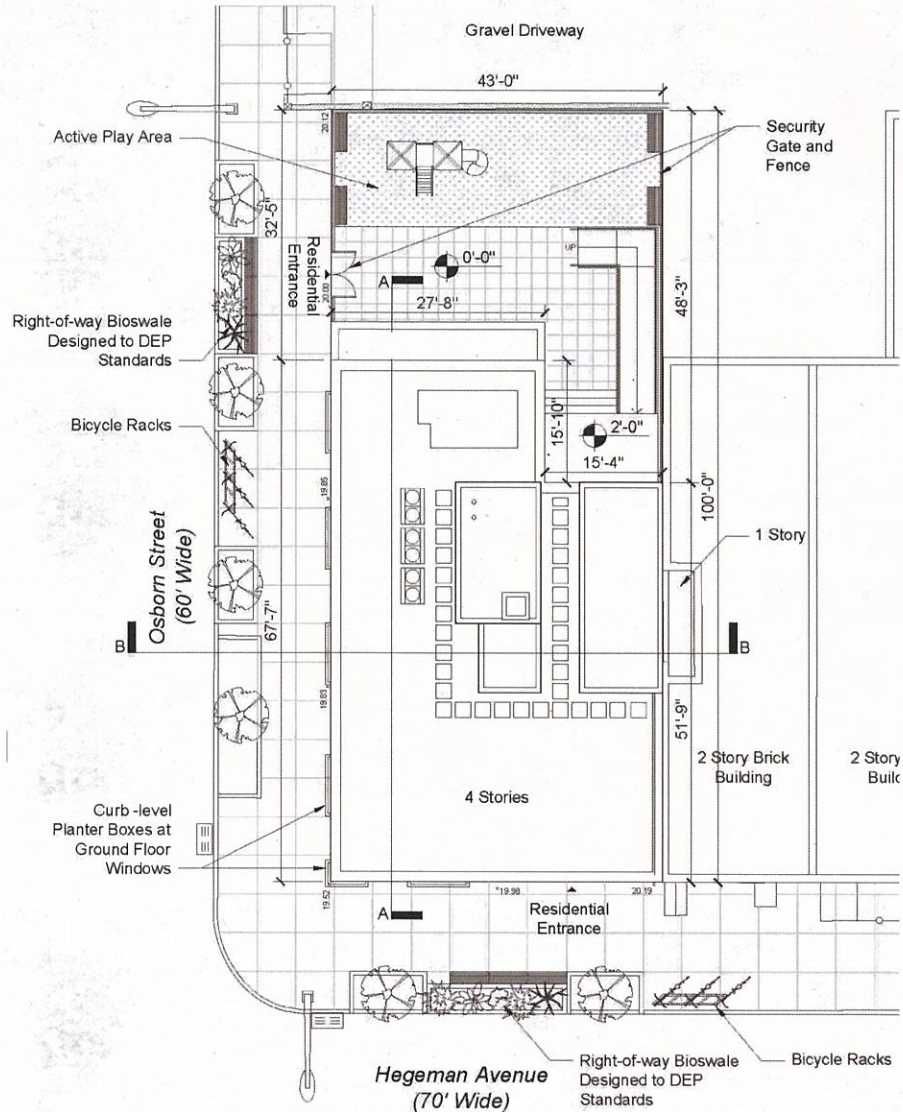
Four-story building with 12 units:

- 4 studio units
- 5 one-bedroom units
- 3 three-bedroom units

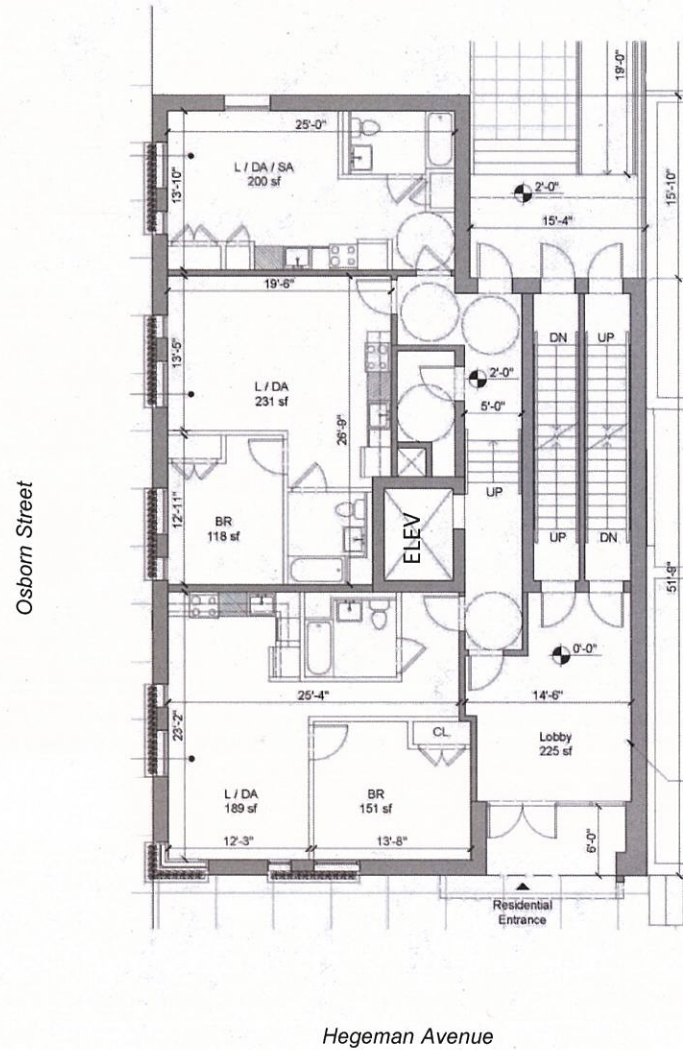
| AMI | Number of Units |
|--------------------|-----------------|
| Homeless Set Aside | 2 |
| 30% AMI | 2 |
| 40% AMI | 0 |
| 50% AMI | 1 |
| 60% AMI | 1 |
| 70% AMI | 3 |
| 80% AMI | 3 |
| Super | |
| Total | 12 |

609 Osborn Street

SITE PLAN

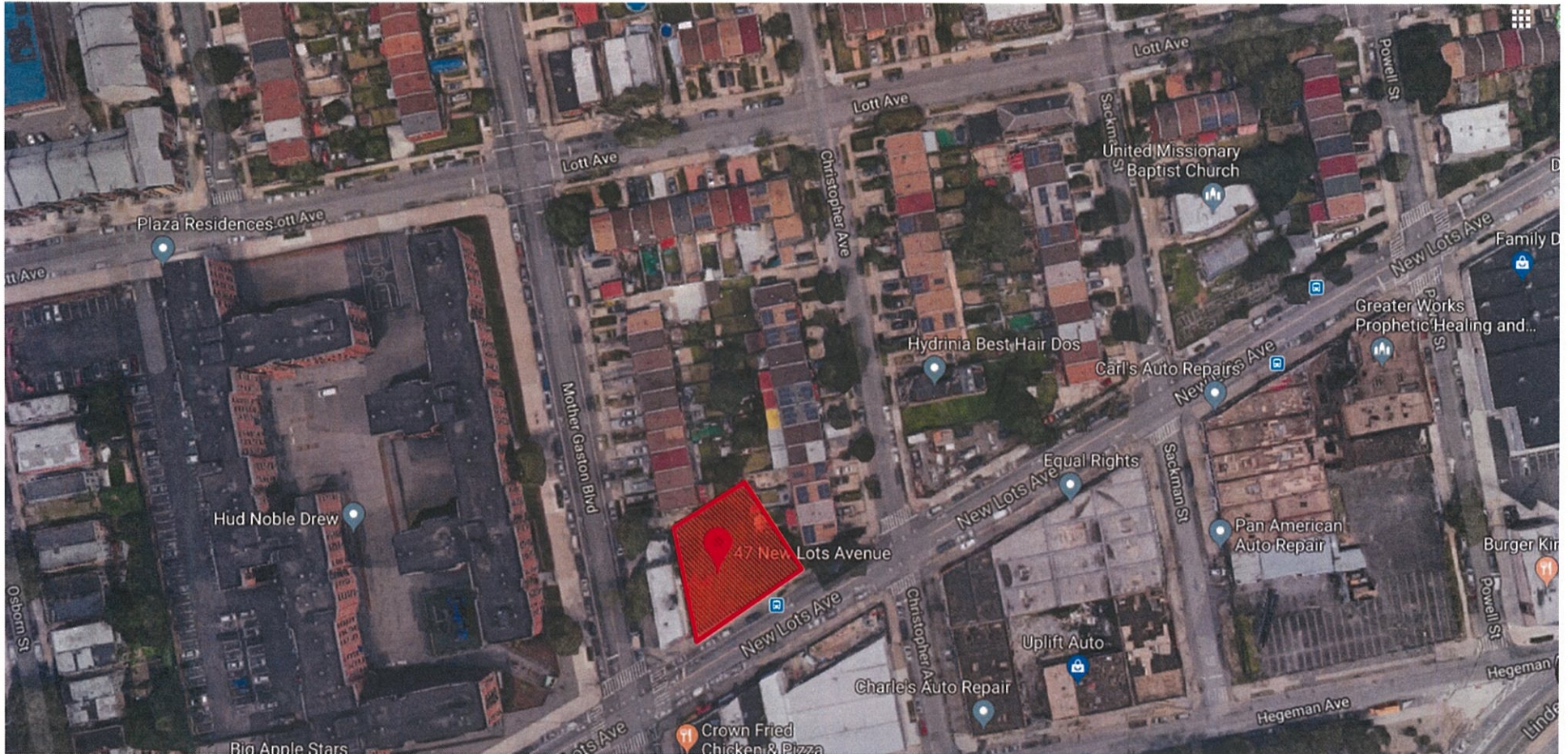


GROUND FLOOR PLAN



47 New Lots Avenue - Location & Context

Block 3855, Lot 40 | 5,716 SF | R6/C2-3



47 New Lots Avenue

Six-story building with 17 units:

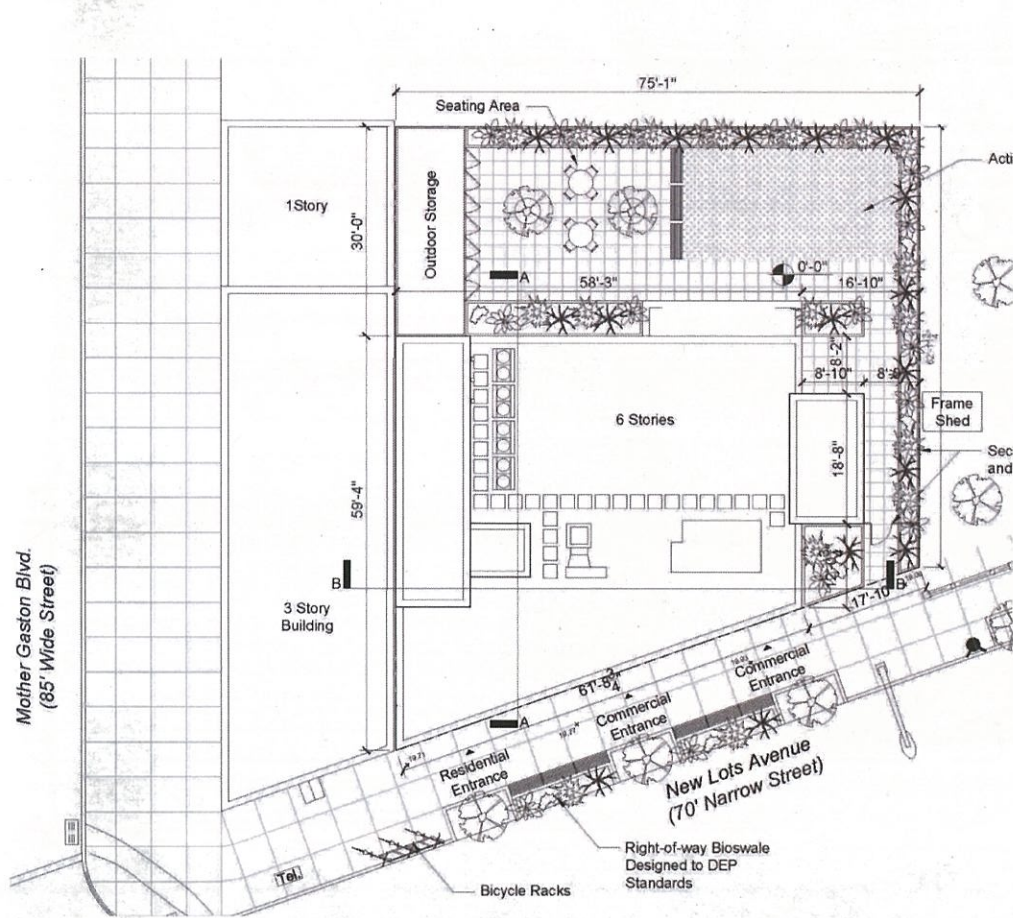
- 5 studio units
- 6 one-bedroom units
- 3 two-bedroom units (including super's unit)
- 3 three-bedroom units
- Approx. 2,000 sq ft of commercial space



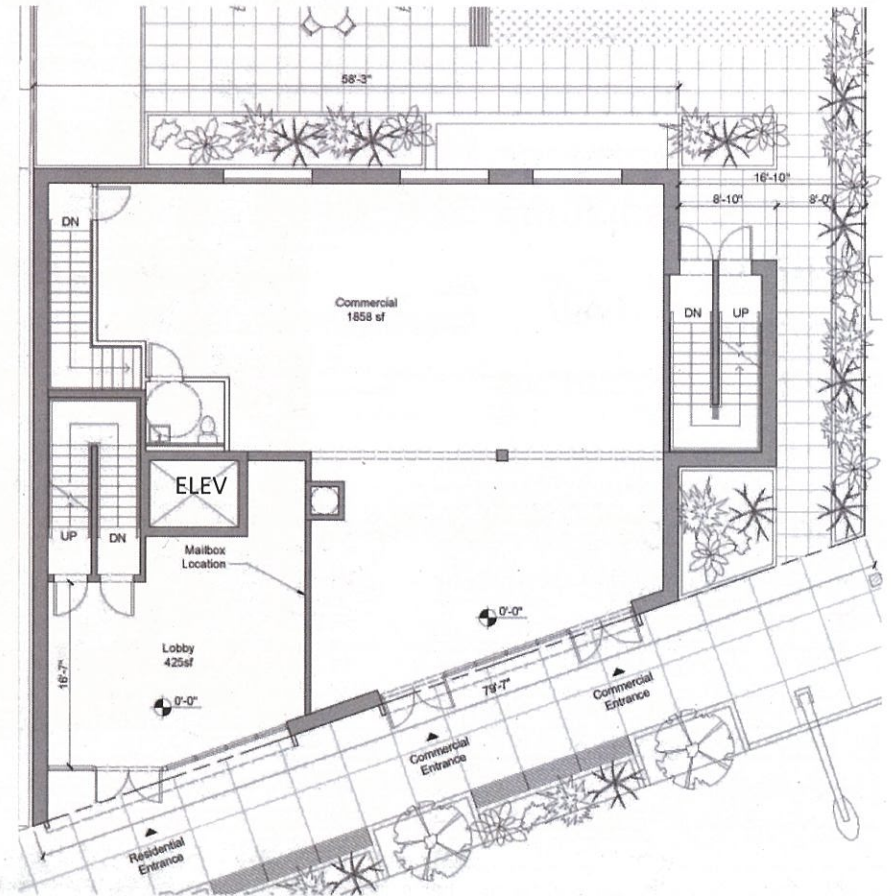
| AMI | Number of Units |
|--------------------|-----------------|
| Homeless Set Aside | 2 |
| 30% AMI | 2 |
| 40% AMI | 0 |
| 50% AMI | 1 |
| 60% AMI | 3 |
| 70% AMI | 5 |
| 80% AMI | 3 |
| Super | 1 |
| Total | 17 |

47 New Lots Avenue

SITE PLAN

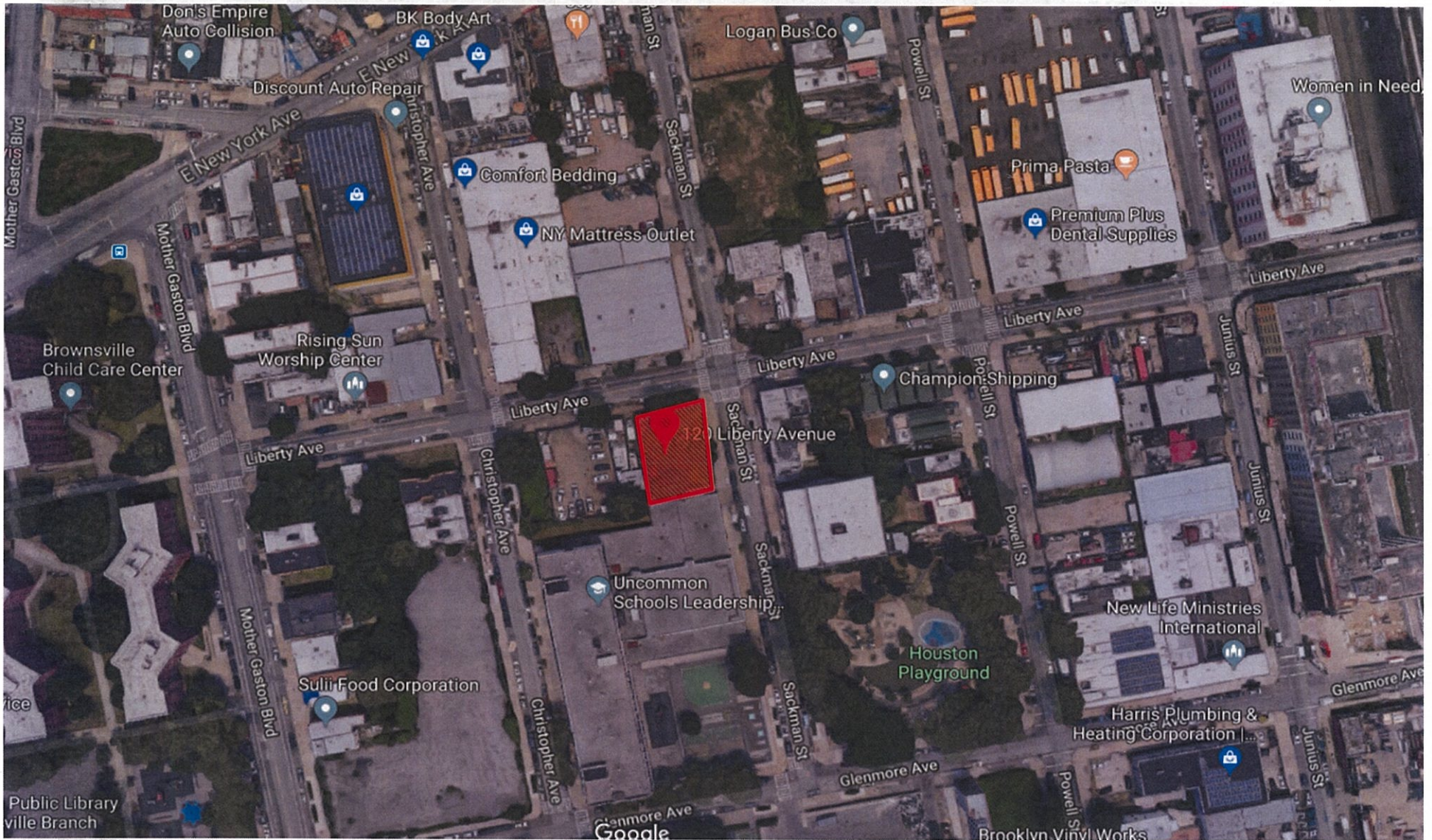


GROUND FLOOR PLAN



120- 122 Liberty Avenue - Location & Context

Block 3693, Lots 22 & 23 | 4,751 SF | R6



120- 122 Liberty Avenue



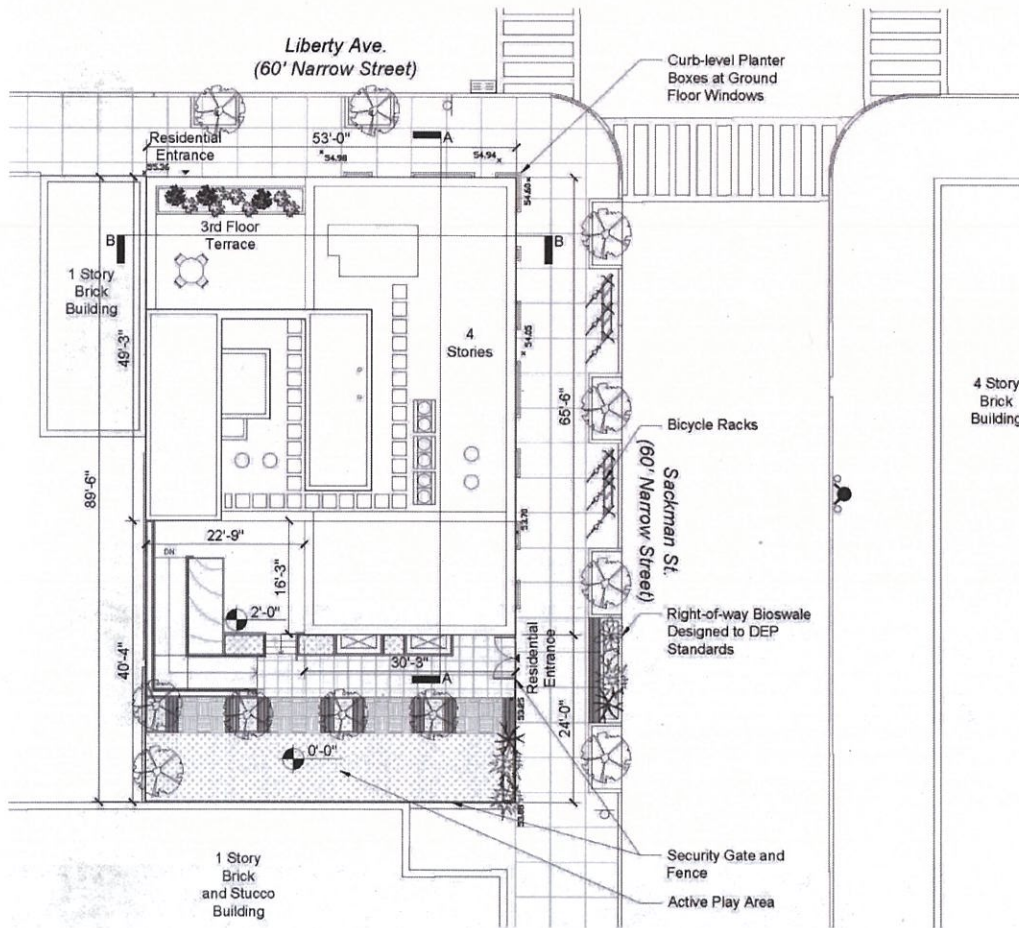
Four-story building with 13 units:

- 2 studio units
- 7 one-bedroom units
- 3 two-bedroom units
- 1 three-bedroom unit

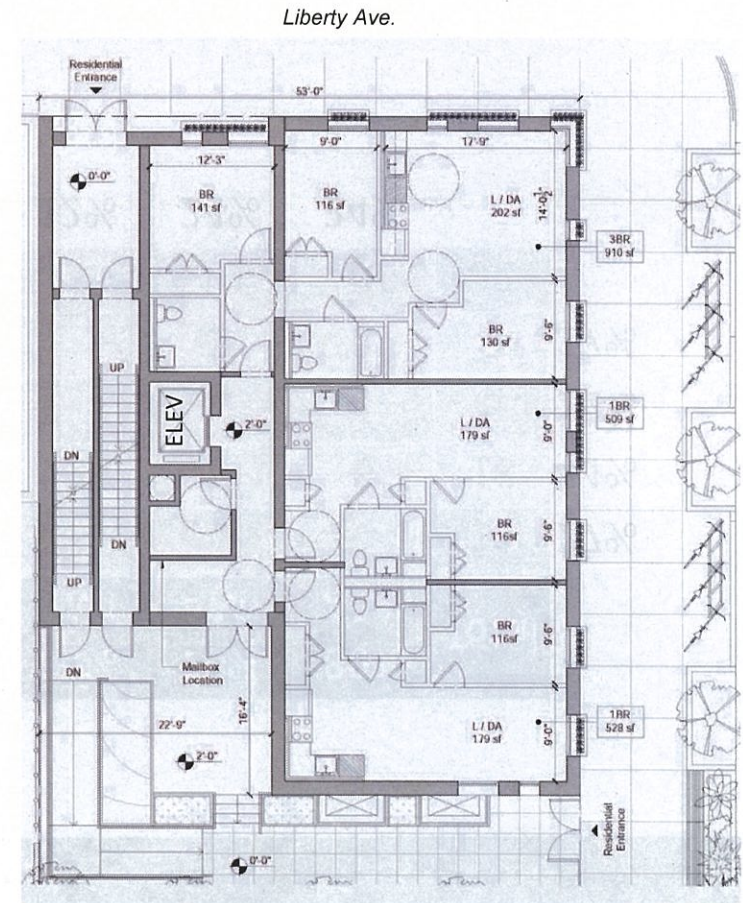
| AMI | Number of Units |
|--------------------|-----------------|
| Homeless Set Aside | 1 |
| 30% AMI | 2 |
| 40% AMI | 2 |
| 50% AMI | 1 |
| 60% AMI | 1 |
| 70% AMI | 2 |
| 80% AMI | 4 |
| Super | |
| Total | 13 |

120-122 Liberty Avenue

SITE PLAN



GROUND FLOOR PLAN



Proposed Unit Mix*

| Unit Type | Super | Homeless Set Aside | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | Total | |
|-----------|-------|--------------------|---------|---------|---------|---------|---------|---------|-------|-----|
| Studio | | 2 | 3 | 1 | 1 | 3 | 1 | | 11 | 27% |
| 1 Bedroom | | 2 | 2 | 1 | | 2 | 5 | 6 | 18 | 44% |
| 2 Bedroom | 1 | | | | 1 | | 2 | 2 | 6 | 12% |
| 3 Bedroom | | 1 | 1 | | 1 | | 2 | 2 | 7 | 17% |
| Total | 1 | 5 | 6 | 2 | 3 | 5 | 10 | 10 | 42 | |
| | 2% | 12% | 14% | 5% | 7% | 12% | 24% | 24% | | |

*DRAFT: Exact unit mix and affordability is subject to change

Proposed Unit Mix by Building*

| AMI | 609 Osborn Street | 47 New Lots Avenue | 120-122 Liberty Avenue | Total | |
|--------------------|-------------------|--------------------|------------------------|-----------|-----|
| Homeless Set Aside | 2 | 2 | 1 | 5 | 12% |
| 30% AMI | 2 | 2 | 2 | 6 | 14% |
| 40% AMI | 0 | 0 | 2 | 2 | 5% |
| 50% AMI | 1 | 1 | 1 | 3 | 7% |
| 60% AMI | 1 | 3 | 1 | 5 | 12% |
| 70% AMI | 3 | 5 | 2 | 10 | 24% |
| 80% AMI | 3 | 3 | 4 | 10 | 24% |
| Super | | 1 | | 1 | 2% |
| Total | 12 | 17 | 13 | 42 | |

**DRAFT: Exact unit mix and affordability is subject to change*

Development Summary

- **100% affordable unit development with a 10% homeless set aside**
- **42 affordable units in three new construction buildings for extremely low to moderate income families**
- **The properties are presently vacant and the proposed project will improve the vacant lots and does not require rezoning of sites**
- **Amenities for each building include a laundry room, bike storage, elevator, and recreational rear yard**
- **Proposed buildings will be developed to Enterprise Green Communities Standards**
- **Properties will include landscaped areas featuring a variety of plant life that will help control storm water runoff**
- **47 New Lots Avenue will include approximately 2,000 square feet of commercial space**
- **Project will be financed with HPD subsidy and financing through NCP and Low Income Housing Tax Credits**

Timeline

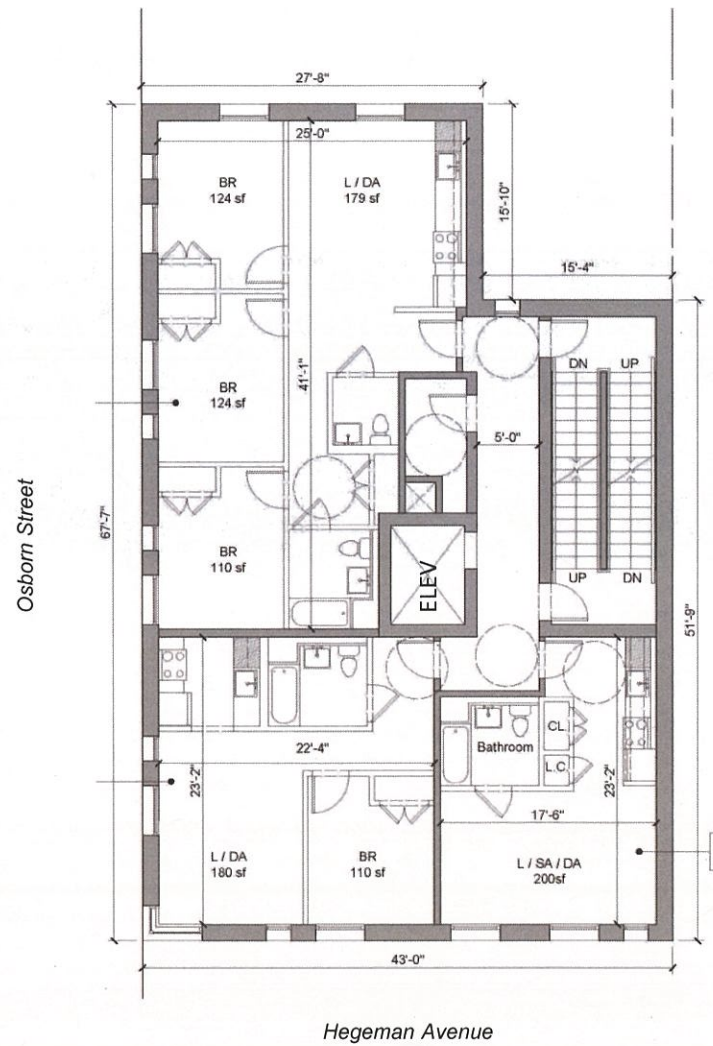
- **May 6, 2019** ULURP Certification
- **May 14, 2019** CB16 Land Use Committee
- **May 28, 2019** CB16 Full Board Hearing
- **May 29, 2019** Borough President
- **July 31, 2019** City Planning Commission
- **> 50 day review** **City Council**
- **Summer 2019** Anticipated ULURP Approval
- **Fall 2019** Tax Credit Application
- **Summer 2020** Anticipated Closing
- **Spring 2022** Housing Connect
- **Summer 2022** Construction Completion

Questions

Appendix

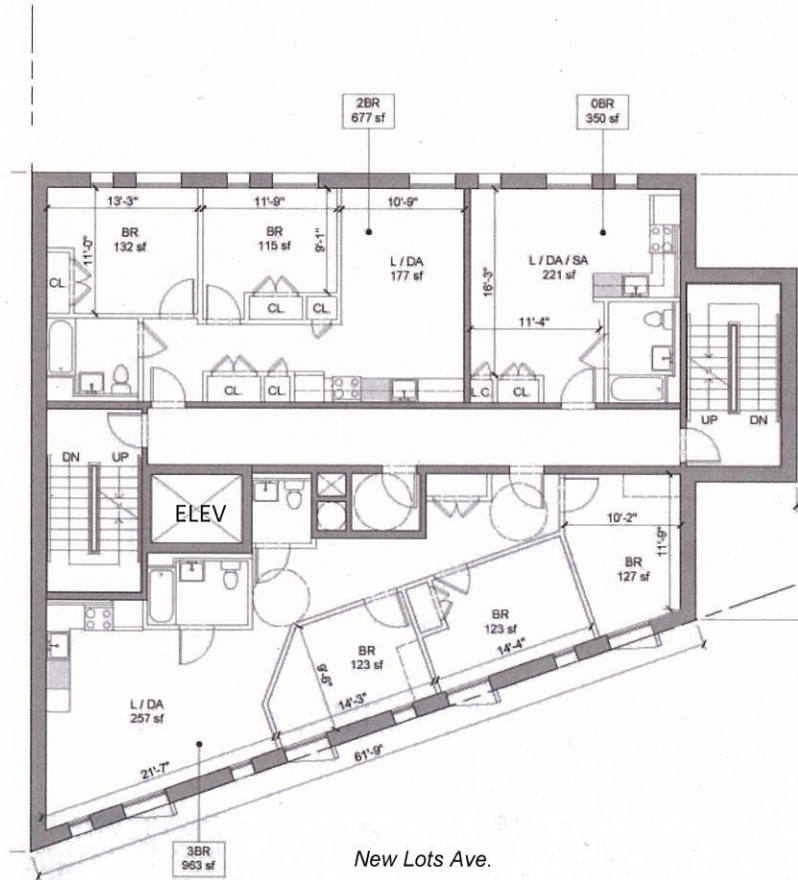
609 Osborn Street

TYPICAL FLOOR PLAN



47 New Lots Avenue

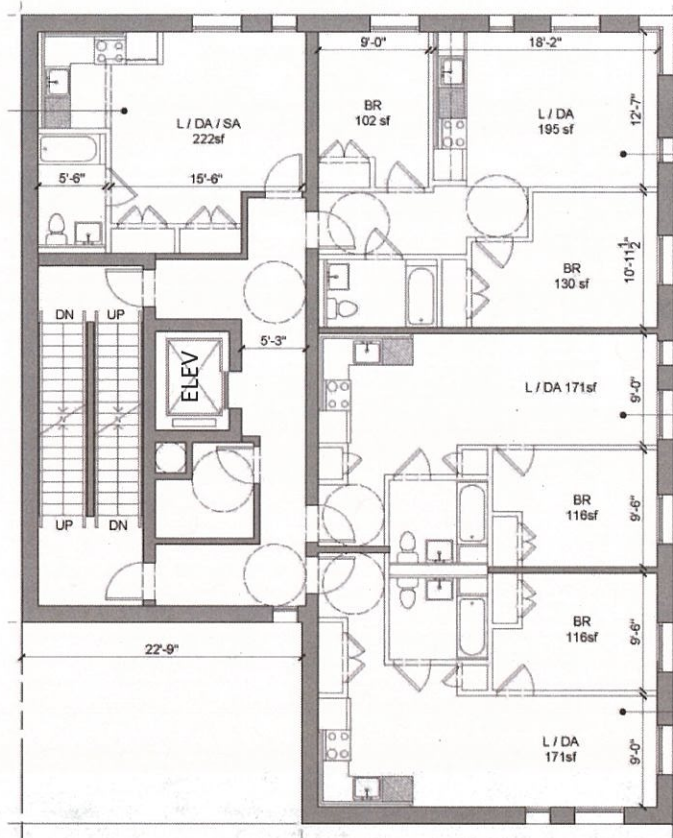
TYPICAL FLOOR PLAN



120-122 Liberty Avenue

TYPICAL FLOOR PLAN

Liberty Ave.



Sackman Street

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September 4, 2019

New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing Testimony by Sara Kamillatos

**Re: LU 0488-2019, National Society of Colonial Dames in the State of New York
Headquarters, 215 East 71st Street**

My name is Sara Kamillatos and I am the Preservation Associate at FRIENDS of the Upper East Side Historic Districts. I am here to voice our support for the designation of the National Society of Colonial Dames in the State of New York Headquarters building as an individual landmark.

The clubhouse of the National Society of Colonial Dames is a fine example of elements that define the Colonial Revival style that was similarly favored by clubs and upscale private homes through the late 19th and early 20th Century in Manhattan, sparked in part due to a renewed interest in the Colonial era amid the United States' Centennial celebrations of the nation's founding in 1876 and the adoption of the U.S. Constitution in 1887.

Contemporaneous to these celebrations, the National Society of Colonial Dames of America was founded in 1891 as a women's organization dedicated to promoting national heritage and Colonial history in particular. The Society has since been dedicated to protecting and promoting this heritage through historic preservation, patriotic service, and educational programs. The group has been committed to preserving New York State's Colonial roots through its social and educational work and in 1896, the Dames became stewards of the Van Cortlandt House Museum in the Bronx, an Individual Landmark.

The portion of the Upper East Side that extends east of Lexington Avenue was becoming fashionable in the 1920's and the Society's home at 215 East 71st Street joined other upscale residences and social buildings, including the Junior League's clubhouse built by John Russell Pope at neighboring 221 East 71st Street. The members of the National Society of Colonial Dames were among the early proponents of historic preservation and indeed the house is a testament to their commitment to honoring and highlighting the notable legacy of New York State's Colonial era through its architecture. An announcement from November 1930 announcement in the *New York Times* spoke of the Dames' "new home...typical of Pre-Revolution Days" that was to house "Relics, Furniture, and Paintings of 18th Century New York."

When the Society planned to move from its original home at 24 East 63rd Street, it reportedly could not find a suitable building from the Colonial period to use. Thus, they

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decided to construct a new building that would be outwardly express the organization's mission and celebrate the built form that was prevalent at the time of the nation's founding. The Society commissioned Richard Henry Dana IV, an architect noted for his excellence in Colonial Revival architecture in New York and New England, to design the building in 1928, and Dana sought to design a new building that would emphasize "another age and in a modern setting [evocative of] the 'dignified and charming way in which our forebears lived.'" Each of the design elements were chosen deliberately to echo the appearance of notable pre-Revolutionary sites. The design was largely based on the John McEvers house which once stood at 34 Wall Street (later demolished for the Gallatin Bank building, and later still, the landmarked National Bank Building).

In addition to the house at 34 Wall Street, an effort was made to incorporate details from Colonial era buildings elsewhere in New York State, reflecting the focus of the New York chapter of the Society. The plum colored brick recalls the Schuyler Mansion in Albany, and the door and fanlight were inspired by the Philipse Manor in Yonkers—which was constructed by Jacobus Van Cortlandt and Eva Philipse, whose son Frederick built the Van Cortlandt mansion that was later purchased by the Colonial Dames for use as a museum. Additionally, the fifth-floor dormers were adapted from the typical scale and appearance of 18th century New England homes. These evocative elements coalesce on the facade and the building stands as an amalgam, of sorts, of the Colonial Style, of which there are few examples surviving in New York City. These inspirations were seamlessly merged to create a primary facade that deftly recreated and exemplified the Colonial past through Revivalist architecture.

The building has been meticulously maintained and serves the community as a house museum and popular location for educational tours, and it is still in use as the Colonial Dames' primary clubhouse and event space. The group has been an exemplary steward of 215 East 71st Street, which has not been altered significantly since its construction. In fact, it can be said that the evocative Colonial Revival facade thoughtfully reflects the heritage being celebrated, preserved and taught by the members of the Society inside. The facade of 215 East 71st Street pays homage to the Colonial history of New York State, a history that the Society of Colonial Dames has been committed to preserving since its inception. FRIENDS believes this hard work is commendable and deserves to be supported by local designation, which will ensure that these conditions will be maintained and celebrated in perpetuity. Due to the Society's important history and architectural merit, this building deserves designation as an individual landmark.

PROJECT OVERVIEW

- Approximately 1,045 Units of Housing (Phase 1 - Approx. 540 Permanently Affordable Units and Phase 2 - Approx. 505 Units)
- New Publicly Accessible Open Space Including New Playground and Waterfront Esplanade (2.86 acres)
- Over 57,000 SF of Educational and Community Facilities
 - BronxWorks Community Services Spaces and Associated Programming
 - CityScience and Billion Oyster Project Educational and Programming Space
 - Universal Hip Hop Museum as cultural anchor with community-based programming in ~50,000 SF
- Over 70,000 SF of Engaging Retail
 - State of the Art Movie Theater with 10 screens
 - Approx. 11,000 SF of Dynamic Retail
- Projected Construction Start December 2019





ONGOING COMMUNITY ENGAGEMENT

- November 28, 2017: CB Full Board Presentation #1
- January 11, 2018: Working Group Meeting #1
- January 22, 2018: Community Workshop #1
- February 5, 2018: CB Parks Committee
- February 20, 2018: Working Group Meeting #2
- March 5, 2018: CB Housing & Land Use Committee
- April 26, 2018: CB Site Visit #1
- April 30, 2018: Community Workshop #2
- May 7, 2018: CB Land Use and Parks Committees
- May 9, 2018: CB Site Visit #2
- May 15, 2018: Working Group Meeting #3
- June 3, 2018: Community Engagement at Mill Pond Park #1
- June 9, 2018: Community Engagement at Mill Pond Park #2
- June 14, 2018: CB Land Use and Parks Committees
- June 20, 2018: Community Engagement at BronxWorks
- June 25, 2018: Community Engagement at Mid-Bronx Senior Citizens' Council
- June 26, 2018: CB Full Board Presentation #2
- September 5, 2018: CB Parks Committee Presentation: Update and UDAAP
- September 6, 2018: Working Group Meeting #4
- December 5, 2018: Working Group Meeting #5
- April 15, 2019: Working Group Meeting #6
- September 16, 2019: Working Group Meeting #7



**THE NEW YORK
LANDMARKS
CONSERVANCY**

September 4, 2019

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES REGARDING THE DESIGNATION OF 826 BROADWAY, MANHATTAN AS AN INDIVIDUAL LANDMARK

Good afternoon Chair Adams and Council members. I am Andrea Goldwyn, speaking for the New York Landmarks Conservancy. The Conservancy is pleased to support designation of 826 Broadway and all of the landmarks before you today. We issued statements of support for each at LPC hearings, but there has been a great deal of attention and public misinformation in regards to 826 Broadway, so it will be the focus of this testimony.

826 Broadway is one of a group of seven distinguished buildings along Broadway that well represent the history and architecture of Manhattan just south of Union Square. #826 clearly merits designation for its design and construction. It features intact Renaissance Revival facades of limestone and brick with rich terra cotta details. The architect, William Birkmire, was known for his writings on early skeleton-frame construction, exemplified in this 1902 structure.

The owner of 826 Broadway and the Strand Bookstore, which occupies the building's lower floors, has made many unsubstantiated claims about ill effects that she anticipates for the Strand with designation. We would like to respond to some of them, which had been posted on the store's website.

The website notes that over the last 70 years, the number of bookstores in New York has fallen dramatically, that Amazon poses a particular threat, and that landmark designation would be another blow. This is certainly a volatile retail environment, but there is little evidence that designation leads to closures.

Concerns have been raised that the burdens of designation will prevent the owner from making improvements to the façade, reconfiguring the interior, adding a coffee shop, or dealing with disasters. The Landmarks Commission routinely approves items such as lighting, signage, and awnings. It doesn't regulate changes to the interior. A new coffee shop will require permits from multiple City agencies. And the Commission has been quick to respond to disasters such as fires, floods, and hurricanes. As we said in the past, we offer to help the owner if any issues arise.

Designation does not preserve buildings in amber. For over a century, 826 Broadway has evolved as needed. It will continue to do so, now under the guidance of the Landmarks Commission. We believe that designation will preserve not only the buildings of this neighborhood, but its dynamic character and vibrant quality of life.

The Strand is a landmark in the hearts and minds of New Yorkers, tourists, and book-lovers everywhere. But without landmarking, its home is as unprotected as Rizzoli on West 57th Street was before that building was demolished. We would all feel the loss if it suffered the same fate, so we urge you to affirm this designation.

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



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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

Statement of the Historic Districts Council
Subcommittee on Landmarks, Public Siting & Maritime Uses
September 4, 2019

BOROUGH OF MANHATTAN
817 Broadway Building, 817 Broadway
George B. Post, 1895-98


The Historic Districts Council thanks the LPC for calendaring seven buildings in this section of town, and we hope to see more calendared soon. This study area should be expanded to examine University Place to 3rd Avenue, and the buildings that line the side streets between them. Several equally qualifying buildings exist here, all of which share a common development pattern, historical uses, and a shared social history. Given these similarities, a district would have made more sense for this location, had the net of examination been cast wider. HDC will continue to advocate for these buildings and support out partner organization, GVSHP, who brought this issue to the fore.

That being said, we encourages the Landmarks Preservation Commission to add 817 Broadway to its portfolio of George B. Post-designed individual landmarks, along with City College's North Campus, the Williamsburgh Savings Bank, the Long Island Historical Society and the New York Stock Exchange. Several other masterpieces by Post in New York have been lost, like the New York World Building, the St. Paul Building, and the Bronx Borough Hall, lending urgency to the swift designation of 817 Broadway.

Post was one of the city and the nation's most important architects in the late 19th and early 20th centuries, who wedded historicist design and radically innovative engineering to create institutional, commercial, and residential buildings. Among the architects who advanced the City Beautiful movement, his work reflected United States' growing role as an international power and New York's identity as a world city, as well as a consciousness of individual buildings being part of an urban whole. Trained as a civil engineer, Post initially practiced as an architect under Richard Morris Hunt, and absorbed the City Beautiful principles of a Classical approach to building design, and that the responsibilities of an architect extended beyond any individual building to the consideration of its place in the greater cityscape. Post was seminal in the development of steel-frame construction, and one of the early leaders in the development of the skyscrapers. He was the first architect to build an elevator office building, the Equitable Building, and was the architect behind the tallest building in New York City for a period, the New York World Building, demolished in 1955.

At 817 Broadway, Post adapted Renaissance Revival design to a 14-story skyscraper, organized into a rusticated multi-story base, a shaft, and crowned with Corinthian columns and parapet. The store-and-loft building's height made a statement at its time of construction as the tallest structure in the immediate area, as well as for its richness in materials, ornament and depth. Its two visible street facades are clad in light-colored Roman brick with elaborate terra-cotta ornament, with triangular piers adding more visual interest.

As a significant work by a major American architect, a remarkably intact 19th century early skyscraper, and a beautifully detailed and designed example of the Renaissance Revival, this building merits protection as an individual landmark.



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003

tcl (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Statement of the Historic Districts Council
Subcommittee on Landmarks, Public Siting & Maritime Uses
September 4, 2019

830 Broadway Building, 830 Broadway
Cleverdon & Putzel, 1897-98

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The 830 Broadway Building merits designation as high-rise mercantile building of the turn of the century, built by a prominent architectural firm, with an intact ornamented façade in the Renaissance Revival style.

The firm of Cleverdon and Putzel, founded in 1882, was a prolific designer of loft buildings in the late 19th and early 20th centuries, and their work especially lends to the special character of the historic districts found in SoHo and NoHo. Though specializing in mercantile buildings, the firm also designed many residential and commercial structures, and examples can be found throughout Manhattan's historic districts, though not, yet, in any individual landmark designations. It is unknown where Robert Cleverdon and Joseph Putzel trained, and in 1911 they both launched independent practices.

A 2008 *New York Times*, article written in advance of the NoHo Historic District Extension designation, identifies as of being of particular interest two buildings on Great Jones Street by the firm: A loft building at 47 Great Jones Street is described as framing its fourth and fifth floors in "mesmerizing matrix of Celtic swirls and lines," and the article laments the recent demolition of the firm's "charming little creation" at 30 Great Jones, with its "glowing orangy-buff terra cotta" and "intricate ornamentation of the upper floors." The demolition of that building is a tragic reminder of the need for LPC to take swift action once buildings have been identified.

Completed in 1898 at a cost of \$150,000, the building at 830 Broadway displays a symmetrical façade in the Renaissance Revival style, in a classic tripartite arrangement, separated by projecting cornices, and heavily ornamented at the base and top. Entirely intact above the first floor, the façade incorporates multiple forms of masonry, with deeply recessed windows, and a cavalcade of terra cotta and stone decoration including Corinthian columns, decorative moldings, and arched windows.

Though built for a manufacturer of fireproof partitions, 830 Broadway was home to variety of garment-industry related businesses for the first half of the 20th century, typical for this stretch of Broadway. In the 1970's, the building housed the School for Marxist Education.

This building is important to telling the story of Broadway's development in the area south of Union Square and of the Ladies' Mile, in addition to being an elegantly designed and richly decorated Renaissance Revival store-and-loft building. As this stretch of Broadway's character is undergoing rapid change, we urge the Commission to protect this significant architectural and historical resource.



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BOROUGH OF MANHATTAN
832 Broadway Building 832 Broadway
Ralph S. Townsend, 1896-97

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

832 and its adjacent neighbors, also proposed for designation, are integral parts of Broadway's streetscape in this area. The building is representative of the era when steel-frame construction adorned in ornament began to transform Broadway, and this building appears much the same today as when it was constructed in 1896. There is barely a surface on this façade unadorned, from the rusticated base with anthemion pedimented entries; course after course of wreaths, swags, balustrades and Greek key motifs; to the elaborate, projecting cornice: this building makes a statement. It is fortunate that over the past century, only its storefronts have been modified, which is typical. Designation will ensure that this façade will retain the texture and vigor emblematic of an aesthetically denser time.

The building's early tenancy were garment manufacturers, but the industry that made headlines was specifically the Cloakmakers, who labored here under the firm of Bauman & Sperling. The first Cloakmakers' strike at this location was reported by the *New York Times* in 1898, with several disputes to follow over the turn of the twentieth century. This building serves as a single case study amid the tumult of labor which began to proliferate in cities and factories across the country during this era. Years later, beginning in the Great Depression, this building housed the Workers Library Publishers, and by 1949 the Masses and Mainstream Publishers as well as the New Century Publishers had offices here, the latter of which was the official publishing house of the Communist Party. In 1956, the Internal Revenue Service seized books, papers and correspondence from New Century, who published the *Daily Worker*, and the publisher sued in Federal Court. To pay for court costs, a special committee called the Independent Emergency Committee for a Free Press was established and held a fundraiser at 832, with Dr. W.E.B. DuBois as a founding committee member.

832 is a physical touchstone to the history of labor and politics in the United States. Its preservation is important as a touchstone for labor history, which is especially appropriate given Union Square's role in that history, and HDC fully supports its designation.



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BOROUGH OF MANHATTAN
836 Broadway Building, 836 Broadway
Stephen Decatur Hatch, 1876

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

It is remarkable that mere steps from the hub of Union Square survives a cast-iron manufacturing building, and while it stands alone, it blends seamlessly into the streetscape of its later steel-frame neighbors. In an 1899 index of New York City manufacturers, this building was tenanted by two firms: a light fixture company and a clothing manufacturer. Hutchinson, Pierce and Company specialized in women's night gowns, negligee (see-through night shirts), silk shirts, and children and ladies' shirtwaists, while the Mitchell-Vance Company assembled gas burners, electric light fixtures, holders, globes and shades, brass and iron piano lamps, table lamps, and torches. These industries offer a pinpoint snapshot of turn of the century consumerism, as well as the emerging transition of gas to electric lighting in cities.

The building itself is completely intact, save for the typical marks of time such as the ground floor infill and fenestration. Upon designation and the benefit of the LPC's purview, we hope that over time these details will be restored. It's unusual to see a mansard roof in this section of town, and HDC is pleased that with landmark protection, it always will be.

It would be remiss for HDC not to mention an even earlier cast-iron building, the McCreery Building at 807 Broadway, which predates no. 836 by seven years. The McCreery Building was on the designation list of the early Commission, being calendared in 1966. While LPC is seriously considering designations for this area, "the Daughter of Ladies' Mile," we would like Commissioners to revisit the McCreery Building, if not today, at a later time. In the midst of this area being rebranded under the bold appellation of "Midtown South" by real estate developers, it is far from exaggeration to say that no building along the Broadway corridor is safe.



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BOROUGH OF MANHATTAN
840 Broadway Building, 840 Broadway
Robert Maynicke, 1899

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The Historic Districts Council endorses the designation the 840 Broadway Building as an individual city landmark, hopefully as part of a collection of early high rise mercantile structures representing an important part of the history of Broadway and the historic Ladies' Mile.


Trained under George Post, the German-born Robert Maynicke furthered Post's work in metal-skeleton construction and high-rise design after leaving Post's office. He was described in his New York Time obituary as a "pioneer in the building of modern loft buildings." At the time of his death, Maynicke was tentatively exploring the design and structural possibilities of reinforced concrete.

While working under Post, Maynicke helped oversee construction of the Equitable Life Building, the world's first elevator office building. In Post's employ, he also worked on the individually landmarked 1889 New York Times Building at 41 Park Row. Later, when Maynicke was in private practice, he designed the four-story enlargement to the building, completed in 1905. Maynicke was also the architect of Germania Bank at 190 Bowery. An individual landmark, the freestanding six-story Beaux Arts bank was supported by a brick superstructure augmented with steel girders, and clad in granite on its main facades.


Maynicke worked with developer Henry Corn on several buildings throughout the Ladies' Mile, mostly store-and-loft and office structures, and he is identified as the most prolific architect in the existing historic district, both in individual practice and as partner in Maynicke & Frank.

This prominent corner building features a tripartite arrangement typical of the Renaissance Revival style, with ornamentation concentrated on the base and top. Its three-story base is clad in limestone, with two-story columns visually supporting the building. The shaft is clad in tan masonry, and more subtly decorated with terra-cotta windows surrounds, and it topped with exuberantly ornament arcade at the 12th story and prominent projecting cornice. A chamfered bay at Broadway and 13th Street accentuates its status as a corner building, and contains the building's primary entry.

The building was largely occupied by textile- and garment-industry concerns for the first half of the twentieth century, and converted into a residential co-op in the 1970s. Its designation helps protect the story of Broadway's mercantile garment-industry history, as well as a significant example of turn-of-the-century high-rise architecture.



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BOROUGH OF MANHATTAN
The Roosevelt Building, 84I Broadway
Stephen D. Hatch, 1893-94

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

Given its ornamental exuberance and recent restoration, 84I Broadway could easily be mistaken as an already designated individual landmark. HDC is thrilled that this building will be officially designated, as it is a stand out along Broadway, and even among buildings in Manhattan. Shortly after the building opened, in 1895, the *Clothiers' and Haberdashers' Weekly* remarked that the building was "among the most spacious, well situated, and attractive in the trade." While the building's use has changed, these qualities remain true today. Commanding the corner of Broadway and East 13th Street, the building is anchored by a massive, chamfered column adorned with Corinthian capitals, an elaborate cartouche, and finally terminates with a copper cupola. The subsequent piers of the building repeat this design, separating bays and break the cornice line, creating a dynamic composition out of what is more or less a box. Upon designation, we hope that over time, these piers may once again reach the ground on Broadway. This is an excellent example of how some buildings' designs are so successful, that their ground floor alterations are rendered insignificant compared to the architecture happening above.

Like most buildings in this vicinity, garment manufacturers initially occupied the building. Among the earliest tenants was the C. Bloomberg and Company, who owned the Crown Suspender and Neckwear Company, who moved in 1895 shortly after the building was completed. Later, the Altman Neckwear Company operated here and manufactured silks, knit ties, ripple silk ties and wool crepes. The building's corner location allowed the American Mutoscope and Biograph Company to capitalize on unobscured natural light, which was an asset to an emerging film industry. Like the other buildings in this area, no. 84I has adapted to serve several different industries, all without sacrificing its exterior beauty. HDC is thrilled that this building was officially designated so that whatever use may be in its future, it will persist in beauty.



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BOROUGH OF MANHATTAN
826 Broadway Building, 826 Broadway
William H. Birkmire, 1902

826 Broadway is another important building in the development of the skyscraper by a significant architect worthy of wider recognition and Landmark's designation

Primarily an architect of commercial structures, William H. Birkmire is represented by individual landmark designations in New York only by the Bronx's Tremont Baptist Church. 826 Broadway is of a typology that exemplifies Birkmire's work as an innovative designer and engineer of Manhattan skyscrapers at the turn of the century, as well as a marvelously intact representative of the form and of Renaissance Revival design.

Educated at the Philadelphia Academy of Music and trained as an architect under Samuel Sloan, Birkmire subsequently worked at Pennsylvania iron mills, and became head of construction at Jackson Architectural Iron Works. His work at these companies fueled his interest in advanced construction techniques, and ultimately led to him becoming an authority on steel construction and its applications.

Birkmire claimed to be the one who conceived the structural system in the 1888 Tower Building, considered by some the city's first skyscraper, and the world's first metal skeleton building without masonry adjuncts. Bradford Lee Gilbert was the architect of record, with Birkmire as the head of the construction department of the iron supplier.

Birkmire was an educator and proselytizer for metal-frame construction, publishing numerous works sharing information on the novel building methods and materials, and advocating for the metal-cage-structure skyscraper as a safe means of building construction that allowed a property owner to earn a better return of investment while keeping rents low. The development of skyscrapers in Manhattan, he wrote, also led to a "more perfectly carried skyline," with no more "nobler appearance of the useful and beautiful combined."

The store-and-loft building at 826 Broadway was built to house garment industry uses, a rapidly growing business in turn-of-the-century New York, with the city accounting for nearly half of the nation's garment factories by 1910.

The building is a compelling example of the Renaissance Revival style adapted to the novel form of the skyscraper, with its three-story limestone base, symmetrical facades ordered by stringcourses with smaller windows differentiating the top from the shaft, and a monumental cornice. Terra-cotta ornament embellishes both visible facades.

The building is also notable as the home of the Strand since 1957, an iconic independent bookstore founded in 1927. We understand that the owners of the Strand, who also own the building and have been good stewards of it, are in opposition to this designation and that deserves to be addressed. The owners' concerns seem to be focused upon the bureaucracy of the Landmarks Commission's regulatory oversight causing expensive delays to potentially needed work on the building. With regard to fears about the upgrading the outside signage, lighting and awnings, the owners should take comfort in the LPC's long history of swiftly and fairly regulating commercial storefronts from



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The Grand Concourse to Jackson Heights without undue impact on business owners. Within the neighborhood, the LPC has been regulating Second Avenue in the East Village/Lower East Side HD for a decade with barely any of the commercial storefronts needing to go to public hearings, although commercial activity has only increased in the area. Regarding concerns about necessary repairs after emergencies, the owners should know that LPC has special procedures for these kind of circumstances and understands that the most important thing is that the building is taken care of. Finally, with regard to desiring a new entrance for the building for a café, getting a Landmarks permit is undoubtedly easier than getting all the necessary Health Department sign-offs. We understand that it would be easier for the owners to not be regulated, but in the long run, it is better for the City that this building is preserved.

HDC was proud to support its designation as an intact work by a figure pivotal in the development of steel frame construction and skyscraper design, as well as a significant contributor to Broadway's development, and a reminder of the city's garment-industry history of commerce and labor.



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BOROUGH OF STATEN ISLAND
AUDRE LORDE RESIDENCE – 207 ST. PAUL'S AVENUE

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The Historic Districts Council eagerly supports the designation of the Audre Lorde Residence. Having served as the former home of the influential writer, scholar, and civil rights activist Audre Lorde from 1972 to 1987, 207 St. Paul's Avenue is culturally and historically significant in a great number of ways.

Writing as a black lesbian feminist, Audre Lorde and her internationally renowned body of work spoke largely to the discriminatory injustices faced by the LGBT community and women of color, and as such, she was a prominent voice in the civil rights and liberation movements of the 1970's. Having once said, "I write for those women who do not speak, for those who do not have a voice because they were so terrified, because we are taught to respect fear more than ourselves", Lorde's activism and published works openly challenged institutional sexism and racism.

While living at this residence, Lorde authored many of her notable works such as *The Black Unicorn* and *Zami: A New Spelling of My Name*, co-founded Kitchen Table: Women of Color Press which exclusively published works by and about women of color, spoke at the National March on Washington for Lesbian and Gay Rights in 1979, and held the distinguished position of Thomas Hunter Chair of Literature at Hunter College.

Audre Lorde was officially named Poet Laureate of New York State during her final year living at this residence; further strengthening the significant link between this 1898 home and her inspiring legacy, all the more justifying the call for its designation.



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BOROUGH OF MANHATTAN
CAFFE CINO – 31 CORNELIA STREET

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

On the eve of the 50th Anniversary of the Stonewall Riots and during the first week of Pride Month, HDC is thrilled that the Landmarks Commission dedicated substantial time and resources to designate sites of LGBTQ significance. This community is deeply woven into the fabric of New York, and deserves recognition. It is our hope that these designations will serve as future inspiration and as models to other cities across the country to embrace and celebrate LGBTQ heritage sites, particularly in locales where these communities remain ostracized. The NYC LGBTQ Heritage Sites project has done a tremendous job of documenting scores of places citywide, and we hope that the Landmarks Commission will designate more sites in the future, particularly the Leaves of Grass House at 99 Ryerson Street in Brooklyn.

HDC supports the designation of the Caffe Cino as an Individual Landmark. While the structure itself is already protected as part of the Greenwich Village Historic District, this designation would more intentionally acknowledge and honor this site's cultural and historical significance to our city, which is considered the birthplace of Off Off Broadway Theater. More importantly, it provided a space where an artistic community could emerge and depict homosexuality in theater, which was illegal at the time. Caffe Cino was listed on the National Register of Historic Places in 2017 for its cultural significance and designation as an Individual Landmark brings deserved visibility to this former venue.



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BOROUGH OF MANHATTAN
GAY ACTIVISTS ALLIANCE FIREHOUSE – 99 Wooster Street


The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

HDC supports the designation of the Gay Activists Alliance Firehouse as an Individual Landmark. Having served as the headquarters for America's most influential gay liberation political activist organization in the 1970's, this former 1850's firehouse at 99 Wooster Street holds significant cultural and historical value for our city. From within the walls of this historic firehouse, the Gay Activists Alliance (GAA) worked to advance LGBT civil and social rights by lobbying for the passage of local legislation and planning countless sit-ins and picket line protests.

The Gay Activists Alliance was the first LGBT organization to adopt the lambda as a symbol representing gay rights, thus the symbol was prominently displayed in a large round shield on the exterior of the firehouse. As they and the firehouse were representative of a criminalized population, the GAA experienced harassment and, most notably, an arson fire that largely destroyed the interior of the firehouse in 1973.

The Gay Activists Alliance Firehouse also served as a community center and gathering place for a number of lesbian, gay, and cultural organizations, hosting social events, dances, and a movie series titled "Firehouse Flicks". The instrumental role that this structure has played in not only the facilitating of LGBT activism, but also the strengthening of our city's LGBT communities, is undeniable. Activists and members of the gay community actively put themselves at risk by congregating in this space and by fighting institutional discrimination together.

Sites such as the Gay Activists Alliance Firehouse and the movements ignited from within them are integral to the diverse story of New York City's past. Protecting the physical spaces that embody the civil rights and social justice history of our city is a crucial task with which the Landmarks Commission is charged. This landmark designation would not only acknowledge the architectural significance of this structure, but would also intentionally honor this site as one of New York City's first formalized LGBT community spaces and as a physical embodiment of the risks that activists took to fight for equality.



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BOROUGH OF MANHATTAN
JAMES BALDWIN RESIDENCE – 137 WEST 71st STREET

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The Historic Districts Council enthusiastically supports recognizing author James Baldwin's home on West 71st Street as an individual landmark. Baldwin's literary contributions gave identity to and empowered the voices of African-Americans during the turbulent 1960s, when movements for society's marginalized were crystallizing. His depictions of bi-sexual and same-sex relationships in his works were groundbreaking, and his exploration of interracial relationships was extremely controversial. His works are the embodiment of the societal changes that took place during that decade. With all of that being said, HDC is pleased that the LPC will regulate this building based on its period of significance of the early 1960s when Baldwin lived here. The 1961 alteration to this former brownstone is symbolic of the radical break from the past and representative of the change that artists like Baldwin were instrumental in shaping.



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BOROUGH OF MANHATTAN
THE LGBT COMMUNITY CENTER – 208 WEST 13TH STREET

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

HDC enthusiastically supports the designation of The LGBT Community Center. It can be argued that The Center is more than just a gathering hub, but a longtime essential support system for the LGBT residents of New York City that has provided resources and safe meeting spaces for countless community organizations and activist groups since 1984. Founded before the passing of the Gay Rights Bill that banned discrimination based on sexual orientation in housing and employment, its original Vice President stated that The Center "will give us an independence outside of political control with the community determining its needs."

Hosting cultural programs and speaker events, which brought well-known LGBT figures such as Audre Lorde and Quentin Crisp to meet with members of the lesbian and gay community, the historic building at 208 West 13th Street was a haven for a criminalized population that regularly experienced institutional discrimination. Of the many groups to call The Center home, the Coalition for Lesbian and Gay Rights famously worked to promote the Gay Rights Bill through demonstrations and were considered to be instrumental in the New York City Council's passing of the bill in 1986. Additionally, The Center served as a space of remembrance, memorializing those lost to the AIDS crisis and commemorating the 20th anniversary of Stonewall through an expansive art installation.

Though the building had operated under many names before being bought by the founders of The Center in 1983, the Italianate-style building was originally known as Ninth Ward School No. 16 after being erected in 1869. According to its designation report, the building then continued to expand "to meet the growing needs of the community", and so it is fitting to designate The LGBT Community Center as a significant site that is and has historically been a valuable asset to our city's diverse communities.



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BOROUGH OF MANHATTAN
WOMEN'S LIBERATION CENTER – 243 WEST 20TH STREET

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The Historic Districts Council is thrilled to support the designation of the Women's Liberation Center, which, not only being culturally significant as a LGBTQ site, served as a hotbed of the Women's Liberation Movement. Numerous lesbian activist groups called this building home, but most famously the Lesbian Feminist Liberation (LFL) moved here in 1973. One of the primary issues LFL confronted was the custody of children of lesbian divorcees. Well into the 1980s, "When lesbian mothers...came out in the process of a divorce from heterosexual spouses, they often faced the immediate danger of losing custody and even contact with their children."¹

The origins of marriage equality actually began with custody rights for gay parents. Issues of custody "...played a fundamental role in turning the focus of the LGBT freedom struggle toward the rights of marriage and the family"² and issues of the family remain at the heart of the LGBTQ community's path to equality. Only in 2011 did New York State legalize gay marriage, and more than half of the States in our Union (thirty) still legally discriminate against LGBTQ people.

As it has recently come to light, of the 150 outdoor public monuments in New York, only five are female. It is magnificent that the Landmarks Commission will officially designate a landmark that honors women; women who fought hard to shape and change women's role and the role of the family in society for the better. There is more work to do, as women's cultural significance remains publicly faceless, and the five monuments are a sobering reminder of this. The City will erect four new monuments honoring women, and we urge the LPC to explore more potential landmark sites to enshrine women's contributions to the City.

¹ Daniel Rivers, "In the Best Interests of the Child: Lesbian and Gay Parenting Custody Cases 1967-1985," *Journal of Social History*, Vol. 43, No. 4 (summer 2010): page 918.

² Rivers, "In the Best Interests of the Child," 919.



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BOROUGH OF MANHATTAN
NATIONAL SOCIETY OF COLONIAL DAMES IN NEW YORK STATE HEADQUARTERS, 215 East
71st Street

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

The National Society of Colonial Dames in the State of New York Headquarters embodies the long-lasting and still-influential Colonial Revival movement in all its facets, and merits designation as an individual city landmark.

The Colonial Revival looked to a sentimentalized past of Colonial-era values that emphasized good breeding, good taste and simple virtues, reacting against both the heavy ornamentation of Victorian aesthetics, and the cultural, demographic, and political upheavals of the late 19th and early 20th century.

The movement inspired a range of architectural expressions, seeking to emulate the simplicity of New England saltbox cottages as well as the grandeur of Georgian brick mansions.

Membership in the Society of Colonial Dames in America was limited to those who could trace their direct descent to a Colonial figure who had had a hand in shaping the proto-nation's governance, organizations or institutions. The Society sought to inspire patriotism, promote the civic virtues of the Colonial era, and to preserve and interpret historic sites of the Colonial period.

Richard Henry Dana, Jr., was a natural choice as architect of the house, having descended from a prominent New England Colonial family of jurists and authors, and as a fluent designer of historicist styles. Described as a quintessential society architect, Dana designed a number of residential structures, including the National Register-listed Topsmeade, built as the summer of home of Edith Morton Chase in Litchfield, Connecticut as well as some institutional and ecclesiastical structures, including work for the Dalton School and the Saint John's Parish House in Waterbury, Connecticut.

Dana was charged with designing "As exactly as circumstances permit, one of those private dwellings, which belonged to affluent citizens before the Revolutionary War." The building and the society it serves together synthesized the totality of the Colonial Revival, with the building exemplifying the architectural aspect of the movement while the Dames represented its cultural and social aspects.

The headquarters building reflects an amalgamation of historic influences, skillfully crafted into a coherent whole. Dana drew on a variety of impressive Colonial homes from along the eastern seaboard, from Maine to South Carolina, with the 1750 Colonel John McEver House, that had once stood at 34 Wall Street, as the primary reference. Details like the scroll pediment over the entrance doors, the railing of the captain's walk, the modillioned cornice, and the roof dormers were all replicated from different sources and fitted to the scale of the headquarters and integrated into the larger design. In a testament to its faithful interpretation of Colonial styles, one



HISTORIC DISTRICTS COUNCIL



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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

of the most asked questions when the Headquarters opened in November of 1930 was reportedly: "would you mind telling me exactly when this house was built?"

Constructed and still operating as museum with meeting rooms and spaces for social functions, the headquarters is unique among the Dames' properties in being purpose-built for them in the 20th century, rather than being an 18th century building restored, maintained and operated by them, such as the Van Cortland Mansion in the Bronx. The headquarters epitomizes the Colonial Revival as an idealized conception of Colonial taste.



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Statement of the Historic Districts Council
Subcommittee on Landmarks, Public Siting & Maritime Uses
September 4, 2019

BOROUGH OF MANHATTAN
FIRST HUNGARIAN REFORMED CHURCH, 346 East 69th Street

The Historic Districts Council is the advocate for New York City's designated historic districts, landmarks and buildings meriting preservation.

HDC supports the landmark designation of this early 20th century church for its architectural value as a Secessionist/Arts and Crafts-style ecclesiastical building by a significant architect, and for its role in the cultural history of Yorkville and the city as a whole. Yorkville became a center of Central and Eastern European cultural life in the late 19th century, and was home to the nation's largest concentration of Hungarian-Americans in the early 20th century. This intact church building is a unique and precious work in the portfolio of Emery Roth, best known for his 1920's hotels and apartment buildings.

The Hungarian Reformed Church held its first services in this country in 1895 on East 4th Street in the Lower East Side, where recent Hungarian immigrants were then concentrated. Later, Hungarian-Americans in the city moved uptown in the early 20th century, seeking better quality housing than what downtown tenements offered, and found employment in the German-owned breweries of the area. The density of the Hungarian population in Yorkville was so significant that a section of 79th Street acquired the common name "Little Hungary" or "Goulash Avenue."

The design of the church incorporates Secessionist and Arts and Crafts features, while also recalling vernacular European ecclesiastical architecture. The warm golden-yellow stucco over the brick structure recalls the small colorful European village churches that served as the centers of communities. The red sloping roof, though no longer covered in clay tile, is evocative of vernacular buildings. Above the entrance, a tripartite stained glass transom window features a bird motif. The bird is likely the *Turul*, a mythic bird and national symbol of Hungary. Other decorative elements include stylized terra cotta above window and door openings, and on the belfry, and a bold bracketed cornice. The central bell tower serves at the building's focal point, reaching 80 feet in height with a conical shingled roof and topped with a metal weathervane trumpeting the building's construction date of 1915.

Emery Roth himself was born in Hungary in 1871, then part of the Austro-Hungarian Empire. He emigrated to the United States, alone, at the age of 13, and made a Horatio Alger-esque path to a position in the New York offices of Richard Morris Hunt, followed by a successful career in private practice. Roth is represented in Landmark designations by several hotels and apartment buildings, from the 1903 Hotel Belleclaire to the 1940 Normandy Apartments, but this is the first of the mere five religious structures he designed to come before Landmarks. This is the only Christian religious building by Roth, who was Jewish, but maintained close ties to the Hungarian community. We urge the Commission to designate this church building and symbol of the Hungarian presence in Yorkville, and the Upper East Side's ongoing immigrant history.

Q472 New, Approximately 3,079 Seat High School

Good afternoon Chairperson Adams and Members of the Subcommittee.

My name is Kelly Murphy and I am Director of Real Estate for the School Construction Authority along with Michael Mirisola, Director of External Affairs.

The New York City School Construction Authority has undertaken the site selection process for a new high school facility within the Woodside neighborhood in the Borough of Queens and will serve students throughout Queens.

Here is an aerial view of the site located at 51-30 Northern Boulevard where Northern Boulevard is the northern border, elevated railroad tracks (Amtrak) is to the south, 54th Street to the east, and the Tower Square Shopping Center to the west.
(Slide 1)

The site contains a total of approximately 3.15 acres or 136,895 square feet of lot area on a site on Block 1192 Lots 41, 47, 48 & 54 (Slide 2)

Under the proposed project, the SCA would construct a new, approximately 3,079-seat high school facility. (Hold on Slide 3)

The Notice of Filing for the Site Plan was published in the New York Post on August 29, 2018 and the City Record on August 30, 2018. Queens Community Board No. 2, Community Education Council No. 30, and City Planning Commission were notified of the Site Plan on September 4, 2018. The Citywide Council of High Schools was notified on September 6, 2018. On September 12, 2018 the Citywide Council on High Schools held a hearing on the Site Plan. On September 6, 2018 Queens Community Board #2 held a public hearing and at a meeting on October 4, 2018 the Board voted to issue a letter in support of the site plan.

The SCA has considered all comments received on the proposed Site Plan and affirms the Site Plan pursuant to Section 1731 of the Public Authorities Law. In accordance with Section 1732 of

the PAL, the SCA submitted the proposed Site Plan to the Mayor and City Council by letter dated August 30, 2019.

(Slides 4 & 5) These are photos of existing conditions on the site, looking at the former Sports Authority Building, facing northwest, the second is looking at the driveway between the Sports Authority Building and the strip shopping center next door (Michaels Starbucks) looking south, the next two are different views of the parking lot. At the intersection of Northern Blvd, Broadway and 54th Street is the entry for the F, M & R subway lines.

(Slide 6) - Some project facts, Project site is approximately 3.15 acres and the proposed high school will have approximately 3,079 students in 3 high school organizations, including District 75 serving grades 9-12.

We look forward to your subcommittee's favorable consideration of the proposed Site Plan and are prepared to answer any questions from the committee.

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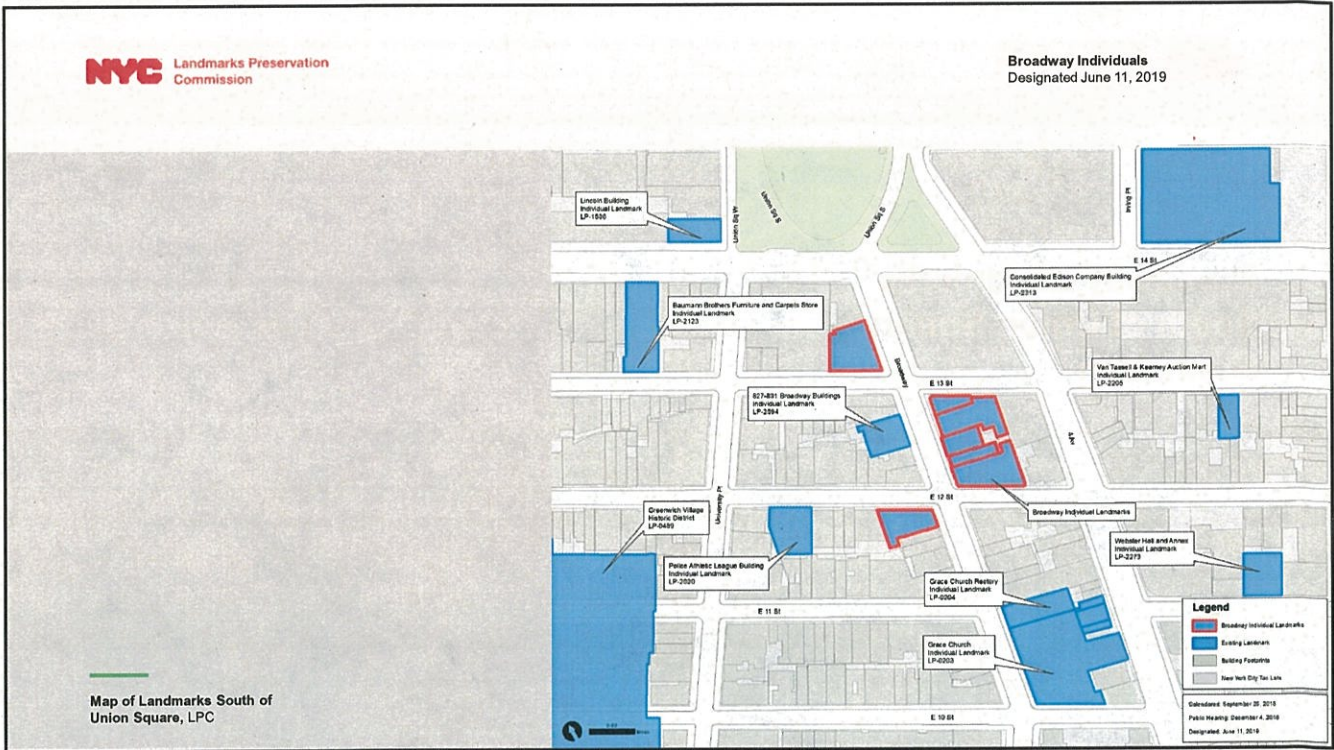
Broadway Landmarks South of Union Square Manhattan



Union Square looking South, New-York, 1849,
Detail, Metropolitan Museum of Art



Union Square looking South, early 20th century
NYPL





817 Broadway, LPC



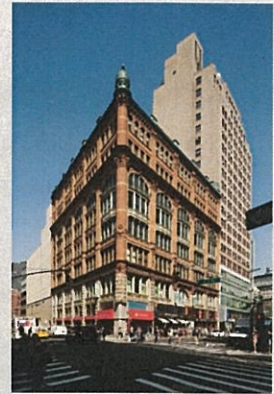
826 Broadway, LPC



830 + 832 Broadway
LPC

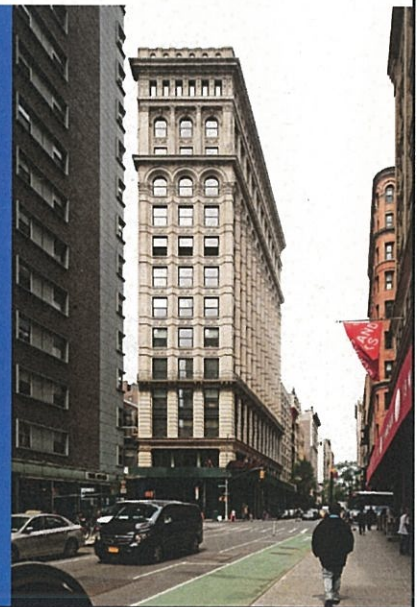


836 + 840 Broadway
LPC



841 Broadway, LPC

817 Broadway Building



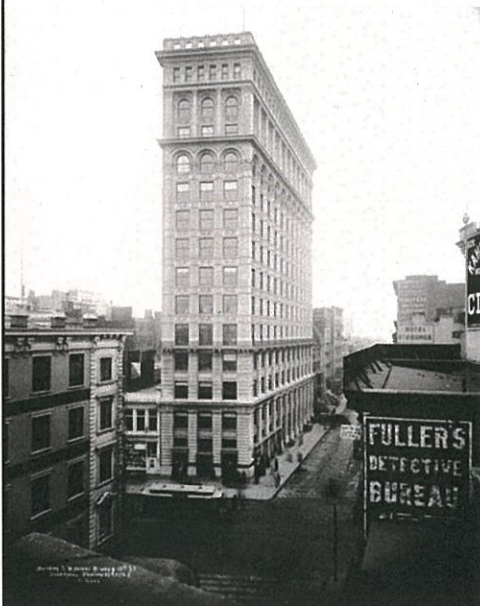
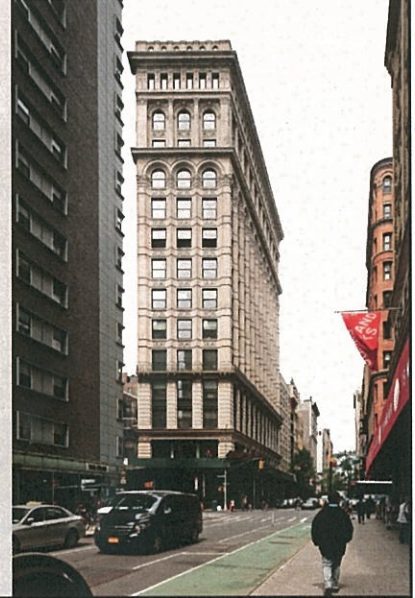
817 Broadway Building

aka 817-819 Broadway, 48-54 East 12th Street

Borough of Manhattan Tax Map Block 563, Lot 31

Built: 1895-98
Architect: George B. Post
Style: Renaissance Revival

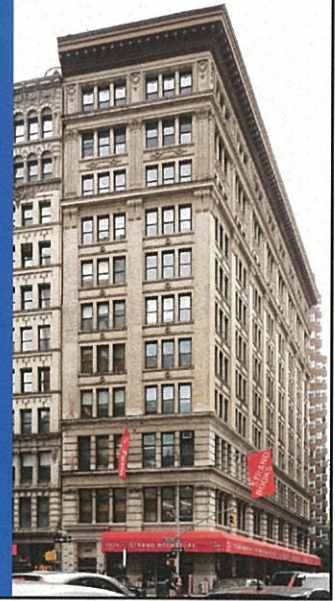
Item Calendared: September 23, 2018
Public Hearing: December 4, 2018
Item Designated: June 11, 2019



Left: 1905 Photo, Museum of the City of New York
Above: 1913 Photo, NYPL
Right: 2019 Photo, LPC



826 Broadway Building (now the Strand Building)



826 Broadway Building (now the Strand Building)

(aka 826-828 Broadway; 57-63 East 12th Street)

Borough of Manhattan
Tax Map Block 564, Lot 34

Built: 1902
Architect: William H. Birkmire
Style: Renaissance Revival

Item Calendared: September 25, 2018
Public Hearings: December 4, 2018; February 19, 2019
Item Designated: June 11, 2019

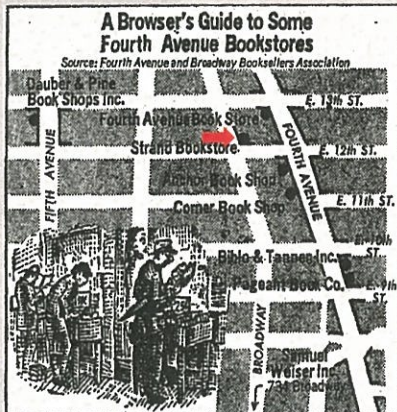




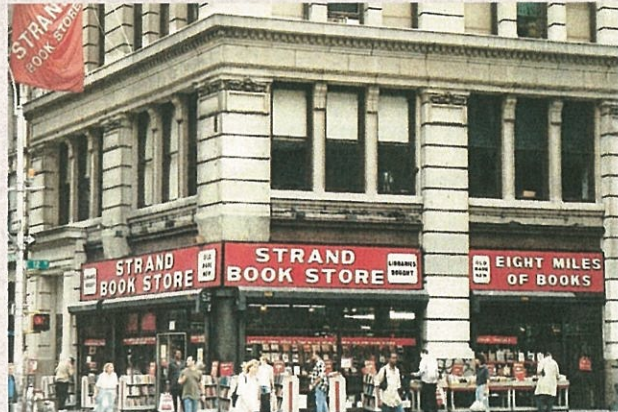
826 Broadway, 1910, Museum of the City of New York



826 Broadway, 2019, LPC



"Book Row," 1973, New York Times



The Strand, 826 Broadway, 1990s, Susquehanna University

NYC Landmarks Preservation Commission

826 Broadway Building
Designated June 11, 2019



The Strand, 826 Broadway, 2019, LPC

NYC Landmarks Preservation Commission

830 Broadway Building
Designated June 11, 2019

830 Broadway Building

8th-10th story detail, LPC, 2018

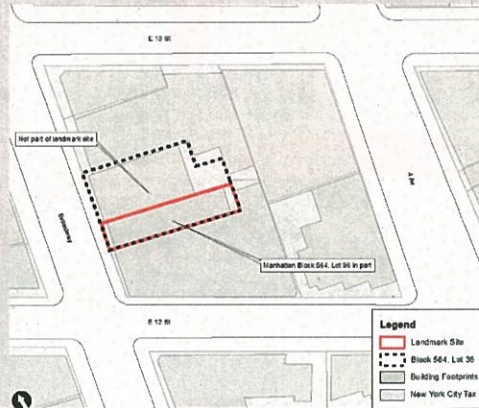


830 Broadway Building

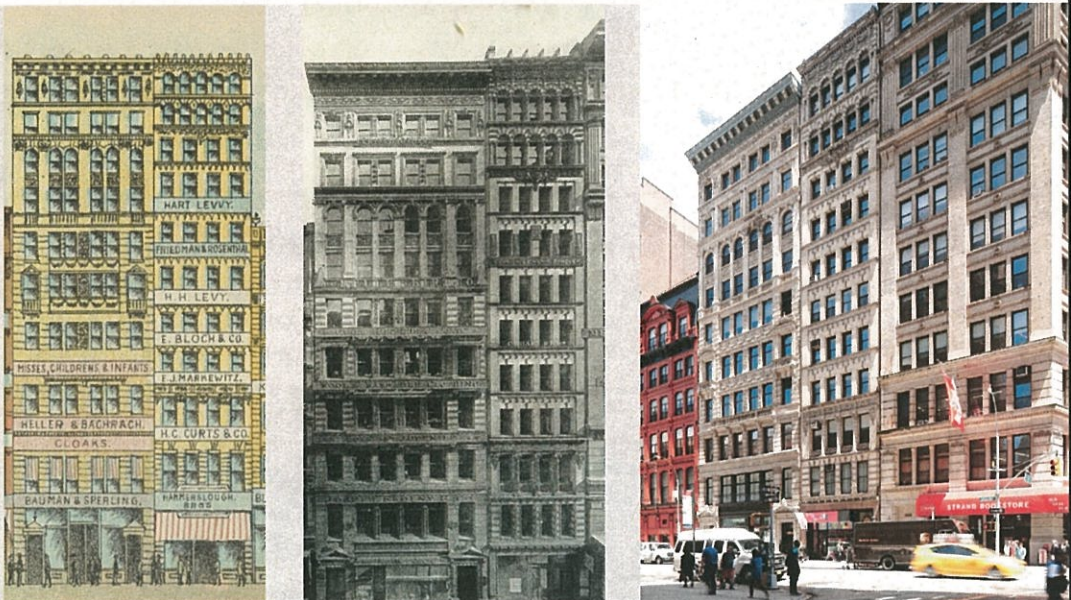
Address: 830 Broadway
Borough of Manhattan Tax Map Block 564 Lot 36 (in part)

Built: 1897-98
Architect: Cleverdon & Putzel
Style: Renaissance Revival

Item Calendared: September 25, 2018
Public Hearing: December 4, 2018
Item Designated: June 11, 2019



Left: 830 Broadway 1899,
 NYPL
 Center: 830 Broadway 1910,
 NYPL
 Right: 830 Broadway 2019,
 LPC



NYC Landmarks Preservation
Commission

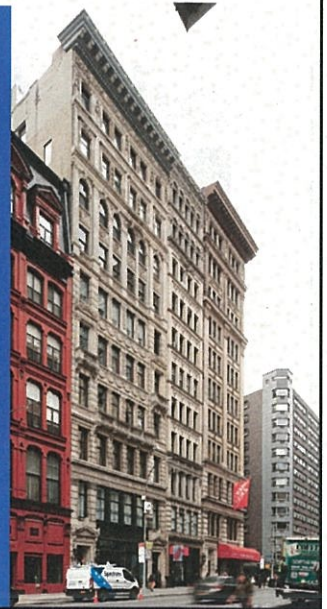
830 Broadway Building
Designated June 11, 2019



NYC Landmarks Preservation
Commission

832-834 Broadway Building
Designated June 11, 2019

**832 - 834 Broadway
Building**

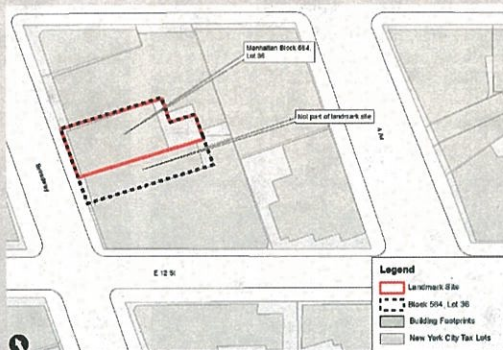


832 - 834 Broadway Building

832 - 834 Broadway
Borough of Manhattan Tax Map Block 564, Lot 36 in part

Built: 1896-1897
Architect: Ralph S. Townsend
Style: Renaissance Revival

Item Calendared: September 25, 2018
Public Hearing: December 4, 2018
Item Designated: June 11, 2019



832-834 Broadway Building, 2018



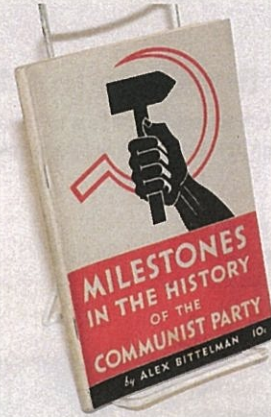
Details of 832-834 Broadway, LPC, 2018

Details of 832-834 Broadway, LPC, 2018

THE CLOAKMAKERS' STRIKE.
Five Hundred Workers May Return to Work To-day.

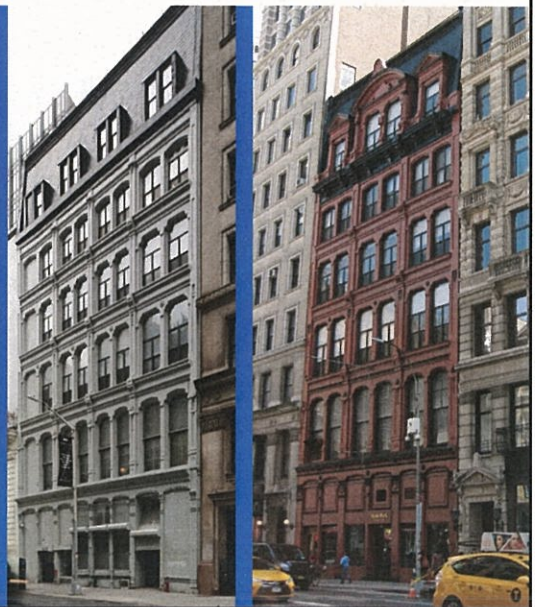
It was reported yesterday that about 500 of the cloakmakers who struck in the shops of Rubel, Wile & Co. of East Twelfth Street, and of Bauman & Sperling at 832 Broadway, will return to work to-day, but about 1,000 of the men are still out. The union expects this week to make season contracts with the firms of Meyer Jonasson & Co. and of Prince & Wolf, two of the largest cloak manufacturing firms in the city.

"Cloakmakers Strike", August 1898, *New York Times*



Milestones in the History of the Communist Party, New Century Publishers, 1937

836 Broadway Building



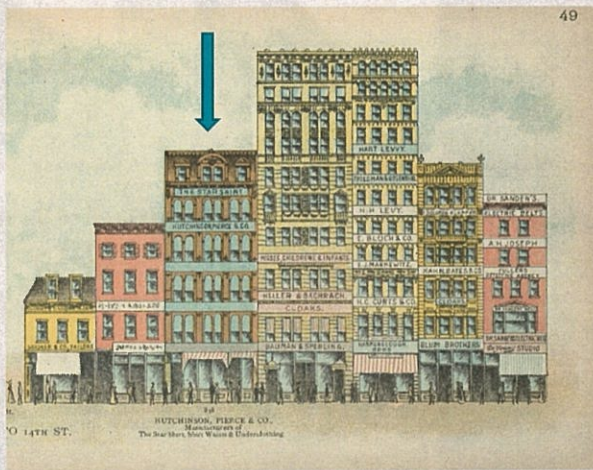
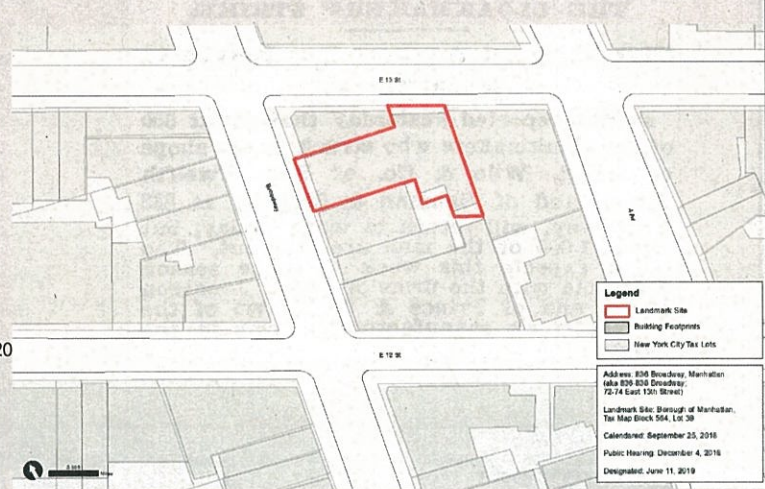
836 Broadway Building

836-838 Broadway; 72-74 East 13th Street
Borough of Manhattan Tax Map Block 564, Lot 39

Built: 1876
Architect: Stephen Decatur Hatch
Style: Second Empire/ Neo-grec

Proposed for Commission's Calendar: September 25, 20
Public Hearing: December 4, 2018
Item Designated: June 11, 2019

836 Broadway (left), 72-74 East 13th Street (right), 2018, LPC



Broadway East Side, 12th to 14th Street, 1899
New York Public Library



836 Broadway Building, 1912
New York Public Library

NYC Landmarks Preservation Commission

836 Broadway Building
Designated June 11, 2019



836 Broadway views and facade detail,
LPC



NYC Landmarks Preservation Commission

840 Broadway Building
Designated June 11, 2019

840 Broadway Building



840 Broadway Building

aka 64-70 East 13th Street

Borough of Manhattan Block 564 Lot 41

Built: 1899-1901

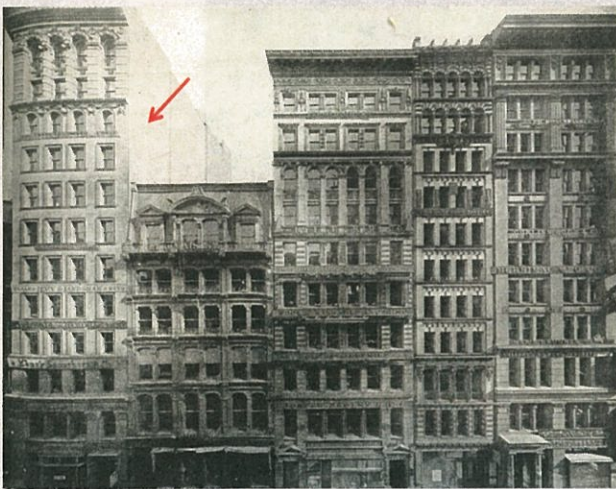
Architect: Robert Maynicke

Style: Renaissance Revival

Item Calendared: September 23, 2018

Public Heading: December 4, 2018

Item Designated: June 11, 2019



840 Broadway, c. 1910
Both Sides of Broadway



840 Broadway, c. 1940
Municipal Archives

NYC Landmarks Preservation Commission

840 Broadway Building
Designated June 11, 2019



840 Broadway, LPC 2018-2019

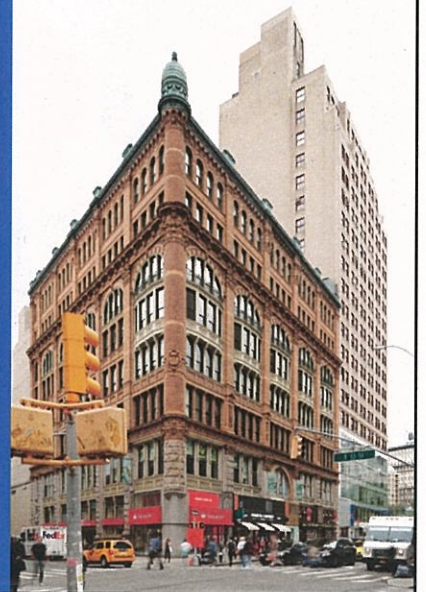
NYC Landmarks Preservation Commission

The Roosevelt Building
Designated June 11, 2019

The Roosevelt Building



Top: 1910, Both Sides of Broadway
Right: 2019, LPC




The Roosevelt Building

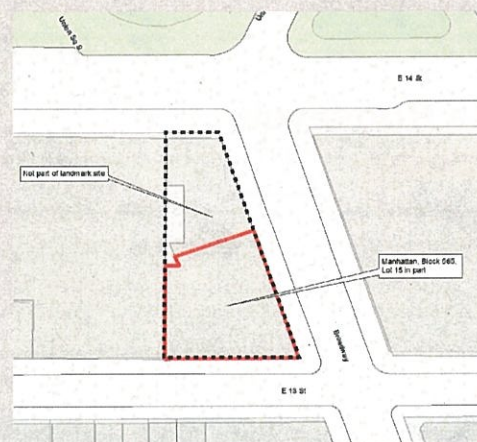
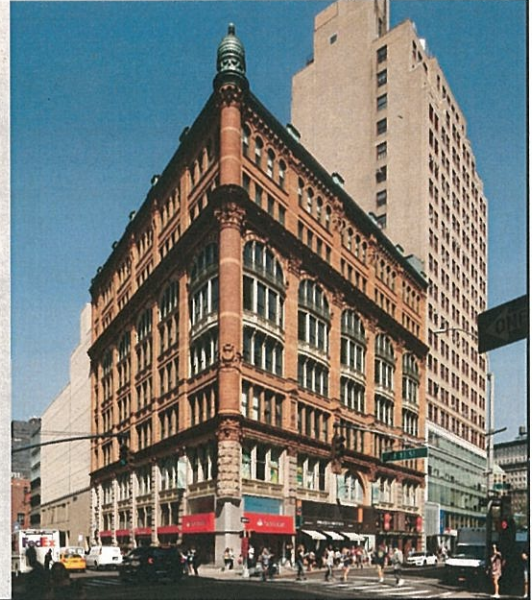
841 Broadway
(aka 837 Broadway; 837-847 Broadway; 53-63 East 13th Street)


Borough of Manhattan Tax Map Block 565, Lot 15 in part

Built: 1893-94
Architect: Stephen Decatur Hatch
Style: Transitional Romanesque Revival/Renaissance Revival

Item Calendared: September 25, 2018
Public Hearing: December 4, 2018
Item Designated: June 11, 2019

 The Roosevelt Building, 2018



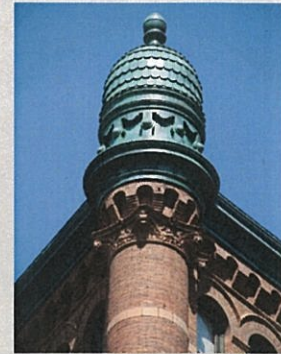
 Map of Landmark Site



The Roosevelt Building, LPC 2018



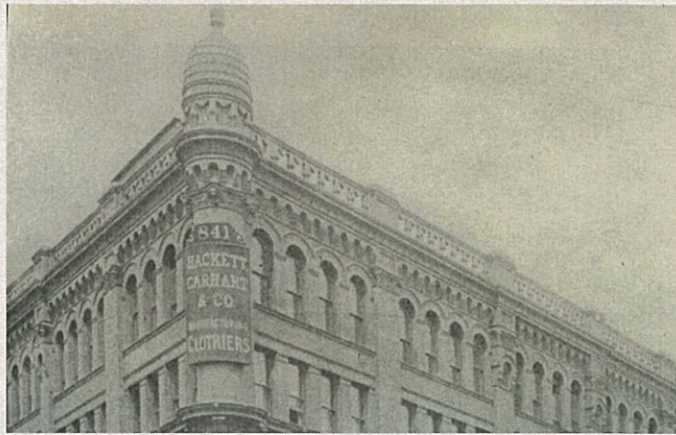
Terra-cotta detail, LPC 2018



Copper cupola, LPC 2018



Broadway West Side, 12th to 14th Street, 1899,
New York Public Library Digital Collections



Hackett, Carhart Signage on The Roosevelt Building, 1910,
Both Sides of Broadway

NYC Landmarks Preservation
Commission

The Roosevelt Building
Designated June 11, 2019



Roof of The Roosevelt Building captured in Biograph's 1906 film *The Skyscrapers of New York*, Library of Congress

Biograph Film Crew at Coney Island in 1899,
Getty Images



September 4, 2019

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU-0481-0487-2019 – Broadway Buildings

Good afternoon Chair Adams and Subcommittee Members. I am Kate Lemos McHale, Director of Research at the Landmarks Preservation Commission. Thank you for the opportunity to present the Landmarks Preservation Commission's June 11th designation of seven individual landmarks along Broadway south of Union Square.

The Landmarks Preservation Commission is responsible for protecting New York City's architecturally, historically, and culturally significant buildings and sites by granting them landmark or historic district status, and regulating them after designation. Through its designations the LPC seeks to recognize the diversity of the city, and with 149 historic districts and over 1430 individual landmarks, there are more than 37,000 landmark properties throughout the five boroughs. These represent the city's cultural, social, economic, political, and architectural history, and their protection promotes understanding and pride in our history and heritage, along with bringing recognition, promoting tourism, , and other benefits. LPC identifies potential landmarks through detailed survey, evaluation and research, in response to requests from the public and based on agency initiatives and priorities. We do extensive outreach with property owners and are happy and willing to meet with them as many times as desired, with the goal of gaining their support for designation and understanding of our regulatory process. Designation does not compel owners to perform work on their property, nor does it freeze the appearance of a building in time. The Landmarks Law recognizes that buildings may need to be changed and altered to remain functional, relevant and productive. The LPC has an extensive body of rules and reviews and approves restoration, maintenance and appropriate changes to landmarks proposed by their owners. Approximately 95 percent of applications for work on landmarks are approved at staff level, and we recently updated our rules to help guide these approvals for greater transparency and efficiency.

I'd like to provide you with a summary of our study and the development history and significance of this group of individual landmarks, and then short presentations on each building.

The area south of Union Square was an exclusive residential neighborhood in the 1830s and 1840s, its growing population housed in row houses and mansions. Following the Civil War, Broadway became an important commercial corridor, attracting hotels, theaters, and stores. These photos show the evolution of the neighborhood by the turn of the 20th century, when, with the construction of the subway through Union Square and technological innovations allowing taller structures with steel framing, electricity, and elevators, the area was transformed by the construction of new, tall store and loft buildings.

The seven landmarks presented here today were the result of a comprehensive survey and evaluation of the area south of Union Square between Fifth and Third avenues carried out last summer. In response to community concerns about the proposed rezoning of a building on 14th Street as a Tech Hub, and supported by Councilmember Rivera, LPC devoted substantial resources to the building-by-building study. Our survey and analysis found that the area contains a variety of residential, manufacturing, and commercial structures erected in the 19th and early-20th century, interspersed with many altered and new buildings built within the past 30 years. Because this variety of age, type, architectural quality, and integrity, we did not find a historic district merited consideration in this area. However our study underscored the outstanding significance of Broadway to the historical development and architectural character of the area, and we identified the most architecturally distinctive and intact buildings along this section of Broadway for designation as individual landmarks. We prioritized these for designation, and continue to study the area.

The seven landmarks, shown here in historic photographs, were designed by notable New York City architects. One was built in 1876 with neo-Grec-style cast iron facades; the rest were constructed between 1895 and 1902, and designed in the Renaissance Revival style with facades clad in stone, brick and terra cotta in a light-colored palette, incorporating elaborate classically-inspired ornamentation. They were commissioned by speculative developers and primarily housed garment industry showrooms and factory space. The garment industry was a major employer of New York City's working class and immigrant women, and became an important sphere through which their advocacy for labor rights and suffrage emerged. Many of these buildings were picketed during labor strikes that furthered goals of the labor movement.

The remarkably intact buildings anchor prominent corners and form an entire block-front of the section of Broadway between NoHo and Union Square, and reflect the late-19th century development of the avenue and broader area. They are architecturally significant examples of their style and type, and culturally significant for their associations with the garment industry and labor history, as well as filmmaking, and book publishing and selling. LPC believes the designation of these meritorious buildings as a cluster recognizes and protects the significant historic character remaining along this important corridor.

817 Broadway Building, (LP-2614), 817 Broadway (aka 817-819 Broadway, 48-54 East 12th Street), Borough of Manhattan, Tax map Block 563, Lot 31

817 Broadway is a handsome and finely-detailed example of the Renaissance Revival Style, designed by George B. Post in 1895 on a prominent corner site, and its significant design retains a high degree of integrity. It is located at the southwest corner of Broadway and East 12th Street. At the December 4, 2018 hearing 14 people spoke in support of designation of 817 Broadway and the entire group, including representatives of the Historic Districts Council, New York Landmarks Conservancy, Society for the

Architecture of the City, Greenwich Village Society for Historic Preservation, and East Village Community Coalition. The Commission also received seven pieces of correspondence in support of designation of the group of seven buildings, including from Councilmember Carlina Rivera, New York State Senators Brad Hoylman and Liz Krueger, New York State Assemblymember Deborah J. Glick, Manhattan Borough President Gale Brewer, the Municipal Art Society of New York, and the New York Metropolitan Chapter of the Victorian Society in America; we received one email in opposition to the designation of all seven buildings. The building is currently undergoing a sensitive restoration of its brick and terra-cotta clad facades, and the owner spoke at the public hearing to describe this work and state that they look forward to working with the Commission.

817 Broadway was an early tall commercial building in the neighborhood and remains prominent in the streetscape. Its architect, George B. Post, was one of New York's best known and influential late 19th century architects. The highly-visible street facades are embellished with tan-colored Roman brick and terra-cotta reliefs inspired by Italian Renaissance architecture. Stand-out features include its distinctive angled piers and elaborate crown with a pierced parapet. Post designed 817 Broadway as the Meyer Jonasson & Company Building, a firm advertised as "the world's largest manufacturer of ladies garments." 817 Broadway continued to serve the garment industry in the early 20th century.

826 Broadway Building (now the Strand Building), (LP-2615), 826 Broadway (aka 826-828 Broadway; 57-63 East 12th Street), Borough of Manhattan, Tax Map Block 564, Lot 34

826 Broadway is significant architecturally as a distinguished commercial expression of the Renaissance Revival style built in New York at the turn of the 20th century. It is also culturally significant as the home of the Strand Bookstore since 1956, and for its historical association with the garment industry. The 11-story store-and-loft building was built in 1902 on the northeast corner of Broadway and East 12th Street.

At its first public hearing on December 4, 2018 and following written submissions, in addition to the support already noted for the group, twelve people spoke in opposition to the proposed designation, including the building's owner, and the Commission received three written submissions in opposition to designation. At the owner's request, LPC held a second public hearing on February 19, 2019. At that time seven people testified in favor of the proposed designation, including Councilmember Carlina Rivera, representatives of the Greenwich Village Society for Historic Preservation, the Historic Districts Council, the New York Landmarks Conservancy, and the Victorian Society of New York. 14 people testified in opposition to the proposed designation, including the owner. The Commission subsequently received 53 written submissions in support of the proposed designation, including from representatives of eight historic preservation advocacy groups, and received a letter from the National Trust for Historic Preservation. The Commission received 76 written submissions in opposition to the proposed designation,

and a petition to “Save the Strand” was shared with the Commission when it had a approximately 6,600 signatures.

826 Broadway was developed in 1902 for garment industry tenants seeking larger manufacturing and wholesale spaces near Union Square. Its architect, William H. Birkmire was a prolific designer of steel-framed structures in New York City and a well-known expert on the engineering aspects of design, writing several publications that were important references in the field. 826 Broadway is an intact and especially robust example of Renaissance Revival commercial architecture, with identical decorative features on both facades, lending prominence to both.

In 1956, the Strand Bookstore moved from its previous location on East 9th Street near Fourth Avenue’s “book row” to the ground floor of 826 Broadway. Located here for over 60 years, the Strand is the building’s longest occupant, eventually expanding to three floors of retail space with an inventory of more than 2.5 million books, and purchasing the building in 1996. The Strand became a center of literary life in Lower Manhattan, as well as an internationally-recognized destination for New Yorkers and visitors alike. The building serves as an important reminder of the neighborhood’s historic role as a center for the book trade in New York City.

830 Broadway, (LP-2616), 830 Broadway, Borough of Manhattan, Tax Map Block 564, Lot 36 in part

The 830 Broadway Building is another remarkably intact example of the tall store-and-loft buildings introduced in the late 19th century south of Union Square to house garment related businesses, and has exuberant facade decoration.

The building is located midblock adjacent to the Strand. At its public hearing on December 4, 2018 and in subsequent correspondence, the building received the same support for designation as previously described.

Built by the Mela Fireproof Partition Company in 1898, 830 Broadway (seen here with 832 Broadway on the left, and the Strand Building on the right) originally housed garment manufacturers and wholesalers, and later a variety of tenants including publishing firms in the 1940s and 50s. It was converted to live-work space by artists and musicians in the 70s and became a residential co-op (along with 832 Broadway) in 1980. It was designed by Cleverdon and Putzel, known for their use of finely crafted ornamentation, and features elaborate ornamental detail in particular at its three-story base, and at its two-story crown, shown here. It retains a high degree of integrity to its original design.

832-834 Broadway Building, (LP-2617), 832-834 Broadway, Borough of Manhattan, Tax Map Block 564, Lot 36 in part

832 Broadway is a distinguished and intact Renaissance-Revival style store-and-loft building built in 1897. Its designation recognizes both its architectural and its cultural significance related to the turn of the century commercial transformation of this part of Broadway, and its connections to labor history and political activism.

At the public hearing on December 4, 2018 and in subsequent correspondence, the commission received support for this designation as I've already summarized. 832 Broadway was developed by the Commercial Realty Improvement Company in 1897 and designed by Ralph Townsend, a noted architect of the era, whose work in New York City has been recognized by the Commission and includes a variety of building types and revival styles. Its entire facade is encrusted with decorative classically-inspired ornament, as seen in these detail photographs.

832 Broadway was originally home to cloak makers Bauman and Sperling and in 1898 it was the location of an agreement made during the Cloak makers' Strike, sending 500 workers back to work. A variety of garment manufacturers occupied the building through the 1930s, when the Workers Party of America, later the Communist Party of the USA, established a publishing company in the building. Many Communist Party pamphlets and printed propaganda were produced in the building, such as shown here.

836 Broadway Building, (LP-2618), 836-838 Broadway (aka 72-74 East 13th Street), Borough of Manhattan, Tax Map Block 564

836 Broadway is a cast iron store-and-loft building designed by Stephen Decatur Hatch in 1876. It is the oldest building among this group of seven landmarks, and its two facades, on Broadway and East 13th Street, are architecturally significant examples of the neo-Grec style popular after the Civil War. It occupies an irregularly-shaped lot, shown here

At the December 4 Public Hearing and in subsequent written correspondence, the designation received similar support to what I've already described. The building was constructed by the estate of James and Cornelia Roosevelt (great uncle and aunt of President Theodore Roosevelt) in 1876 on the site of their house. The first long-term tenant was Mitchell, Vance & Co., important manufacturers of ornamental metal, clocks, and electric lighting fixtures. Stephen Decatur Hatch designed the 836 Broadway building, as well as the Roosevelt Building at 841 Broadway which we'll see in a moment. Hatch was an important 19th century architect, an architect of the US War Department and known for several New York City landmarks [such as the Gilsey Hotel and the original portion of the New York Life Insurance Building, both on Broadway].

Hatch's design for 836 Broadway exhibits a clearly-defined hierarchy and generously sized windows; particularly notable are the delicately incised and applied ornament, and Renaissance-inspired surrounds at the mansard roof. The Roosevelt estate sold 836 Broadway in 1921, and it continues to function as a commercial building today, with an antique business on the first two floors and offices above.

***840 Broadway Building**, (LP-2619), 840 Broadway (aka 64-70 East 13th Street), Borough of Manhattan, Tax Map Block 564, Lot 41*

840 Broadway, located on a prominent corner and completing this block-front, is another architecturally significant and well preserved example of the transformation of this area at the turn of the century. It is located at the southeast corner of 13th Street and Broadway.

At the public hearing on December 4 and in subsequent correspondence the Commission received similar support for this designation as it did for others in the group. Three representatives of the owner spoke at the hearing, noting appreciation for the honor of designation and posing a number of questions about how work on the building would be regulated.

The 12-story building was designed by Robert Maynicke, a notable designer of commercial buildings in New York City. It was built between 1899 and 1901 and can be seen in these historic photographs. Like its neighbors on this block, 840 Broadway housed mainly garment manufacturers and wholesalers. The Goodyear Waterproof Company, who sold raincoats and rubber apparel, occupied the ground floor in the 1940s and 1950s. It was converted to a mixed-use cooperative in the 1970s and today is primarily residential above the ground floor. The impressive Renaissance Revival-style building retains a high degree of integrity, with intact limestone, brick and terra-cotta facades and beautiful historic storefronts with curved glass and decorative metalwork.

***The Roosevelt Building**, (LP-2620), 841 Broadway (aka 837 Broadway; 837-847 Broadway; 53-63 East 13th Street), Borough of Manhattan, Tax Map Block 565, Lot 15 in part*

Finally, **the Roosevelt Building** is an exquisite element of Broadway's streetscape, and an outstanding example of late 19th century commercial development south of Union Square. Built between 1893 and 1894, it is also historically significant for housing one of the first American film studios, the Biograph Company, which advanced filmmaking technology and launched the careers of notable early filmmakers and silent-screen stars.

At its public hearing on December 4, 2018 and in subsequent correspondence, LPC received support for designation as I've already summarized. The owner also expressed support for designation at the hearing,

and described the planned restoration of the base of the building. Prominently situated on the northwest corner of Broadway and East 13th Street, the landmark site is Block 565, lot 15 in part consisting of the footprint of the building, outlined in red.

The Roosevelt Building was constructed for the heirs of Cornelius Roosevelt, the grandfather of President Theodore Roosevelt. Stephen D. Hatch designed the Building, with striking facades that include elaborate terra-cotta ornamentation with evocative faces, beasts, sea creatures, and foliage. Clothing manufacturers were the Roosevelt Building's primary tenants, including the Hackett, Carhart & Company, whose signage is evident in these 1899 and 1910 images.

The American Mutoscope and Biograph Company, later just the Biograph Company, was also a tenant from 1896 to circa 1906. The company pioneered the Mutoscope in 1894, a film viewing device that functioned essentially as a flip book shaped like a rolodex, and later the Biograph projector, which defined a new era of filmmaking and viewing. Biograph's first film studio was located on the roof of the Roosevelt Building, captured in the still on the left from Biograph's 1906 film, *The Skyscrapers of New York*.

Thank you, I am happy to take your questions.

LGBT Sites

Stonewall Inn





The Caffe Cino,
31 Cornelia Street

Gay Activists Alliance Firehouse, 99 Wooster Street

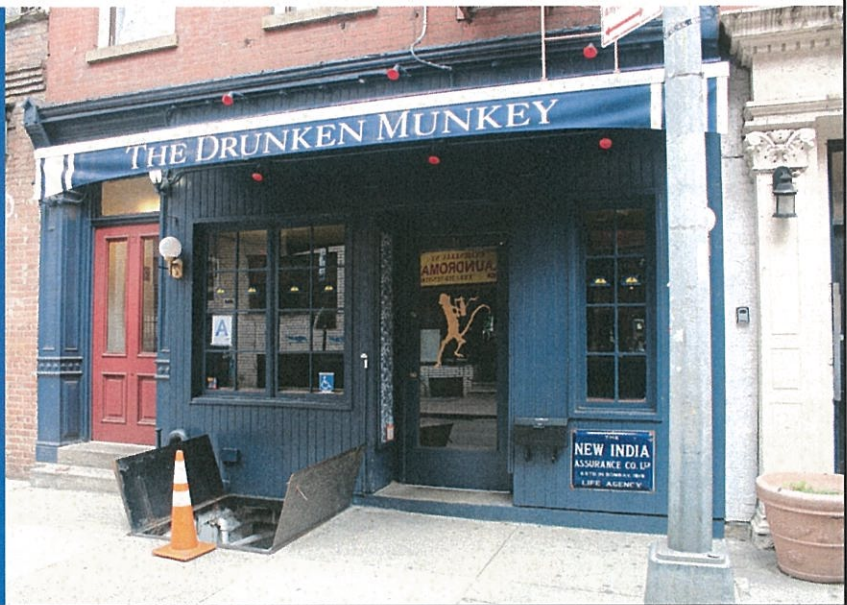
Women's Liberation Center
243 West 20th Street

The LGBT Community Center,
208 West 13th Street

James Baldwin Residence,
137 West 71st Street

Audre Lorde Residence,
207 St. Paul's Avenue

The Caffe Cino



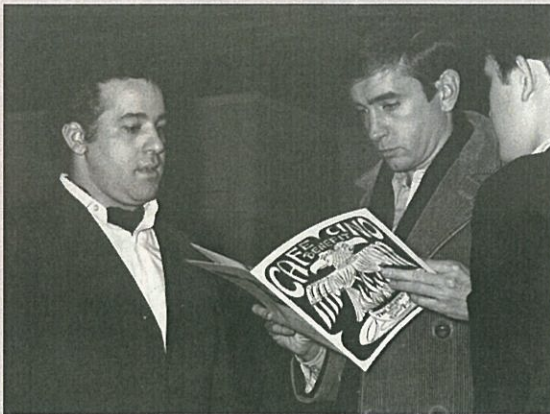
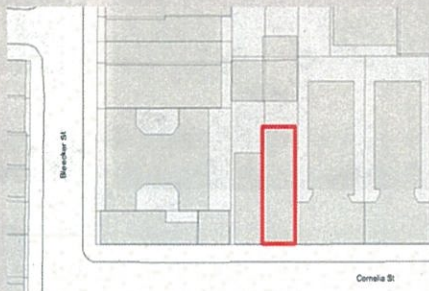
The Caffe Cino

31 Cornelia Street

Borough of Manhattan
Tax Map Block 590, Lot 47 in part

Built: 1877
Builder: Benjamin Warner
Style: Italianate
Periods of Significance: 1877, 1958-1968

Item Calendared: May 14, 2019
Public Hearing: June 4, 2019
Item Designated: June 18, 2019



Joe Cino (on left) with Edward Albee, 1965
Photo by James D. Gossage,
NYC LGBT Historic Sites Project



Lanford Wilson's production of "The
Madness of Lady Bright," 1964
Photo by Conrad Ward,
NYC LGBT Historic Sites Project

NYC Landmarks Preservation Commission

The Caffe Cino
Designated June 18, 2019



The Caffe Cino, 1965
New York Public Library



The Caffe Cino, 1962
Photo by Brian Merlis,
NYC LGBT Historic Sites Project

NYC Landmarks Preservation Commission

Gay Activists Alliance Firehouse
Designated June 18, 2019

**Gay Activists
Alliance Firehouse**



Gay Activists Alliance Firehouse

99 Wooster Street

Borough of Manhattan
Tax Map Block 501, Lot 30

Built: 1881-82
Architect: Napoleon Le Brun
Periods Of Significance: 1881, 1969-1974

Item calendared: May 14, 2019
Public Hearing: June 4, 2019
Item Designated: June 18, 2019



99 Wooster Street, 1971, LGBT Historic Sites Project



99 Wooster Street, LGBT Historic Sites Project

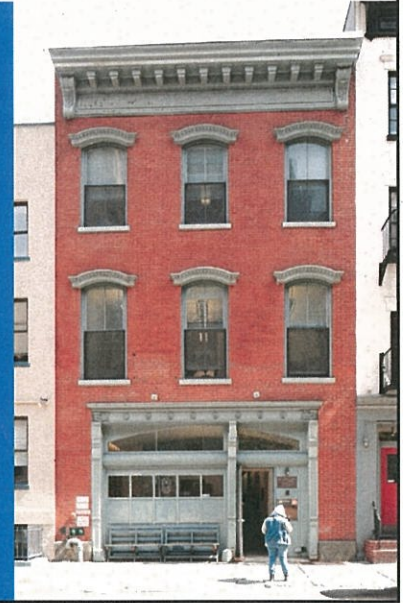


Gay Activist, May 1971
LGBT Community Center National Archive

NYC Landmarks Preservation Commission

Women's Liberation Center
Designated June 18, 2019

Women's Liberation Center



NYC Landmarks Preservation Commission

Women's Liberation Center
Designated June 18, 2019

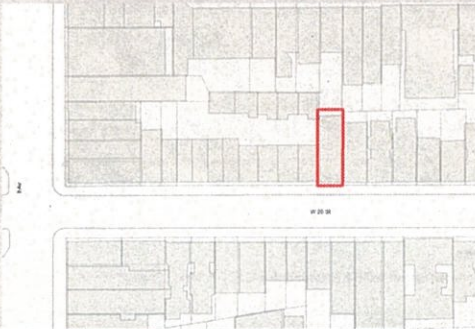
Women's Liberation Center

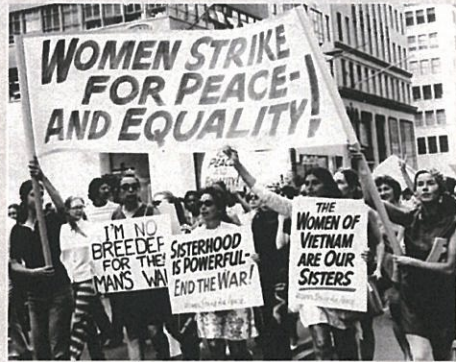
243 West 20th Street

Borough of Manhattan
Tax Map Block 770, Lot 17

Built: 1866
Architect: Charles E. Hartshorn
Style: Anglo-Italianate
Periods of Significance: 1866, 1972-1987

Item Calendered: May 14, 2019
Public Hearing: June 4, 2019
Item Designated: June 18, 2019





Women's Strike, New York, 1970, New York Historical Society



Jean O'Leary, co-founder of Lesbian Feminist Liberation, 1977, Lesbian Herstory Archives



Lesbian Switchboard letterhead and logo, 1970s, LGBT Historic Sites Project

The Lesbian, Gay, Bisexual, & Transgender Community Center



The Lesbian, Gay, Bisexual, and Transgender Community Center

208 West 13th Street (aka 206 – 218 West 13th Street)
Borough of Manhattan Tax Map Block 617 Lot 47

Built: c. 1869; c. 1879, 1887

Architect: Ammon Macvey, Superintendent of Public School Buildings, Thomas R. Jackson and William H. Wilcox (additions)

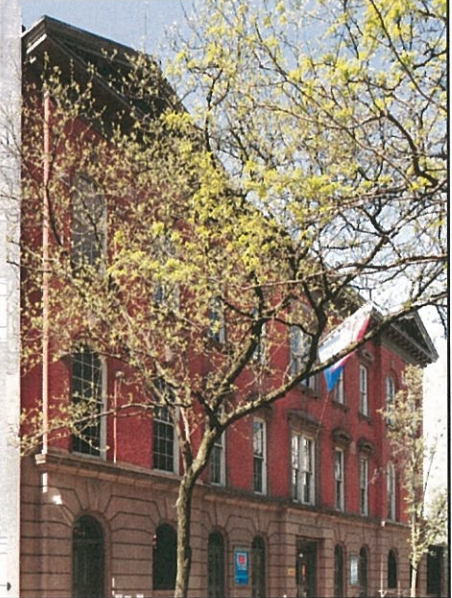
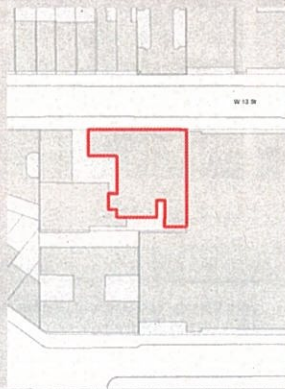
Style: Italianate

Periods of Significance: 1869-1870s, 1983

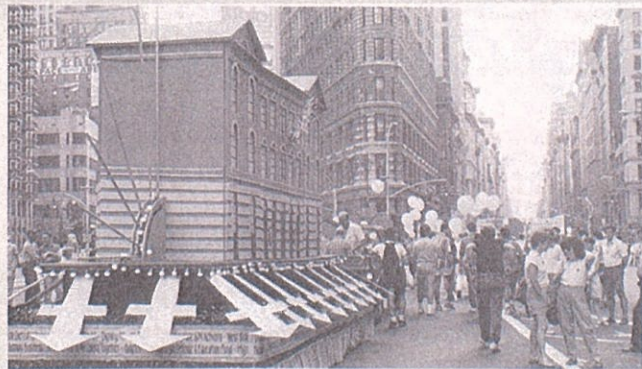
Item Calendared: May 14, 2019

Public Hearing: June 4, 2019

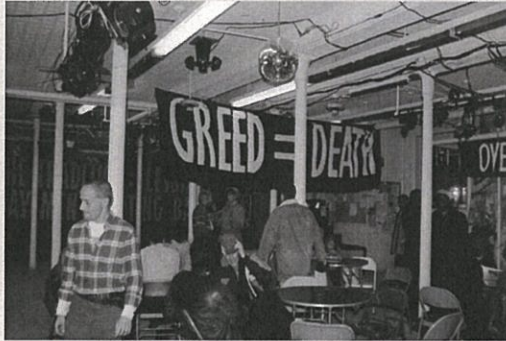
Item Designated: June 18, 2019



LGBT Community Center, LPC Files, 1990



Pride Day Float, 1985, LGBT Community Center Archive.



LGBT Center Assembly Room, 1991,
LGBT Center (above)



Coalition for Lesbian and Gay Rights demonstration for
Gay Rights Bill, 1986, LGBT Center (top right)



Quilt workshop to create panels for the AIDS Quilt,
1988, LGBT Center (bottom right)



NYS Marriage Equality Act Wedding
Reception, 2011, LGBT Center (above)



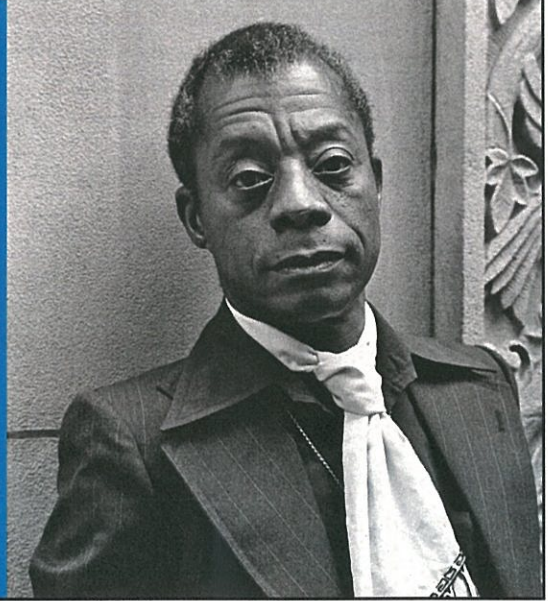
Promote the Vote, 1996, LGBT Center
(top right)



12th Annual Garden Party, 1995, LGBT
Center (right)

James Baldwin Residence

James Baldwin, 1976, Nancy Crampton



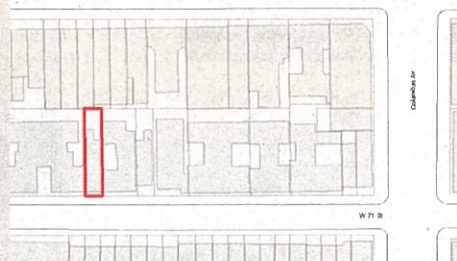
James Baldwin Residence

137 West 71st Street
Borough of Manhattan
Tax Map Block 1143, Lot 19

Built: 1890; altered in 1961
Architect of alterations: H. Russell Kenyon
Style: Modern
Period of Significance: 1965-1987

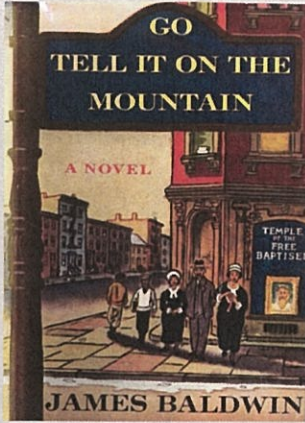
Item calendared: May 14, 2019
Public Hearing: June 4, 2019
Item Designated: June 18, 2019

James Baldwin in Selma, Alabama, 1965
Smithsonian Institution





James Baldwin in the rear yard of 137 West 71st Street, 1972, Jack Manning/The New York Times
Map of Landmark Site (Right)



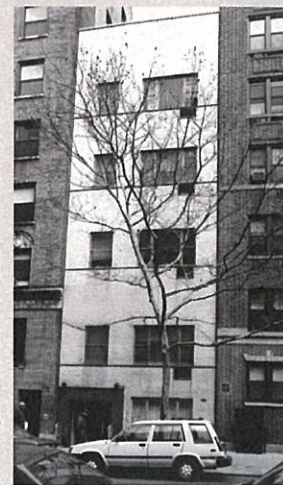
James Baldwin and Dr. Martin Luther King, Jr., W.E.B. DuBois Centennial Celebration, 1968, James Hinton



137 West 71st Street, c. 1940, Municipal Archives



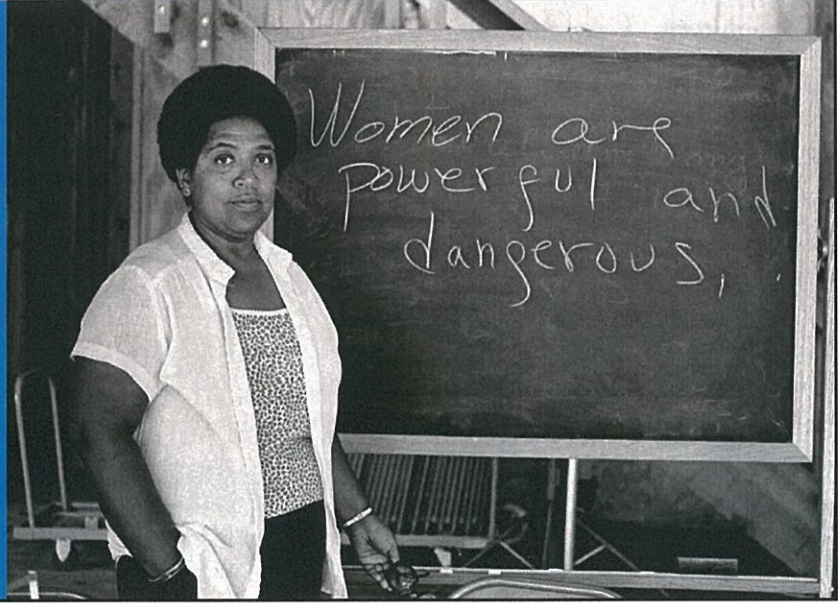
James Baldwin, 1969, Allan Warren (Wikimedia Commons)



137 West 71st Street, 1990, LPC

Audre Lorde Residence

Robert Alexander/Archive Photos, Getty Images



Audre Lorde Residence

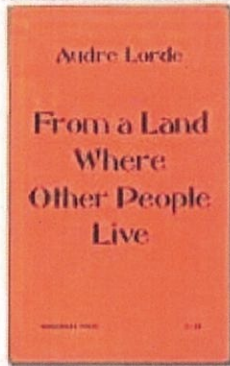
207 St. Paul's Avenue

Borough of Staten Island
Tax Map Block 516, Lot 32

Built: 1898
Architect: Otto P. Loeffler
Style: Neo-Colonial
Periods of Significance: 1898, 1972-1987

Item calendared: May 14, 2019
Public Hearing: June 4, 2019
Item Designated: June 18, 2019

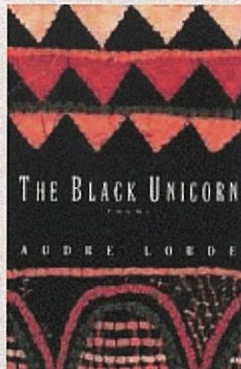




1973



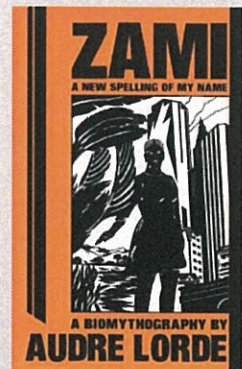
1976



1978



1980



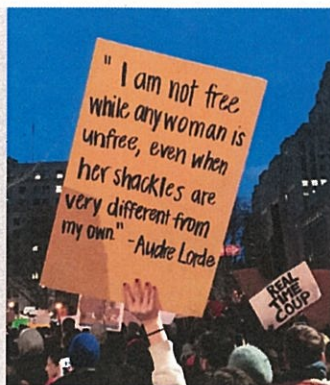
1982



Barbara Smith, Audre Lorde, Cherrie Moraga, and Beverly Smith, founders of Kitchen Table Press, Scholar Pics



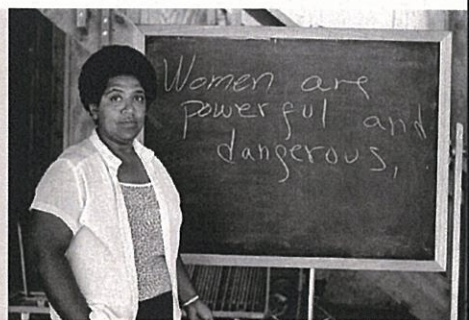
Portrait of Audre Lorde on Staten Island by Robert Giard, 1987 NYPL



Robert Alexander/Archive Photos, Getty Images (Top Right)

Women's March, January 2017, Twitter (Top Left)

167th Street and Grand Concourse Station on the B and D line. The murals, called Beacons, are by Brooklyn-based artist Rico Gatson, derived from a photograph by Jack Mitchell, Gothamist (Right)



September 4, 2019

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU-0490-0495-2019 – LGBT Landmarks

Good afternoon Chair Adams and Subcommittee Members. I am Kate Lemos McHale, Director of Research at the Landmarks Preservation Commission. Thank you for the opportunity to present six individual landmark designations recognizing groups and individuals that served as agents of change in the LGBT civil rights movement.

These designations build on our 2015 designation of the Stonewall Inn as an individual landmark by recognizing some of the foundational locations for LGBT activism in the second half of the 20th century. The six properties designated on June 18th were calendared on May 14th, and heard on June 4th.

These buildings housed gay theater productions in the decade before Stonewall, political and community service organizations at the beginning of the LGBT civil rights movement, and served as the residences of two of the nation's most important African-American writers and civil rights activists, whose literary work presented honest depictions of bisexual and same-sex relationships. All buildings retain their appearance and integrity to the period of cultural significance described in the following presentations.

For the sake of brevity, we have combined a summary of public testimony for all 6 properties, and additional public testimony specific to certain properties will be shared as part of the following short presentations. We have included the full report of testimony in your handouts.

At the public hearing on June 4, 2019, 37 people testified in favor of the proposed designation of all six buildings as individual landmarks, including representatives of City Council Speaker Corey Johnson and Assemblymember Richard N. Gottfried, and Councilmember Daniel Dromm. Speaker Johnson's testimony was jointly signed by Councilmembers Margaret Chin, Daniel Dromm, Carlos Menchaca, Debi Rose, Ritchie Torres, and Jimmy Van Bramer, as well as State Senator Brad Hoylman, and Assemblymembers Deborah Glick and Daniel O'Donnell. Also speaking in favor of the designation were representatives of the NYC LGBT Historic Sites Project, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, Village Preservation, the Victorian Society of New York, the Real Estate Board of New York, the National Parks Conservation Association, Save Chelsea, the Bowery Alliance of Neighbors, and 17 individuals. The Commission also received 124 written submissions in favor of the proposed designation of all six buildings, including from the Landmarks Subcommittee Chair, Councilmember Adrienne Adams, Bronx Borough President Reuben Diaz, the Preservation League of New York State, and 121 individuals.

The Café Cino, (LP-2635), 31 Cornelia Street, Borough of Manhattan, Tax Map Block 590, Lot 47 in part

The Caffè Cino is culturally significant as the birthplace of Off-Off-Broadway and as New York City's first gay theater. Located between Bleecker and West 4th streets in the Greenwich Village Historic District Extension II, the 4-story, brick, tenement and store building was constructed in 1877 by Benjamin Warner in a modest Italianate style for owner Michael Maloney. The Caffè Cino occupied the ground floor commercial space at 31 Cornelia Street from 1958 to 1968.

Joe Cino, an Italian-American gay man, opened The Caffè Cino Art Galley in 1958. Cino fostered a supportive atmosphere for new and unknown playwrights, most of whom were gay men. At this time, portraying homosexuality in theatrical productions was a criminal offense and many of these works depicted overtly homosexual themes on stage for the first time. The venue also established the Off-Off-Broadway theater scene, freed from the usual financial and narrative constraints of Broadway and Off-Broadway projects.

Historic photos of the Cino often show the storefront covered in posters and wooden boards. These were primarily installed after a fire in 1965 and were left up as a visual barrier for the police, who regularly harassed Joe Cino and raided the venue.

The Caffè Cino closed in 1968 after Joe Cino's tragic suicide. Even before the 1969 Stonewall riots, the cafe provided a safe and nurturing space for gay artists to congregate, stage their work, and openly portray narratives and themes significant to the LGBT community.

Gay Activists Alliance Firehouse, (LP-2632), 99 Wooster Street, Borough of Manhattan, Tax Map Block 501, Lot 30

The Gay Activists Alliance (GAA) Fire House is culturally significant as an important gathering place during the LGBT Civil Rights movement and the headquarters of a major force in gay and lesbian activism in New York City. Located on the west side of Wooster between Spring and Prince streets in the SoHo Cast Iron Historic District, the GAA organized in the year following the Stonewall riots and was most active in 1971-74, when this building served as its headquarters.

Designed by the prolific fire department architect Napoleon LeBrun in 1881-82, the building features painted cast-iron, red brick with stone trim, and terra-cotta details. The interiors were partly destroyed by arson in October 1974, but the exterior is intact to its historic appearance and to the period of association with the GAA. The owner opposed the individual landmark designation.

The building derives its significance as an important agent of change and inspiring the creation of like-organizations throughout the United States. In addition to hosting alliance meetings, dance parties and cultural events serving LGBT communities, the GAA produced a weekly cable news program during this period and published "Gay Activist," a monthly newsletter.

The New York City chapter lobbied for passage of LGBT civil rights legislation through sit-ins and picket lines. It also planned what it called "zaps," to confront politicians and celebrities about their positions on LGBT issues and to gain media attention. Many important LGBT groups were founded in the former fire house or used space in the building, such as Lesbian Feminist Liberation, Gay Youth, the Gay Men's Health Center, and the Catholic group Dignity.

Women's Liberation Center, (LP-2633), 243 West 20th Street, Borough of Manhattan, Tax Block Map 770 Lot 17

The Women's Liberation Center is culturally significant as an important gathering place for a collective force of women-led of groups, committees, and organizations pushing for radical political action serving all women.

Located on the north side of West 20th Street between 7th and 8th Avenues in the Chelsea neighborhood this city-owned 19th-century fire house was the epicenter for women's engagement in the LGBT civil rights movement from 1972 to 1987.

The property was designed by Charles E. Hartshorn in 1866, replacing a smaller firehouse that had occupied the site since the early 1850s, as Chelsea developed as a middle-class residential neighborhood. The building features detailing, such as arched window lintels, a bracketed cornice, and a decorative cast-iron frame surrounding the vehicular entrance. 243 West 20th Street housed Hook and Ladder Company No. 12 from 1866 to 1967. The firehouse closed in 1967, remaining unoccupied until the Women's Liberation Center arrived in 1972.

It derives its significance as a volunteer-run collective that housed some of the most influential organizations working to bring public attention to the discrimination and legal injustices faced by lesbians and all women, including The Lesbian Feminist Liberation, which was a lesbian rights group founded in 1972. The group protested bigoted media representations of lesbians, fought to raise visibility for women at LGBT political rallies and pride marches, and advocated in particular for lesbian mothers, who often encountered difficult child custody battles after divorce.

Other groups that used the building included the Lesbian Switchboard, The Lesbian Lifespace Project, the Radical Feminists, the Anti-Rape Group, and Older Women's Liberation.

After the Women's Liberation Center disbanded in the mid-1980s, several of the lesbian organizations there, including the Lesbian Switchboard, moved into the new LGBT Community Center on West 13th

Street in Greenwich Village, which became a centralized home for LGBT advocacy and community-based social support.

243 West 20th Street has continued to serve New York City women. The city still owns the building and since the late 1980s it's served as the home of Nontraditional Employment for Women, a skilled-trades workforce development program.

The Lesbian, Gay, Bisexual & Transgender Community Center, (LP-2634), 280 West 13th Street (aka 206-218 West 13th Street), Borough of Manhattan, Tax map Block 617, Lot 47

The Lesbian, Gay, Bisexual, Transgender Community Center is culturally significant for its key role in the growth and development of LGBT rights in New York City for the past 35 years. As a safe space for advocacy and community groups to meet and grow their organizations, this significance continues today.

The Center is located on the south side of West 13th Street, mid-block between Seventh and Greenwich Avenues, in the Greenwich Village Historic District.

The central portion of the building was built circa 1869 with side additions constructed in the late 1870s. Used in the 19th and early 20th century for educational purposes, the three-story Italianate-style structure was purchased from the City of New York by The LGBT Community Center in 1983 and has been its home ever since.

It derives its significance as the home of the LGBT Community Center, founded in 1983 as the LGBT Community Services Center, to provide both men and women with a safe space to meet and share ideas. By 1985 six tenant organizations were leasing space and hundreds of people a week were crowding into the center's rooms. The efforts of the many groups and organizations housed at the Center led to the eventual passage of a City Council bill banning discrimination based on sexual orientation that became law in 1986.

Early tenant organizations included Partnership for The Homeless, the Community Health Project, Friends of the Earth, S.A.G.E., Metropolitan Community Church, and the Media Network.

Since its founding the Center has promoted the health and wellness of the lesbian, gay, bisexual and transgender community, including the fight against AIDS and HIV. After the disbanding of the GAA and the Women's Liberation Center, the opening of the Center filled a growing need for gathering space, and for a supportive and accepting environment as the HIV/AIDS epidemic was having a profound impact on its communities.

The Center partnered with a variety of groups in an effort to educate the broader public about LGBT health issues, such as one partnership that included contributing 1200 panels to the AIDS memorial quilt with the organization Heritage of Pride.

The Center continues to provide services, act as a gathering place, empowering and building a stronger LGBT community in NYC. Today the Center is home to an archival collection, arts and culture programming, young adult programs, and career services dedicated to the LGBT community. The Center has played an active role in promoting marriage equality, health and wellness programs, and continues to participate in Pride Week with a float and an annual garden party fundraiser.

James Baldwin residence, (LP-2636), 137 West 71st Street, Borough of Manhattan, Tax Block Map 1143, Lot 19

The James Baldwin Residence is culturally significant for its association with James Baldwin and his significant contributions to literary and civil rights history through his writing and activism.

In 1965 celebrated novelist, essayist, and civil rights activist James Baldwin purchased this apartment house on Manhattan's Upper West Side, which served as his New York residence from 1966 to 1987. It is located on the north side of 71st Street between Broadway and Columbus Avenue, in the Upper West Side/Central Park West Historic District.

James Baldwin was born in Harlem in 1924, educated in New York City's public schools, and gained notice as a book reviewer before moving to Paris in 1948. While in Europe he completed his canonical semi-autobiographical novel *Go Tell It on the Mountain* in 1952.

Baldwin's fiction was groundbreaking for its depictions of bisexual and same-sex relationships in works including *Giovanni's Room*, and *Just Above My Head*, which was published in 1979, during Baldwin's association with the residence.

During his time at 137 West 71st Street, Baldwin also participated in several notable New York City events, including an appearance with Dr. Martin Luther King, Jr. at Carnegie Hall weeks before King's assassination, in 1968; and a 1982 meeting of the New York Chapter of the group Black and White Men Together, in which he spoke publicly for the first time about his experiences as a gay African American man.

The house was constructed in 1890 as one of a group of four row houses. In 1961, four years before Baldwin purchased the building, architect H. Russell Kenyon extensively altered it with a new, modern white-brick facade brought forward to align with those of its neighboring apartment houses. The retains good integrity to the period associated with James Baldwin, from 1966-1987.

Although Baldwin primarily lived in France, he considered himself a “transatlantic commuter” maintaining a New York City apartment from the 1950s on. During his time at 71st street he worked on plays, screenplays, and novels and corresponded with other prominent literary and cultural figures. Baldwin owned the building with his family; his mother and two sisters also lived in the building and this was something that was very important to him. Major writers and musicians, including Toni Morrison—who also briefly lived in one of the apartments—Amiri Baraka, Miles Davis, Dizzy Gillespie, and Max Roach visited the Baldwin's here and were considered members of their extended family.

Until he died in 1987, 137 West 71st Street was James Baldwin's New York home and there is no other property within New York City that bears this strong association with Baldwin and his work.

Audre Lorde Residence, (LP-2642), 207 St. Paul's Avenue, Borough of Staten Island, Tax Map Block 516, Lot 32

The Audre Lorde Residence is culturally significant as the primary residence of the renowned African-American writer and activist from 1972 until 1987, a time in which she produced some of her most famous works.

The property is located on the east side of St. Paul's Avenue between Clinton and Taxter Place in the St. Paul's Avenue-Stapleton Heights Historic District and was designed in a Neo-Colonial style by the prominent Staten Island builder Otto P. Loeffler in 1898. The house is distinguished by its gabled roofline and by its open porch featuring turned columns and a pediment with sunburst decoration.

Audre Geraldine Lorde was born in 1934 to Caribbean immigrants in New York City, where she attended Hunter College and Columbia University. She worked as a public school librarian for several years before finding success as a writer. Audre Lorde and her partner Frances Clayton purchased 207 St. Paul's Avenue in June 1972.

During her family's time at 207 St. Paul's Avenue, Lorde survived breast cancer and produced some of her most famous works. In 1973, her third volume of poetry, *From a Land Where Other People Live*, was nominated for a *National Book Award*, and over the next several years she published important poetry collections, essays, and novels, including *Coal* (1976), *The Black Unicorn* (1978), *The Cancer Journals* (1980), and *Zami: A New Spelling of My Name* (1982).

Throughout the 1970s and 1980s, Lorde was a prominent political activist in a number of arenas, including African-American civil rights, feminism, and the gay and lesbian movement. In 1980 she co-founded Kitchen Table: Women of Color Press, which was dedicated to producing work by and about women of color of all racial/ethnic heritages, national origins, ages, socioeconomic classes, and sexual orientations. In 1983 Lorde spoke at the 20th anniversary of National March on Washington, speaking for Lesbian and Gay Rights. For her contributions to literature and activism, in 1991, Lorde was appointed as the Poet Laureate for New York State, a position she held until her death in 1992. As noted in a 2019 *New*



1 Centre Street
9th Floor North
New York, NY 10007

Voice (212) 669 7700
Fax (212) 669 7960
nyc.gov/landmarks

York Times article, Audre Lorde's work is still very resonant today, in particular as women and the LGBT community continue to fight for equality.

NYC Landmarks Preservation Commission

National Society of Colonial Dames Headquarters
Designated June 11, 2019

National Society of Colonial Dames in the State of New York Headquarters

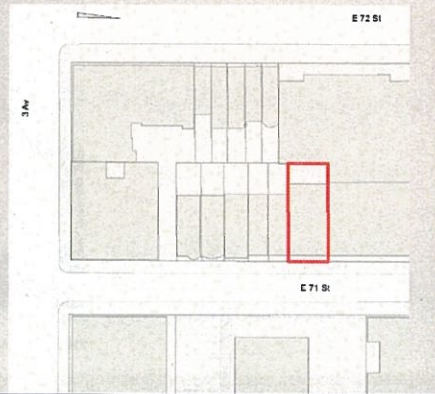


National Society of Colonial Dames in the State of New York Headquarters

Address: 215 East 71st Street
Tax Map Block 1426 Lot 10

Built: 1929-30
Architect: Richard Henry Dana, Jr.

Item Calendared: December 12, 2017
Public Hearing: May 21, 2019
Item Designated: June 11, 2019



National Society of Colonial Dames Headquarters
Designated June 11, 2019



NYC Landmarks Preservation Commission

National Society of Colonial Dames Headquarters
Designated June 11, 2019



Jennie Brownscombe, "Wall Street, 1790" (c. 1913, C. Klackner), Museum of the City of New York

Van Cortlandt Mansion, built c. 1750 (designated 1966), LPC

NYC Landmarks Preservation Commission

National Society of Colonial Dames Headquarters
Designated June 11, 2019



215 East 71st Street, 1931 (Samuel H. Gottscho), Museum of the City of New York

215 East 71st Street, LPC

First Hungarian Reformed Church



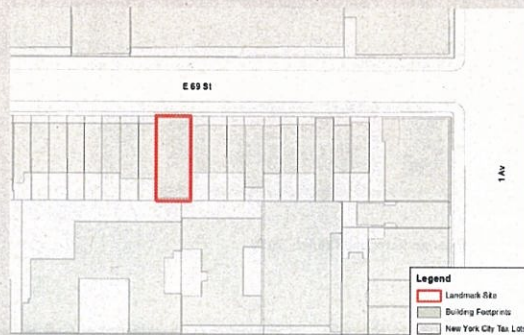
First Hungarian Reformed Church

346 East 69th Street (a.k.a. 346-348 East 69th Street)

Borough of Manhattan
Tax Map Block 1443, Lot 37

Built: 1915-16
Architect: Emery Roth

Calendared: January 22, 2019
Public Hearing: March 25, 2019
Item Designated: June 11, 2019



NYC Landmarks Preservation Commission

First Hungarian Reformed Church
Designated June 11, 2019



First Hungarian Reformed Church, 1927
P. L. Sperr Collection, NYPL



Hungarian Americans with Mayor LaGuardia, 1941
Museum of the City of New York

NYC Landmarks Preservation Commission

First Hungarian Reformed Church
Designated June 11, 2019



First Hungarian Reformed Church, 2019
LPC



Reformed Christian Church, Ladnoc, Slovakia
Built 1838; Restored 2006-12
Courtesy, First Hungarian Reformed Church



First Hungarian Reformed Church, c. 1914
Rendering by Emery Roth
Avery Library Archives, Columbia University



First Hungarian Reformed Church, 1927
P. L. Sperr Collection, New York Public Library



First Hungarian Reformed Church
LPC, 2019

September 4, 2019

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU-0488-2019 – National Society of the Colonial Dames in the State of New York Headquarters, and LU-0489-2019 – First Hungarian Reformed Church

Good afternoon Chair Adams and Subcommittee Members. I am Kate Lemos McHale, Director of Research at the Landmarks Preservation Commission. Thank you for the opportunity to present the Landmarks Preservation Commission's recent designations.

National Society of Colonial Dames in the State of New York Headquarters, (LP-2605), 215 East 71st Street (aka 215-217 East 71st Street), Borough of Manhattan, Tax Map Block 1426, Lot 10

The National Society of Colonial Dames in the State of New York Headquarters was designed in 1929 by the noted architect Richard Henry Dana, Jr. and is an exceptionally intact example of the Georgian Revival style. The building is located on East 71st Street in Yorkville. At the public hearing on May 21, 2019, three people spoke in favor of designation, including representatives of the National Society of the Colonial Dames in the State of New York, the Historic Districts Council, and the Friends of the Upper East Side Historic Districts. The commission also received written submissions in support of designation from Council Member Keith Powers, Manhattan Community Board 8, New York Landmarks Conservancy, and one individual.

In the last quarter of the 19th century, celebration of the centennials of the Declaration of Independence and George Washington's inauguration resulted in a renewed interest in the history of the Colonial era. Around the same time the Colonial Revival style of architecture was gaining popularity across the country as architects referred to the styles of the colonial era in new civic, institutional and residential buildings.

The National Society of the Colonial Dames of America was established in 1891 to preserve and promote Colonial-era history. In 1893, the New York society was founded, offering lectures, a library of genealogy and history, working with the growing immigrant community to offer classes in English, American history, and the naturalization process, and managing the Van Cortland Mansion (built c. 1750) as a house museum.

In 1927 the members of the New York Society approved a plan to construct a new headquarters to showcase their mission and to enable students and non-members to use the library and visit exhibits. They hired Richard Henry Dana, Jr. a respected architect and expert in the architecture of the Colonial period, to design the building. Dana initially design was directly inspired by the Col. John McEver house formerly on Wall Street, shown in the illustration of Wall Street in 1790 on the left.

In 1929, the organization purchased property on East 71st Street for their new headquarters. Dana adapted his design to more efficiently fit a 40-foot wide lot, ultimately using as design inspiration elements from nine colonial-era houses from New York, Massachusetts, Virginia, and Pennsylvania and melding them into a cohesive Georgian Revival design. The Headquarters Museum House, as it is currently called, is operated as a museum showcasing Colonial Revival architecture and artifacts from the colonial period, with classroom and event space, lectures, and the Society's library and offices. Beautifully maintained since its completion in 1930, the National Society of

Colonial Dames in the State of New York Headquarters is a remarkably intact example of an “idealized” Georgian Revival style mansion. Its design melds architectural elements drawn from colonial-era structures into a cohesive design, adapted to the site and expressing the mission of the Colonial Dames organization.

First Hungarian Reformed Church, (LP-2601), 346 East 69th Street (aka 346-348 East 69th Street), Borough of Manhattan, Tax Map Block 1443, Lot 37

The First Hungarian Reformed Church of New York, located on East 69th Street in Yorkville, is a striking example of early-20th-century church architecture, incorporating both Secessionist and Arts and Crafts details into the sophisticated design. It is one of a small number of religious properties designed by the distinguished New York City architect Emery Roth, and it is significant for its association with the Hungarian-American community who settled in the Yorkville neighborhood.

The landmark site is shown here, on the south side of East 69th Street between First and Second Avenues. At the March 26, 2019, public hearing, five people testified in favor of the proposed designation, including New York City Council Member Benjamin Kallos, representatives of Historic Districts Council, the New York-Metro Chapter of the Victorian Society in America, Friends of the Upper East Side, and two individuals. A letter from Community Board 8 supporting the designation was also read. No one spoke in opposition. Letters of support were received from the 69th Street Block Association and ten individuals, including two of Emery Roth’s grandchildren.

This Hungarian Reformed congregation dates to 1895 and was originally located in the East Village. In 1914 the congregation made plans to build a church in the Yorkville neighborhood, where a large number of Hungarian, German, Czech and Slovak immigrants settled in the first half of the 20th century. Yorkville was the location of breweries and factories along the East River providing jobs for immigrant families, and many Hungarian businesses, such as bookstores, bakeries, butcher shops, and restaurants were located within a few blocks of the church in what was then known as “Little Hungary.”

To design their new church, the congregation commissioned Emery Roth, one of New York City’s most important and prolific 20th century architects, who was born in 1871 in Austria-Hungary in present-day Slovakia and immigrated to the US at the age of 13. Many of his buildings are New York City Landmarks, including iconic apartment houses on Central Park West like the Beresford and San Remo. This is a rare example of church design by Roth, early in his career.

Roth’s design for the church combines Arts and Crafts and Secessionist stylistic features, creating a distinctive design with links to European folk architecture traditions shared by Roth and the Reformed Hungarian congregation. The flat, stuccoed facade is dominated by its central tower and articulated with pilasters, glazed-terra cotta decorative elements, and an overhanging roof with carved brackets. Decorative tympanum panels at the gallery level, shown in the center image, include the shield of Hungary on the left, and the shield of the United States on the right, illustrating the church’s Hungarian-American heritage. In a 50th anniversary pamphlet commemorating the construction of the church, the congregation celebrated its beautiful “Hungarian style”. And seen in comparison with a Reformed Hungarian Church in what is today Slovakia, there are clear similarities in the form, symmetry, flat

stuccoed wall surfaces with regularly spaced pilasters, residential-scale windows, and minimal ornament in keeping with the Reformed tradition.

This visually striking church continues to serve the same congregation that built it more than 100 years ago, and looks much as it did when it was constructed in 1915. With its distinctive design, the First Hungarian Reformed Church is a significant religious structure designed by Emery Roth, and is an exceptional cultural and architectural reminder of the early 20th-century Hungarian-American community in Yorkville.

817 Broadway Building

817 Broadway, Manhattan

LP-2614

Landmark Site: Borough of Manhattan, Tax Map Block 563, Lot 31

Calendared: September 25, 2018

Public Hearing: December 4, 2018

Designated: June 11, 2019

817 Broadway was calendared on September 25, 2018 as part of a cluster of seven buildings on Broadway, between East 12th Street and East 13th Street, which have individual merit and are elevated by the well-preserved character of the group.

On December 4, 2018 the Landmarks Preservation Commission held a public hearing on the proposed designation of 817 Broadway and the proposed designation of the related Landmark site (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law. Fourteen people spoke in support of designation, including representatives of Historic Districts Council, the New York Landmarks Conservancy, and the Society for the Architecture of the City, Greenwich Village Society for Historic Preservation and East Village Community Coalition. Two speakers took no position, including a representative of the owner and the Greenwich Village Society for Historic Preservation.

The Commission received written submissions in support of designation, from Councilmember Carlina Rivera, Manhattan Borough President Gale Brewer, State Senators Brad Hoylman and Liz Krueger, and State Assemblymember Deborah Glick, as well as from the Municipal Art Society of New York and the Metropolitan Chapter of the Victorian Society. The Commission received one written submission in opposition to designation.

826 Broadway Building (now the Strand Building)

826 Broadway (aka 826-828 Broadway; 57-63 East 12th Street), Manhattan

LP-2615

Landmark Site: Borough of Manhattan, Tax Map Block 564, Lot 34

Calendared: September 25, 2018

Public Hearings: December 4, 2018; February 19, 2019

Designated: June 11, 2019

On September 25, 2018 the Landmarks Preservation Commission calendared the 826 Broadway Building (now the Strand Building) as part of a cluster of buildings on Broadway between East 12th and East 13th Streets, identified based on individual merit and elevated by the intact historic character of the group.

On December 4, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 826 Broadway Building (now the Strand Building) as a New York City Landmark, and on the proposed designation of the related Landmark Site (Item No. 3). The hearing was duly advertised in accordance with the provisions of the law. Twelve people testified in favor of the proposed designation, including representatives of the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Greenwich Village Society of Historic Preservation, and the East Village Community Coalition, and seven individuals. Twelve people spoke in opposition to the proposed designation, including the building's owner.

The Commission received five written submissions in support of the proposed designation, including submissions from Councilmember Carlina Rivera, Manhattan Borough President Gale Brewer, State Senators Brad Hoylman and Liz Kreuger, and State Assemblymember Deborah Glick, and from the Municipal Art Society of New York and the Victorian Society of New York. The Commission received three written submissions in opposition to designation.

On February 19, 2019, the Landmarks Preservation Commission held a second public hearing on the proposed designation of the 826 Broadway Building (now the Strand Building) as a New York City Landmark, and on the proposed designation of the related Landmark Site (Item No. 1). The hearing was duly advertised in accordance with the provisions of the law. Seven people testified in favor of the proposed designation, including Councilmember Carlina Rivera, representatives of the Greenwich Village Society for Historic Preservation, the Historic Districts Council, the New York Landmarks Conservancy, and the Victorian Society of New York, and two individuals. One individual testified with an unclear opinion. Fourteen people testified in opposition to the proposed designation, including the building's owner.

The Commission received 53 written submissions in support of the proposed designation, including from representatives of the Alliance for a Human-Scale City, Bowery Alliance of Neighbors, Carnegie Hill Neighbors, East Village Community Coalition, Friends of the Lower East Side, Friends of

the Upper East Side, Landmarks 50+ Alliance, and the Murray Hill Neighborhood Association. The Commission received one letter from the National Trust for Historic Preservation. The Commission received 76 written submissions in opposition to the proposed designation, as well as one petition containing approximately 6,600 signatures.¹

¹ The owner submitted a petition to the Landmarks Preservation Commission after the second public hearing on February 19, 2019, when it had approximately 6,600 signatures. The owner stated prior to designation that the petition had risen to “well over 11,000” signatures, but did not submit any additional documentation for the record.

830 Broadway Building

830 Broadway, Manhattan

LP-2616

Landmark Site: Borough of Manhattan Tax Map Block 564, Lot 36 in part, beginning at the southwest corner of lot 36 running easterly along the southern lot line of lot 36 to the eastern lot line of lot 36, northerly along the eastern lot line of lot 36 for a distance that corresponds to the width of 830 Broadway to a point on a line extending from the northern building line of 830 Broadway, westerly along said line and the northern building line of 830 Broadway to the western lot line of lot 36, southerly along the western lot line of lot 36 to the point of beginning.

Calendared: September 25, 2018;

Public Hearing: December 4, 2018

Designated: June 11, 2019

830 Broadway was calendared on September 25, 2018 as part of a cluster of seven buildings on Broadway that were identified based on individual merit, reinforced and elevated by the intact historic character of the group.

On December 4, 2018, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 830 Broadway Building (Item No. 4). The hearing had been duly advertised in accordance with the provisions of law. Twelve people spoke in favor of designation including representatives of the Historic Districts Council, New York Landmarks Conservancy, Society for the Architecture of the City, Greenwich Village Society for Historic Preservation, East Village Community Coalition, and seven individuals. No one spoke in opposition.

The Commission received eight written submissions in support of designation from Council Member Carlina Rivera; New York State Senators Brad Hoylman and Liz Kruger and New York State Assemblymember Deborah Glick (signed jointly); Manhattan Borough President Gale A. Brewer; the Municipal Art Society; New York Metropolitan Chapter of the Victorian Society in America, and one individual. One written submission was received opposing designation.

832-834 Broadway Building

832-834 Broadway, Manhattan

LP-2617

Landmark Site: Borough of Manhattan Tax Map Block 564, Lot 36 in part, consisting of the portion of the lot bounded by a line beginning at the northwest corner of lot 36, extending southerly along the western lot line along Broadway the width of 832-834 Broadway to a point extending from the southern building line of 832-834 Broadway, thence easterly along said line and the southern building line of 832-834 Broadway to the eastern lot line of lot 36, thence extending northerly along the easternmost lot line to the point where it ends, thence westerly along the northern lot line, northerly along the eastern lot line, and westerly along the northern lot line to the point of beginning.

Calendared: September 25, 2018

Public Hearing: December 4, 2018

Designated: June 11, 2019

On September 25, 2018 the Landmarks Preservation Commission calendared the 832-934 Broadway Building as part of a cluster of seven buildings on Broadway between East 12th and East 13th Streets, identified based on individual merit and elevated by the intact historic character of the group.

On December 4, 2018, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 832-834 Broadway Building as a New York City Landmark, and on the proposed designation of the related Landmark Site (Item No. 5). The hearing was duly advertised in accordance with the provisions of the law. Nine people testified in support of designation, including Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, Greenwich Village Society for Historic Preservation and the East Village Community Coalition, and four individuals.

The commission received eight written submissions in support of designation, including from Councilmember Carlina Rivera, Manhattan Borough President Gale Brewer, State Senators Brad Hoylman and Liz Krueger, and State Assemblymember Deborah Glick, as well as from the Municipal Art Society of New York, the Metropolitan Chapter of the Victorian Society of America, and one individual. The commission received one written submission in opposition to designation.

836 Broadway Building

836-838 Broadway (72-74 East 13th Street) Manhattan

LP-2618

Landmark Site: Borough of Manhattan, Tax Map Block 564, Lot 39

Calendared: September 25, 2018

Public Hearing: December 4, 2018

Designated: June 11, 2019

On September 25, 2018, the Landmarks Preservation Commission voted to calendar the 836 Broadway Building as part of a cluster of buildings on Broadway between East 12th and East 13th streets, identified based on individual merit and elevated by the intact historic character of the group.

On December 4, 2018, the Landmarks Preservation Commission held a public hearing on the proposed designation of the 836 Broadway Building as a New York City Landmark and on the proposed designation of the related Landmark Site (Item No. 6). The hearing was duly advertised in accordance with the provisions of the law. Eleven people testified in favor of the proposed designation, including representatives of the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Greenwich Village Society for Historic Preservation (GVSP), the East Village Community Coalition, and six individuals. No one spoke in opposition.

The Commission received written submissions in support of the proposed designation from Councilmember Carlina Rivera, State Senators Brad Holman and Liz Krueger, State Assembly member Deborah Glick, Manhattan Borough President Gale Brewer, the Municipal Art Society of New York, the Victorian Society New York, and three individuals. One written submission opposed the designation.

840 Broadway Building

840 Broadway (aka 64-70 East 13th Street), Manhattan

LP-2619

Landmark Site: Borough of Manhattan, Tax Map Block 564, Lot 41

Calendared: September 25, 2018

Public Hearing: December 4, 2018

Designated: June 11, 2019

840 Broadway Building was calendared on September 25, 2018 as part of a cluster of seven buildings on Broadway, between East 12th and East 13th Streets, that have individual merit and are elevated by the well-preserved character of the group.

On December 4, 2018 the Landmarks Preservation Commission held a public hearing on the proposed designation of 840 Broadway Building as a New York City Landmark and the proposed designation of the related Landmark site (Item No. 7). The hearing had been duly advertised in accordance with the provisions of the law. Nine people spoke in support of designation, including representatives of the the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Greenwich Village Society for Historic Preservation, and the East Village Community Coalition. Four speakers took no position, including three representatives of the owner.

The Commission received written submissions in support of designation from Councilmember Carlina Rivera, State Senators Brad Hoylman and Liz Krueger, State Assemblymember Deborah Glick, and Manhattan Borough President Gale Brewer, as well as from the Municipal Art Society of New York and the Metropolitan Chapter of the Victorian Society. The Commission received one written submission in opposition to designation.

The Roosevelt Building

841 Broadway, Manhattan

LP-2620

Landmark Site: Borough of Manhattan, Tax Map Block 565, Lot 15 in part, consisting of the land beneath the building's footprint, as shown on the attached map

Calendared: September 25, 2018

Public Hearing: December 4, 2018

Designated: June 11, 2019

On September 25, 2018 the Landmarks Preservation Commission calendared the Roosevelt Building as part of a cluster of buildings on Broadway between East 12th and East 13th Streets, identified based on individual merit and elevated by the intact historic character of the group.

On December 4, 2018 the Landmarks Preservation Commission held a public hearing on the proposed designation of the Roosevelt Building as a New York City Landmark, and on the proposed designation of the related Landmark Site (Item No. 2). The hearing was duly advertised in accordance with the provisions of the law. At its public hearing on December 4, 2018, eleven people, including representatives of the owner, the Historic Districts Council, the New York Landmarks Conservancy, the Greenwich Village Society for Historic Preservation, and the East Village Community Coalition, and six individuals, spoke in favor of the proposed designation.

The commission received ten written submissions in support of the proposed designation, including from Councilmember Carlina Rivera, Manhattan Borough President Gale Brewer, State Senators Brad Hoylman and Liz Krueger, and State Assemblymember Deborah Glick, as well as representatives of the Municipal Art Society of New York, the Victorian Society of New York, the Society for the Architecture of the City, and two individuals. The commission received one written submission in opposition to designation.

First Hungarian Reformed Church

346 East 69th Street, Manhattan
(aka 346-348 East 69th Street)

LP-2601

Landmark Site: Borough of Manhattan, Tax Map Block 1443, Lot 37

Calendared: January 22, 2019

Public Hearing: March 26, 2019

Designated: June 11, 2019

On January 22, 2019, the Landmarks Preservation Commission voted to calendar the First Hungarian Reformed Church for consideration as an individual landmark.

On March 26, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the First Hungarian Reformed Church as a New York City Landmark and the proposed designation of the related Landmark Site (Item # 1). The hearing was duly advertised in accordance with the provisions of the law. Five people testified in favor of the proposed designation, including New York City Council Member Benjamin Kallos, representatives of the Historic Districts Council, the New York Metropolitan Chapter of the Victorian Society in America, the Friends of the Upper East Side, and an individual. A letter from Community Board 8 supporting the designation was also read. No one spoke in opposition.

Eleven letters in support of the proposed designation were also received including the 69th Street Block Association, and ten individuals, including two of Emery Roth's grandchildren.

National Society of Colonial Dames in the State of New York Headquarters

215 East 71st Street (aka 215-217 East 71st Street)

LP-2605

Landmark Site: Borough of Manhattan, Tax Map Block 1426, Lot 10

Calendared: December 12, 2017

Public Hearing: May 21, 2019

Designated: June 11, 2019

On May 21, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the National Society of Colonial Dames in the State of New York Headquarters as a New York City Landmark and the proposed designation of the related Landmark Site (Item No. 1). The hearing had been duly advertised in accordance with the provisions of law.

Three people spoke in favor of designation: representatives of the National Society of Colonial Dames in the State of New York, Friends of the Upper East Side Historic Districts, and Historic District Council. No one spoke in opposition to designation.

The Commission received four letters of support for the proposed designation from New York City Council Member Keith Powers, Manhattan Community Board 8, New York Landmarks Conservancy, and one individual. No written submissions were received in opposition.

The Caffe Cino

31 Cornelia Street, Manhattan

LP-2635

Landmark Site: Borough of Manhattan, Tax Map Block 590, Lot 47 in part, consisting of the land beneath the building's footprint, as shown on the attached map.

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 4, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Caffe Cino as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.1). The hearing was duly advertised in accordance with the provisions of the law.

Forty people testified in favor of the proposed designation of Caffe Cino, including representatives of Assemblymember Richard N. Gottfried, City Council Speaker Corey Johnson, and City Councilmember Daniel Dromm. Speaker Johnson's testimony was jointly signed by State Senator Brad Hoylman, Assemblymembers Deborah Glick and Daniel O'Donnell, and New York City Council Members Margaret Chin, Daniel Dromm, Carlos Menchaca, Debi Rose, Ritchie Torres, and Jimmy Van Bramer. Also speaking in favor of the designation were representatives of the NYC LGBT Historic Sites Project, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Victorian Society of New York, the Real Estate Board of New York, the National Parks Conservation Association, Village Preservation, Save Chelsea, and the Bowery Alliance of Neighbors, and 19 individuals. No one spoke in opposition to the proposed designation.

The Commission also received 124 written submissions in favor of the proposed designation, including from Bronx Borough President Reuben Diaz, New York City Council Member Adrienne Adams, the Preservation League of New York State, and 121 individuals.

Gay Activists Alliance Firehouse

99 Wooster Street, Manhattan

LP-2632

Landmark Site: Borough of Manhattan, Tax Map Block 501, Lot 30

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 14, 2019 the Landmarks Preservation Commission held a public hearing on the proposed designation of the Gay Activists Alliance Firehouse and the proposed designation of the related landmark site (Item No. 2). The hearing had been duly advertised in accordance with provisions of law.

Thirty-nine people spoke in support of designation, including a representative of Councilmember Corey Johnson who read a letter signed by State Senator Brad Hoylman, State Assemblymember Deborah Glick and Daniel J. O'Donnell, Councilmembers Margaret Chin, Carlos Menchaca, Deborah Rose, Ritchie J. Torres, and Jimmy Van Bremer, as well as Assemblyman Richard N. Gottfried, Councilmember Daniel Dromm, Alice Austen House, Alzheimer Poetry Project, Bowery Alliance of Neighbors, Brooklyn Poets, Coalition to Save Walt Whitman's House, Greenwich Village Society for Historic Preservation, Historic Districts Council, National Parks Conservation Association, New York Landmarks Conservancy, NYC LGBT Historic Sites Project, Real Estate Board of New York, Save Chelsea, Society for the Preservation of the City, Metropolitan Chapter of the Victorian Society, the Walt Whitman Initiative, and two individuals. No one spoke in opposition.

The Commission received correspondence from the owner opposing designation. The commission received 261 written submissions in favor of designation, including from Bronx Borough President Reuben Diaz, Councilmember Adrienne Adams, the Preservation League of New York State, the Generations Project, and 257 individuals.

Women's Liberation Center

243 West 20th Street, Manhattan

LP-2633

Landmark Site: Borough of Manhattan, Tax Map Block 770, Lot 17

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 4, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Women's Liberation Center as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.3). The hearing was duly advertised in accordance with the provisions of the law.

Thirty-seven people testified in favor of the proposed designation, including representatives of Assemblymember Richard N. Gottfried, City Council Speaker Corey Johnson, and City Councilmember Daniel Dromm. Speaker Johnson's testimony was jointly signed by State Senator Brad Hoylman, Assemblymembers Deborah Glick and Daniel O'Donnell, and New York City Council Members Margaret Chin, Daniel Dromm, Carlos Menchaca, Debi Rose, Ritchie Torres, and Jimmy Van Bramer. Also speaking in favor of the designation were representatives of the NYC LGBT Historic Sites Project, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Victorian Society of New York, the Real Estate Board of New York, the National Parks Conservation Association, Save Chelsea, and the Bowery Alliance of Neighbors, and 17 individuals. No one spoke in opposition to the proposed designation.

The Commission received 124 written submissions in favor of the proposed designation, including from Bronx Borough President Reuben Diaz, New York City Council Member Adrienne Adams, the Preservation League of New York State, and 121 individuals.

The Lesbian, Gay, Bisexual & Transgender Community Center

208 West 13th Street, Manhattan

LP-2634

Landmark Site: Borough of Manhattan, Tax Map Block 617, Lot 47 in part, consisting of the former school building at 208 West 13th Street and the land beneath its footprint, as shown in the attached map.

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 4, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Lesbian, Gay, Bisexual & Transgender Community Center as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.4). The hearing was duly advertised in accordance with the provisions of the law.

At the public hearing, 40 individuals spoke in support of designation including the building's owner, representatives of City Council Speaker Corey Johnson, and Councilmember Daniel Dromm. Speaker Johnson's testimony included a joint letter signed by State Senator Brad Hoylman, Assemblymembers Deborah Glick and Daniel O'Donnell, and Councilmembers Margaret Chin, Daniel Dromm, Carlos Menchaca, Ritchie Torres, Jimmy Van Bramer, and Deborah Rose. Representatives of the NYC LGBT Historic Sites Project, Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Metropolitan Chapter of the Victorian Society of America, the Real Estate Board of New York, the National Parks Conservation Association, Village Preservation, Save Chelsea, the Bowery Alliance of Neighbors and 19 individuals also spoke in support of designation. No one spoke in opposition to designation.

In addition, the Commission received 260 written submissions supporting designation, including from Bronx Borough President Reuben Diaz, Councilmember Adrienne Adams, the Preservation League of New York State, and 257 individuals.

James Baldwin Residence

137 West 71st Street, Manhattan

LP-2636

Landmark Site: Borough of Manhattan, Tax Map Block 1143, Lot 19

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 4, 2018, the Landmarks Preservation Commission held a public hearing on the proposed designation of the James Baldwin Residence and the proposed designation of the related Landmark Site (Item No. 5). The hearing was duly advertised in accordance with the provisions of the law.

Forty people testified in favor of the proposed designation including representatives of Assemblymembers Linda B. Rosenthal and Richard N. Gottfried, Community Board 6, City Council Speaker Corey Johnson, and Councilmember Daniel Dromm. Speaker Johnson's testimony was jointly signed by State Senator Brad Hoylman, Assemblymembers Deborah Glick and Daniel O'Donnell, and Councilmembers Margaret Chin, Daniel Dromm, Carlos Menchaca, Debi Rose, Ritchie Torres, and Jimmy Van Bramer. Also speaking in favor of the designation were representatives of the NYC LGBT Historic Sites Project, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Victorian Society of New York, the Real Estate Board of New York, the National Parks Conservation Association, Manhattan Community Board 7, Landmark West!, Village Preservation, Save Chelsea, the Bowery Alliance of Neighbors, and 17 individuals. The owner spoke in opposition to the proposed designation.

The Commission also received 124 written submissions in favor of the proposed designation, including from Bronx Borough President Reuben Diaz, Councilmember Adrienne Adams, the Preservation League of New York State, and 121 individuals.

Audre Lorde Residence

207 St. Paul's Avenue, Staten Island

LP-2642

Landmark Site: Borough of Staten Island,
Tax Map Block 516, Lot 32

Calendared: May 14, 2019

Public Hearing: June 4, 2019

Designated: June 18, 2019

On June 4, 2019, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Audre Lorde Residence as a New York City Landmark and the proposed designation of the related Landmark Site (Item No.6). The hearing was duly advertised in accordance with the provisions of the law.

A total of 37 people spoke in support of designation, including the property owner who noted he has no opposition to the proposed designation, but requested consideration for an existing deck; a representative of the New York City Council Speaker Cory Johnson who read a letter co-signed by the Speaker and State Senator Brad Hoylman, Assembly Members Deborah J. Glick and Daniel J. O'Donnell, New York City Council Members Daniel Dromm, Carlos Menchaca, Debi Rose, Ritchie Torres, Margaret Chin and Jimmy Van Bramer; a representative of New York State Assembly Member, Richard N. Gottfried; and representatives of the New York City LGBT Historic Sites Project, Alice Austin House, Historic Districts Council, New York Landmarks Conservancy, Save Chelsea, The Real Estate Board of New York, Bowery Alliance of Neighbors, The New York Metropolitan Chapter of the Victorian Society, National Parks Conservation Association, and 17 individual individuals. No one spoke in opposition to the proposed designation.

In addition, the Commission received 124 written submissions in favor of the proposed designation, including from Bronx Borough President Reuben Diaz, New York City Council Member Adrienne Adams, the Preservation League of New York State, and 121 individuals.



NYC LGBT Historic Sites Project

Making an invisible history visible

www.nyclgbtsites.org

Testimony in Support of the Proposed Designations of the:

Audre Lorde Residence, 207 St. Paul's Avenue, Staten Island

Caffe Cino, 31 Cornelia Street, Manhattan

The LGBT Community Center, 208 West 13th Street, Manhattan

James Baldwin Residence, 137 West 71st Street, Manhattan

Women's Liberation Center, 243 West 20th Street

Gay Activists Alliance Firehouse, 99 Wooster Street, Manhattan

As New York City Landmarks

New York City Council Land Use Sub-Committee Hearing

Wednesday, September 4th, 2019

My name is Ken Lustbader and I am a co-founder/co-director of the NYC LGBT Historic Sites Project. The overall project goal is to make an invisible history visible since many LGBT place-based historic sites remain unknown and unappreciated.

On behalf of both the project and myself, I strongly support the designation of the six sites being considered as individual New York City landmarks.

For over 25 years, along with my project co-directors, I have been involved in issues related to LGBT history, documentation, and historic preservation. Beyond the already recognized Stonewall, the project is identifying hundreds of existing sites from the 17th century through 2000 that illustrate the richness of the city's LGBT history and the community's contributions to American culture.

When we started the project, no survey or comprehensive documentation previously existed of sites associated with LGBT history and culture in New York City. This deficit had prevented effective advocacy and educational opportunities, leaving potentially significant sites and histories unappreciated, uncelebrated, and potentially endangered.

I want to thank the Land Use Committee and the Landmarks Preservation Commission Chair, Commissioners, and staff, for considering these six sites for designation. Earlier this year, the project submitted to the Commission a list of prioritized sites for possible designation that included these six locations. Those recommendations came from our recently published *Historic Context Statement for LGBT History in New York City*, which surveys, by nine themes, the city's rich

LGBT place-based history. The report helped contextualize LGBT history tied to specific sites in the city.

The City's actions in officially recognizing and memorializing sites associated with LGBT history and culture sends a strong message beyond the physical preservation of buildings and spaces. It's a continuation of the activism started by earlier advocates from Henry Gerber in the 1920s to the Mattachine Society and Daughters of Bilitis in the 1950s to those individuals, such as Craig Rodwell, Karla Jay, Sylvia Rivera, and Marsha P. Johnson and countless others, who fought against discrimination and for liberation in the 1970s.

With the recent pushback against LGBT rights, the histories embedded in place-based heritage can help inform how personal and political decisions are made. The City's official designation of these sites has the power to provide both a tangible, visceral connection to what is often an unknown and invisible past and the intangible benefits of pride, memory, identity, continuity, and community.

Designation will help recognize that LGBT history is American history and reduce shame and isolation of future generations of individuals coming to terms with their identity with the benefit of learning about the LGBT past.

Thank you again for your consideration.

Ken Lustbader
Co-Director
NYC LGBT Historic Sites Project
ken@nyclgbtsites.org
917-848-1776

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 9/4/19

(PLEASE PRINT)

Name: Josue Sanchez

Address: 2 Park Avenue, NY, NY 10016

I represent: Bronx Point Owner LLC

Address: 1365 Palmer Ave, Larchmont, NY 10538

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. N190561 HX Res. No. _____

in favor in opposition

Date: 9/4/19

(PLEASE PRINT)

Name: Charlie Sambor, Vice President Gov't Relations

Address: 1 Liberty Street

I represent: NYCEDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

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. Brooklyn Point Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tawber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7/4/19

(PLEASE PRINT)

Name: Ann Tischwell

Address: 58 Riddle St.

I represent: Brooklyn Point Owners LLC

Address: 58 Riddle St, NY, NY 10007

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. C190373

in favor in opposition

Date: 7/4/2019

(PLEASE PRINT)

Name: Michael McCarty

Address: 111 John St NY, NY 10038

I represent: Atombz Community Development

Address: _____

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: _____

(PLEASE PRINT)

Name: Anthony Fabre - Director of Community & Intergovernmental Affairs

Address: _____

I represent: Landmarks Preservation Commission

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LGBT 490 to 495 Res. No. 495

in favor in opposition

Date: 09/04/19

(PLEASE PRINT)

Name: KEN LUSTBADER

Address: 37 W 12th ST NYC 10011

I represent: NYC LGBT HISTORIC SITES PROJECT

Address: 37 W 12 ST NYC 10011

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0488 Res. No. _____

in favor in opposition

Date: 09/04/19

(PLEASE PRINT)

Name: Sara Kamillatos

Address: 966 Lexington Avenue

I represent: Friends of the Upper East Side

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 0489 Res. No. _____

in favor in opposition

Date: 09/04/19

(PLEASE PRINT)

Name: Sara Kamillatos

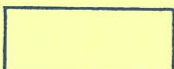
Address: 966 Lexington Avenue

I represent: Friends of the Upper East Side

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. 0490-2019 Res. No. _____

in favor in opposition

Date: 9/4/2019

(PLEASE PRINT)

Name: Sarah Bean Apmann

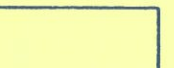
Address: _____

I represent: Village Preservation

Address: 232 E 11th NY NY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card



I intend to appear and speak on Int. No. LV 0487-2019 Res. No. -0487-2019

in favor in opposition

Date: 9/4/2019

(PLEASE PRINT)

Name: Sarah Bean Apmann

Address: _____

I represent: Village Preservation

Address: 232 E. 11th NY NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 9/4/19

(PLEASE PRINT)

Name: Simeon Bankoff

Address: _____

I represent: Historic Districts Council

Address: 732 E 11 St, NY 10003

**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: 9/4/19

(PLEASE PRINT)

Name: Kak Lemos Mattale

Address: Director of Research

I represent: Landmarks Preservation Commission

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV0981 Res. No. _____

in favor in opposition

Date: 9.4.19

(PLEASE PRINT)

Name: Andree Goldwyn

Address: _____

I represent: NY Landmarks (Lucca-way)

Address: 1 Whitehall St NYC 10004

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: 9/4/19

(PLEASE PRINT)

Name: Kerly Murphy

Address: NYC School Construction Authority

I represent: zone

Address: 30-30 Thomson Ave LIC 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: 9/4/19

(PLEASE PRINT)

Name: Gayle Mandaro

Address: 30-30 Thomson Ave LIC NY

I represent: NYS School Construction Auth

Address: 30-30 Thomson Ave LIC

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