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**STATEMENT OF  
JOHN JURENKO, VICE PRESIDENT  
GOVERNMENT, COMMUNITY RELATIONS AND PLANNING**

**NYC HEALTH + HOSPITALS**

December 13th, 2017

Good morning, my name is John Jurenko and I am the Vice President for Government, Community Relations and Planning for NYC Health + Hospitals. Thank you for the opportunity to testify in support of a proposed lease agreement between NYC Health + Hospitals and Dunn Development Corp. for an approximately 167,000 square foot parcel of land located on the campus of NYC Health + Hospitals/Queens that includes that existing "T Building". I am joined this morning by Christopher Roker, the Chief Executive Officer of NYC Health + Hospitals/Queens.

As some of you may know, NYC Health + Hospitals has engaged in several collaborations with housing providers and developers to create affordable, supportive and sustainable housing on parcels of land that are no longer needed for healthcare services. This proposed lease would allow for the renovation of the "T Building" to create approximately 206 units of housing among other uses.

Approximately 131 of the 206 units will consist of a mix of studio and 1, 2 & 3 bedroom units for low to moderate/middle income New Yorkers and one unit for a live-in superintendent. Of these, 79 units will be for those up to 60% of the Area Median Income (AMI) and 51 units will be for those up to 100% of the AMI.

The balance of the remaining units, 75, will be supportive housing for low-income individuals who are appropriate for independent living in the community and whose incomes are less than 60% of the AMI. CAMBA will provide a complement of on-site social services for these residents as well as front desk attendant services for the building.

Apart from the housing, 12,000 sq.ft of space will be renovated for use by NYC Health + Hospitals/Queens for non-direct medical care uses at no charge other than for utilities and maintenance. In addition, 8,000 sq. ft. of space will be provided for a community facility use at no charge except that the tenant is responsible for utilities, repairs and general operating expenses.

Financing will be provided by using a combination of sources including: a first mortgage associated with private activity tax-exempt bonds through HDC; a second mortgage from NYC Housing Development Corporation; a third mortgage from NYC Department of Housing Preservation and Development; and Low Income Housing Tax Credit equity will be used as both construction and permanent financing with a substantial portion bridged by the tax exempt bonds and HDC second mortgage financing during construction.

NYC Health + Hospitals Board of Directors conducted a public hearing in Queens on September 7<sup>th</sup>, 2016 with respect to the proposed leasing. HHC's Board of Directors subsequently authorized the leasing of the property on September 22<sup>th</sup>, 2016.

Thank you for your consideration of this proposed lease. I can now answer any questions that you may have.



Landmarks Preservation  
Commission

**TESTIMONY BEFORE THE NEW YORK CITY COUNCIL  
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES  
REGARDING DESIGNATION of  
THE SALVATION ARMY NATIONAL AND TERRITORIAL HEADQUARTERS  
December 13, 2017**

Good morning Chairs Koo, Greenfield and Committee Members. My name is Kate Lemos McHale, Director of Research at the Landmarks Preservation Commission, and I am joined today by Ali Rasoulinejad, our Director of Community and Intergovernmental Affairs. Thank you for the opportunity to testify on the Commission's designation of The Salvation Army National and Territorial Headquarters, located in the Borough of Manhattan, Block 609, Lot 23, in part, consisting of the land beneath the office building and adjacent auditorium building.

During the public hearing of February 11, 2014, the Commission heard from representatives of the Historic Districts Council and the Greenwich Village Society for Historic Preservation, both who voiced support for the then-proposed designation. The Commission also heard from representatives of The Salvation Army itself, which opposed designation of this site, just as they had when it was previously heard in 1982 and 1990. Working with the organization since 2014 the Landmarks Preservation Commission and The Salvation Army developed a site-specific approach to the property that has allowed for this designation to move forward without owner opposition. Additionally, the designation has earned the support of local Council Member Corey Johnson, who noted that the property's designated status "will ensure that this 1920s deco masterpiece will survive for future generations to appreciate and enjoy".

Designed by Ralph Walker and constructed in 1929-35 to serve as the headquarters for the American operations of The Salvation Army, the three building complex is significant for its association with its eponymous organization's mission work in New York City and beyond, and as a dramatic and functional design by one of the preeminent skyscraper designers of the 20th century.

The Salvation Army complex consists of an 11-story office structure with a one-story tower, an adjacent four-story auditorium structure, both facing 14th Street, and a 17-story dormitory originally built for working women, facing 13th Street. The 13th street building is already included in the Greenwich Village Historic District and not included in this landmark site. The designation before you today consists of the buildings facing 14th Street – the office building and auditorium.

Meenakshi Srinivasan, Chair



**Landmarks Preservation  
Commission**

The Salvation Army began outreach in New York in 1880, and its work expanded rapidly here and in other U.S. cities. In 1895, the organization erected a National Headquarters building on 14th Street, a location it determined essential due to its proximity to transit so that its members could carry out their mission work throughout the City. The original Headquarters included an auditorium and office building, and by the 1920s a larger facility was required to serve a wider variety of purposes.

The Salvation Army commissioned the firm of Voorhees Gmelin and Walker to design a new headquarters complex on its existing site. For this task, master designer Ralph Walker eliminated conventional ornament and used the building materials, here brick and cast-stone, and asymmetrical massing to create a dramatic and functional design specifically related to the activities, and the limited budget of the Salvation Army. The new headquarters complex was dedicated in May, 1930, and at the dedication of the complex The Salvation Army expressed its appreciation for Walker's "strikingly modernistic...chaste and restrained" buildings, with their "workmanlike" details and lack of superfluous ornament that so befit "the ideals of the organization they house." At this point in time the organization ran 124 men's industrial institutions throughout the country, 35 maternity homes and hospitals, 10 children's homes, 9 women's residences, 12 settlements, 91 employment bureaus and 16 general hospitals and dispensaries.

This purpose-built ensemble has been used by The Salvation Army for more than 80 years and continues to serve the needs of this important organization. Limited alterations over the years include the reconstruction of the tower at the east side of the 14<sup>th</sup> Street façade, the addition of signage, and the replacement of original three-over-three windows by one-over-one sash in the 1970s, a configuration that is compatible and consistent with the Art Deco style, and has been in place for almost half of the building's history.

The Landmarks Preservation Commission recognizes that the buildings represent the significance of the organization in the New York City and throughout the United States. Combined with the significance of the architecture – in particular the asymmetrical massing and surface treatment of the masonry – and its purpose-built nature, accordingly, we urge the Council to affirm this designation.

Meenakshi Srinivasan, Chair

1 Centre Street, 9<sup>th</sup> FL, New York, NY 10007 ♦ 212-669-7855 ♦ [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks)

**PRELIMINARY RENTS/INCOME LEVELS**  
**T-BUILDING, QUEENS HOSPITAL CENTER**

(Updated December 2017)

Apartment Size	Income*	Monthly Rent	Income Band	
			Minimum	Maximum**
Studio	60% AMI	761	\$ 27,977	\$ 40,080
	100% AMI	1,091	\$ 39,291	\$ 66,800
One Bedroom	60% AMI	963	\$ 34,971	\$ 45,840
	100% AMI	1,375	\$ 49,097	\$ 76,400
Two Bedroom	60% AMI	1,166	\$ 41,966	\$ 57,240
	100% AMI	1,660	\$ 58,903	\$ 95,400
Three Bedroom	60% AMI	1,339	\$ 48,480	\$ 66,420
	100% AMI	1,910	\$ 68,057	\$ 110,700

\*Low income based on incomes up to 60% of Area Median Income (AMI) with rents set at 57% of AMI and moderate/middle income based on incomes up to 100% of AMI with rents set at 80% of AMI per HPD guidelines.

\*\*Income limits vary by household size.

\*\*\*Rent and income levels reflect 2017 AMI levels and utility allowances and are subject to change based on HPD and HDC underwriting standards.





# The Salvation Army National and Territorial Headquarters

City Council Subcommittee on  
Landmarks, Public Siting and  
Maritime Use Presentation

December 13, 2017





## The Salvation Army National and Territorial Headquarters

120-130 West 14th Street  
Manhattan Tax Map Block 609 Lot 23 in part

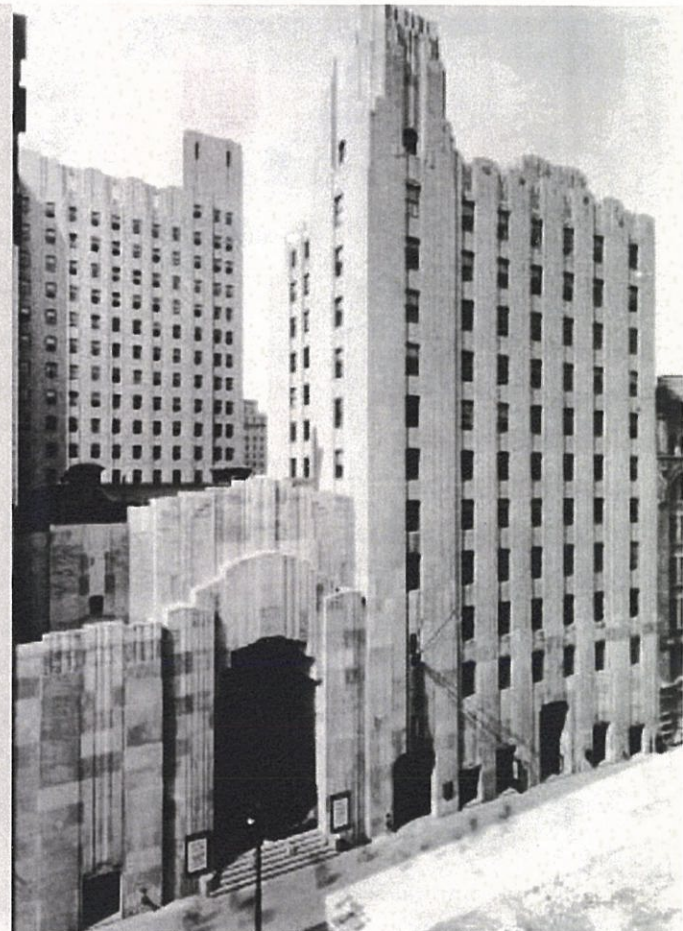
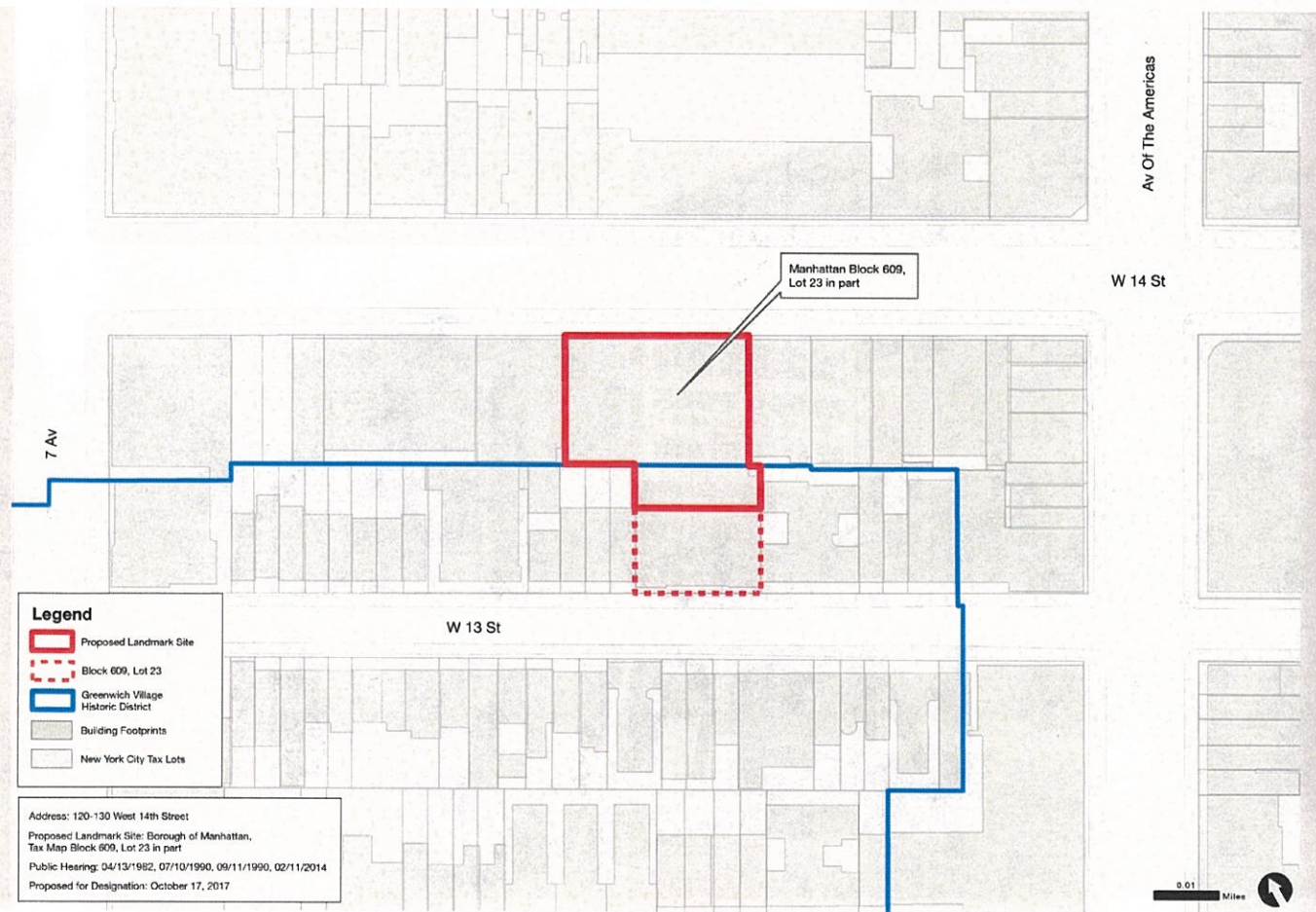
**Built:** 1929-35

**Architect:** Ralph Walker of Voorhees, Gmelin & Walker

**Public Hearings:** 1982, 1990, February 11, 2014



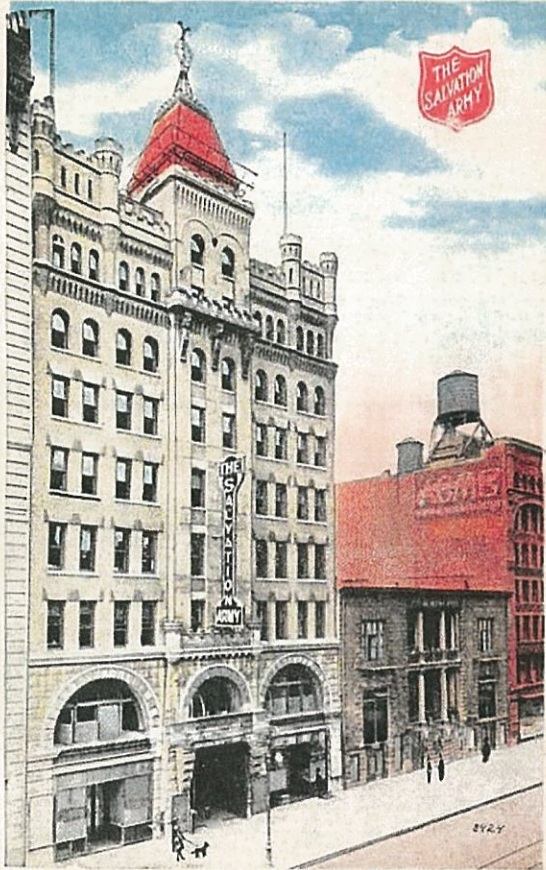




Address: 120-130 West 14th Street  
Proposed Landmark Site: Borough of Manhattan,  
Tax Map Block 609, Lot 23 in part  
Public Hearing: 04/13/1982, 07/10/1990, 09/11/1990, 02/11/2014  
Proposed for Designation: October 17, 2017



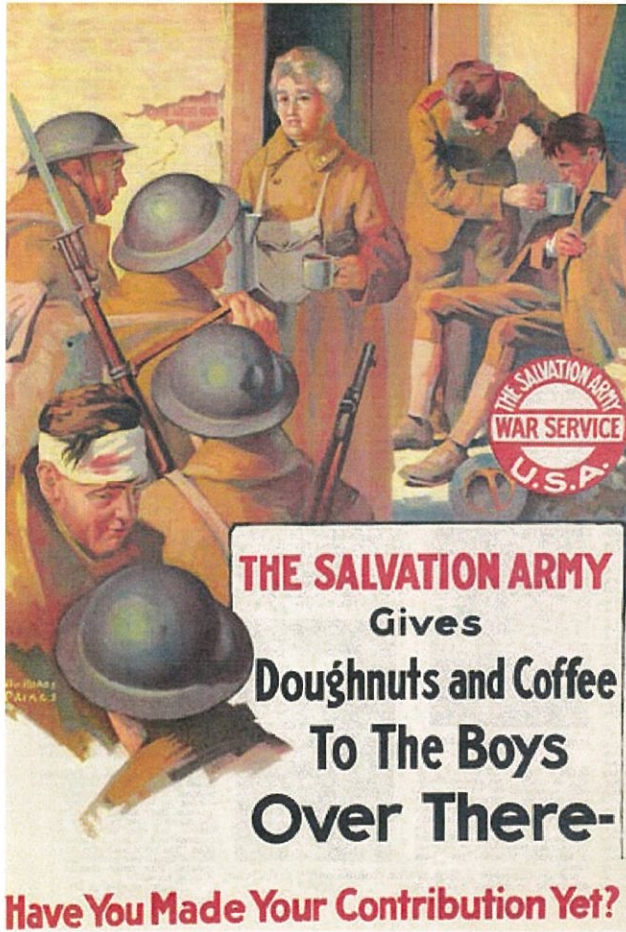
National Headquarters of Salvation Army.



120-130 W. 14th St., New York

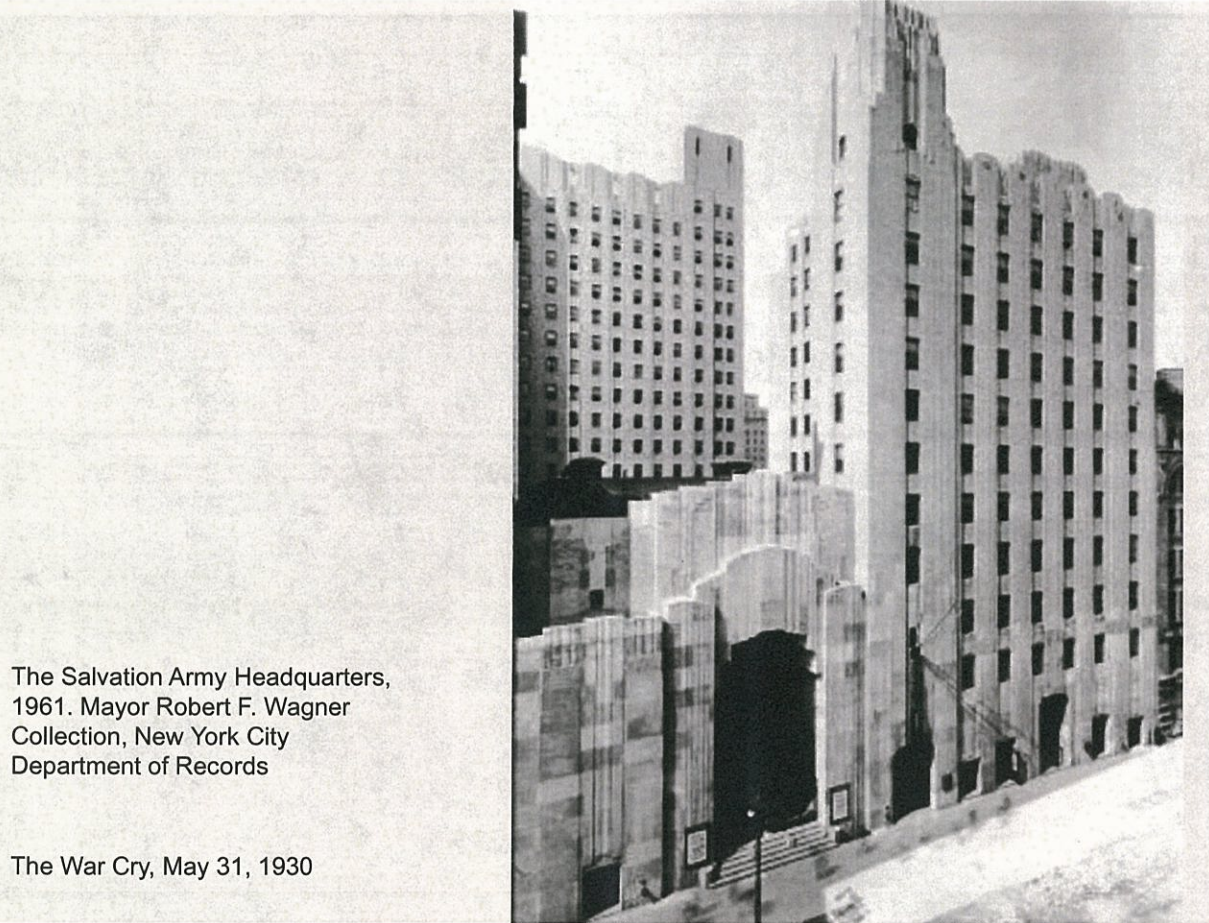








NYC Landmarks Preservation Commission



The Salvation Army Headquarters, 1961. Mayor Robert F. Wagner Collection, New York City Department of Records

The War Cry, May 31, 1930

# GOLDEN JUBILEE CONGRESS

## Remarkable Gatherings in New York—Thirty-Five Thousand People Attend—An Impressive Spectacle—Wonder-Filled Meetings—Over One Hundred Seekers Registered during Sunday's Meetings



COMMANDER EVANGELINE BOOTH

THE Golden Jubilee National Congress constituted, up to the Sunday night, the most remarkable set of meetings ever held by the Army in New York. There were eight meetings, which were attended by over 35,000 persons, and there were 125 seekers for the Sunday. There were more Commissioners present than had ever been seen in New York, and probably a greater number than were ever present at a Congress save at an International Congress in London. Eight thousand persons watched the Grand Pageant in the Armory of the 71st Regiment, and nearly four thousand took part. The Musical Festival was attended by eight thousand; so that the services in the Armory were entirely successful from the point of view of attendance.

The announcement that the General had conferred upon Commander Evangeline Booth the Order of the Founder, for great and unusual service, was most enthusiastically received.

The references by the Chief of the Staff and the Commander to the Army Leader's message inspired many hearts.

Sunday night's meeting in the great Opera House, created warm feelings. Balconies and galleries, rising tier upon tier, were crowded with people. The platform, as viewed from the gallery, was strikingly picturesque. The Commander, arrayed after the manner of an Eastern shepherdess, with crook and lantern—calling the action to her words as if to seek for the lost—was a figure to focus the imagination and move the spirit; while the olive green of her garb and the orange background of the fifty accompanying shepherdesses made much appeal to the color sense.

Friday night's Great Pageant of History, was an impressive spectacle of splendor, romance and achievement, not only of The Salvation Army but of America. It marked the celebration of The Army's Golden Jubilee in the United States and left behind abundant cause for praise and reflection.

From the arrival of Commissioner Bullton and his seven ladies at the Battery, to the most modern manifestation of the Army Spirit in action under the Stars and Stripes, thrilling scenes succeeded each other in a living picture impossible adequately to

reproduce in words. There were 128 events and they occupied the stage until considerably after midnight.

The Honorable Royal S. Copeland, United States Senator for New York, presided. Co-moderator Evangeline Booth, the Chief of the Staff, Commissioner and Mrs. Hay, Commissioner Hoggard, Commissioner Hodder, Lt. Commissioner Yamawuro, Lt. Commissioner and Mrs. How and the United States Commissioners and heading. Officers supported him.

Said the Senator: "This is one of the most remarkable gatherings of the many remarkable gatherings that I have ever seen in the City of New York. There have been many historic gatherings in this building, for this is one of the historic armories. The Army which marches here tonight has come forward to engage in mighty conflicts, to achieve magnificent triumphs, to carry their colors into the darkest places of suffering humanity, and to win, by the blessing of God, victory and human happiness and public welfare, for which the nation is indeed grateful. . . . I bring greetings of good will and fellowship from the fellow Governments, and from the people of this Empire State."

The Chairman, having read a message to the Commander from the President of the United States, announced:

In the course of the living ribbon of Army heroism which passed before the huge audience, Lt. Commander John Philip Sousa, U.S. Navy, conducted a special march, entitled "The Salvation Army," which he had composed for the occasion and dedicated to Commander Evangeline Booth.

Seven hundred Bandmen and 2,000 Songsters filled the great platform of the Armory Beautiful on Saturday evening for the National Festival of Music and Song. The Commander and the Chief of the Staff greeted the occasion.

Commissioner James Hay, Territorial Commander for Canada East, offered prayer, and a scripture reading was given by the Chief of the Staff.

The chairman of the gathering was Commissioner John McMillan, of the Central Territory. During the evening the Commander announced the awards in connection with the National Music Competition to which one hundred and four compositions were submitted.

Some 3,200 people attended the first devotional meeting of the Congress, held at the Metropolitan Opera House on Sunday morning. Commissioners How and Hoggard participated

in the opening exercises and Mrs. Commissioner Hay read the Scripture portion.

The Chief of the Staff set before his hearers a vivid word-picture of Calvary. "The necessity for us to stand by the Cross," said the speaker, "has never been greater than NOW. Oh, let us hold fast our profession! Let us be unwavering in our fidelity to the Saviour. Let us ever put the Cross in its proper place—for only in so doing can safety, security, and stability be won."

Finally, as the Chief, kneeling, cried out, "Oh, that we all might get a new vision of Calvary!" a woman from the rear quietly stepped down the aisle and knelt at the seat of mercy, there to feel that the tempest of her soul might be calmed at the foot of the Cross. At Commissioner Hay lifted his voice to God in prayer, the second senior cantor followed. Twenty-five surrenders were registered.

In the afternoon a Musical Festival caused the Opera House to ring again with Salvation harmonies, and on the evening for the third time that the vast Metropolitan Opera House was crowded, when the ev. the 12 and the soul were attracted by Commissioner in a great address, titled, "The Shepherd." The title old, but the address entirely new, prevailed with much thought, spiritual travel.



COMMISSIONER JAMES HAY (Canada East)



THE CHIEF OF THE STAFF (International Headquarters)

truly He has blessed that which we have given into His hands! For out of the most insignificant beginning, fifty years ago—a beginning marked with human frailties, impeded by every form of opposition and obstacle—came his word, and sweet-voiced afternoon in March, under the blood-and-fire, an Army of Salvation came into being, which in to-day sits in every town and hamlet and village and city throughout the United States.

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COMMISSIONER BOBT HOGGARD (Canada West)

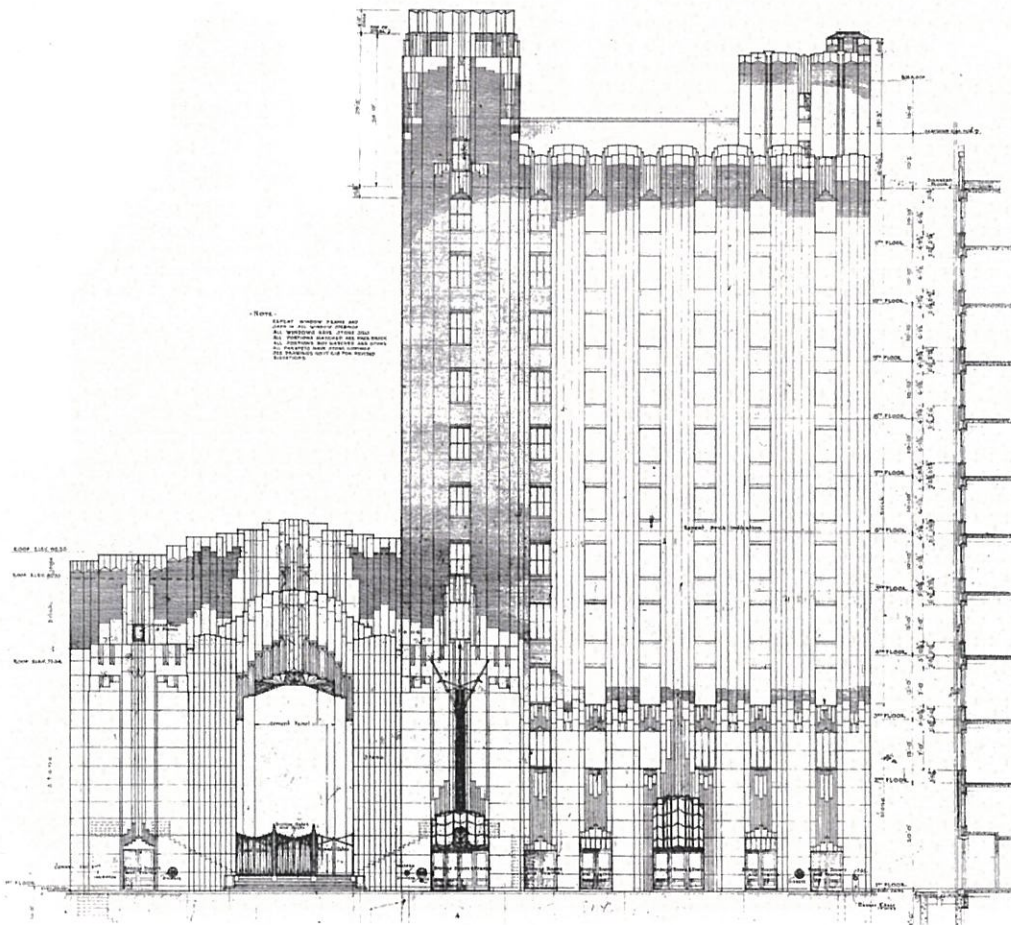
cluded by saying: "It was my privilege, as many years ago as thirty-four, to witness the words done by General Booth in the great East End of London. I know very well that I speak for the citizens, for the state, and for this country when I say we are proud of the great family; and, Commander Booth, we wish you well in everything to which your hand turns."

Said the Commander on being announced by the Senator, "I realize in

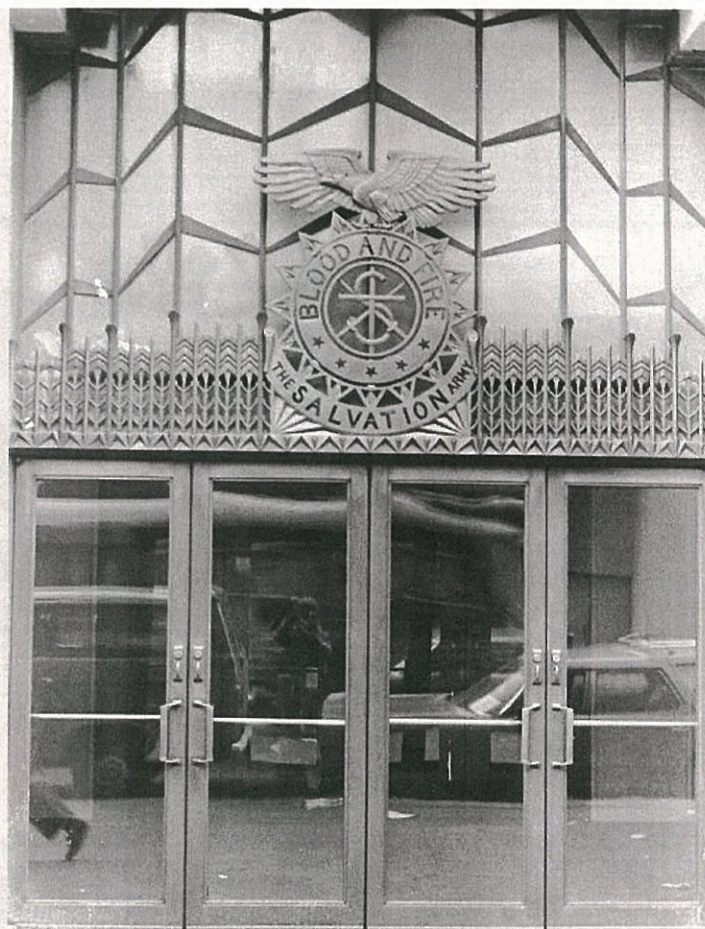


LT. COMMISSIONER YAMAWURO (Japan)

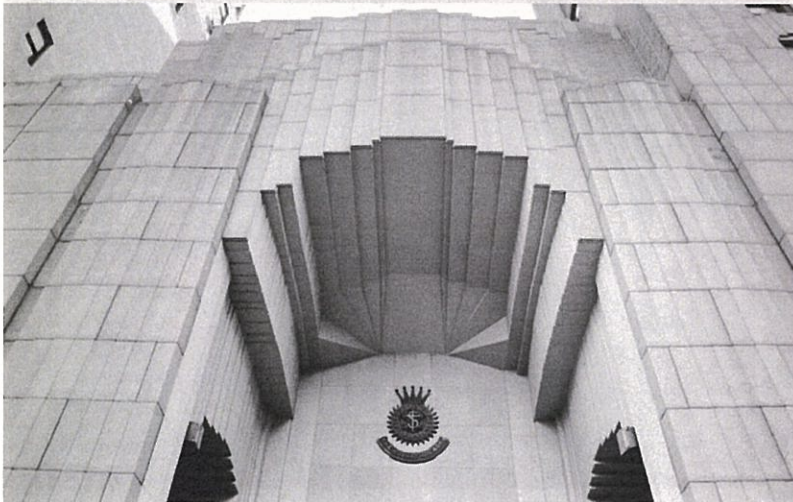






















**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU512

I intend to appear and speak on Int. No. LU152 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 12/13/17

(PLEASE PRINT)

Name: Mark Zimet, Director of Devel.

Address: Dunn Development

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

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in favor     in opposition

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Name: Jordan Press

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor     in opposition

Date: 12/13/17

(PLEASE PRINT)

Name: Kirk Lemos McHale

Address: \_\_\_\_\_

I represent: LPC

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. <sup>LU 512</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: 12/13/17

(PLEASE PRINT)

Name: John Bianco

Address: \_\_\_\_\_

I represent: NYC Health + Hospitals

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. <sup>LU 512</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: 12/13/17

(PLEASE PRINT)

Name: Christopher Roker

Address: \_\_\_\_\_

I represent: NYC Health + Hospitals / Queens  
512

Address: \_\_\_\_\_

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