

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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Monday, January 9
Start: 10:11 a.m.
Recess: 11:19 a.m.

HELD AT: 250 BROADWAY COMMITTEE ROOM
14TH FLOOR

B E F O R E: Keith Powers, Chairperson

COUNCIL MEMBERS:

Joseph C. Borelli
Gale Brewer
Selvena Brooks-Powers
Crystal Hudson
Rafael Salamanca
Pierina Ana Sanchez

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

Stephen Chu, Architect
Design Principal at Ennead architects

Mark Ginsberg, Architect
Curtis + Ginsberg Architects

Angie Master, Broker
Prendamano Real Estate

2 SERGEANT AT ARMS: Good morning. Welcome to the
3 Committee on Rules, Privileges, and Elections. At
4 this time, if you can please place phones on vibrate
5 or silent mode. Thank you, Chair. We are ready to
6 begin.

7 CHAIRPERSON POWERS: [GAVEL] Good morning. And
8 welcome to the meeting of Committee on Rules,
9 Privileges, and Elections. I am City Councilmember
10 Keith Powers, Chair of this Committee. Before we
11 begin, I'd like to introduce other members of the
12 committee who are present. We are joined by
13 Councilmember Selvena Brooks-Powers, and
14 Councilmember Crystal Hudson, and I believe we will
15 be joined in person and remotely by more
16 Councilmembers shortly. We have another busy hearing
17 across the street today. I will also be reading a
18 statement from Speaker Adrienne Adams who is at the
19 other hearing across the street. I want to
20 acknowledge before we start, the committee staff that
21 worked on the appointments that we are hearing today,
22 Committee Counsel, Jeff Campagna, Director of
23 Investigations, Francesca Del Vecchia, and Deputy
24 Director of Investigations, Lisa Vassal.

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2 Today, we are holding a public hearing on three
3 nominations from the Mayor to be appointed to the
4 Landmark Preservation Commission. By letters dated
5 on December 28, 2022, Mayor Eric Adams requested the
6 advice and consent of The council regarding the
7 appointment of Mark Ginsberg, Steven Chu, and Angie
8 Master to the Landmarks Preservation Commission.
9 Before I give more information about the LPC and the
10 nominee's here today, I just want to read a brief
11 statement from Speaker Adrienne Adams that I was
12 asked to give. I got it. This is from the tongue of
13 Adrienne Adams.

14 "I'd like to welcome the three candidates who are
15 before us today each who have been nominated for
16 appointment to the commissioner of the Landmarks
17 Preservation Commission. LPC is uniquely powerful
18 body within the framework of city government. It has
19 the power to unilaterally regulate private property
20 and private property owners are making changes to
21 their property without the Commission's approval.
22 Such power in the hands of an elected Commission
23 requires the public's trust. The Landmarks Law
24 requires a majority of the members have professional
25 credentials that informed their judgments about how

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2 to balance the public and private interests,
3 inherited designating landmarks.

4 Though not required by statute. Historically, LPC
5 has also benefited from the trust and prestige
6 engendered by its members being leaders in their
7 profession whose reputations have preceded them.

8 Today we have such candidates before us: Two
9 accomplish architects and a realtor. I look forward
10 to hearing from each of you about your professional
11 experience, how your professional experiences relate
12 to the work of the LPC, your commitment to the
13 mission of the LPC, and how you would approach your
14 work as LPC commissioners."

15 We've also been joined here by councilmember Gale
16 Brewer from the Upper West Side.

17 Just a brief description of the Landmarks
18 Preservation Commission pursuant to section 3020 of
19 the charter the New York City Landmarks Preservation
20 Commission, also known as the LPC, has the power to
21 designate landmarks, interior landmarks, scenic
22 landmarks and historic districts. LPC has a duty
23 after a public hearing to designate a landmark site
24 for each landmark to be designated. The LPC also has
25 the power to regulate construction and reconstruction

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6

2 alterations and demolitions of landmarks and to
3 approve and deny requests for certificate and for
4 certificates of appropriateness, and certificates of
5 no effect. The LPC consists of 11 members.
6 Membership must include at least three architects,
7 one historian qualified in the field, one city
8 planner or landscape architect and one realtor, and
9 must include at least one resident from each of the
10 five boroughs. Members serve for terms of three
11 years and serve until the appointment of a successor.

12 The mayor also designates one of the members to
13 serve as the chair of the LPC and designates another
14 member to serve as the vice chair. These members
15 shall serve until a successor is designated.

16 The members of the LPC with the exception of the
17 chair serve without compensation but are reimbursed
18 for necessary expenses incurred in the port course of
19 performing their duties.

20 Today we're joined by three members we are joined
21 by Stephen Chu, a resident of Brooklyn who has been
22 nominated by the mayor for appointment LPC to serve
23 the remainder of a three year term expiring on June
24 28, 2020. Mr. Chu is an architect who is currently a
25 Design Principal at Ennead architects, where he has

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2 worked since 1996. He has specialized in designing
3 performance and visual arts organizations and
4 educational institutions in New York and around the
5 world including Jazz at Lincoln, the Public Theater,
6 NYU Tisch School of Arts and others.

7 We're joined by Mark Ginsberg, a resident of
8 Brooklyn who has been nominated by the mayor for
9 appointment LPC to serve the remainder of a three-
10 year term expiring on June 28, 2025. Mr. Ginsburg is
11 also an architect and as a founding partner of Curtis
12 + Ginsberg architects, he has been an architect on a
13 number of renovation and alteration projects
14 involving landmark buildings, most notably the
15 transformation of PS 90 into a mixed use building
16 featuring 72 units of affordable and market rate
17 housing, and the National Dance Institute's Center
18 for Learning and Arts.

19 We are also joined by Angie Mastert, a resident
20 of Staten Island who has been nominated by the mayor
21 for appointment LPC to serve the remainder of a
22 three-year term that expires also on June 28 2025.
23 Ms. Master is currently an associate broker at
24 Prendamano Real Estate. I want to welcome you all
25 here and thank you for being here today.

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2 If you can just please raise your right hand so
3 we can swear you in.

4 SERGEANT AT ARMS: Do you swear to tell the truth
5 in the testimony that you're about to make?

6 ALL: I do.

7 CHAIRPERSON POWERS: Thank you. We'll now hear
8 opening statements. We'll take an opening statement
9 from each one of you. And then we'll proceed to
10 questions from the Chair and then questions from the
11 members. We'll start from left to right order here.
12 We'll start with Mr. Chu, followed by Mrs. Master.
13 And then Mr. Ginsburg. Mr. Chu, you may go ahead and
14 give your testimony.

15 We also have been joined by councilmember Joe
16 Borelli, the Minority Leader Joe Borelli.

17 MR. CHU: Good morning and thank you, Chair
18 powers and members of the council for this
19 opportunity to testify before you. It is a great
20 honor to be nominated by Mayor Adams to serve on the
21 New York City Landmarks Preservation Commission.

22 My name is Stephen Chu. I was born in San Jose,
23 California, and did my college education at both UC
24 Berkeley and the University of Architecture in
25 Venice, Italy. My understanding of the importance of

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2 preservation began with studies in architectural
3 history and urban planning. As a young student it
4 was an eye-opening experience for me to see the
5 prospective design and planning where the urban
6 fabric is predominantly historic and protected. This
7 is my experience in Italy in education. Discussion
8 centered around words such as "appropriate"
9 "dialogue" and "relevancy" were common in addition to
10 focusing on detail and craftsmanship. At the same
11 time, I was impressed by the bold changes in modern
12 materials, and all the while respecting and
13 celebrating the historic building.

14 I moved to New York City in 1997, seeking many
15 things: culture, community diversity, history and
16 architecture, a city where 8 million people live
17 together in seemingly impossible situations. A
18 bustling city with energy, innovation and progress
19 yet still rooted with spectacular examples of its
20 history within its fabric. I've spent over 25 years
21 living in New York City, first in Manhattan,
22 Chinatown, and then lower east side, then Brooklyn
23 and finally Ridgewood, Queens. Actually, Chair
24 Powers, I'm a resident in Queens, where I've resided
25 since 2004.

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2 I'm an associate professor at Pratt University
3 where I teach building graduate students about
4 building materials and exterior detailing.

5 I'm also a design principal at Ennead architects,
6 formally Polshek partnership, where I've been
7 employed since 1996. The late James Polshek founded
8 the firm on principles with a tradition for respect
9 for context and belief that making architecture is
10 inherently a civic act that comes with great social
11 responsibility. He taught me that a building must
12 belong to its community, and reminded us of the
13 positive power of public space. I had the
14 opportunity to work on important New York City
15 Landmarks institutions, such as Carnegie Hall, AMNH,
16 the Rose Planetarium, the New York City Center and
17 Brooklyn Museum. Continuing the tradition of civic
18 cultural work, I have had the opportunity of
19 presenting proposals such as 425 Lafayette, home of
20 the Public Theater, as an example of adaptive reuse
21 to the original Astor Library, and recently submitted
22 proposal for renovation of Delacorte Theater in
23 Central Park. I recognize that the NYC LPC is the
24 largest and most important Preservation Commission in
25 the country. I understand that it is the

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2 responsibility of the commissioner to protect New
3 York City's architecturally historically and
4 culturally significant building and size by granting
5 them and landmark or historic status and regulating
6 them after designation.

7 If nominated, I look forward to working in
8 partnership with elected officials and community
9 members to carry out this mission while allowing for
10 appropriate change and development that the city and
11 as a resident residents require.

12 I believe that my experience in the practice
13 would be useful to the Commission in various ways.
14 I've worked with many important New York City
15 institutions, community cultural, educational and
16 healthcare, which has given me some insight to the
17 broad visions which can affect existing facilities
18 and shape, shape futures expansion goals and the city
19 fabric itself. I understand the complex issues
20 involved in performing design alterations to
21 significant landmark historic structures, their
22 neighborhoods, and the city infrastructure and
23 neighborhoods around them. I understand the
24 procedures for collaborating with various city
25 agencies such as the parks department, CPC, New York

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2 City design commission, DDC, DC, LA and LPC. I
3 understand the potential complexities involved in
4 balancing a client's desires with the Commission's
5 mission and determinations. I also understand the
6 processes involved in realizing project from design
7 through construction, including importance of proper
8 detailing, as well as the performance and maintenance
9 needs of new and existing landmark structures. I can
10 only hope that the skills and experience I've gained
11 can add to the Commission's already impressive
12 qualifications and track record.

13 New York City is the past the present and the
14 future. I understand that institutions need to
15 evolve, adapt, as does the city as a whole. We can
16 continue its tradition of being diverse, progressive,
17 inclusive, without compromising our vibrancy and
18 relevancy. If appointed, I will do my best to
19 preserve and protect sites that reflect diversity and
20 history and all the five boroughs and ensure that
21 they remain intact for years to come. I believe in
22 the positivity of architecture, and that the city
23 must manifest its history, its culture and ethnic
24 diversity and expression in its physical presence.

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2 It is an honor to have the responsibility to
3 preserve the history and culture of this great city,
4 but also to learn more about the complicated issues
5 involved in the process of the stewardship. I look
6 forward to meeting and working in collaboration with
7 all of you. Thank you for your consideration of my
8 nomination and I welcome any questions.

9 CHAIRPERSON POWERS: Thank you. We're going to
10 hold for questions after testimony. We'll come back
11 to you. Thanks.

12 MS. MASTER: Good morning Chair powers and
13 members of the rules, privileges and elections
14 committee. And thank you for this opportunity to
15 testify before you. I am so honored to be nominated
16 by Mayor Eric Adams for consideration to serve on the
17 New York City Landmarks Preservation Commission.

18 My name is Angie Master, and I was born in Busan,
19 South Korea. I'm a proud Korean American immigrant
20 who grew up on the west coast in Spokane, Washington.
21 I graduated from Stanford us University with a BA in
22 International Relations, and an MA in international
23 educational policy. I later earned an MBA from
24 Columbia Business School.

25

2 I'm a proud resident of Staten Island for the
3 last 30 years. I have always loved history. It was
4 my favorite course in high school and college. This
5 love of history has given me a deep personal
6 appreciation of historic landmarks sites. I believe
7 they play an important role as physical remnants that
8 tie us to history.

9 By designating and preserving these landmarks, we
10 get a glimpse into the past. I know this firsthand. I
11 grew up in Spokane, Washington, which was established
12 in 1881. When I first moved to Staten Island, I was
13 filled with awe that I was living amongst buildings
14 that existed during the Revolutionary War. On Staten
15 Island, I was told that George Washington marched
16 along Amboy Road, and that Fort Wodsworth and the
17 conference house played pivotal roles in the
18 Revolutionary War. It made real an event that I'd
19 only read about in history textbooks.

20 As a Korean American immigrant and a transplant
21 to the East Coast, I appreciate more than most that
22 one cannot take for granted the importance of
23 landmarks sites to retain a sense of history and
24 place. For almost 10 years, while based in Staten
25 Island, I practice commercial real estate across New

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2 York City. I facilitate commercial sales and leasing
3 in sectors as varied as retail, restaurants,
4 churches, schools, and offices. Many of my clients
5 are mom-and-pop small businesses. I enjoy working
6 with them and hearing about the successes and
7 challenges they face doing business in New York City.

8 My specialty, or niche, is working with nonprofit
9 groups. I love working with these groups because it
10 is satisfying to help them fulfill their mission. For
11 example, I worked with the JCC of Staten Island to
12 find a new location for Sunrise Day Camp, which
13 provides free summer camp to children diagnosed with
14 cancer and their siblings. This is one of the
15 projects of which I am most proud.

16 As a realtor, I have also worked with Eatn To,
17 which provides programs, and education for the
18 Autistic community meals on wheels, the Pride Center
19 of Staten Island, and various churches and mosques.

20 In addition to my real estate skills, I can also
21 contribute my knowledge of Staten Island to LPC.

22 Even though Staten Island has a population of
23 almost 500,000, we have a small town feel, and there
24 are few degrees of separation among us.

25

2 I've been deeply involved in my community with
3 strong ties to many of its cultural, social and
4 nonprofit institutions. I currently serve on the
5 board of the JCC of Staten Island, and have supported
6 and or volunteered at the Staten Island Museum, City
7 Harvest, Historic Richmond town, Snug Harbor Cultural
8 Center, and Seaman Society for Children among other
9 organizations. Prior to practicing real estate, I
10 worked in marketing as a brand manager for Schering
11 plough healthcare products, Nabisco and Avon. I've
12 also taught marketing courses as an adjunct professor
13 at Wagner College in their MBA program. This business
14 background has taught me strong analytical and
15 problem solving skills. I enjoy collaborating with
16 others and forging a consensus amongst different
17 stakeholders, which will be integral to furthering
18 LPCs work throughout the city.

19 In sum, landmark sites on Staten Island have
20 played a significant role in my life. I took my
21 children to the annual historic Richmond town fair
22 art classes at Snug Harbor, musical concerts at the
23 Alice Austen house bike riding at Fort Wadsworth, and
24 the annual lessons and carols at St. Paul's Memorial

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2 Church. These landmarks sites provided countless
3 precious memories for me and my family.

4 I'm extremely honored to be nominated to serve on
5 this commission. If confirmed, I look forward to
6 helping preserve local landmarks which promote the
7 history and character of our unique neighborhoods.
8 Thank you.

9 MR. GINSBERG: Thank you Good morning Chair
10 powers and members of the rules privilege and
11 election committee. My name is Mark Ginsberg. Thank
12 you to the city council for inviting me to appear
13 before you today. I want to thank Mayor Adams for my
14 nomination to the Landmark Preservation Commission,
15 and the Council for your time and consideration.

16 As a native New Yorker who's lived in our
17 remarkable city for my entire life, I love this city,
18 it's character history and people. I grew up
19 surrounded by landmark districts and for the last 32
20 years I've lived in a landmark district. For 37 years
21 I have had a diverse architecture career in New York,
22 the last 33 for my own firm. I've worked on several
23 historic buildings and my firm has received awards
24 for this work. My work with the Commission has
25 reinforced my belief in the importance of historic

2 preservation and preserving significant buildings in
3 areas of the past. The focus of my firm has centered
4 on affordable housing, sustainable and community
5 based design. We've designed and renovated over
6 21,000 units of housing, supportive housing, and
7 shelter housing.

8 Sustainability has been increasingly important to
9 our work. We have completed six large residential and
10 mixed use Passive House buildings that are incredibly
11 energy efficient, efficient, just completed our first
12 two electric buildings and have several more in
13 design. These affordable buildings will meet the
14 2050 requirements of local law 97 for sustainable
15 buildings today.

16 Our work has shown that historic renovation and
17 sustainability can be complementary, such as the
18 recent work on the renovation of Harlem River Houses
19 and individual landmark and a jewel in the NYCHA
20 portfolio. Harlem River Houses was in much need of
21 restoration and upgrading, and the renovation
22 respects the building's historic importance, while
23 installing all electric heating and cooling that when
24 the renovation is complete, will significantly reduce
25 the operational carbon footprint.

2 The commission is tasked with protecting New York
3 City's architectural, historic, and culturally
4 significant buildings and sites. Preserving the
5 historic character of our landmark buildings and
6 districts is particularly challenging in a city like
7 New York where there is constant change. Change in
8 the 21st century requires addressing the existential
9 issue of climate change by reducing both operational
10 and embodied carbon. My knowledge and practical
11 experience will bring expertise to the commission
12 that I hope will support the Commission's
13 deliberations and assist the commission in meeting
14 its charge, while also being a model for how a 21st
15 century city can both be environmentally cutting edge
16 and respectful of New York's globally important
17 cultural, historical, and architectural history.

18 With my experience in affordable housing and
19 lifelong advocacy for adequate housing for all New
20 Yorkers. I will also bring to the Commission
21 knowledge and expertise that hopefully will assist
22 the commission in reviewing these types of projects
23 and will allow us to make New York City a better
24 place to live. work for all our citizens.

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2 Thank you again for your time and consideration.

3 Just want to point out, I'm from Manhattan, not

4 Brooklyn, and look forward to answering any questions

5 you have.

6 CHAIRPERSON POWERS: All right, well, I screwed

7 the boroughs up, but we'll talk. We'll talk. Thank

8 you guys.

9 So testimony... I'm just going to break with my

10 normal protocol where I would ask questions first. I

11 just want to have... give both first give the

12 Minority Leader an opportunity to say a statement.

13 And then I want to turn it over to colleagues ask

14 questions, and we'll come back to me and I'll do my

15 rounds of questions. Thanks.

16 MINORITY LEADER BORELLI: Thank you, Chair, I

17 just want to say the one borough, we don't screw up a

18 Staten Island, which is a wonderful, wonderful place

19 where I have the privilege of knowing Ms. Master. And

20 I want to echo the wonderful things that the mayor

21 said and his recommendation. And I want to ensure

22 that our delegation is supportive of her position.

23 And we think she really understands the balance of

24 the need to landmark many properties in our

25 community. We have homes dating back to the 17th

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21

2 century. It's a very unique place. You could read
3 about it in one of my two books available on Amazon.
4 That's a joke. But in all seriousness, there is a
5 need to balance landmarking everywhere in the city,
6 but especially on Staten Island, where there's a
7 trend, where landmarkings turn into occasionally
8 zombie properties. So we don't want that to happen.
9 And with that, I just want to echo... rather, I want
10 to convey the thanks and excitement of my delegation
11 in welcoming Ms. Master to the LPC when she's
12 appointed.

13 CHAIRPERSON POWERS: Thank you, Minority Leader.
14 I do recommend his books if you have trouble sleeping
15 at night. We will now go to Councilmember Hudson.

16 COUNCILMEMBER HUDSON: Thank you so much. I just
17 have two quick questions and want to note that I
18 represent a district in Brooklyn that has the second
19 most number of landmarked buildings. And so my two
20 questions are (1) when it comes to equity, thinking
21 about communities of color that don't often get
22 recognized for historic landmarks, and it's sometimes
23 a little bit more difficult to get landmarks to
24 acknowledge or certify a building as a landmark in
25 those communities. So I wanted to get your thoughts

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2 on that. And my second question is almost sort of, on
3 the other side of the spectrum, which is there...
4 there are in central Brooklyn, a lot of well,
5 buildings -- I wouldn't say necessarily a lot,
6 perhaps there should be more -- but many buildings
7 that are landmarks and then go through an application
8 process to be knocked down, demolished in order to
9 build housing. And obviously, we know we have a
10 housing crisis, we need to build more housing. But it
11 shouldn't always be at the expense of communities of
12 color and historic communities that have these very
13 cherished landmark buildings.

14 So I wanted to get your thoughts on that as well,
15 as far as when an application comes through landmarks
16 to demolish a landmark building in order to build
17 housing, where would you all sort of stand on that? I
18 know, obviously, without all the details in front of
19 you, but just hypothetically, thank you.

20 MS. MASTER: I, I'll go ahead and talk about the
21 equity piece of it. Because that's something that's
22 very important to me. I, as an Asian American
23 immigrant, understand that, it's very important to
24 have other underrepresented groups represented in
25 historical designation. And that, if confirmed,

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2 would be one of my priorities as well. I want to make
3 sure that my... my history as an Asian American
4 immigrant, whether it's in Flushing, whether it's in
5 Koreatown in Manhattan, whether it's in Chinatown,
6 that that is also representative in the history of
7 our city. So I just want to emphasize that that
8 would be one of my priorities as well.

9 COUNCILMEMBER HUDSON: Thank you.

10 MR. GINSBERG: Let me see if I can address both
11 and to some degree together.

12 First of all, as an architect who's appeared
13 before the Commission, I have a lot of experience
14 with reviewing buildings, renovations, et cetera. I
15 have never dealt with a designation. From what I
16 understand that we are open and I would be open to
17 comments from all and that it goes through the staff
18 who then presents information to us. And I'm very
19 open to looking at designations in areas that do not
20 have many designations. To address the other issue.
21 When I talked a little bit about PS 90, which was a
22 project my firm did that was an award-winning
23 conversion of a old public school that had been
24 abandoned for 40 years, had trees growing out of the
25 roof, this floor slabs were falling apart and had to

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24

2 be replaced, and we were able to restore the historic
3 facade and converted into 75 apartments, 20 of which
4 were affordable. And in what had been the auditorium
5 space created a home for the National Dance
6 Institute, their first permanent home, this was in
7 northern Harlem. And it preserved the building, and
8 we used it for housing, and we used it for housing
9 with a mixed income population. I would also add that
10 much of my practice has been housing and affordable
11 housing, and that I would look for opportunities of
12 converting buildings that no longer fit their initial
13 use to housing where appropriate. It doesn't always
14 work. And encourage preserving landmarks and not
15 tearing them down.

16 COUNCILMEMBER HUDSON: Thank you.

17 MR. CHU: I'd like to address both of your
18 questions as well. For the first question, I think
19 it's important to note that what is designated, I
20 believe is also not just the aesthetic structures,
21 but the historic significance of certain places or
22 sites. I would think it'd be important to consider
23 in designation also, the importance that the
24 inhabitants and accessibility of these places are at
25 their highest, so that the public in the city itself

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25

2 can be educated and recognize the importance of these
3 sites.

4 To address your second point, I have not in my
5 practice done work in housing. However, I do have
6 experience in in renovations and adaptive reuse of
7 existing historic structures. I guess I could use the
8 Astor Place Project for the Public Theater as an
9 example, where the original building, which was the
10 first Astor Place, original New York City Public
11 Library, was saved and converted to be used as a
12 performing arts facility. So taking the building
13 from its original use, and giving it a new life with
14 a potentially new program is another way to save
15 structures, Nd it's something I have experience with.
16 I've also worked on projects where there's a
17 partnership between maybe a developer and a
18 performing arts institution that work together to
19 utilize the structure in the best way possible. The
20 large spaces in a lot of religious spaces are a huge
21 asset to the city, large span spaces as structural
22 spaces and they are valuable in the city and can be
23 utilized in other ways. Thank you. Thank you all.

24

25

2 CHAIRPERSON POWERS: Thank you. And now we're
3 going to hear from Councilmember Selvena Brooks-
4 Powers.

5 COUNCILMEMBER BROOKS-POWERS: Hi. And thank you
6 for your respective testimonies. I just have one
7 question for each. So for Mr. Chu, you have engaged
8 with commissioners and LPC staff in the past for
9 project applications. Can you talk about what you
10 learned about LPC's work from those experiences? Do
11 you see ways LPC could improve its approach to
12 working with Project applicants

13 MR. CHU: In my past experiences engaging with
14 the staff and the Commission of LPC. I'd like to say
15 that it has been very effective. The communication
16 with the staff happens before we actually go and
17 engage with the Commission. And that answers a lot of
18 questions. There's a lot of communication. Feedback
19 is given early on, and opportunities for revisions
20 are done before presenting before the Commission. My
21 experience has been very positive. I would say that
22 what I've learned and the experience that it is very
23 important that the applicant and their architect in
24 presenting a proposal have worked out and there's an
25 understanding that the client has of the jurisdiction

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2 and the protections that their structure may have,
3 and that their goals should be in line with that, and
4 that the mission of the LPC be respected and that
5 their comments be taken seriously in the design of
6 the actual proposal.

7 COUNCILMEMBER BROOKS-POWERS: Thank you. And for
8 Ms. Master. In your questionnaire you said you are
9 uniquely qualified to understand the perspectives of
10 mom-and-pop businesses when they "undergo the process
11 of landmark designation or apply for alterations."
12 What are the concerns the small businesses that the
13 LPC should consider and how should the LPC be
14 responsive to those concerns?

15 MS. MASTER: Thank you. I'm talking about Mom-
16 and-Pop small businesses as well as private property
17 owners that might have their application under LPC
18 review. I think that doing business in New York
19 City, as much as it has many rewards, is also very
20 challenging. You know, part of it is a lot of the
21 processes that we go through whether they're DOE
22 regulations or LPC regulations. Because I work with
23 so many small businesses and private property owners,
24 I feel that I understand their perspective. I
25 understand what they go through on a regular basis,

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2 whether it's dealing with certain violations, whether
3 it's dealing with, you know, certain zoning issues,
4 any type of real estate issues. I feel that I can be
5 knowledgeable and that I would serve to bridge the
6 gap between LPC and the small businesses or the
7 private property owners.

8 COUNCILMEMBER BROOKS-POWERS: Thank you and for
9 Mr. Ginsberg. In your questionnaire you said that,
10 "through your knowledge of housing, where
11 appropriate, you hope to encourage the much needed
12 production of housing in New York City." Can you
13 talk more about what role the LPC can play in
14 encouraging housing production in New York?

15 MR. GINSBERG: Well, the first thing is, it's a
16 limited role, because it isn't directly what... our
17 role is to define what's appropriate. And so whether
18 housing is appropriate or not, is really not the
19 direct question we're being asked to review.
20 However, there are a few answers. One is, as I said
21 before, we have worked on a number of housing that
22 was landmark, or conversion, adaptive reuse, like PS
23 90, and preserving that housing and repairing it is
24 very important.

25

2 The other thing and getting a bit to the question
3 of how the whole commission and staff works, I'd
4 first say that my experiences with both the staff and
5 commission have been very professional, and very
6 positive. However, there is a lot of work to do, it
7 often doesn't happen as quickly as possible. And I
8 hope we are appropriate to suggest ways to continue
9 the Commission's efforts to streamline things to make
10 things move faster, which is part of what will make
11 it easier to do housing.

12 COUNCILMEMBER BROOKS-POWERS: Just one follow up.
13 Also, you mentioned helping landmark buildings
14 appropriately meet the requirements of local law 97.
15 What are some of the challenges you see landmark
16 buildings facing in meeting those environmental
17 requirements? How can the LPC help buildings to meet
18 those challenges?

19 MR. GINSBERG: A few things. First of all, I was
20 on the implementation committee of the building
21 department for multifamily buildings. So have had a
22 lot of discussions on this, but a few things just to
23 flag: As we electrify -- because the concept is we
24 clean the grid and electrify, we will become a low
25 and then a zero carbon world -- there is equipment

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2 that needs to be put on roofs, in yards, et cetera.
3 Figuring out how to do that the most appropriate way,
4 but figuring out how to do it is very important. The
5 other thing is most landmark buildings do not have to
6 meet the energy code. And as much as possible, they
7 should meet the energy code. And as part of
8 electrification, we need to figure out how to better
9 insulate buildings, to make them... to lower their
10 load, so that we don't put too much of a strain on
11 the grid.

12 And I could go on for a long time and give you a
13 lot of nerdy answers. But trying to look at all the
14 issues, understanding what the applicant is
15 proposing, and potentially other ways to do it, if
16 what they're proposing is not appropriate. I would
17 hopefully bring that knowledge to the Commission.

18 CHAIRPERSON POWERS: Thank you. I want to ask a
19 few questions as broad policy questions and then
20 we'll go into some individual questions. The first
21 question is, you know, as Commissioner, you're going
22 to tie in from time and counter property owners who
23 have a concern or objective directly to a landmark
24 designation, and those tend to be the most
25 controversial ones. When do you... in what way do

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2 you think those objections should take when
3 considering the designated landmark site?

4 MS. MASTER: That's a great question. So as... if
5 confirmed, as an LP Landmarks Preservation
6 Commissioner, obviously our first priority is to
7 uphold the mission of LPC, which is to protect and
8 preserve these historical landmarks. And inevitably,
9 we will have to listen to the property owners.
10 Ideally, it would never get to that point, where the
11 property owner, while the property is under review,
12 that the property owner comes out against
13 landmarking.

14 I think that there needs to be a lot of
15 conversation beforehand. And a lot of outreach
16 beforehand. So that hopefully a lot of the work is
17 done by the agency staff discussing with the property
18 owner prior to it becoming under review. My
19 understanding is that there are very few cases where
20 the property owner is actually against the
21 landmark... landmarking at that process? I think it's
22 a balance, it really is. You really don't
23 necessarily want to landmark something where the
24 owner is against it. So my... I would say that, you

25

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2 know, we have to do a lot of outreach and discussion
3 with the property owner ahead of time.

4 CHAIRPERSON POWERS: In my... it was my first
5 year in the council, we had an example where there
6 was a property owner in direct objection to the
7 designation as a historic site. Should that be a
8 consideration for rejecting the application?

9 MS. MASTER: Again, I think it's really a case-
10 by-case basis. But, you know, our mission is really
11 to uphold, you know, landmark preservation. So if the
12 property justifies the designate... if it's that
13 historically, culturally, architecturally
14 significant, I think in some cases, you do override
15 the property owner's objection.

16 MR. CHU: Yes. Very difficult question. Chair
17 powers, I would say that it really does depend on the
18 exact situation, the... the importance of the
19 structure or the historic nature of the site, and all
20 the issues need to be considered with the community,
21 its surroundings and, and discussed and collaborated
22 with the content determination that is appropriate
23 there.

24 MR. GINSBERG: I would just add first, I did not
25 know either Stephen or Angie before we met a few days

2 ago, and it's been a pleasure getting to know them,
3 and having some of these discussions. And I would
4 expect that we will have these discussions with both
5 staff and other commissioners. There are a set of
6 rules we're supposed to follow. There's some
7 flexibility in the rules.

8 As an architect, I'm very used to following rules
9 of building codes, zoning resolution, etc, etc. At
10 the same time, I would want to listen to everyone,
11 the property owner, the neighbors, there are a number
12 of historic groups in the city that often testify, to
13 come to as educated decision as possible. And one of
14 the things is, one would want to understand why the
15 property owner does not want to be landmarked. Is
16 there a valid reason that ties into the
17 appropriateness? Or is it just they don't want to be
18 landmark because they don't want to be landmarked?
19 And I agree with what both of my hoped-for colleagues
20 have already said.

21 CHAIRPERSON POWERS: So just asking a followup
22 question to that. The reason folks do not really
23 don't want to be landmark does that adds a
24 considerable amount of regulation to their property
25 in any alteration or change to an individual house

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2 that you live in, suddenly becomes an extra
3 regulatory hurdle? So I guess my question is: how do
4 you consider, just to Mr. Ginsburg in followup of
5 with your question: How do you then, as an agency,
6 or as a commission, as a commissioner on... on the
7 LBC offer... is there a route to offering those
8 individuals a path towards, you know, I don't want
9 say expedited approval or some other way because I
10 think that's the that's the main hurdle you run into
11 in those... those situations.

12 MR. GINSBERG: I know there is an expedited
13 approval already set up. There's a big difference
14 between staff reviews and what goes to the
15 commission. And as I said before, having gone
16 through the process a number of times, I know that
17 the staff and commission have been working on making
18 things easier and particularly easier for people who
19 can't hire an architect like Stephen or I, who have a
20 single family house and want to paint their porch a
21 different color, that hopefully there can be make
22 things as clear as simple and then is expedited as
23 possible within the framework of the law.

24 CHAIRPERSON POWERS: Thanks. Just moving back to
25 a question, Councilmember Brooks-Powers asked about

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2 housing, and Mr. Ginsburg, I know I heard your
3 answer. And I agree that it may not be in direct.

4 Now we're joined by Councilmember Salamanca as
5 well,. the Land Use Chair.

6 I understand that it may not be a direct question
7 about housing, but certainly historic neighborhoods,
8 and areas with a dense amount of landmarks do then
9 become areas -- and I have lots of them in my
10 district, myself -- that becomes harder to build
11 housing. Some of them are near of subway lines, good
12 schools, high opportunity districts, good jobs,
13 things like that.

14 So I think that the question is perhaps a
15 different question, which is how do you how do how do
16 you defend historic present preservation mandate of
17 the LPC to those who are pushing for affordable
18 housing in wealthier neighborhoods are talking about
19 how to build more housing here in the city and during
20 the housing crisis?

21 MR. GINSBERG: I'll... I'll start as the houser
22 in the group, I guess. The first answer is looking,
23 you know, for example, the PS 90 was over FAR. You
24 couldn't build that bigger building in the district.
25 And so by converting it to housing, you actually got

2 more housing than you would if you tore it down and
3 built a new building. There were also non-
4 contributing sites and in districts, vacant lots,
5 where the commission has to review the design, but
6 where I would hope to see as much housing as
7 possible. The affordability is not something we can
8 directly address. It's subsidies, if it's zoned
9 inclusionary, if there's an inclusionary zoning
10 component, but obviously any place where there could
11 be affordable housing, I would be very positive. And
12 as I indicated, there are some landmark NYCHA
13 developments which are very important, and other
14 affordable housing that are very important to
15 preserve. So they continue to be affordable housing.

16 CHAIRPERSON POWERS: Thanks. Just moving away
17 from policy for a second, I wanted to just talk about
18 a few questions more specific. So I'm just going to
19 direct those to who they made before. I guess the
20 first two would be for Mr. Chu and Mr. Ginsburg, who
21 you both have projects that could come through the
22 LPC in your business. Mr. Ginsburg, you and your
23 wife are co founders and majority partners in an
24 architect firm and Mr. Chu, you're a design lead at
25 your architecture firm. So, obviously, that comes

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2 with potential for projects that you're working on to
3 be at the so what measures and I think you might you
4 may some of you may have projects today that are
5 going through LPC or in some part of the process.
6 So, what steps and measures are you going to take to
7 make sure that you have sufficient compliance and
8 prohibition with any conflicts of projects that may
9 be... that you may be working on that may make their
10 way to the LPC?

11 MR. CHU: I could start. Just to remind I do
12 have a waiver as well from the investigations. The
13 projects that I have worked on are currently working
14 on that involve LPC I would no longer be involved
15 with, if I were appointed to the Commission. In my
16 firm, if we have any ongoing projects or future
17 projects that would involve LPC, I would recuse
18 myself from those hearings. So there's... there would
19 be no more further work for myself and any project
20 that involves LPC approval.

21 MR. GINSBERG: And similarly, based on conflict
22 of interest board guidance and review, I will recuse
23 myself from working on public or private projects
24 that involve landmark properties or districts,
25 meaning I will not be involved in the project and I

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2 will not receive any income from the project. I have
3 two other relatively new partners will take over any
4 current and future work on landmark projects. My
5 partner spouse will also be limited on landmark
6 related projects.

7 CHAIRPERSON POWERS: Thanks and I guess my second
8 question is, you know, it's potentially possible that
9 you could be working on a project and then realize at
10 some point in time that this was going to require the
11 Landmarks Preservation Commission, you know, at some
12 point that it if... Well, I guess my question is
13 what sort of vetting and screening Do you have early
14 on in the process to understand whether the project
15 may interact with LPC at any point in time.

16 MR. CHU: If... if the project is a designated
17 landmark I would not be Working on any project
18 because such and if it was in in a landmark district
19 that would also fall within similar guidelines. I
20 would not be working on a project that would have to
21 go through even...

22 CHAIRPERSON POWERS: So that's my question then
23 follow up is what... what sort of compliance is in
24 place at your firm to, to, at the outset of a project

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2 to know that in the front, perhaps attending a
3 landmark district or historic district?

4 MR. CHU: I would not take on any such project.

5 CHAIRPERSON POWERS: But the question is...

6 you're, you're answering the question a step later
7 than I'm asking it, which is: How does your firm
8 determine and will know that it is an historic
9 district that then may require going to the LPC for
10 approval and thereby knowing not to take the project.

11 MR GINSBERG: Let me try...

12 MR. CHU: I just wanted to finish. Typically when
13 a project... potential project comes to the firm, we
14 look at every implication that that project may have
15 and the approval process that it will require in
16 anything that might involve. So that's something we
17 would identify immediately.

18 MR. GINSBERG: And I just would add that when one
19 goes to the building department website, usually if
20 they have it right, which they do most of the time,
21 it will say "it's a landmark building, it's going to
22 have to go through landmark review." And as we're
23 preparing a proposal for a project that would flag I
24 couldn't work on it.

25

2 And I would just also add, because I didn't say
3 this before, that if any projects of my firm become
4 come before the Commission, done by the other of my
5 partners, I will recuse myself.

6 CHAIRPERSON POWERS: I want to move to Ms. Master
7 for second. Can you talk about your professional
8 experience representing LPC designated properties?
9 Well, can you start there?

10 MS. MASTER: Sure. I was involved in the
11 potential sale of a church that was landmarked. 190
12 Seabroth. It's in the Stapleton... St. Paul's Avenue
13 Stapleton heights Historic District. It's a Greek
14 Revival style church. I represented the owner. The
15 church building was at that point used as an artist's
16 studio and residence. The potential purchaser was a
17 Brooklyn church who wanted to come in and relocate to
18 Staten Island. After a couple months of due
19 diligence and negotiation, the deal actually fell
20 apart. The reasons were (1) the building required
21 significant repairs, (2) the second floor sanctuary
22 was not large enough to accommodate the new
23 congregation, and it couldn't easily be expanded, and
24 (3) there were significant violations on the property
25 that the owner was unable or unwilling to cure. So

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2 that's one of the properties that I've worked on. on
3 Staten Island. I worked on another property in
4 Manhattan leasing. It was 415 Broadway, between
5 Broadway and canal in Tribeca. I was hired by
6 Walgreens to sublease some of their dark stores. And
7 so I've worked in all five boroughs -- Brooklyn,
8 Bronx, Manhattan, and Queens -- in addition to Staten
9 Island. I was subleasing this former Duane Reade
10 store. It was landmarked. I think it was a former
11 Bank building. It's pretty iconic. Actually. It's
12 right next to the 4/5/6 subway stop. And in the
13 process of we actually found a sub tenant and we had
14 a lease going. And then we discovered there were
15 violations on the property that we had to clear and I
16 was fortunate enough to have an LPC violation on this
17 property. So I do have experience in working with an
18 architect to clear the violation. There were cast
19 iron gates along the Broadway side that had been
20 removed without permission. So we did have to engage
21 in architectural firm, order custom iron gates, go
22 through LPC review, and then get approval and then
23 finally install the gates.

24 CHAIRPERSON POWERS: And I know the building...
25 the Walgreens you're talking about. It's a very nice

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2 building. Did that require you having to go to LPC
3 or was that you were the realtor on that project and
4 then there was somebody doing the...

5 MS. MASTER: So I was a realtor. And so I was
6 just in charge of clearing the violations prior to
7 leasing it. LPC violation was one of several
8 violations we had. We also had a fire alarm
9 violation. So we engaged with an architectural firm
10 who helped us you know, go through the process of
11 clearing the LPC violation.

12 One thing I want to note here is that as much as
13 we say that, you know, there's an additional layer of
14 expense and time going through the LPC process, the
15 LPC... getting the cast iron gate and getting it
16 approved did take several months. But the thing that
17 took additional time was actually our fire alarm
18 violation. That took I think eight months so that
19 took longer than our... than clearing our LPC
20 violation.

21 CHAIRPERSON POWERS: Thanks. And have you had
22 to in other... in any other instances or have you
23 appeared directly before the LPC?

24 MS. MASTER: I have not. That would be more of
25 an architectural. I think duty.

2 CHAIRPERSON POWERS: Got it. I believe in your
3 pre-written questions, before the hearing you
4 mentioned being a supporter of the Historic House
5 Trust NYC. Can you tell us about your experience
6 your involvement with that institution, and how you
7 have been involved with them?

8 MS. MASTER: The Historic House Trust is... is
9 just an organization that I've supported. I've gone
10 to their gala over a number of years. And that's been
11 my primary association with them. I'm more, I guess,
12 heavily involved on some of the Staten-Island-based
13 organizations like Historic Richmond Town, and Snug
14 Harbor. Those are the ones that I'm a little bit more
15 hands on with.

16 CHAIRPERSON POWERS: =Got it. Okay. It just on
17 the resume, I noticed that a few which is okay, but
18 there's a few year gaps in the resume. Can you just
19 talk to us about that?

20 MS. POWERS: Sure. So, previously, before real
21 estate, I was in marketing, I worked at Nabisco, Avon
22 and Schering Plough health care products. I left
23 marketing to raise my children. And so during that
24 interim I did odds and ends and then when I came
25

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2 back, after raising the kids, that's when I went into
3 real estate.

4 CHAIRPERSON POWERS: How old are your kids?

5 MS. MASTER: 23 and 25. And yesterday morning at
6 5am. I sent them back to California

7 CHAIRPERSON POWERS: Okay, congratulations or my
8 condolences, whichever one that deserves.

9 Do we have... Councilmember Salamanca, do you
10 have any questions? Yes? Go ahead.

11 COUNCILMEMBER SALAMANCA: Thank you, Mr. Chair.
12 Good morning for someone who gradually all three of
13 you on your nominations for the LPC.

14 I just have two basic questions. Every year when
15 we when we are negotiating the budget, we meet with
16 all city agencies, and LPC, they, they fall under the
17 Land Use... My committee on Land Use. There's a
18 grant program that the federal government provides to
19 LPC to help landmarks... buildings that may need some
20 capital improvements. And historically, we see that
21 the LPC does not do a really good job in reaching out
22 to the community to inform them that these resources
23 are available to them to help with any capital
24 improvements. What can you do as commissioners to
25 ensure that the chair and the executive director are

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2 actually reaching out to communities to ensure that
3 these funds are available to them?

4 MR. GINSBERG: I'll go ahead. So as I understand
5 it, that would be much more of the role of the staff
6 and the chair. I will be a open to thoughts,
7 comments, etc. From both... from individuals, from
8 council members, etc. I think that typically gets --
9 and I'd also add community boards -- gets through the
10 Chair and the staff. But it obviously is very
11 important and there is, as mentioned, there is
12 potential funding for landmark buildings which we
13 should encourage building owners to take advantage of
14 to defray the costs of what is required of the
15 landmark building.

16 COUNCILMEMBER SALAMANCA: What I'm asking is, you
17 know, as Chairs... I'm sorry, as board members of
18 LPC, you do have oversight over what the staff does.
19 And so, you know, just to see that, you know, this is
20 brought to your attention, and there's an effort made
21 from the staff there to ensure that historic
22 districts have access to these funds. I have what's
23 called the Longwood Historic District where we have a
24 building's over 100 years old, and they are in
25 disrepair and... and my there are having a difficult

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2 time with capital improvements because of the higher
3 cost to improve their buildings because they are
4 landmarked.

5 And then finally -- and this has happened to me
6 twice and I know it's happened to other council
7 members -- there are times when LPC is recommending
8 to landmark a specific building, but the owner of the
9 building is not in favor of landmarking it. What is
10 your position should this situation come and you must
11 take action on it?

12 MR. CHU: We reviewed this before I think before
13 your presence, but I think what answering that
14 question would be we would as a commission really
15 have to look at all the issues involved in a specific
16 case. If the owner is expressing hardship for some
17 reason what that is and what the implications of that
18 space are, or that site or to the community and
19 surroundings. They all need to be weighed and I
20 think they all parties need to collaborate
21 communicate about the issues involved. So it's very
22 specific to the case. And I think that hardship is
23 something that's serious and needs to be discussed
24 amongst all parties.

25

2 COUNCILMEMBER SALAMANCA: Can I can I get a
3 statement from each and every one?

4 MS. MASTER: Yes, yeah. Yes, I and I agree with
5 what you're saying. The first question that you said
6 about hardship, and that there are a lot of these
7 landmarks, buildings that need funding. And it's
8 important to get the word out. I'm, you know, the
9 Staten Island representative. And I would work hard.
10 Even though that information is really the
11 responsibility of the LPC agency staff, I would work
12 hard as if confirmed as a commissioner to get the
13 word out within my community that those funds are
14 available. And I think that's important.

15 Regarding the property owner who doesn't want
16 their... their property landmarked, I think that's
17 very, it's a very difficult position. As I had told,
18 Chair powers before, it would be a wonderful to do a
19 lot of the work upfront, so that we are not in that
20 type of position, do a lot of the education into the
21 discussion upfront. But if that were to arise, I
22 think you just have to listen to all the stakeholders
23 and talk to the property owner and try and figure
24 out, you know, what their specific objections are,

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2 and see if there's any way that we could work with
3 them to allay some of those concerns.

4 MR. GINSBERG: And I, first of all, don't want to
5 repeat what my colleagues have said, and agree with
6 what they've said. The first thing is there a set of
7 rules that we follow. And so to some degree that
8 pushes us in a direction. We want to hear from
9 everyone, not only the property owner, the neighbors,
10 the community, Ut the other thing is, why is the
11 person saying they don't want to be designated? Are
12 there valid reasons like the building really isn't
13 that historic? Is it just they don't want to because
14 of financial reasons, or so on so we can understand
15 and address them. Obviously, without the specifics,
16 it's very hard to talk about any individual. But you
17 want to take into account what the owners say, but
18 you also have to follow the rules.

19 COUNCILMEMBER SALAMANCA: All right. Thank you.
20 Thank you, Mr. Chair, and good luck, and
21 congratulations.

22 CHAIRPERSON POWERS: Thank you. And just a
23 final... Thank you, Councilmember Salamanca. A
24 question that I get to ask sometimes of us is our
25 origin in comes up in sort of conversation is:

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2 Should the Landmark Preservation Commission's mission
3 be expanded to include more than just architectural
4 features are certainly sites here that have cultural
5 relevance to the city of New York but maybe don't
6 architecturally fit into criteria for being
7 designated, but still have significance to the city?
8 So I guess my question is, how would you see amending
9 changing or expanding the mission of the LPC in any
10 way?

11 MR. CHU: In terms of designation, I personally
12 had no experience prior experience to that. That is
13 something I hope to learn if I'm appointed to the
14 commission. But I do think that there are lots of
15 buildings that have... are contributing in some way
16 that are currently designated and could be...

17 CHAIRPERSON POWERS: You said are not currently?

18 MR. CHU: That are not currently that are not
19 currently, and as a practicing architect who worked
20 on several projects of buildings that are not
21 landmark, but are architecturally significant, and
22 there's value in keeping. I know that's not directly
23 related to your question, but I think it is important
24 to recognize that often keeping is better than
25 demolishing building new, and deserving cases where

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2 they're not designated where a client may decide that
3 there is economy and keeping the existing structure
4 if it's beautiful, and then and and renovating as
5 opposed to the waste involved.

6 CHAIRPERSON POWERS: I think what I'm asking is
7 there are you know, iconic New York City
8 institutions, businesses... I don't know. A venue.
9 Things that are sort of important to the cultural
10 fabric of the city but don't have necessarily an
11 architectural case for being landmarked, or maybe,
12 maybe a difficult uphill argument, but yet still New
13 Yorkers might want to see those preserved.

14 MR. CHU: In all five boroughs and doesn't
15 specifically prioritize any, any portion.

16 CHAIRPERSON POWERS: Agreed. What I'm asking is
17 should the should... should the agency's mission
18 include? Yes? Okay.

19 MS. LEE: So I think that's interesting. I think
20 what you're saying is other than other traditional
21 maybe architectural values should, LPC landmark other
22 types of sites. And I think that they are. And I
23 would point to the recent designation of Julius Bar.
24 And then the Ocklawaha archaeological site that's
25 actually in Staten Island. And that's more of a

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2 historical archaeological site, honoring 8000 years
3 of occupation by indigenous people. So I think Chair
4 Powers perhaps we are moving in that direction, but
5 that you're saying that we have to be broader in our
6 definition of exploring different types of landmarks.

7 MR. GINSBERG: It is already, as I understand it,
8 part of the Commission's assignment. A classic
9 example of this watch, I'll be told it had
10 architectural significance is the Stonewall Inn,
11 which is landmarked because it is critical, iconic
12 for the whole gay movement. But there are also lots
13 of ways to note history. One of the best examples I
14 know is, I can't pronounce quite right the
15 Stolpersteen in Berlin and other parts of Germany,
16 where to memorialize people taken for the Holocaust,
17 there is a small metal plaque with their name when
18 they were taken when they were died in front of where
19 they lived . And this is so as you walk around German
20 cities, particularly Berlin, you start to realize the
21 magnitude of what happened in a way that I think is
22 very moving and is important.

23 So what's historically and culturally significant
24 in a neighborhood may have less to do with the
25 aesthetics or style of the building to in which case

2 preservation of history may be more about signage,
3 artwork or music. So in those cases, it's important
4 to determine what within the built environment
5 supports the history to be clear about what should be
6 preserved. But I think it definitely is part of the
7 mission of the commission and is a very important
8 part of what we hopefully will be doing.

9 CHAIRPERSON POWERS: Thanks for those answers. I
10 appreciate them. Ms. Master you're from Staten
11 Island, which now that Councilmember Borelli is gone,
12 I can say I'm a big fan of Staten Island, but I would
13 not admit that in front of him.

14 MS. MASTER: I can understand why. Knowing
15 Councilman Borelli, I can understand why you wouldn't
16 want to say that in front of him.

17 CHAIRPERSON POWERS: Okay, we're good friends.
18 But... but obviously gets lost in the conversation a
19 lot when we talk about the city. And also obviously,
20 I'm being a Manhattanite similar to Mr. Ginsberg, I
21 do have a Manhattan-centric view of the world. And
22 I'm very proud of it. But, But of course, you know,
23 we do have a responsibility, make sure that boroughs
24 are all treated fairly and equally. How do you think
25 Landmarks Preservation Commission is doing with

2 respect to your borough right now? And what would you
3 like to see happen, particularly in Staten Island?

4 MS. MASTER: Thank you so much for that question.

5 So Staten Island actually has by far the fewest
6 number of landmarked sites relative to the other
7 boroughs, which doesn't make sense to me, because in
8 terms of landmass, I believe that we're like, second
9 or third. And we also have a very long history, you
10 know, which the Dutch settling in the 1660s. So we
11 certainly have a lot of sites that have potential for
12 landmarks. I just don't think we've had necessarily
13 the attention that Manhattan and Brooklyn has had.

14 And one might even argue that in some circles on
15 Staten Island, there isn't the enthusiasm for
16 landmarking that you might have in let's say,
17 Manhattan and Brooklyn. I think the opportunity is
18 there. And I think the way to do it is to do a lot
19 more education and outreach. I think especially in
20 the case of Staten Island, the education and outreach
21 is even more important because once you, I think, let
22 people know about the landmarks that you have, and
23 the benefits and the importance of landmarks, I think
24 you can slowly try to gain more acceptance. But if
25 confirmed, that's definitely my priority to bring

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2 Staten Island to the forefront of looking at more
3 potential sites.

4 CHAIRPERSON POWERS: Got it. Thank you. I'm going
5 to end my questions there. I want to thank you guys
6 for your testimony, and I appreciate you taking time
7 to answer questions from us and colleagues as well.
8 There's a lot happening in the City Council as people
9 are running kind of back and forth today. And that's
10 where I'm headed shortly.

11 Congratulations to all of you on your
12 nominations. And we'll certainly be following up with
13 any additional questions. And I appreciate you guys
14 taking the time with us and Happy New Year. Thank
15 you. And with that, this hearing is adjourned.

16 [GAVEL]

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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 01/12/2023