

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

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September 20, 2018

Start: 1:41 p.m.

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HELD AT: 250 Broadway - Committee Rm.
14th Fl.

B E F O R E: KAREN KOSLOWITZ
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Margaret S. Chin
Robert E. Cornegy, Jr.
Rafael L. Espinal, Jr.
Vanessa L. Gibson
Corey D. Johnson
Rory I. Lancman
Steven Matteo
Ritchie J. Torres
Mark Treyger

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

Sarah Carroll, Executive Director
New York City Landmarks Preservation Commission

Rachel Levy, Executive Director
Friends of the Upper East Side Historic Districts

Sherida Paulsen Former Commission and Chair
New York City Landmarks Preservation Commission

Kent Stackelberg, Partner, Higgins, Quasebarth &
Partners

Ward Dennis, Higgins, Quasebarth & Partners

Simeon Bankoff, Executive Director, Historic
Districts Council

Ann Friedman, New York Landmarks Conservancy

George Carderelli, NYC Preservationist

Paige Callie, Licensed Preservation Architect

Albert Laboz, Principal of United American Land

2 [sound check] [pause]

3 CHAIRPERSON KOSLOWITZ: --to order. Good
4 morning--good morning, good afternoon, and welcome to
5 the Committee on Rules, Privileges and Elections. My
6 name is Karen Koslowitz, and I am the Chair of this
7 Committee. Before we begin this hearing, I would
8 like to introduce the Council Members of this
9 committee who have joined us today. First, we are
10 honored that our Speaker Corey Johnson, member of the
11 Rules Committee has joined us. The other members of
12 this committee who are presented are Minority Leader
13 Steven Matteo, Council Member Adrienne Adams.
14 [background comments] Council member Robert Cornegy,
15 Jr. Council Member Rory Lancman, council Member
16 Ritchie Torres. Okay, that's it now. We'll
17 recognize our Council Members as they come in.
18 Council Member Eugene just came in. Council Member
19 Chin just came in, and I just want to recognize
20 Council Member Kallos, who has joined us today also.
21 Pursuant to the New York City Charter 3020, the LPC
22 is responsible for establishing and regulating land
23 marked portions of--of--landmarked sites, interior
24 landmarks, scenic landmarks, and historic districts.
25 The LPC also regulates proposed alterations to

2 designated buildings. The LPC consists of 11
3 members. LPC membership must include three
4 architects, a qualified historian, a city planner or
5 land-state-scape architect, and one real (sic) tech.
6 In addition, the LPC must include a minimum of one
7 resident from each borough. The Mayor designates one
8 member chair and a second vice chair. The members of
9 the LPC with the exception of the chair serve without
10 compensation. However, LPC members are reimbursed
11 for necessary expenses incurred in the court of
12 performing their duties. The Chair's (coughs) annual
13 salary is \$212,044. Welcome Ms. Carrol. Before we
14 welcome Ms. Carroll, I'd like the Speaker to say a
15 few words.

16 SPEAKER JOHNSON: Thank you, Chair
17 Koslowitz and we have some feedback here. Good
18 afternoon, Chair Koslowitz and Rules Committee
19 members, I want—and I want to welcome Ms. Carroll
20 here to this hearing today. The New York City
21 Landmark Preservation Commission is the nation's
22 largest preservation agency, and it is utmost
23 importance to all New Yorkers who seek preserve New
24 York City's architectural and social history.
25 [coughs] Our landmarks and historic buildings are our

2 heritage. At the heart of our desire to preserve
3 this heritage is our great love for our remarkable
4 city, remarkable from the indigenous inhabitants, the
5 Native American, Lenape people, remarkable through
6 its history and remarkable today with its wonderfully
7 diverse peoples. At the same time, given our growing
8 population, I recognize the need for New York City to
9 provide housing and employment opportunities for all
10 of its residents, a balance between these competing
11 goals is what LPC must seek, and I look forward to
12 hearing from you today. Your long history with the
13 LPC is impressive. Serving with our Landmarks for
14 over two decades before your current role as
15 Executive Director, you seem to have done it all at
16 LPC [laughter] starting as a Public Information
17 Associate to a Landmarks Preservationist, to a Deputy
18 Director and then Director of present-of
19 Preservation. In your current capacity, New Yorkers
20 have seen you work with the LPC Chair in carrying out
21 policies and initiatives, managing the commission's
22 \$6 million budget and managing LPC staff. Given your
23 vast experience, years of public service and your
24 dedication to preservation, I believe you are clearly
25 qualified to chair the LPC, and we look forward to

2 haring from you today. I also want to mention that
3 we are joined by the former Chair of the Landmarks
4 Preservation Commission and a neighbor of mine, and
5 someone who was a great chair of the Commission
6 Robert Tierney, and I'm glad to welcome him here
7 today. Sarah, I really am happy that someone with
8 your experience at the LPC, someone who started at
9 the ground floor and worked your way up through the
10 years is being put forward for this position. You
11 know the agency intimately inside and out. You
12 studied preservation in a scholarly way, and even
13 though you and I have no—have not always agreed on
14 every single issue in my own district and in other
15 places across the city, my interactions with you have
16 always been respectful, and you've had an open line
17 of dialogue and you have been someone who has treated
18 me with respect, and—and I really am grateful for the
19 work we've done in the past together. So, I want to
20 welcome you here today. I do have some questions in
21 a little while, but I am grateful that you're
22 nomination is put forward, and I want to thank you
23 Madam Chair for allowing me the opportunity to make
24 an opening statement today.

2 CHAIRPERSON KOSLOWITZ: Thank you. Miss
3 Carroll, will you please raise your right hand?

4 LEGAL COUNSEL: Good afternoon. Do you
5 swear or affirm to tell the truth, the whole truth,
6 and nothing but the truth throughout this hear?

7 SARAH CARROLL: I do.

8 LEGAL COUNSEL: Thank you, and do you
9 have an opening statement to make?

10 SARAH CARROLL: Yes, I do.

11 LEGAL COUNSEL: Okay. You can proceed.

12 SARAH CARROLL: Thank you Speaker
13 Johnson, Chair Koslowitz, Landmarks Chair Adams and
14 members of the Committee for this opportunity to
15 testify before you. As a Preservationist by
16 training, profession and temperament, and as a
17 lifelong New York, I cannot think of a greater honor
18 than to be the Mayor's nominee to Chair the Landmarks
19 Preservation Commission, the largest and most
20 sophisticated preservation commission in the country.
21 If confirmed, I look forward to partnering with this
22 Council, preservationists, property owners and all
23 interested parties in recognizing, protecting and
24 celebrating the architecturally, culturally and
25 historically significant buildings and sites in our

2 city. This city truly is a vibrant living, breathing
3 entity, and its history is revealed in its' physical
4 fabric. New York is a Colonial city, a Victorian
5 city, and Art Deco city, a city—a beautiful city. It
6 contains the largest collection of cast iron
7 buildings in the world. It is a city of churches and
8 synagogues, of vast waves of immigration, of post-war
9 corporate skyscrapers and affluence. All of this
10 history is important [bell] to recognize and
11 preserve. All of it contributes to the greatness of
12 our city both now and going forward, and as it
13 continues to adapt to new challenges and new
14 realities. I have spend the past 24 years working at
15 the Landmarks Commission to ensure that this city's
16 incredible architectural, social and cultural history
17 is recognized and preserved. These two plus decades
18 have been a dream realized. I have experienced our
19 landmarks in direct and unique ways from up close
20 examinations from scaffolding 100 feet above the
21 sidewalk to climbing around the crawl space in and
22 early Dutch Colonial house. I've worked on amazing
23 projects to restore, and adapt historic buildings
24 have worked with talented conservationists,
25 preservationists and world famous architects in

2 tackling complex and far reaching projects. [bell]

3 I've been amazed at the architectural and cultural

4 riches revealed under our noses and in far-flung

5 areas of the city. Most of my time at the LPC has ben

6 spent in the agency's Preservation Department in the

7 agency including 9-1/2 years as the Director. I've

8 managed a range of preservation projects and overseen

9 application, implementation and modification of the

10 agency's regulatory policies. I've worked with

11 property owners, architects, developers and

12 contractors to ensure that proposed changes are

13 appropriate for designated buildings and

14 neighborhoods, and also to help these applicants

15 navigate and comply with LPCs regulatory framework.

16 During the past four years as Executive Director,

17 I've taken responsibility for the agency's operations

18 and help set an agency wide strategic plan including

19 prioritizing working with property owners, elected

20 officials and local stakeholders on designations. I'm

21 proud to report-report that during this time the

22 agency designated more than 4,000 buildings and sites

23 including 70 individual landmarks such as Stonewall

24 Inn and the IRC Powerhouse, the Coney Island

25 Boardwalk as a scenic landmark, and 11 rich and

2 diverse historic districts. During this time, I
3 implemented reforms to ensure a more efficient,
4 rigorous and transparent designation process
5 including restructuring the process to ensure more
6 research and outreach is done before properties are
7 calendared and making organizational changes to the
8 designation reports reducing the timeline for
9 designation. I also led interagency collaboration to
10 ensure that preservation is considered during the
11 planning process of significant rezoning plans
12 including neighborhoods such as East New York, Inwood
13 and East Harlem. I am also proud to have led the
14 development of an—of a new internal database for
15 permit applications to make the review process more
16 accountable to applicants and ensure effect—effective
17 tracking and monitoring and the efficient issuance of
18 permits, and that I implement similar transparency
19 measures across all aspects of the agency's work.
20 This includes spearheading the development of an
21 online searchable database of the commission's
22 designation reports, permit applications and
23 archeological collections. My team has also created
24 interactive web maps such as those for designations
25 and permit applications allow members of the public

2 to connect with our city's rich past and learn about
3 ongoing work across the five boroughs, and to
4 participate in the public process. As a part of my
5 vision for LPC, I hope to expand our efforts to make
6 the agency more accessible and transparent. I am
7 mindful of the critical role that LPC plays in
8 maintaining the vibrancy of the city. We must
9 identify and designate important structures and areas
10 and preserve them. We must also allow appropriate
11 change and development. We must partner with a
12 diverse range of stakeholders from property owners to
13 communities and elected officials as we move forward.
14 I hope to work in partnership with your offices on
15 this exciting, interesting and challenging work. I
16 believe my unique blend of expertise, experience and
17 temperament will allow me to successfully lead the
18 agency. If confirmed, I will work to continue to
19 preserve and protect sites that reflect the diversity
20 and history of our city throughout the five boroughs,
21 and ensure that they remain relevant for future
22 generations to come. I ask for your support in this
23 confirmation process, and welcome any questions you
24 may have.

2 CHAIRPERSON KOSLOWITZ: Thank you. I
3 would like to ask how do you envision getting the
4 communities involved in the process?

5 SARAH CARROLL: Thank you for your
6 question. Actually, increasing the agency's outreach
7 work is one of my priorities, and I would hope to
8 engage in community meetings both in area-in areas
9 that don't have as many designations, that are not as
10 familiar with Landmarks, to raise awareness about the
11 benefits of designation. Also to do outreach work in
12 areas that are designation-designated to facilitate
13 continued ease of access to the agency, and ease of
14 access through our processes, and also to engage in
15 outreach with our preservation partners and to
16 collaborate on discussions related to these
17 challenging issues of designation and regulation
18 throughout the city.

19 CHAIRPERSON KOSLOWITZ: Sounds good.

20 SARAH CARROLL: Okay.

21 CHAIRPERSON KOSLOWITZ: Mr. Speaker.
22 [laughter]. Mr. Speaker.

23 SPEAKER JOHNSON: I agree with everything
24 Karen Koslowitz said. [laughter] So, I am very,
25 very, proud that the district that I have the honor

2 of representing has I think more historic districts
3 than any other district in the city. I'm going to
4 try to name all of them, but Greenwich Village
5 Historic District, the Ladies Mile Historic District,
6 the West Chelsea Historic District, par of this SoHo
7 Cast Iron historic district, the Charlton Van Dam
8 Historic District, the meat packing district, and I
9 am probably forgetting a few, but I have many
10 historic districts and I'm really proud of that, and
11 we have the—the—the South Village Historic District
12 plus the expanded district that we got a few years
13 ago as part of the Pier 40 Rezoning and negotiations,
14 and you know, I believe that that's really important
15 to protecting the character of those beautiful
16 neighborhoods. We often hear from preservationists
17 and applicants before the LPC. The Commission is
18 stretched thin, and needs more resources, and I
19 wanted to ask you do you believe that the LPC has the
20 resources that it needs to carry out its preservation
21 mission given the thousands of buildings that are
22 under its jurisdiction?

23 SPEAKER JOHNSON: Yes, and I would say
24 that, you know, given our record in the last four
25 years we've designated more than 4,000 buildings and

2 sites and, in fact, the first term of this
3 administration has the second highest numbers of
4 buildings and sites designated since 1974. So, we
5 have a tremendous staff. The Administration has been
6 very supportive. We've increased our staff by 20%
7 during this time and we will, of course, continue to
8 monitor our work, and the implications on other
9 departments, and how we deploy our resources and
10 should we need additional resources, we would seek
11 them, and again, the administration has been very
12 supportive.

13 SPEAKER JOHNSON: And can—can you speak a
14 little bit about the balance between, of course,
15 building more housing in our city given the housing
16 crisis that we have, while at the exact same time,
17 understanding preservation in neighborhoods and how
18 we seek that balance moving forward?

19 SARAH CARROLL: Yes. I think—you know,
20 for me, I think that one of the really dynamic things
21 about New York City is that change is constant. New
22 York City has—is—has always had development. In
23 fact, the Empire State Building replaced the original
24 Waldorf Astoria. So, and then these buildings become
25 landmarks in and of themselves. I think that the

2 constant change and growth of the city along with
3 preservation, those together create the sort of
4 dynamic vibrancy of the city, and those are equally
5 important and can be balanced together. I think it's
6 important for us to be able to identify
7 architecturally, historically and culturally
8 significant properties even before they sort of come
9 of time. I think this is the fascinating thing about
10 the field of preservation is, it is also dynamic, and
11 as you look forward in time prospective changes, and
12 I think the challenge is to be able to identify these
13 resources ahead of their time, and be very rigorous
14 in our—our boundaries for historic districts to
15 ensure that we have captured the most intact and
16 representative collections, and allow for those to
17 co-exist along with the—the continued dynamic change
18 in the city.

19 SPEAKER JOHNSON: Thank you, and could
20 you speak a little bit about, and I think you
21 mentioned this briefly in your testimony, and you and
22 I had a great conversation on this, but if you could
23 talk a little bit about cultural landmarks that, you
24 know, there are many communities in New York City
25 that want to see things that have—have cultural

2 historic value to be protected as well, even though
3 some of these sites may not have, you know, the most
4 pristine architectural significance giving changes,
5 but, you know, in my own district you have Lamartine
6 Place, which was one of the sites of the draft riots,
7 and some of the buildings had been changed, but it
8 was of significance and the LPC under Chair Tierney
9 moved forward with that designation. We pushed to
10 get Stonewall to get that designation even though it
11 was already protected part of the Greenwich Village
12 Historic District and there are other sites across
13 the city both LBGT sites and sites that have to do
14 with the African-American Civil Rights and other
15 movements in the city. If you talk about what you
16 think LPC should be don't on cultural sites moving
17 forward.

18 SARAH CARROLL: Yes, and, of course, the--
19 the Landmarks Commission has always recognized
20 culturally significant sites, and often times those
21 sites are situations where the architecture is also
22 significant or even if not significant like the Louis
23 Armstrong House, it's a modest house, but it reflects
24 his occupy--his--his presence in that house, and the
25 appearance of the house dates to his long existence

2 there as a resident. So, the question of fabric and
3 how it relates to the cultural significance is one
4 that we grapple with all the time, and I think that
5 more recently we have been able to broaden our
6 approach to that, and so in particular the—the
7 Sullivan-Thompson Historic District where there were
8 a number of buildings that had been altered or
9 replaced with new buildings, and we were able to look
10 at this narrative that related to the cultural
11 history that sort of transcended the—the changes and
12 the alterations, and so I am very interested in
13 looking at this further and continuing to explore
14 ways to recognize culturally significant sites in
15 particular where there is no historic fabric, or
16 altered historic fabric.

17 SPEAKER JOHNSON: Thank you. I want to
18 say that I'm really proud of our Landmark
19 Subcommittee Chair. I think she has done a great job
20 in the first year and taking home that committee. As
21 you know, sometimes these things can be contentious
22 and difficult, and I have worked with her in the
23 lead-up to those hearings and behind the scenes, and
24 she had been a total pro. So, I look forward to
25 Chair Adams having a collaborative and productive

2 relationship with you when you are confirmed, which I
3 hope you are as Chair of the LPC and I wanted to
4 thank her for chairing the committee in a very
5 responsible and thoughtful way, and wit that, Chair
6 Koslowitz, I am done with my done with my questions,
7 and I look forward to continuing to work with you
8 Sarah.

9 SARAH CARROLL: Thank you.

10 SPEAKER JOHNSON: I'm very proud that the
11 Mayor put you forward, and I think you will be a
12 great chair and I look forward to working with you to
13 ensure that we have great preservation in New York
14 City.

15 SARAH CARROLL: Thank you, Speaker and I
16 look forward to working with you, too.

17 CHAIRPERSON KOSLOWITZ: [off mic] Council
18 Member Adrienne Adams.

19 COUNCIL MEMBER ADAMS: Thank you very
20 much, Madam Chair. Thank you, Mr. Speaker for those
21 kind words. If it not—if it had not been for your
22 appointment, I would not be enjoying immensely
23 chairing this very special subcommittee. So, thank
24 you so much for those kind words. Madam Executive
25 Director, thank you so much--

2 SARAH CARROLL: [interposing] Yes, thank
3 you.

4 COUNCIL MEMBER ADAMS: --for being here,
5 and being in what I consider to be a rightful seat
6 for you at this moment.

7 SARAH CARROLL: Thank you.

8 COUNCIL MEMBER ADAMS: I certainly do
9 welcome the opportunity to work with you in the
10 future. I take this subcommittee very, very
11 seriously. It's been a phenomenal challenge for me
12 in opening doors to some things that I never saw
13 before, but more than happy and excited to jump in
14 with both feet to learn everything that I can
15 possibly learn about it, the intricacies and the ins
16 and outs of what it takes to make LPC tick and what
17 it takes to make a true landmark for New York City
18 just not something that people use the word landmark
19 but a true landmark, and I believe that you will
20 continue that--

21 SARAH CARROLL: [interposing] Yes.

22 COUNCIL MEMBER ADAMS: --in--in the spirit
23 of leadership here with us. I completely
24 wholeheartedly agree with the Speaker when it comes
25 to balance needed between development and

2 preservation. It's a very fine line sometimes, and
3 for myself, you know, sitting in that leadership seat
4 for the past few months has found that that has been
5 part of the most challenging parts of--of the position
6 in finding that delicate balance--

7 SARAH CARROLL: [interposing] Yes.

8 COUNCIL MEMBER ADAMS: --between
9 development, which we know is needed, which we know
10 is a top priority in the city, and preserving our
11 finest markers here in the city. So, with your
12 leadership I look forward to continuing to do that.
13 I'd like to just--just one-one thing of interest that
14 has to do with diversity across the city when it
15 comes to landmarking. Specifically, we're dealing
16 right now with the Harlem Historical District right
17 now--

18 SARAH CARROLL: Uh-hm.

19 COUNCIL MEMBER ADAMS: --and it's been
20 very interesting to see the--the reaction and the
21 action back and forth. The item is still under
22 consideration in my committee as you know. We want
23 to make sure that when we--when we make our
24 designations that really everybody should be happy,
25 and we know that that's obviously not always the

2 case, but we want to do our best when we can to make
3 sure that as many as possible are happy with the
4 decisions of LPC and of the Landmarks Committee. So,
5 with regard to that, you mentioned out-outreach.
6 Under your leadership, what does outreach look like
7 with regard to diversity, and diversification of our
8 landmarks in the city?

9 SARAH CARROLL: So, as I said, I think
10 that it's a--it's a multi-pronged initiative, and it
11 would be looking--doing outreach in areas that don't
12 have as much experience. Perhaps areas that we're
13 not actually proposing to designate at any given
14 moment, but to start to raise awareness about
15 preservation and interest in preservation, and then
16 also outreach in areas that are designated as well
17 because they also I think once designated we have a
18 continued relationship with property owners, and it's
19 very important to the agency and to preservation in
20 general if they have an access to us and understand
21 how to move through the process. So, I think it's a--
22 it's sort of a multi-pronged approach. I think that
23 with respect to designations it's very important to
24 me to be able to seek designations in neighborhoods
25 that represent the diversity of the full city, and

2 all communities and people in the city. And so, that
3 outreach I think would really—is particularly in
4 areas that have less familiarity with us I think
5 would really help lead us in that direction.

6 COUNCIL MEMBER ADAMS: Thank you, I—I
7 agree wholeheartedly, and again as has been
8 previously said, I look forward to working with you.
9 Again, I believe that you are in your rightful seat
10 today. Thank you.

11 SARAH CARROLL: Thank you.

12 CHAIRPERSON KOSLOWITZ: Thank you.
13 Council Member Chin.

14 COUNCIL MEMBER CHIN: Thank you, Chair
15 Koslowitz, and Committee staff for holding this
16 important hearing. I'd also like to thank Sarah
17 Carroll for being here today to talk about your
18 vision, and I was happy that we had a chance to—to
19 chat a little bit before. You know, as a Council
20 Member for District 1, the place where our great city
21 began, I feel that I and my constituents have a
22 particular stake in important conversation. Our city
23 and in particular Lower Manhattan is blessed with a
24 rich history that is reflected in our buildings, our
25 blocks and in the unique character of our

2 neighborhoods preserving this rich history is our
3 duty as public officials and it a responsibility that
4 I do not take lightly. Ms. Carroll, you would be
5 leading—you would be leading an LPC that's going to
6 be confronted with many opportunities as well as
7 challenges, and would increase development in almost
8 every part of our city. The pressure on our cultural
9 and historic assets have never greater. Cleary,
10 there's much work to be done. Specifically, I would
11 like to include the proposed expansion of the Lower
12 East Side Historic District. It's home to Tenement
13 Museum, and which tells the story of not only this
14 city, but the country's immigrant experience and this
15 neighborhood is rich with the living history of
16 working families from every corner of the globe, and
17 it is the utmost importance that these protections be
18 applied as soon as possible before this history is
19 lost to current and future generations, and in regard
20 to you appointment, I received messages from
21 constituents, you know, messages of support from
22 members of our Preservation community, including
23 Richard Moses, President of the Lower East Side
24 Preservation Initiative. So, it is my hope that
25 under your leadership we will work closely and with

2 the Council to really advocate ensure that our
3 history and culture remain as an integral part of our
4 growing city, and I just wanted to follow up on what
5 our Speaker talked about in terms of cultural
6 significance and, you know, like in-in my district I
7 have Chinatown, Little Italy, who is on the National
8 Registry of Historic District, but it doesn't qualify
9 as a historic district or in a way that a lot of
10 buildings are not qualified as individual landmarks
11 because of the architecture. But, there is
12 significant history like in those neighborhoods.

13 SARAH CARROLL: Uh-hm.

14 COUNCIL MEMBER CHIN: So, I think looking
15 at the Lower East Side Historic District I know the
16 Commissioner has talked about some flexibility to
17 doing it in a way that we can incorporate historic
18 and culture together, and also really having a way to
19 educate property owners, and community leaders that
20 being able to designate a community historic that
21 there is a lot of benefits, and how to overcome those
22 obstacles. Because when we talk to, you know,
23 homeowners about landmarking, I mean the first that
24 they say is no, no, no.

25 SARAH CARROLL: Yes.

2 COUNCIL MEMBER CHIN: It's too difficult
3 and there's too much barriers and—because I know we
4 need to fix a window. I've got to get approval. So,
5 I think there's so much education that we can do,
6 and really get people excited about preserving
7 culture and history, and it could be, you know, a
8 great benefit to them--

9 SARAH CARROLL: [interposing] Uh-hm.

10 COUNCIL MEMBER CHIN: --and to the city
11 as a whole. So, I really look forward to continuing
12 to engage in that conversation, and—and really
13 working with community folks on that.

14 SARAH CARROLL: That's great. I—I would
15 look forward to the opportunity to continue to work
16 with you on that. Thank you, Council Member.

17 CHAIRPERSON KOSLOWITZ: Council Member
18 Cornegy.

19 COUNCIL MEMBER CORNEGY: Thank you, Madam
20 Chair. Good afternoon. As you may be aware, I
21 represent the vibrant communities of Bedford-
22 Stuyvesant and Northern Crown Heights, which finds
23 itself as the epicenter of gentrification. So, in
24 outer boroughs and in minority communities there's a
25

2 narrative that feels as though LPC doesn't work for
3 them per se--

4 SARAH CARROLL: Uh-hm.

5 COUNCIL MEMBER CORNEGY: --and that it's
6 a tool that's actually exacerbating the process of
7 gentrification.

8 SARAH CARROLL: Uh-hm.

9 COUNCIL MEMBER CORNEGY: I was wondering
10 what you intend from a lead role to do to dissuade
11 that narrative, and to get more people involved in
12 the LPC process as a benefit.

13 SARAH CARROLL: Uh-hm, uh-hm. So, I
14 think, you know, it's an interesting thing. I think
15 the--the con--the concept of gentrification and its
16 relationship to designation is a somewhat complex
17 and--and perhaps tenuous one. I think that there are
18 many factors that contribute to gentrification and--
19 and so, how it relates to landmark designation I
20 think is--there are mixed ideas about it. Some people
21 request designations seeking to protect themselves
22 from gentrification, and so others see that perhaps
23 raising the cost of--of replacing windows or
24 increasing property values also may have a negative
25 impact in terms of gentrification. So, I'm not sure

2 that there's a clear definitive study on that, and I
3 think that there again are many factors that are
4 related to it, but to the extent that the Landmarks
5 Commission designates and-and protects buildings they
6 can, of course, protect existing units in
7 neighborhoods, and I think that raising awareness is
8 and thinking about opportunities to ease the
9 regulatory process is a very important thing to do
10 for people who are in existing neighbor-neighborhoods
11 who are afraid that designation might change-the-the
12 character-the demographics of the cost of the
13 neighborhood.

14 COUNCIL MEMBER CORNEGY: Sure. I thank
15 you and I appreciate that answer. I've had a great
16 opportunity working with LPC. We've had some major
17 designations over the last few years, actually during
18 my term and-and like you said, there are-there is
19 mixed emotion.

20 SARAH CARROLL: Uh-hm.

21 COUNCIL MEMBER CORNEGY: But I also am in
22 a district that believes that bike lanes are part of
23 gentrification. So,

24 SARAH CARROLL: [interposing] Yes, yes.

2 COUNCIL MEMBER CORNEGY: --so it's a-it's
3 a-there is--

4 SARAH CARROLL: [interposing] Yeah.
5 [laughs]

6 COUNCIL MEMBER CORNEGY: --there is--there
7 is a--there is an absolute delicate balance, and as
8 the--the Legislator for that district, I'm--I'm faced
9 with those challenges regularly. I look forward to
10 working with your office--

11 SARAH CARROLL: [interposing] Thank you.

12 COUNCIL MEMBER CORNEGY: --to come up
13 with a strategy--

14 SARAH CARROLL: [interposing] I would
15 welcome that.

16 COUNCIL MEMBER CORNEGY: --going forward.
17 Thank you.

18 SARAH CARROLL: Thank you.

19 CHAIRPERSON KOSLOWITZ: Council Member
20 Kallos.

21 COUNCIL MEMBER KALLOS: Thank you, Chair.
22 I wanted to start off with we worked closely with LPC
23 last term. At that time, I did not agree with the
24 Land Use Chair who wanted to pass a bill called
25 Introduction 755, which would have put a five-year

2 moratorium on any item that was not successful. I
3 guess so that being said, it was passed without a
4 five-year moratorium. Where are you on the backlog,
5 and do you anticipate being able to maintain a
6 commitment to I believe it is a one-year turnaround
7 for anything on the calendar.

8 SARAH CARROLL: Yes, so, right now there
9 are two items on the calendar. All—both of which were
10 calendared within the last year. So, they are not at
11 the end of their one-year term. We have, as you
12 know, we've embarked on the 18-Month Backlog
13 Initiative, and we successfully designated a number
14 of really stellar landmarks. And so, at this point
15 every new designation that we have initiated has been
16 designated with eight months or less, and I believe
17 the average time is about 4-1/2 months.

18 COUNCIL MEMBER KALLOS: During that
19 process, a number of items that have previously been
20 calendared ended up not being calendared. I think at
21 the time many of us in the preservation movement were
22 glad for what we could get. What opportunity is
23 there to revisit some of the items that have been
24 calendared sometimes for as many as 50 years? Thank
25 in itself might make it a landmark.

2 SARAH CARROLL: [laughs] So, we—you
3 know, as you may recall, we wen through a very robust
4 process with four special hearings, and I think
5 really engaged the preservation community, property
6 owners and elected officials to identify priorities
7 that could be achieved within the 18 months. The
8 vast majority of the items that were removed from the
9 calendar were removed without prejudice, which allows
10 us to the opportunity to revisit. It did not make a—
11 it did not make a determination on merit. So, it
12 doesn't close the doors on those properties, and
13 it's—there's always an opportunity to revisit them.

14 COUNCIL MEMBER KALLOS: During the
15 hearings on Introduction 755, we did not hear many
16 complaints from residents or members who were upset
17 as much as I know it and my colleague was just
18 referring to about and others about homeowners
19 dealing with having a building. The most were upset
20 I think to what my colleagues were referring to just
21 about frustrations with the requests for evaluation
22 process--

23 SARAH CARROLL: [interposing] Right.
24
25

2 COUNCIL MEMBER KALLOS: --and feeling
3 that that process didn't have a timeline. It didn't
4 have a formal--

5 SARAH CARROLL: [interposing] Uh-hm.

6 COUNCIL MEMBER KALLOS: --application--

7 SARAH CARROLL: [interposing] Right.

8 COUNCIL MEMBER KALLOS: --and as a
9 result, something that or a group of properties, and
10 in my case I believe 37 properties might take longer
11 than folks felt.

12 SARAH CARROLL: Uh-hm.

13 COUNCIL MEMBER KALLOS: So, I guess how
14 will you approach RFEs whether it's coming from the
15 community or whether it comes with the community with
16 community board or Council Members' support, and I
17 think you already touched on it a little bit, but how
18 open are you to going a little bit beyond whether or
19 not a building has specific physical characteristics
20 and architectural characteristics to talking about
21 some of the cultural importance--

22 SARAH CARROLL: Uh-hm.

23 COUNCIL MEMBER KALLOS: --especially I-I
24 represent a very small portion of East Harlem with
25 the new rezoning there. I am very interested in

2 working with my colleagues who represent that area
3 like Keith Powers. That represents a similarly small
4 portion. Council Member Ayala represents the bulk of
5 it to—to preserve the legacy of El Barrio that work
6 I'm—I'm concerned of losing.

7 SARAH CARROLL: Uh-hm.

8 COUNCIL MEMBER KALLOS: So, I guess
9 there's two questions there.

10 SARAH CARROLL: It's to question. So,
11 the—with respect to the RFE process, you know, there—
12 the law doesn't have an application process for
13 designations, and does it—so the-- Landmarks
14 Commission surveys about 3 to 4,000 properties every
15 year in addition to looking at properties that are
16 suggested to us by members of the public, and Council
17 members. And so, we always welcome those. I think
18 it's a great way for us to understand what's—what's
19 out there and a potential candidate. When we review
20 requests for evaluation, we always—we review it right
21 away within a month to determine whether it meets the
22 basic threshold of criteria for designation, and we
23 respond within a month. With respect to the list of
24 37 that was a much longer. So, it did take us a few
25 months. We developed a framework through which to

2 analyze the 37 properties and I and we responded in
3 writing with our determinations, and have actually
4 moved forward on some of those, and are continuing to
5 work with the Friends of the Upper East Side to think
6 about more of those on the list so we can advance.
7 So—so that's question one. Question two is thinking
8 about more about the cultural designations. So,
9 again, I think that we have to be very vigorous so
10 the Commission has standards in determining whether
11 something is eligible or not. And so, we have to be
12 sure that the—the analysis of the property is
13 thorough and rigorous, and look—thinking about
14 architectural, cultural, historic merit, how it
15 compares with other designations, the level of
16 alterations, the level of integrity. And in
17 evaluating all those things, we have to ensure that
18 it is in compliance with the law. Having said that,
19 I am very open to looking at things through a
20 different lens, and we have done that recently, and
21 I'm very opening to—open to continuing to explore
22 ways to do that.

23 COUNCIL MEMBER KALLOS: I want to thank
24 the Chair, and my last question is just the—they
25 prior Land Use Chair David Greenfield and I may have

2 grown in notoriety for our back and forth, some
3 disagreements on items. At that time, he—he often
4 made reference to trying to remove items from
5 landmark status. Is there any intention by this—by
6 you as LPC Chair to ever remove an item from landmark
7 status?

8 SARAH CARROLL: No, there is no intention
9 to do that. [laughs]

10 COUNCIL MEMBER KALLOS: Thank you. I can
11 sleep at night now.

12 SARAH CARROLL: [laughs]

13 CHAIRPERSON KOSLOWITZ: Council Member
14 Powers.

15 COUNCIL MEMBER POWERS: Thank you and
16 thank you for being here, and I just wanted to
17 commend first the nominee I guess for—for reaching
18 out to me. I—I think I have maybe the most I think
19 landmarks of any City Council member, and care deeply
20 about them, and during this—during this process, they
21 called for somebody with a strong preservation
22 background to be put forward, and I think we—I think
23 we—that's where we have landed. We are in actually
24 I've heard a number crises. I want to—we are in a
25 moment with ourselves as a City Council and the city

2 are engaged in discussions around the Charter and the
3 powers of different agencies, and whether a certain
4 agency should have more, less, different power. I'm
5 curious to see here. Of course, you're no—you're
6 speaking as-as somebody who is the current Executive
7 Director.

8 SARAH CARROLL: Uh-hm.

9 COUNCIL MEMBER POWERS: If you have any—
10 any thoughts or ideas within the Charter process, or
11 separate of that, in places where you'd like to see
12 different authority of, you know, authority brought
13 in in terms of the landmarks

14 SARAH CARROLL: Yeah. So, I have not
15 specifically thought about the—the Charter and I know
16 it's a relatively short charter. So, you know, I
17 don't have an answer for that right now, but I'd be
18 happy to continue discussions with you, and to think
19 about that.

20 COUNCIL MEMBER POWERS: Are there places
21 beyond the near-term role today where you feel the—
22 there is power and that—that LPC should have more
23 power or less power in terms of their—your kind of
24 authority?

2 SARAH CARROLL: I think that this
3 Landmarks Committee, the—the power that the Landmarks
4 Law gives this Commission is I think pretty strong,
5 and has been very effective.

6 COUNCIL MEMBER POWERS: Got it, and what
7 about enforcement, do you find that you have enough
8 tools at your disposal to do like proper enforcement
9 to the degree it's indifferent? (sic)

10 SARAH CARROLL: We do. In fact, our
11 Enforcement Department just—we increased it in size
12 recently. It's now larger than it's ever been, and
13 we do respond to every request we get to investigate
14 a potential violation, and—and we have a very good
15 system that is set up to try to reach property owners
16 to correct those potential violations. And the other
17 thing I would say is that if we can continue do
18 strong outreach, we can also get to people before
19 they make the mistake of doing work without a permit
20 and being in violation. So, that's another reason
21 that I'm very interested in reaching out to
22 neighborhoods. Got it. Thank you and—and my last
23 question, and I want to thank the Chair for—for
24 letting me ask some—take some time. There's a lot of
25 conversation around development right and landmarks

2 and what's allowed, and what could be allowed. Any-
3 any thoughts on ways that you think that the agency
4 would either change or would be supportive of changes
5 or-or not supportive of the changes in terms of more-
6 or just contemplated changes when it comes to ways
7 that zoning and development is handled relative to
8 landmarks?

9 SARAH CARROLL: You know, I-I-I know that
10 there have been a number of discussions about
11 transfer of-of development rights, and I think that
12 conceptually the transfer of development rights can
13 be very beneficial to landmarks particularly if it
14 generates money to maintain and aid in the long-term
15 preservation of the landmark. But without seeing a
16 particular proposal I really can't comment on it
17 specifically, but I-I would also note that this, of
18 course, is a City Planning issue, but we would be
19 open to continued discussions with our colleagues--

20 COUNCIL MEMBER POWERS: [interposing]
21 Thank you.

22 SARAH CARROLL: --with you all and our
23 colleagues at City Planning.

24 COUNCIL MEMBER POWERS: [interposing] We-
25 we are looking forward to it, and I'm sure it will

2 come up. Thank you to the Chair. I mostly came to
3 see Karen Koslowitz, but thank for that, and thank
4 you also for being here, and—and I just will say, I—I
5 am in support of—I think this is a person who has a
6 strong preservation background, who I've talked to
7 and many of the folks in my district with a high
8 population of landmarks who feel this is a—a
9 candidate who understands the mission and has the
10 background. So, I wanted to comment I also offer my
11 support. Thank you.

12 SARAH CARROLL: Thank you, Council
13 Member.

14 CHAIRPERSON KOSLOWITZ: And it's nice
15 seeing you also. [laughter] Council Member Yeger.

16 COUNCIL MEMBER YEGER: Thank you Madam
17 Chair. I think we all come here to see Chair
18 Koslowitz today. Shanat Gavot (sp?) to all. My—
19 I'll—I'll be brief and I appreciate the Chair giving
20 me the opportunity as someone who is not a member of
21 this committee to just engage in a slight back and
22 forth. First, obviously, it goes without saying, but
23 I'll say it anyway I think your experience with the
24 Landmarks Preservation Commission and your breadth of
25 experience in the field in general, but particularly

2 in that office brings you here as a nominee, Madam
3 Director with perhaps more experience than any other
4 nominee to be chair of the Commission. So, for that
5 I congratulate you, and the Mayor for making the wise
6 suggestions of this Council. Earlier this year-and-
7 and also, I just want to point out, you know,
8 obviously, we-we all represent different kinds of
9 neighborhoods. My neighborhood is old. Not as old
10 as some other neighborhoods. Mine was farmland just
11 about 100 years ago. Council Member Chin's
12 neighborhood was obviously a city 300 years ago. So,
13 you know, we have different burdens and obligations
14 and as Council Member Chin said, your appointment is-
15 presents you with opportunities and challenges.

16 SARAH CARROLL: Uh-hm.

17 COUNCIL MEMBER YEGER: A number of months
18 ago the matter came before this Council, and it was
19 voted to be landmarked, and it was a private home.
20 It was the Huberty Houses owned by Huberty Homes,
21 owned by an individual--

22 SARAH CARROLL: Uh-hm.

23 COUNCIL MEMBER YEGER: --whose family had
24 owned the home for many, many years, generations, in
25 fact, and the owner opposed the landmarking. A

2 number of members of this Council opposed the
3 landmarking as well in respect to the owners' wishes
4 that his property not be landmarked because, as you
5 know, of the burdens that come along with that. My
6 question to you is whether in a situation like that
7 and setting aside those situations where, you know, a
8 developer has picked up a piece of property, and
9 obviously we as a city want to step in and make sure
10 that there's preservation, but where we're talking
11 about a private home that's simply been in the same
12 hands of the same family for many years, do you
13 believe there should be some sort of compensation of
14 that owner for what I view as a taking under the
15 Fifth Amendment an unjust and uncompensated taking--

16 SARAH CARROLL: Uh-hm.

17 COUNCIL MEMBER YEGER: --and the reason
18 that I voted against it was because I felt it
19 violated the Fifth Amendment. I know there are many
20 people who viewed landmarking otherwise, but I view
21 that as such. Do you believe this is--should be some
22 compensation to the owner to help (A) make up the
23 difference in--

24 SARAH CARROLL: [interposing] Yep.
25

2 COUNCIL MEMBER YEGER: --in their lost
3 ability for--for selling the property, but also the
4 increased costs if they want to paint the staircase
5 of change a lightbulb.

6 SARAH CARROLL: Uh-hm. So, you know, as
7 you know the Supreme Court found that landmark
8 designation is not a taking, and--and we don't believe
9 that it is. Having said that, we understand that
10 there are concerns from property owners, and we work
11 very, very closely with property owners prior to
12 designation to give them some comfort, and certainly
13 their concerns inform our decisions, and--and in terms
14 of, you know, in terms of our decisions of--of when to
15 prioritize and when to move something forward. In
16 some cases, a property is so significant I think
17 we're balancing those owners' concerns, and the
18 significance of the property, and I think we tried
19 very hard to work together on that. The--the Huberty
20 House in particular was an item that was calendared
21 under a prior administration, and it was actually
22 subject to expiring under the legislation 775. And
23 so, we were very careful when we looked at the
24 designations that were in place that would be subject
25 to that, and I think we were, you know, rigorous and

2 thinking about which ones were so significant that it
3 warranted moving ahead given the fact that they'd
4 expire, and that was one of them because of the—not
5 only the architectural significance, the significance
6 of the architecture—architect, but also it's place
7 along Bush Avenue. So, it was a very important
8 designation. I think that we have found lots of
9 times that when people are concerned after
10 designation, a lot of those concerns don't actually
11 bear out. And again, as we start a relationship
12 prior to designation, we continue that relationship
13 going forward into the future, and so in terms of
14 the—the benefits, I think that we try to be a very
15 accessible agency. We try to work closely to—with
16 help owners achieve their needs, and their desires
17 for their property. We also can provide technical
18 assistance with—it's actually three from our expert
19 staff, and—and I think that ultimately many people
20 find that it is a great honor to be designated.

21 COUNCIL MEMBER YEGER: Well, as you know,
22 I—I serve in Council where there are a good number
23 of members who frequently disagree with the Supreme
24 Court.

25 SARAH CARROLL: [laughs]

2 COUNCIL MEMBER YEGER: So, while it is
3 the law of the land, it doesn't mean that they always
4 get everything right, [laughter] and I recognize
5 that's a generations ago decision that landmarking is
6 not a taking. I will also note that—that while I
7 agree with the last Land Use Chair on many things,
8 this is one that I agree with in particular. Intro
9 775 was—was a wise bill, and it was I think something
10 that the Landmarks Preservation Commission needed,
11 and I think that you—under your leadership, and under
12 the Chair's leadership, it's actually moved forward
13 steps and leaps and bounds to—to get the process
14 well. But also with that comes, of course, what some
15 view as maybe perhaps a rush, and this is not really
16 about Huberty Houses—House, but it's really about the
17 general feel of an owner who owns a home. It's their
18 home, and then here comes big foot city stepping in
19 and saying we think this is best, and perhaps the
20 city is right, but then at the end, they are faced
21 with that, and what I didn't hear I think is what,
22 you know, the—is working with the owner, of course,
23 to make them more comfortable with the--

24 Uh-hm. SARAH CARROLL: Uh-hm.

2 COUNCIL MEMBER YEGER: --the decision
3 and--and there's working with their owner to show them
4 that it's not as bad as they think it might be. But
5 at the end, there some detriments. Perhaps there are
6 a lot of compliments, but there are some detriments,
7 and I don't think that we as a city have done enough.
8 I think, and this is not on the Commission, but this
9 is perhaps us as well as legislators and our
10 predecessor councils, but to--to create a system where
11 owners of private homes, not developers, but those
12 who have had homes in their family for a very long
13 time, and not properly compensated, and are not
14 properly hand held, if you will, through the process,
15 and then what happens on the day after. For example,
16 I don't believe, and I could be wrong, but has
17 anybody at LPC actually had a relationship ongoing
18 with the owners of Huberty? If that's true, I would
19 love to hear it--

20 SARAH CARROLL: Yeah.

21 COUNCIL MEMBER YEGER: --post-
22 landmarking.

23 SARAH CARROLL: Right, and of course, you
24 know, post landmarking the other thing to remember is
25 that the Landmarks Commission doesn't compel owners

2 to make changes, and so, unless the owner is seeking
3 to make a change and comes to us, we don't
4 necessarily--

5 COUNCIL MEMBER YEGER: [interposing]
6 Right.

7 SARAH CARROLL: --have that dialogue, but
8 when they do come to us, we work hard to have a-a
9 partnership, and I agree. I think that, you know,
10 there are a lot of concerns. The Commission
11 regulates a number of homeowners, properties across
12 the city, and I think, you know, successfully.

13 COUNCIL MEMBER YEGER: Alright, and--and
14 my final comment--Madam Chair, thank you very much.
15 My final comment is I-I do again appreciate very much
16 the work that the Commission has done to make Intro
17 76--make Local Law 76 real, to do it the way the
18 sponsors had intended. There were 33 co-sponsors on
19 the last Council, and it had an enormous amount of
20 support in the city, and I think the Commission has
21 done a fine job in bringing that fruition and making
22 that happen. So, thank you again.

23 SARAH CARROLL: [interposing] Thank you.

24 COUNCIL MEMBER YEGER: --Madam Director.
25 I look forward to seeing you again soon.

2 SARAH CARROLL: Thank you, Council
3 Member.

4 CHAIRPERSON KOSLOWITZ: Thank you. Before
5 we continue, I want to just recognize my Counselor
6 Elizabeth Guzman and also the staff members of the
7 Council's Investigators Unit, Chuck Davis, Chief
8 Compliance Officer, and Andrew Johnson Brown,
9 Investigator. [pause] If the Council gives its
10 advice and consent followed by appointment by the
11 Mayor, Sarah Carroll, a Queens resident will fill
12 this current vacancy at the LPC. Subsequently, she
13 will be designated Chair of the Commission and will
14 complete the remainder of the three-year term
15 expiring June 28, 2019. And now, we are going to
16 hear from the public. I'm going to call people three
17 at a time. Rachel Levy, Sherida Paulsen. Did I
18 pronounce your name right or wrong?

19 SHERIDA PAULSEN: [off mic] It's Sherida.

20 CHAIRPERSON KOSLOWITZ: Sherida.

21 SHERIDA PAULSEN: [off mic] It's close
22 enough.

23 CHAIRPERSON KOSLOWITZ: Not really but—
24 [laughter]

2 SHERIDA PAULSEN: [off mic] You get it
3 in. (sic)

4 CHAIRPERSON KOSLOWITZ: And Kent
5 Stackelberg and I went through that all my life so
6 people—[laughter] Okay. so who wants to start?

7 RACHEL LEVY: Is this on?

8 CHAIRPERSON KOSLOWITZ: Yes.

9 RACHEL LEVY: Good afternoon, Chair
10 Koslowitz, and thank to the members of the Council
11 for being here and allowing me to testify. I'm
12 Rachel Levy. I'm the Executive Director of Friends
13 of the Upper East Side Historic Districts. Friends
14 of the Upper East Side Historic Districts founded in
15 1982 is an independent not-for-profit membership
16 organization dedicated to preserving the
17 architectural legacy of the livability and sense of
18 place of the Upper East Side. With over 20 years of
19 professional experience at the Landmarks Preservation
20 Commission, most recently serving as Executive
21 Director since 2014, Ms. Carroll is certainly no
22 stranger to the agency, as you know. She comes to
23 this role with an intimate knowledge of New York
24 City's historic buildings in addition to the agency's
25 operations, policy and strategic planning. We look

forward to continuing to work toward our city's preservation together. The Upper East Side lays claim to institutions of global renown spanning decades of cultural investments in the Met to the Guggenheim on Museum Mile. The most visited scenic landmark in the world Central Park is right in our back yard. We also are proud of our livable, loveable streetscapes like Lexington Avenue, which boasts its own institutions, the mom and pop shops established generations ago that continue to serve residents and visitors alike. From white brick to brownstone, we cherish the Upper East Side's unique sense of place. It is what makes this—makes this neighborhood and this city great. As stewards of the neighborhood, we seek to preserve and protect all of the distinct areas that comprise the Upper East Side. Apart from the Gold Coast neighborhood's bordering Central Park are the modest neighborhoods east of Park Avenue, which have always been and remain a diverse family-oriented and affordable area. Rich in immigrant history and human scaled fabric Yorkville is a thriving vibrant neighborhood spurred in part by the waves of development that has followed the recent opening of the Second Avenue Subway. Yorkville is

2 also on the cusp of great change. As part of our
3 mission to foster a balance between continued growth
4 and preservation, Friends has been working diligently
5 to highlight the buildings and sites that continue to
6 convey Yorkville's singular sense of place. Our
7 concerns are not limited by the boundaries of the
8 Upper East Side. We're also working to support the
9 creation of land use policies that foster common
10 sense zoning that will lead to balanced development,
11 as well as the inclusion of open space,
12 transportation, infrastructure, affordable housing,
13 and historic preservation goals in equal measure. We
14 very much look forward to working together toward
15 these important goals. Thank you so much.

16 SHERIDA PAULSEN: Thank you Chair
17 Koslowitz. My name is Sherida Paulsen. I'm a former
18 Chairman of the Commission. I also served as a
19 commissioner for nine years, and Sarah Carroll and I
20 pretty much started at the Commission at the same
21 time. Since I left the Commission, I, as an
22 architect have made many applications to the
23 Commission. So, I understand many of the different
24 roles related to this. Sarah is the most qualified
25 person to lead this Commission for the future. I

2 will miss not having her look at the applications on
3 a day-to-day basis, but she is the most qualified.
4 She is obviously the most knowledgeable for the
5 Preservation part, but she's also through her role as
6 Executive Director intimately acquainted now with the
7 archeology, the designation process with all the
8 different components of Landmarks, and just vote to
9 approve her, and get her in there as soon as
10 possible. [laughter] I think you can see from the
11 number of people who have come here today, and from
12 the variety, this--this is well received.

13 KEN STACKELBERG: Thank you, Chair
14 Koslowitz for the opportunity. My name Kent
15 Stackelberg. I'm a partner at the preservation
16 consulting firm of Higgins, Quasebarth & Partners.
17 I'm joined by one of my partners Ward Dennis, who is
18 also here with me. I've known Sarah for 20 years, and
19 I can't think of anybody more capable, more qualified
20 and in a familiar word, appropriate [laughter] for
21 the position of Commissioner and Chair of the
22 Landmarks Preservation Commission. Our firm has
23 participated with Sarah at a full range of projects
24 of varying scales, building types, the full spectrum
25 for many years, and in all instances Sarah has proven

2 herself to be a professional preservationist,
3 extending—and this extends to her assessment of
4 applications, her interactions with the public and
5 her staff, and a tremendous respect for the process.
6 I first met Sarah when she was just a Preservation
7 staff member 20 years ago, and I've continued to work
8 with her as a—when she became a deputy, then as the Director
9 of Preservation and now as the Executive Director.
10 From her educational background and years of
11 experience with landmarks, she is well versed in all
12 aspects of the preservation field, in research and
13 documentation to designation to the technical
14 requirement for restoration, design and, of course,
15 the process. As has been stated before, the heart of
16 the Landmarks Law is the recognition that the city is
17 a dynamic and always changing place, and Landmarks is
18 charged with the task of regulating this. It serves
19 a longstanding understanding of this, and our
20 experience with the agency makes her so qualified to
21 both oversee change and to preserve the city's
22 architectural and cultural heritage. On a more
23 personal level she's also just a wonderful person to
24 work with. [laughs] She—her dedication to public
25 service and everybody who comes before her she treats

2 with tremendous respect, and she's just a—she's a
3 wonderful person to have the chance to operate—to
4 interact with. So, for all those reasons, I have no
5 doubt that Sarah—her longstanding preservation
6 professional will be an effective leader at the
7 agency and an excellent chair. Thank you.

8 CHAIRPERSON KOSLOWITZ: Thank you.
9 Simeon Bankoff, Bob Tierney, and Ann Friedman.
10 [background comments, pause]

11 SIMEON BANKOFF: Good afternoon, Council
12 Members. Simeon Bankoff, Executive Director of the
13 Historic Districts Council. The Historic Districts
14 Council is a Citywide Advocate for New York's
15 historic neighborhoods. We are dedicated to
16 defending the integrity of the New York Landmarks
17 Law, and to furthering the preservation ethic, and as
18 such, the appointment of a new chair to the New York
19 City Landmarks Preservation Commission is a utmost
20 interest to us. We're the only citywide organization
21 that reviews all public proposals affecting historic
22 buildings and is present for all public proceedings
23 with the LPC. Therefore, we have a long working
24 relationship with Sarah Carroll whom we have
25 corresponded, collaborated, socialized, partnered

2 with and argued against for close to 25 years. In
3 that time we've been impressed with Ms. Carroll's
4 professionalism, thoughtfulness, communicative-
5 communicative nature, and steadfast dedication to the
6 agency. She is someone who has devoted herself to
7 ensuring the Landmarks Commission succeeds and
8 prospers. She possesses an admirable institutional
9 memory and an intimate familiarity with the workings
10 of the agency. We look forward to her using her
11 skills and experience to further the mission of the
12 LPC by increasing its outreach and bringing its
13 services to all-all New Yorkers in preserving the
14 city's irreplaceable public heritage. Landmarks has
15 an enormous mission with a very narrow focus, which
16 is to safeguard the buildings and places that
17 represent New York's cultural, historical, social,
18 political history in order to stabilize and improve
19 property values, foster civic pride, protect and
20 enhance the attraction's before us, and strength the
21 economy in the city and promote the use of landmarks
22 for the education, pleasure and welfare for the
23 people. The agency does this through the public
24 regulation and individual properties building by
25 building one at a time. It's easy for Commissioners

2 and even advocates to get mired in the details in the
3 individual project and lose sight of the forest for
4 the trees, but avoiding this is one of the most
5 important roles of the chair. The leader of this
6 agency must always take the long view. Landmark
7 designation is a permanent and lasting commitment.
8 The chair must consider how the width of a window
9 transom will affect the historic streetscape when
10 multiplied by dozens of years of people passing as
11 they've seen as they pass by. The chair must try to
12 foresee how the possible replacement of a pedestrian
13 building might do to a block of 19th Century
14 apartment buildings or how raising the roof of a
15 paracoel 12 rather than 8 feet might ruin the visual
16 composition of a historic church complex forever.
17 It's not easy to try to envision the lasting effects
18 of decision—a design decision made in the eighth hour
19 of a public hearing, but it is necessary. We know
20 that Ms. Carroll understand this better than—
21 understands better than most the responsibilities of
22 landmark designation and the everyday grind of
23 regulation enforcement. We believe that having been
24 eyewitness and party to decades of preservation
25 activity, she also has a deep appreciation for the

2 benefits and importance of historic preservation
3 principles to the people of the city of New York and
4 its soul. If appointed, we know that she will bring
5 that appreciation, a thorough understanding of the
6 agency's workings and proven professionals into her
7 role. We ask her as the leader of the Landmarks
8 Commission to take the road, to be cautious in
9 granting permission and be expansive in giving
10 protection. Our city will be better for it.

11 BOB TIERNEY: Okay. I'm Bob Journey. I
12 was Chairman of this Commission proudly, honored to
13 be chair,

14 CHAIRPERSON KOSLOWITZ: And I—and I just
15 have to say the great one, and you are very lucky to
16 have him her to testify on your behalf. [laughter]

17 BOB TIERNEY: And I am proud to be here.
18 It's my honor truly to be here on behalf of Sarah
19 Carroll. I've seen her during those 13—during 11-1/2
20 years that I was at Landmarks, do everything that has
21 been talked about here today, and it isn't just talk.
22 She, as they say she's—she's walked it and does it
23 everyday and has done it and will continue to do it
24 in even more expansive responsibility and authority,
25 and I can't think of anyone who would be more

2 qualified. She is uniquely qualified actually in the
3 true meaning of the word unique. There is only one
4 person truly with the kind of experience that she
5 has, the kind of temperament, the skill, the
6 expertise, the intelligence. You name it, it's all
7 there. I think you've seen it for yourselves to day.
8 I think you've seen it over the years as she has
9 interacted not only with this Council, but with the
10 public, and I saw it up close as she interacted with
11 the Chair of the agency and the other commissioners
12 to run the hearings, to be even tempered, to be when
13 necessary tough. You may not see the—didn't have to
14 be—it wasn't with the yelling or it wasn't with—with
15 a temper. It was with firmness and with decisive
16 authority, and with great sensitivity. So, it's a
17 spectacular appointment. I'm going to not repeat
18 what's been said here before, as they say lots—
19 everything has been, but not everyone has said it,
20 and I'm not going to repeat those things, but I am
21 going to, if I may, I'm currently on the Board of the
22 Fund for City of New York, an great organization,
23 which among many other things administers the Sloan
24 Awards to city employees, outstanding city employees
25 every year. I think everyone is familiar with the

2 Sloan Awards. It's a-it's an extremely important
3 recognition by the Fund for the City of New York, and
4 by the city for as it says here: Honoring
5 extraordinary New York City public servants since
6 1973, and I would like to just read from the
7 certificate the blurb, if you will, that when Sarah
8 was given this award in 2012 by the Fund for the City
9 of New York. And I now know by being on the board
10 the nature of the-of the process, the search, the
11 extensive examination of their 240,000 employees that
12 are potentially eligible for this, and there are
13 twelve a year a year that get-six a year that get it,
14 and over-since 1973 there have only been 230 winners
15 of this exceptional recognition, and of those, by the
16 way, I did check today, yesterday [bell] how many
17 have actually-how many have gone onto become chair of
18 agents-the head agencies of the 230 winners and only
19 five, and Sarah will be the sixth with the Council's
20 approval. So, I will not read this incredible, but
21 I'll put it in the record if I may-what the city-what
22 the Sloan Awards her certificate at the awarding at
23 Cooper Union of the Sloan awards and what it said
24 about her performance and by the way it all happens
25 to be true. Thank you. [laughter]

2 ANN FRIEDMAN: Hi, I have a little quote
3 from the Sloan Award in my testimony. [background
4 comments, laughter] Someday I'll get that big. Good
5 morning, Chair Koslowitz and council members. I'm Ann
6 Friedman speaking on behalf of the New York Landmarks
7 Conservancy. The Conservancy is a private not-for-
8 profit organization founded in 1973. Our mission is
9 to preserve historic resources throughout New York by
10 advocacy and technical and financial assistance. The
11 conservancy is pleased to support the appointment of
12 Sarah Carroll as Chair of the Landmarks Preservation
13 Commission. We've always had a strong relationship
14 with the agency, and have known and worked with Ms.
15 Carroll for over two decades as she rose through the
16 ranks of the Preservation Department before becoming
17 Executive Director. Like many other groups, we have
18 encouraged the Administration to appoint a chair with
19 a background in preservation, and in selecting Sarah
20 Carroll you have certainly fulfilled that request.
21 On a personal note, I worked with Sarah at LPC in the
22 late 1990s where she was a model of friendly
23 efficiency. More recently from the vantage point of
24 a homeowner, I got to witness Sarah at work in my
25 community clearly and simply explaining the

2 regulatory impact of the expansion of my own Brooklyn
3 Historic District. Sarah is a native New Yorker
4 having lived in at least or adjacent to at least
5 three historic districts in two boroughs and this
6 shows, and we actually had a contest to write the
7 most permits every month. It was terrific. [laughs]
8 In 2012 when Ms. Carroll was the LPC's Director of
9 Preservation she received the Sloan Public Service
10 Award, which recognizes outstanding civil servants.
11 At the time she was allotted for her keen ability to
12 help architects, developers and contractors and
13 property owners navigate the complicated rules and
14 regulations that govern New York City Landmarks.
15 Although applications to the Commission are often
16 contentious, Carroll's unusual and admirable calm,
17 sensitivity and impartiality have made her a
18 singularly effective negotiator, helping broker
19 compromises to which all sides can agree. Her tenure
20 as Executive Director had burnished that record and
21 we are sure it will continue when she is chair.
22 Thank you for the opportunity to present her case.

23 [pause]

24 CHAIRPERSON KOSLOWITZ: Judith Saltzman
25 and Paige Callie.

2 MALE SPEAKER: We have four chairs.

3 CHAIRPERSON KOSLOWITZ: You have four
4 chairs?

5 MALE SPEAKER: Right.

6 CHAIRPERSON KOSLOWITZ: Thank you. Okay
7 and Albert Labor. [pause]

8 GEORGE CARDERELLI: Good afternoon. I'm
9 George Carderelli. I'm a long time New York City
10 Preservationist currently—currently serving on the
11 Boards of the 29th Street Neighborhood Association,
12 the Victorian Society of New York, the Historic
13 Districts Council and the Friends of the Upper East
14 Side Historic Districts. I'm here to support the
15 nomination of Sarah Carroll with whom I've been
16 acquainted for 25 years since I hired her for her
17 first [laughter] job at the New York—at the Landmarks
18 Preservation Commission. It's my proudest
19 achievement. [laughter] Though I left the
20 Commissioner shortly thereafter with the arrival of
21 the Giuliani Administration, during the ensuing years
22 I've been consistently impressed by the qualities I
23 originally saw in Sarah namely integrity, honesty and
24 preservation knowledge. I commend her highly to you.
25 I must also commend the Mayor's Office for responding

2 to the urgent—the urgent request to appoint a tried
3 and true preservationist. For too long the
4 Commission has been and criticized for being too
5 acquiescent to the real estate and development
6 community. A well known preservation lawyer has
7 stated publicly that he's never been as busy as is he
8 is now responding to communities across the city
9 seeking to protect their landmarks and historic
10 districts through legal action, and knowing that for
11 example, proposals for an expansion of Madison Square
12 North Historic District have laid fallow for years
13 while landmark worthy buildings have succumbed to the
14 proverbial wrecking ball. Within the proposed
15 district is Tin Pan Alley where American popular
16 music was invented and promoted globally establishing
17 New York as the nation's cultural capital. These few
18 buildings on West 28th Street could easily become yet
19 another hotel during the more than a dozen hotels on
20 28th Street between Broadway and Seventh Avenue,
21 which contribute nothing to New Yorkers' lives, and
22 not to mention history. I am confident that Sarah
23 Carroll has the knowledge and fortitude to preserve
24 this and other important examples of our built
25 heritage. Thank you.

2 JUDITH SALTZMAN: Good afternoon and
3 thank you for this opportunity.

4 CHAIRPERSON KOSLOWITZ: [off mic] Is your
5 mic on?

6 JUDITH SALTZMAN: Oh. It's on. Good
7 afternoon. Yes. Thank you for this opportunity. I'm
8 Judith Saltzman. As an architect and preservationist
9 practicing in the city of New York for over 30 years,
10 I would like to offer my enthusiastic support of
11 Sarah Carroll as Chair of the Landmarks Commission.
12 Ms. Carroll brings the requisite preservation
13 philosophy, technical expertise, communication skills
14 and administrative know-how to lead the Landmarks
15 Commission. She has been dedicated to our city's
16 architecture, historic and cultural heritage for over
17 20 years working her way up through the ranks of the
18 Commission through her current role of Executive
19 Director. Those of us who have worked with Sarah
20 over the decades have enormous respect for her
21 intelligence, thoughtfulness, diligence, fairness,
22 her ability to listen and evaluate, all critical
23 qualities to the Chair of the Commission. Sarah
24 Carroll is a professional of the highest order. She
25 has a depth of knowledge in the city's history, and

2 an understanding of the need to protect and engage
3 landmarks and future landmarks in the city's ongoing
4 development. As a longstanding member of the
5 Municipal Art Society's Preservation Committee, I am
6 also pleased to deliver a separate letter--which I've
7 handed in--of support for Sarah Carroll, and it
8 states in part: "MAS is delighted that Mary de
9 Blasio has selected a true preservationist to lead
10 the agency reform (sic) hard to create and continue
11 to promote through our advocacy. Ms. Carroll's
12 decades of experience working at the LPC demonstrated
13 dedication to New York City's historic and cultural
14 heritage that is unmatched. In fact, she was honored
15 with the Sloan Public Service Award, which I think
16 everyone now knows about, recognizing her long career
17 of civil service. We look forward to our continued
18 work with the LPC and Ms. Carroll in particular." The
19 Chair of the Landmarks Preservation Commission is a
20 position of enormous, enormous importance in our
21 city. I encourage the City Council to expeditiously
22 confirm Ms. Carroll's as Chair. Our city will
23 benefit.

24 PAIGE CALLIE: Is this on?

25 CHAIRPERSON KOSLOWITZ: [off mic] Yes.

2 PAIGE CALLIE: Thank you. My name is
3 Paige Callie. I write in support for Sarah Carroll.
4 As an architect in private practice, I also serve as
5 co-chair of the Land Use Committee for Community
6 Board 7 in Manhattan, and I'm also the Chair of
7 Landmark west on the Upper West Side. I write this
8 letter, though as a licensed preservation architect
9 only because our community board couldn't meet to
10 unanimously support you, but I do now have a phone
11 call from Landmark West and the board is also behind
12 this nomination as well. I had the pleasure of
13 meeting Sarah when she came to the Commission in 1994
14 when I was seeking information about historic
15 buildings for a former employer. Who knew that 24
16 years later I would have the privilege of writing
17 this recommendation. I also learned after working
18 with Ms. Carroll enough of all this public stuff,
19 that for many years she lived on my street, and was a
20 babysitter for all the people I used to babysit for
21 that still live in these historic designated
22 buildings. But over the years, I've had the pleasure
23 of working with Ms. Carroll on a variety of landmark
24 issues from straightforward repairs to complicated
25 building additions, and with every application she's

2 been wholeheartedly engaged providing guidance and
3 reassurance to my firm's private and governmental
4 agencies, clients and for many of these applications,
5 Ms. Carroll served as a preservation specialist
6 guiding these projects as the agency-agency liaison
7 for public hearing in the permitting processes. He
8 comportment--and this is important--is as an official
9 representative of the Landmarks Preservation
10 Commission has been remarkable in many ways, not only
11 in sharing lovely scenarios stating the level of
12 risk, while being ever so truthful, but listening to
13 owners requirements and appreciating the level of
14 intervention that our practice considers for certain
15 complex or phase projects. Her level of knowledge
16 about the entirety of the New York City landmarks
17 process is extensive, but it is her ability to
18 respond to special circumstances and preservation
19 issues with extraordinary fairness that makes her an
20 exceptional candidate for this important position. In
21 summary, she possesses all of the characteristics I
22 think are required for the Chair of this essential
23 city agency: Expertise, enthusiasm, intelligence in
24 all sense of the word and objectivity. I believe
25 that Sarah Carroll not only has the qualifications,

2 but the dedication to adhere to the principles
3 established by those founders of this important
4 legislation that secures our existing landmarks and
5 historic districts as well as those buildings and
6 sites yet to be designated. I urge you to make this
7 appointment a reality. Thank you.

8 ALBERT LABOZ: Hi. Thanks for having me.
9 My name is Albert Laboz. I'm a principal of the
10 United American Land, and I'm writing and here to
11 express my own qualified support of Sarah Carroll to
12 be the next chair of the New York City–New York City
13 Landmarks Preservation Commission. As a principal of
14 my family business—family real estate business, which
15 is a development firm, we have over 40 buildings this
16 is under the jurisdiction of LPC, and we had the
17 occasion to work with Sarah for the past 20 years in
18 her various capacities. My experience with Sarah is
19 that she's been tough but fair. To my chagrin, she's
20 not pushover. [laughter] She's very knowledgeable
21 and sensitive of all preservation matters and
22 procedure while managing owners' expectations by
23 giving fair and honest direction. On a customer
24 service basis, which is very, very important for
25 owners, she's been very, very responsive to us

2 especially if there's been any major issues. She's
3 always there to pick up the phone and reply to us
4 immediately. So, I can't think of anybody better
5 than Sarah with the requisite knowledge, experience,
6 temperament and respect to be the next Chair. So, I
7 urge you to approve her.

8 CHAIRPERSON KOSLOWITZ: Thank you. This
9 hearing on the Rules, Privileges and Elections now
10 stands in recess to be continued on the morning of
11 September 26 for a vote, but Sarah, do not lose any
12 sleep over this. [laughter] So, we'll be voting on
13 September 26. [background comments] Thank you.
14 This meeting [gavel] is in recess. [background
15 comments, pause]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date October 15, 2018