

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0116-2018

Hotel Seville (now The James NoMad Hotel), (LP-2602), East 29th Street, aka 18-20 East 29th Street; 15-17 East 28th Street; 90-94 Madison Avenue, Manhattan. Tax Map Block 858, Lot 17 in part

Good afternoon Chair Adams and Subcommittee Members. I am Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

LPC had been analyzing the area around the Madison Square North Historic District to identify potential individual landmarks, and the Hotel Seville (22 East 29th Street), a hotel building, and the Emmet Building (95 Madison Avenue), a commercial building, were both standout buildings in our evaluation. Facing each other across Madison Avenue at 29th Street north of the district, they are architecturally significant early 20th-century structures that represent the development of the area as an important mercantile center.

On March 6, 2018, the Commission voted to designate Hotel Seville (now The James NoMad Hotel) as an individual landmark, following a public hearing held on February 20, 2018. At the public hearing and in written testimony, the Commission received support from ten organizations and individuals, including a representative of the property owner, council member Ben Kallos, State Senator Liz Kreuger, Assembly Member Richard Gottfried, and representatives from Community Board 5, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Twenty-Ninth Street Neighborhood Association, and the Metropolitan Chapter of the Victorian Society. The Commission did not receive any testimony opposing designation.

The Hotel Seville is a distinctive Beaux-Arts style hotel, notable for its elegant architecture and its importance within the development of New York City hotels during the early 20th century. Prominently sited at the corner of Madison Avenue and East 29th Street, the hotel exhibits the classical composition and exuberant ornamental features that were popular for hotels and apartment buildings at the time of construction.

Like similar hotels built north of Madison Square, the Hotel Seville complemented and supported the neighborhood's evolution from affluent residential blocks into a bustling commercial and business district. The hotel catered to both permanent residents and visitors. It was moderately priced and located near department stores, public transportation, and theaters, and for the business traveler, it was near office buildings and commercial showrooms.

Harry Allan Jacobs (1872-1932) designed the original corner section of the hotel for an investor from upstate New York. Jacobs began his New York practice in 1900 after attending Columbia's architecture program and the prestigious Ecole des Beaux Arts. During his thirty-year career, he designed many New York City buildings, including the 1905 Hotel Marseilles at Broadway and West 103rd Street and the 1924 Andrew Freedman Home along the Grand Concourse in The Bronx, both New York City Landmarks.

In 1906, following the hotel's immediate success, the new owner commissioned architect Charles T. Mott (1855-1934) to design a through-block annex on the lots west of the hotel. Although a story shorter than the original building, this annex continued the original design and architectural features. The Hotel Seville's distinctive striped limestone and red brick provides a backdrop for French-inspired sculptural details.

This handsome building, today known as The James NoMad Hotel, remains a striking example of the Beaux-

Arts style with finely crafted details that enliven the facades, and contributes significantly to the streetscape.

Given the significance of the Hotel Seville, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0115-2018

95 Madison Avenue (The Emmet Building), (LP-2603) aka 89-95 Madison Avenue; 26 East 29th Street, Borough of Manhattan Tax Map Block 858, Lot 58

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulnejad to present this recent designation by the Landmarks Preservation Commission.

LPC had been analyzing the area around the Madison Square North Historic District to identify potential individual landmarks, and the Hotel Seville (22 East 29th Street) and the Emmet Building (95 Madison Avenue), a commercial building, were both standout buildings in our evaluation. Facing each other across Madison Avenue at 29th Street north of the district, they are architecturally significant early 20th-century structures that represent the development of the area as an important mercantile center.

95 Madison Avenue, also known as the Emmet Building, is a sixteen-story office building designed by the firm of Barney & Colt for Dr. Thomas Addis Emmet in 1912. With its Neo-Renaissance decoration and Neo-Gothic vertical effects that embody the early 20th century skyscraper style in New York City, the Emmet Building is an outstanding example of the commercial architecture built to serve the wholesale furniture and textile industries moving into the neighborhood just north of Madison Square Park.

On March 6, 2018, the Commission voted to designate 95 Madison Avenue as an individual landmark, following a public hearing held on February 20, 2018. At its public hearing and in written testimony, the Commission received support from ten organizations and individuals, including the property owner; State Senator Liz Kreuger, Assembly Member Richard Gottfried, and Council Member Ben Kallos; and representatives of Community Board 5, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Twenty-Ninth Street Neighborhood Association, and the Victorian Society of America Metropolitan New York Chapter.

95 Madison Avenue was built by Dr. Thomas Addis Emmet, widely recognized as an important gynecological surgeon in the 19th century. In the early 1900s, as new businesses were entering the area north of Madison Square, Dr. Emmet and his son formed a real estate company and replaced four houses with this building. Primarily a commercial structure leased to tenants for wholesale showrooms, it also contained Dr. Emmet's elegant penthouse apartment designed to showcase his extensive library and collection of art and antiques. While at the time it was common to have a janitor's apartment at the top of a commercial building, it was thought that this was the first time in New York City that such an elaborate residential space was incorporated into a skyscraper.

The Emmets hired the architecture firm of Barney & Colt for the project. John Stewart Barney and Stockton Beekman Colt each had successful individual practices prior to joining together for this building, completing a number of Gothic and Renaissance Revival hotels, commercial buildings, and churches, including Barney's landmarked Church of the Holy Trinity on East 88th Street. The Emmet Building was probably the first work of Barney & Colt's partnership, which lasted until around 1922. Barney & Colt designed a sixteen-story building that consisted of fifteen floors of open commercial space that could be adapted to tenants' needs for offices and showrooms. The steel-frame building is clad in limestone on the first three floors and terra cotta on the upper floors.

The Emmet Building's extravagant decoration and overarching verticality were meant to distinguish it within the city's newest business district. At the time of its completion, the Emmet Building was a unique example of an office building developed by an individual with his own residential space included. Owned and operated by another family since the 1940s, the Emmet Building is a remarkably intact example of early 20th century commercial architecture in New York and a prominent reminder of the development of the area north of Madison Square Park.

Given the significance of the Emmet Building, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0120-2018

Dr. Maurice T. Lewis House (LP-2608), 404 55th Street (aka 5501 4th Avenue, 402-404 55th Street), Brooklyn. Tax Map Block 831, Lot 8

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

At the request of Council Member Menchaca and the Sunset Park Landmarks Committee, LPC has been surveying a large part of the Sunset Park community, and our analysis is ongoing. One of the buildings that we identified as eligible for designation is the Dr. Maurice T Lewis House, which was designed by New York architect R. Thomas Short and constructed in 1907. This restrained Renaissance Revival style building is a fine example of early 20th-century residential architecture and is a significant example of single-family residential development in a neighborhood comprised largely of row houses.

On March 6, 2018, the Landmarks Preservation Commission voted to designate the Dr. Maurice T. Lewis House as an individual landmark, following a hearing on the designation that was held on the same day. Thirty people spoke in favor of the designation, including Councilmember Carlos Menchaca, a representative of U.S. Congresswoman Nydia M. Valazquez, the New York Landmarks Conservancy, the Historic Districts Council, and residents of Sunset Park. Community Board 7 and LOTT Community Development Center submitted written support. No one spoke or submitted a statement in opposition to the designation.

The Sunset Park neighborhood developed in the late 19th and early 20th centuries as a residential community for the working waterfront of south Brooklyn. The neighborhood is largely made up of speculatively-built row houses, primarily developed for the working and middle classes, with mixed-use and commercial buildings along the avenues. The Lewis House stands out in the neighborhood due to its refined architectural character and relatively grand scale in comparison to the typical row house development.

At the turn of the 20th century, Fourth Avenue was a grand boulevard, with a landscaped median lined with churches, trees and mixed-use buildings. Dr. Lewis began a career in banking while continuing his 38-year-long practice as a physician. He was a founder, trustee, and eventually president of the Bay Ridge Savings bank, the area's largest banking institution of the early 20th century.

Dr. Lewis commissioned R. Thomas Short, of the firm Harde and Short, to design his new home. Harde and Short began their partnership in 1901 and were prominent New York City architects in the early 20th century. Some designated landmarks by the firm include Alywn Court at 182 West 58th Street, the Studio Building at 44-48 West 77th Street in the Central Park West Historic District, and the Red House at 350 West 85th Street in the Riverside-West End Historic District Extension. For the Lewis House, Short used a restrained Renaissance Revival style, with a tall rusticated limestone base, central entry portico with a Palladian-inspired window, and projecting cornice, evoking a Renaissance-era villa. The elegant building stands out in the neighborhood with its prominent corner location, relatively grand scale and refined architectural expression in comparison to the developer-built row houses along the numbered streets.

Given the significance of the Dr. Maurice T. Lewis House, and importance to the Sunset Park neighborhood, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0119-2018

The Richard Webber Harlem Packing House (LP-2595), 207-215 East 119th Street, Manhattan, Tax Map Block 1784, Lot 5 in part

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

The Landmarks Preservation Commission was part of the Administration's multi-agency effort to plan for the East Harlem's future. As you know, that plan was informed by recommendations from the East Harlem Neighborhood Plan, put forward by a Steering Committee of elected officials, Community Board 11, and community stakeholders. The Steering Committee's February 2016 report included recommendations that LPC "preserve important East Harlem buildings and reinforce neighborhood character." The LPC invested considerable resources into conducting a survey of the neighborhood as well as reviewing the recommendations of the Steering Committee and local preservation organizations. Through this survey, LPC prioritized three properties for designation. They embody East Harlem's unique development history and recognize the civic institutions and businesses that helped shape the lives of the neighborhood's many immigrant groups. In addition, they are some of the most architecturally significant buildings, and have a strong neighborhood presence.

The former Richard Webber Harlem Packing House is a historic meat market building in East Harlem, constructed in 1895 and originally part of a larger commercial slaughterhouse, meat packing and retail complex. Designed by the architectural firm of Bartholomew & John P. Walther for the prominent butcher Richard Webber, this Romanesque Revival- and Renaissance Revival-style building is a fine example of 19th-century architectural design and an intact reminder of East Harlem's commercial and industrial past.

On March 27, 2018, the Landmarks Preservation Commission voted to designate the former Richard Webber Harlem Packing House as an individual landmark, following a public hearing held on February 13, 2018. At the public hearing on February 13, 2018 and in written testimony, the Commission received support from ten organizations and individuals, including Borough President Gale Brewer; representatives from the New York Landmarks Conservancy, Friends of the Upper East Side Historic Districts, Historic Districts Council, Marcus Garvey Park Alliance, Landmark East Harlem, East Harlem Preservation, CIVITAS, and Lott Community Development; and two individuals. No one spoke in opposition to the designation.

Richard Webber, an English immigrant, started a small butcher shop in East Harlem in the late 1870s. The company was very successful, expanding into a large complex with a staff of 500. Webber maintained other businesses, and at the time of his death in 1908, he was described by the *New York Times* as "one of the largest butchers in this city if not in the United States." Webber was a member of the New York Produce Exchange, the Poultry and Game Trade Association, and the American Meat Packers' Association, and maintained affiliations with several local meat trade societies. He was active in the community, serving on the Harlem Board of Commerce and as a trustee of the Harlem Savings Bank. He was also a pioneer educator, giving lectures at New York Teachers College for the opening of their domestic science department, and at Pratt Institute in Brooklyn.

Bartholomew and John Peter Walther designed the meat packing house, which was constructed in 1895. Active in the late 19th and early 20th century, the architects specialized in warehouses, factories and flats

buildings, and designed a number of buildings in Upper Manhattan.

The formal design and high-quality craftsmanship of the six-story, brick and stone Packing House presented a sophisticated public face for Webber's operations. The facade combines features of the Romanesque Revival and Renaissance Revival styles. The tripartite facade composition, simplicity of lines, the decorative roundels, repetitive design motifs, and particularly the projecting cornice with its paneled frieze, denticulation and modillions, speak to the Renaissance Revival-style influences. The central bay of the facade includes the building's date, 1895, in carved stone, and prominently features terra-cotta cow head reliefs symbolizing the building's original function.

The complex remained in use by Webber's meat packing company until 1928, after which the building served a variety of functions. Today, the Richard Webber Harlem Packing House is one of the few high-design-style buildings left in this East Harlem neighborhood from the turn of the century. The building represents the evolution of the neighborhood and a specific time in East Harlem's history, and the industrialization of food production in the early 20th century needed to serve the growing residential community. The well-crafted and well-constructed façade arrangement and articulation is expressive of its interior use, while its elaborate ornamentation elevates its importance within the streetscape and community.

Given the significance of the Richard Webber Harlem Packing House and its importance to the East Harlem neighborhood, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0117-2018

Public School 109 (Now El Barrio's Artspace PS109), (LP-2597) 215 East 99th Street, Manhattan, Tax Map Block 1649, Lot 9

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

The Landmarks Preservation Commission was part of the Administration's multi-agency effort to plan for the East Harlem's future. As you know, that plan was informed by recommendations from the East Harlem Neighborhood Plan, put forward by a Steering Committee of elected officials, Community Board 11, and community stakeholders. The Steering Committee's February 2016 report included recommendations that LPC "preserve important East Harlem buildings and reinforce neighborhood character." The LPC invested considerable resources into conducting a survey of the neighborhood as well as reviewing the recommendations of the Steering Committee and local preservation organizations. Through this survey, LPC prioritized three properties for designation. They embody East Harlem's unique development history and recognize the civic institutions and businesses that helped shape the lives of the neighborhood's many immigrant groups. In addition, they are some of the most architecturally significant buildings, and have a strong neighborhood presence.

Public School 109 on East 99th Street, constructed in 1899 and transformed in 2015 into an affordable housing complex for local artists, is architecturally and culturally significant as a Progressive-era elementary school designed by the Superintendent of School Buildings Charles B. J. Snyder. P.S. 109 combined the eclectic historicism of the Collegiate Gothic style with modern construction methods and an early use of the H-plan building footprint, embodying the goals of urban educational and social reform at the turn of the twentieth century.

On March 27, 2018 the Landmarks Preservation Commission voted to designate Public School 109 (now El Barrio's Artspace PS109) as an individual landmark, following a public hearing held on February 13, 2018. At its public hearing and in written testimony, the Commission received support from ten organizations and individuals, including Borough President Gale Brewer; representatives of Civitas, Friends of the Upper East Side Historic District, the Historic Districts Council, Landmark East Harlem, Lott Community Development Corporation, and the New York Landmarks Conservancy; and two local residents.

Situated in between the German enclave of Yorkville to the south and the Italian section of East Harlem to the north, at the time of its construction the blocks immediately surrounding P.S. 109 were filled with an extraordinarily diverse array of residents, many of whom worked in the neighborhood's industrial enterprises along the East River. Nearly half of the population was foreign born, and the new immigrants had arrived in large numbers from Ireland, Germany, Italy, and Russia. Built during a time of burgeoning school enrollments and an increase in immigrant populations in East Harlem, P.S. 109's five stories could accommodate more than 2,000 students.

The building is clad in limestone and brick, with a stylistic expression that joins elements of the late Gothic with French Renaissance motifs and the order of Beaux-Arts planning. At P.S. 109, Snyder used an H-plan layout for only the second time, and it soon became his plan of choice for mid-block school sites. This form,

characterized by a central block with parallel wings surrounding two street-facing courtyard spaces, was intended to create large recreational areas while protecting students' access to light and air from future development of neighboring buildings. These courtyards were havens on a site sandwiched between tenement housing and two elevated subway stations at Second and Third avenues.

The building's large multi-paned double-hung windows were made possible by the use of steel-frame construction. Other technological innovations included a forced-air cooling system, electric lighting, ventilated wardrobe closets, and tile-wainscoted playrooms that were easier to clean. Snyder embraced these advances as a means of improving environmental conditions within his buildings, emblematic of the Progressive-era social reforms to which he subscribed. With its ample opportunities for recreation and its light-filled classrooms, the design of P.S. 109 was intended to create an uplifting educational setting that could help overcome the congestion, contagion, and social inequalities of the city street.

P.S. 109 played an important stabilizing role within the changing community of East Harlem throughout the 20th century, offering evening lectures and adult education classes, and welcoming thousands of new Puerto Rican residents to the neighborhood starting in the 1920s. In the 1950s, the blocks immediately surrounding P.S. 109 were radically transformed by urban renewal and a NYCHA public housing project, the George Washington Houses, which now stretch from East 97th Street north to East 104th Street.

P.S. 109 functioned as a school until 1996, when, due to its poor condition, it was shuttered and threatened with demolition. Artspace began redeveloping the building in the mid-2000s, restoring its exterior while renovating its interior into artist housing and studio space that opened in 2015. P.S. 109 remains an important symbol of an early twentieth-century moment in which school architecture called on cosmopolitan historical traditions to enrich the lives of an entire community; after its award-winning restoration, it continues to be an important civic and cultural icon today.

Given the significance of Public School 109 and importance to the East Harlem neighborhood, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0118-2018

Benjamin Franklin High School (now the Manhattan Center for Science and Mathematics), (LP-2596), 260 Pleasant Avenue (aka 260-300 Pleasant Avenue, 500-528 East 116th Street), Manhattan Tax Map Block 1713, Lot 1

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

The Landmarks Preservation Commission was part of the Administration's multi-agency effort to plan for the East Harlem's future. As you know, that plan was informed by recommendations from the East Harlem Neighborhood Plan, put forward by a Steering Committee of elected officials, Community Board 11, and community stakeholders. The Steering Committee's February 2016 report included recommendations that LPC "preserve important East Harlem buildings and reinforce neighborhood character." The LPC invested considerable resources into conducting a survey of the neighborhood as well as reviewing the recommendations of the Steering Committee and local preservation organizations. Through this survey, LPC prioritized three properties for designation. They embody East Harlem's unique development history and recognize the civic institutions and businesses that helped shape the lives of the neighborhood's many immigrant groups. In addition, they are some of the most architecturally significant buildings, and have a strong neighborhood presence.

Benjamin Franklin High School, now the Manhattan Center for Science and Mathematics, located on Pleasant Avenue, is a Georgian Revival school with Neoclassical elements from 1942 that was built to house East Harlem's first high school. This school featured an experimental curriculum referred to as "citizen-centered community education" that was implemented and developed by the pioneering educator, sociologist, and East Harlem resident Leonard Covello to serve the diverse immigrant community of East Harlem.

On March 27, 2018, the Landmarks Preservation Commission voted to designate Benjamin Franklin High School (now the Manhattan Center for Science and Mathematics) as an individual landmark, following a public hearing held on February 13, 2018.

At the public hearing and in written testimony, the Commission heard from eleven organizations and individuals, including the office of Manhattan Borough President Gale Brewer; Lott Community Development Corporation, CIVITAS, the Vito Marcantonio Forum, the New York City Landmarks Conservancy, Historic Districts Council, FRIENDS of the Upper East Side Historic Districts, Landmark East Harlem, and East Harlem Preservation; and from East Harlem residents. No one spoke in opposition.

Benjamin Franklin High School was built from 1940 to 1942 and designed by Eric Kebbon, the head architect of new construction for the Board of Education. As head architect, Kebbon oversaw the construction of more than one hundred schools as New York City's school system expanded to meet increasing enrollments.

The school's Georgian Revival design can be seen in its symmetrical, axial arrangement with wings and pavilions, its contrasting brick and limestone cladding, and the use of simplified classical details. While primarily Georgian Revival in style, the building's monumental features include Neoclassical elements. Beyond its significance as a symbol of community life and activity in the 20th century, the 1942 building is also a significant feature of East Harlem's built environment. With its riverfront location, its placement just north of Jefferson Park and the central positioning of the building's entrance on axis with East 115th Street,

Benjamin Franklin High School was constructed to be a highly visible feature of the community, reflecting a promise of broad community service through education.

Benjamin Franklin High School had a significant impact on the social history of East Harlem and represents the rich history of the social and political engagement of East Harlem in the mid-20th century. Established as East Harlem's first high school—not a trade school or vocational school—under the leadership of the school leader, activist, urban sociologist, and East Harlem resident Leonard Covello, Benjamin Franklin High School was intended to be a citizen-centered community school that actively engaged its students and the broader community in social and political reform, and provided the educational and recreational activities that are now expected in public education.

Envisioned in the 1930s as a means to improve the opportunities of the Italian immigrant community through bilingual education and community engagement, Benjamin Franklin High School opened as the neighborhood began to experience significant demographic changes. The completion of the purpose-built Franklin High School in 1942 allowed Covello to expand his educational program and better serve the community by providing free event space and 24-hour access. The school not only became an important space to ease the increasingly tense race relations facing the community, but it also adapted its curriculum to meet the needs of Puerto Rican migrants by providing orientations in Spanish, forming a Puerto Rican cultural club, and actively engaging the new families of East Harlem. Throughout the brief life of Benjamin Franklin High School as a community-centered school, Covello and other progressive educators sought to strengthen and support their community and improve the social and economic conditions of the neighborhood. Despite the ultimate abandonment of the Benjamin Franklin High School “experiment,” the rich history of the school, from its conception to its reorganization as a standard comprehensive New York City public high school, is a revealing depiction of East Harlem during a period of significant change.

The building now houses the top-ranked Manhattan Center for Science and Mathematics and the Isaac Newton Middle School for Math and Science. Positioned between the Harlem River, Thomas Jefferson Park, and the dense neighborhood of Pleasant Village, Benjamin Franklin High School is a substantial presence in East Harlem and continues to play an important civic role in its community and within the City.

Given the significance of Benjamin Franklin High School and its importance to the East Harlem neighborhood, we recommend that the City Council uphold this designation.

June 19, 2018

Testimony before the New York City Council Subcommittee on Landmarks, Public Siting and Maritime Uses regarding LU 0121-2018

The Dime Savings Bank of Williamsburgh, (LP-2598), 209 Havemeyer Street (aka 257 South 5th Street), Borough of Brooklyn Tax Map Block 2447 Lot 36 in part

Good afternoon Chair Adams and Subcommittee Members. My name is Lisa Kersavage, Director of Special Projects and Strategic Planning at the Landmarks Preservation Commission, and I am joined by Ali Rasoulinejad to present this recent designation by the Landmarks Preservation Commission.

The Dime Savings Bank of Williamsburgh is a neo-Classical building constructed between 1906 and 1908 during the period of growth that occurred in the neighborhood after the completion of the Williamsburg Bridge in 1903. Designed by the prominent Brooklyn architecture firm of Helmle and Huberty, the building is a significant example of an early 20th-century savings bank that used a grand classical design to evoke a sense of security, prosperity, and civic pride among a largely low-income, immigrant community.

At its public hearing on March 6, 2018 and in written testimony, the Commission received support from five organizations and individuals, including the property owner, Council Member Antonio Reynoso, Congresswoman Nydia M. Velazquez, and representatives of the Historic Districts Council and the New York Landmarks Conservancy.

Industry flourished in Williamsburg along the East River waterfront during the mid-19th century, and numerous savings banks were established for the growing immigrant population to encourage thrift and to promote the long-term benefits of setting aside extra principal. Incorporated in 1864 by a group of prominent community members, The Dime Savings Bank of Williamsburgh occupied a few small offices before moving to its first headquarters on the corner of Wythe Avenue and Broadway in 1873, depicted on the right.

In 1903, the construction of the Williamsburg Bridge caused a surge in Williamsburg's population and shifted the financial center of the Eastern District (which included Williamsburg, Greenpoint, and Bushwick) from lower Broadway to the bridge approach, known as Williamsburg Bridge Plaza. The Dime Savings Bank of Williamsburgh acquired two corner lots facing the plaza in 1906 and commissioned the architectural firm of Helmle & Huberty to design a new bank.

Helmle & Huberty (formerly the firm of Helmle, Huberty & Hudswell) were distinguished Brooklyn architects known for designing banks, park buildings, and churches. Their work exemplified the classicism, order, and grandeur of the City Beautiful movement. After the new Dime Savings Bank of Williamsburgh headquarters opened in 1908, The *Brooklyn Daily Eagle* boasted that the "completed structure readily commends itself as one of the most attractive financial institution buildings in the city."

The monumental Indiana-limestone building is set on a granite foundation and is defined by a temple front with four fluted Corinthian columns that support a pediment with modillions, dentils, incised signage, and a clock. The bank continued to grow, and in 1923 the trustees purchased two lots at the rear of the property to enlarge the building. Completed in 1925, the addition nearly doubled the size of the building.

The building, which retains a high level of integrity, has a strong presence in the neighborhood and is significant for its elegant design and history associated with Williamsburg's historic financial center.

Given the significance of The Dime Savings Bank of Williamsburgh, we recommend that the City Council uphold this designation.

NVC Landmarks Preservation Commission


Hotel Seville
Designated March 6, 2018

Hotel Seville (now The James NoMad Hotel)

Address: 22 East 29th Street, (aka 16-20 East 29th Street, 16-17 East 28th Street, 60-64 Madison Avenue), Manhattan
Tax Map Block 658, Lot 17 in part

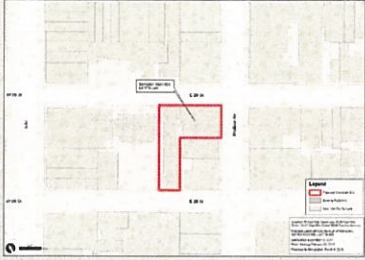

Built: 1901-04 Annex 1906-07
Architect: Harry Allen Jacobs Annex: Charles T. Mott
Style: Beaux Arts

Item Calendered: December 12, 2017
Public Hearing: February 20, 2018
Designated: March 6, 2018




NVC Landmarks Preservation Commission

Hotel Seville
Designated March 6, 2018





NVC Landmarks Preservation Commission

Hotel Seville
Designated March 6, 2018



Hotel Seville, after 1918
LPC file



Hotel Seville, c. 1917
William D. Hoar Photograph Collection
New York Historical Society

NVC Landmarks Preservation Commission

Hotel Seville
Designated March 6, 2018



Hotel Seville, Corner of Madison Avenue and East 29th Street




Hotel Seville, East 29th Street Annex to the right



Decorative Details

NVC Landmarks Preservation Commission

Hotel Seville
Designated March 6, 2018



Hotel Seville, 1905,
Museum of the City of New York



Hotel Seville, 2018
Madison Avenue and East 29th Street

NVC Landmarks Preservation Commission

95 Madison Avenue (The Emmet Building)
Designated March 6, 2018


95 Madison Avenue (The Emmet Building)

(aka 86-95 Madison Avenue, 26 East 29th Street)
Borough of Manhattan

Tax Map Block 658, Lot 56

Built: 1912
Architects: Barney & Colt

Calendered: December 12, 2017
Public Hearing: February 20, 2018
Designated: March 6, 2018



NVC Landmarks Preservation Commission

Dr. Maurice T. Lewis House
Designated March 6, 2018

4th Avenue close to 55th Street looking northeast, c. 1905, Brownstoner

404 55th Street, 1940, NYC Tax Photo

NVC Landmarks Preservation Commission

Dr. Maurice T. Lewis House
Designated March 6, 2018

404 55th Street, 1987, LPC

404 55th Street, 2018, LPC

NVC Landmarks Preservation Commission

Dr. Maurice T. Lewis House
Designated March 6, 2018

55th Street view, LPC

NVC Landmarks Preservation Commission

East Harlem Properties

East Harlem Properties Designated on March 27, 2018

Richard Webber Harlem Packing House

Public School 109 (now El Barrio's Adolpho P.D. 109)

Benjamin Franklin High School

NVC Landmarks Preservation Commission

The Richard Webber Harlem Packing House
Designated March 27, 2018

The Richard Webber Harlem Packing House
Address: 207-215 East 116th Street, Manhattan
Tax Map Block 1784 Lot 5

Built: 1895
Architect: Bartholomew Welther & John P. Welther
Client: Richard Webber
Style: Romanesque Revival and Renaissance Revival


Item Calendered: November 14, 2017
Item Heard: February 13, 2018
Item Proposed for Designation: March 27, 2018

NVC Landmarks Preservation Commission


The Richard Webber Harlem Packing House
Designated March 27, 2018

NVC Landmarks Preservation Commission


The Richard Webber Harlem Packing House
Designated March 27, 2018



Richard Webber, The Buhlers Advocate




Harlem Packing House, c. 1935 Tax Photo




1895 Invoice

NVC Landmarks Preservation Commission


The Richard Webber Harlem Packing House
Designated March 27, 2018



207-215 East 119th Street, 1935 Tax Photo



207-215 East 119th Street, c. 1947 Office of Metropolitan History



207-215 East 119th Street, 2018 LPC

NVC Landmarks Preservation Commission

The Richard Webber Harlem Packing House
Designated March 27, 2018




207-215 East 119th Street, 2018

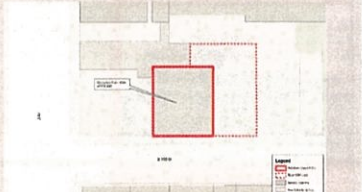


NVC Landmarks Preservation Commission

The Richard Webber Harlem Packing House
Designated March 27, 2018



1911 Bromley Map, NYPL




NVC Landmarks Preservation Commission

Public School 109 (Now El Barrio's Artspace PS109)
Designated March 27, 2018

**Public School 109
(Now El Barrio's Artspace PS109)**
Address: 215 East 69th Street (between 2nd and 3rd Avenues), Manhattan
Tax Map Block 1640, Lot 9

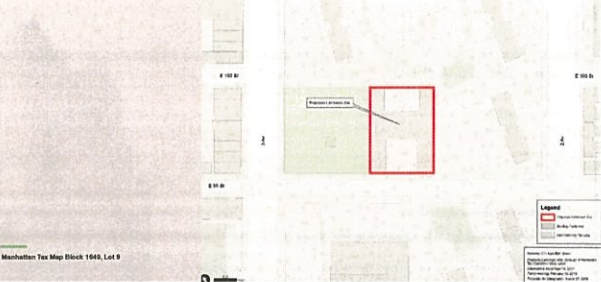
Built: 1896-1901
Architect: Charles B. J. Snyder
Style: Collegiate Gothic

Item Calendars: November 14, 2017
Item Heard: February 13, 2018
Item Proposed for Designation: March 27, 2018

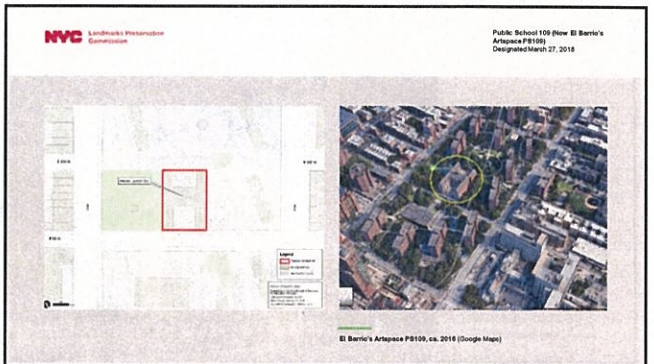
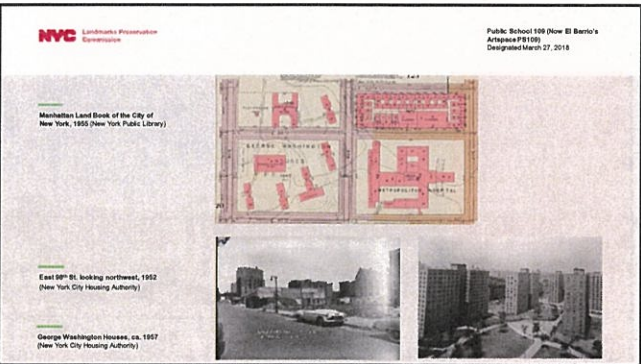
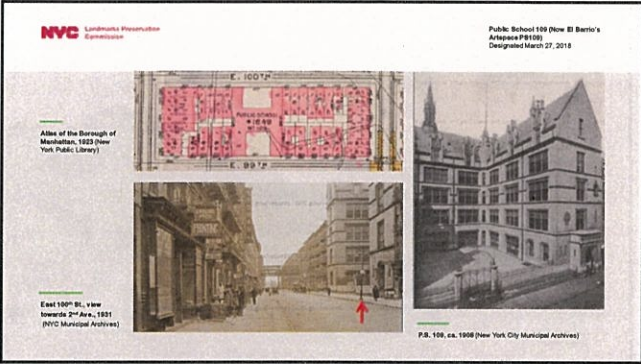
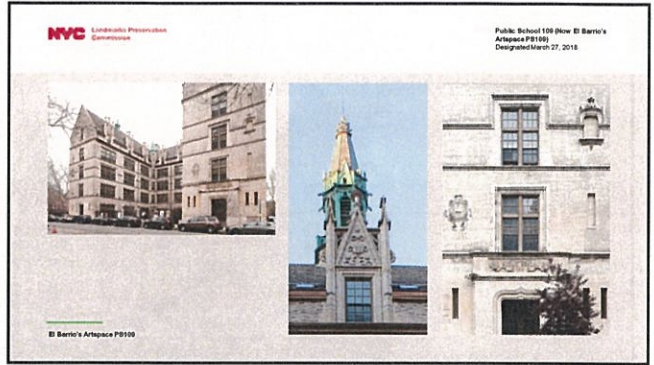
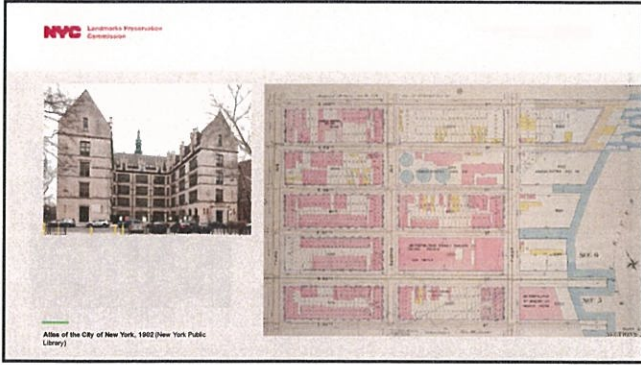


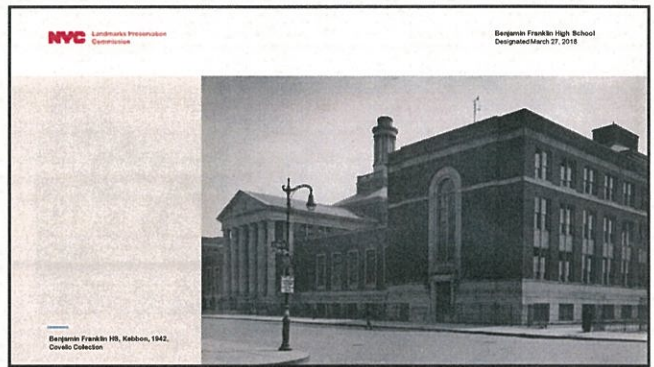
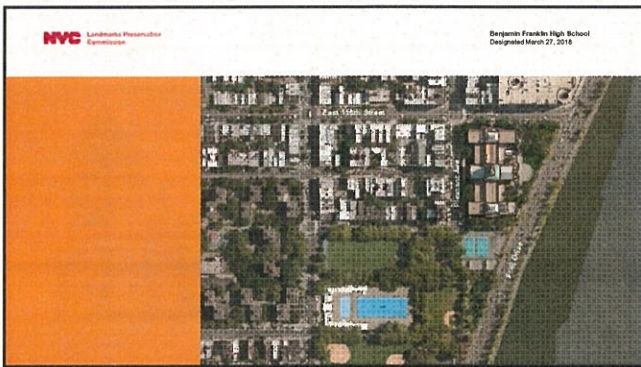
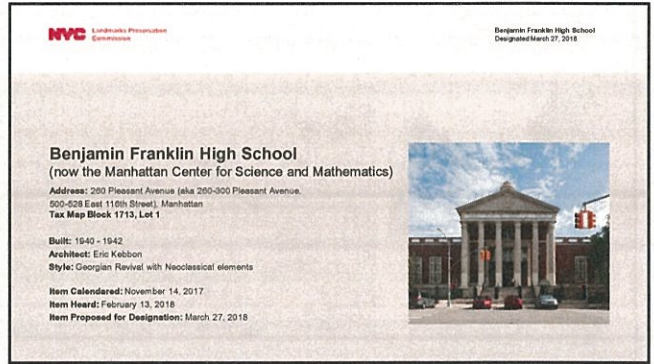
NVC Landmarks Preservation Commission

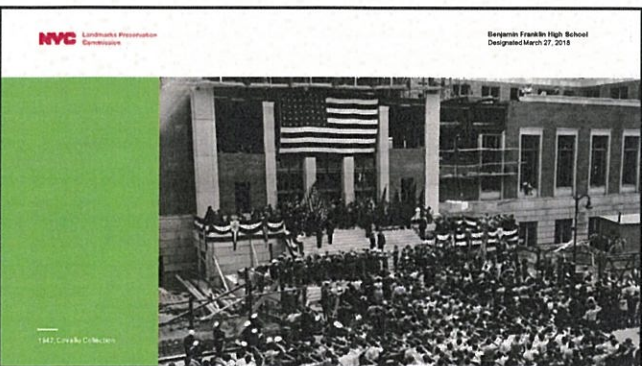
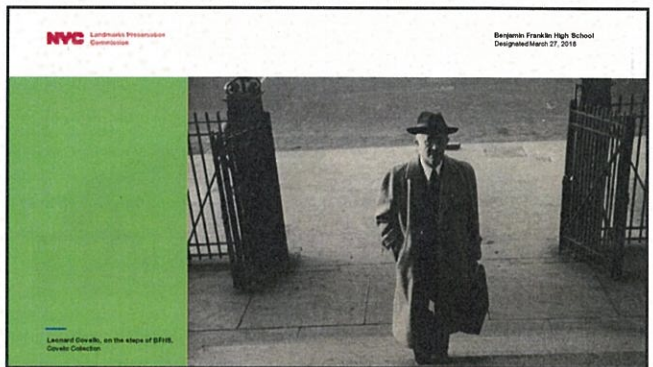
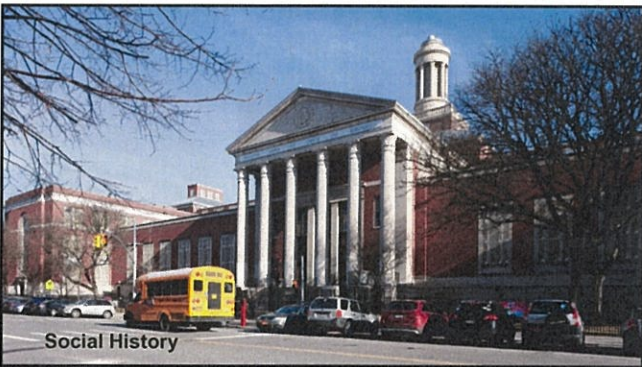
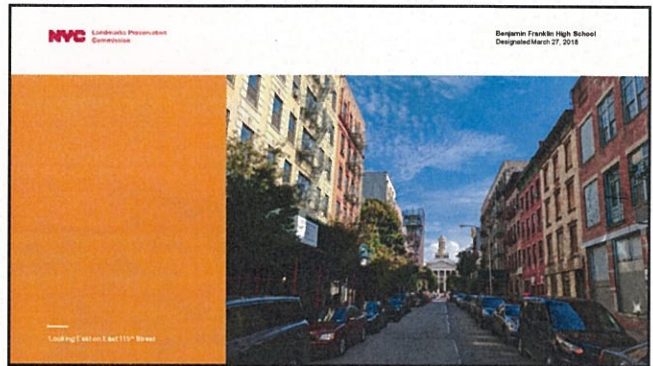
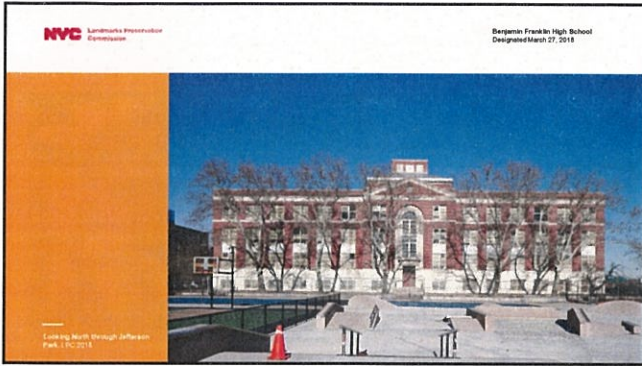
Public School 109 (Now El Barrio's Artspace PS109)
Designated March 27, 2018

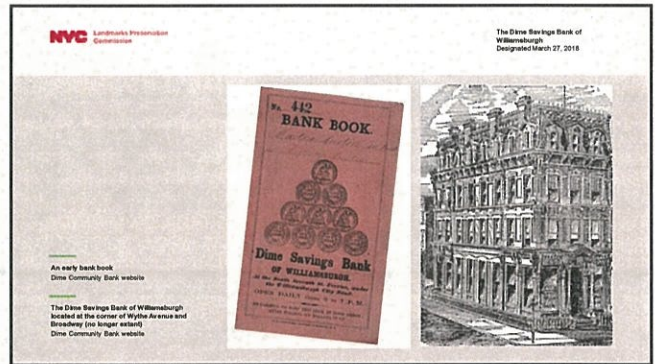
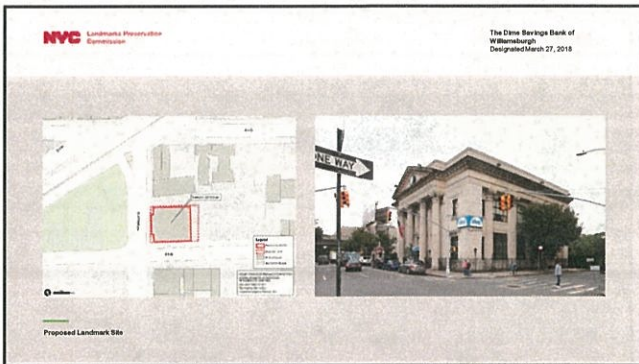
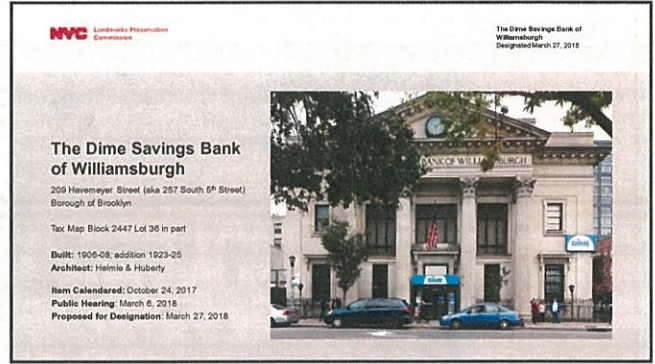
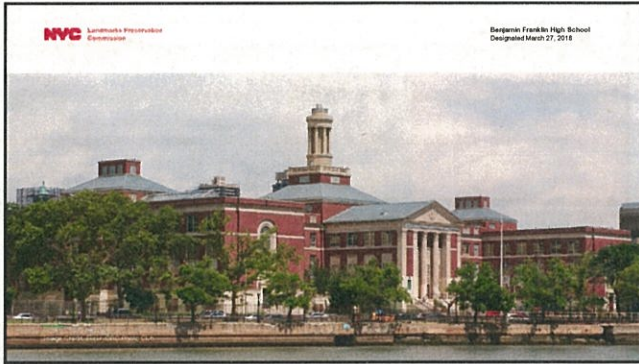


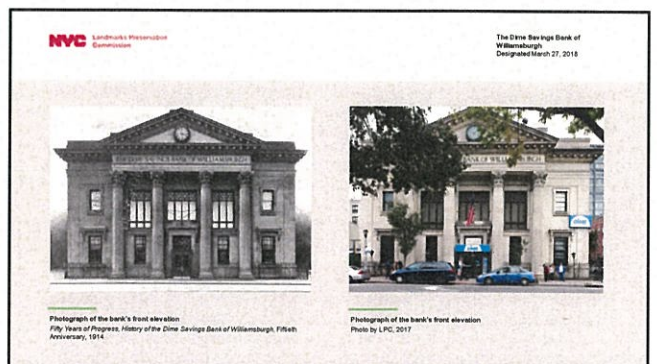
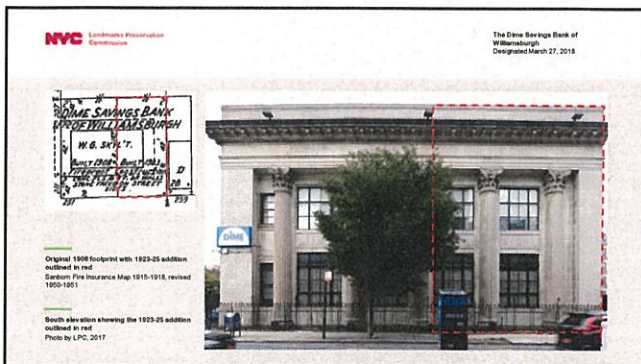
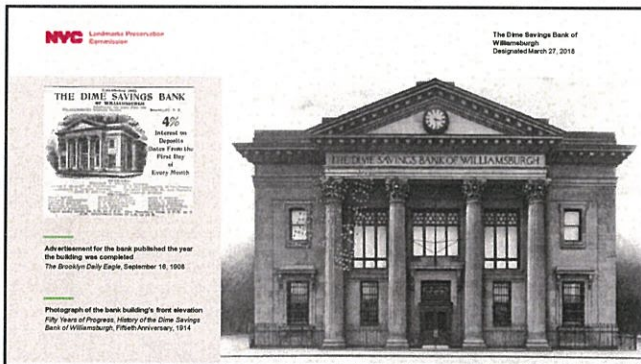
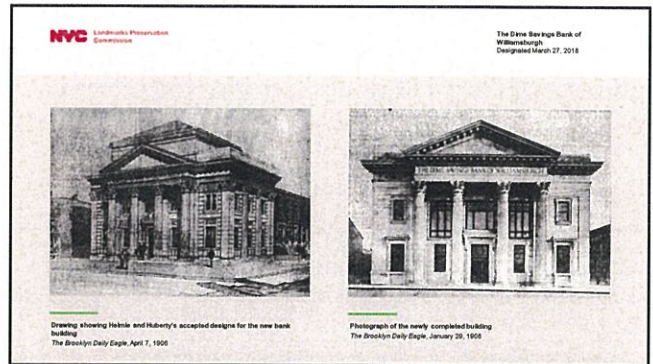
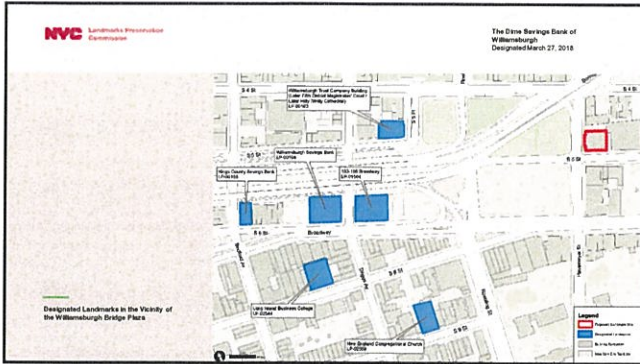
Manhattan Tax Map Block 1640, Lot 9











EAST HARLEM OFFICE
105 EAST 116TH STREET
NEW YORK, NY 10029
(212) 828-9800
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BRONX OFFICE
214 ST. ANN'S AVENUE
BRONX, NY 10454
(347) 297-4922
FAX: (347) 270-1213

LEGISLATIVE OFFICE
250 BROADWAY, SUITE 1880
NEW YORK, NY 10007
(212) 788-6960



THE COUNCIL OF
THE CITY OF NEW YORK
DIANA AYALA
COUNCIL MEMBER
8TH DISTRICT, MANHATTAN & BRONX

CHAIR
COMMITTEE ON MENTAL HEALTH,
DISABILITIES, AND ADDICTION

COMMITTEES
AGING
GENERAL WELFARE
HOSPITALS
PUBLIC HOUSING SMALL
BUSINESS
WOMEN

June 19, 2018

Council Member Adrienne E. Adams
250 Broadway, Suite 1877
New York, NY 10007

Dear Chair Adams,

I'm writing to express my support of the three applications before the Landmarks Subcommittee for the designation of three buildings as Historic Landmarks: PS 109 located at 215 East 99th Street, the Benjamin Franklin High School located at 260-300 Pleasant Avenue, and the Richard Webber Harlem Packing House located at 207-215 East 119th Street. As part of the East Harlem Rezoning work, these buildings were identified by the East Harlem Steering Community as having important cultural and aesthetic value to the East Harlem neighborhood.

I proudly offer my support in granting landmark designation to these buildings and applaud the work done by the Landmarks Preservation Commission in working with the community and property owners throughout this process. I hope that the Committee, and ultimately the full Council, will join me approving these designations.

In service,

A handwritten signature in cursive script that reads "Diana Ayala".

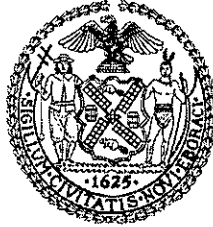
Council Member Diana Ayala

KEITH POWERS

COUNCIL MEMBER, 4TH DISTRICT

211 East 43rd Street, Suite 1205
New York, NY 10017
Tel: (212)818-0580

250 Broadway, Room 1815
New York, NY 10007
Tel: (212)788-7393



**THE COUNCIL OF THE
CITY OF NEW YORK**

CHAIR

Criminal Justice

COMMITTEES

Economic Development

Finance

Government Operations

Health

Oversight & Investigations

Public Safety

June 19, 2018

New York City Council
Subcommittee on Landmarks, Public Siting and Maritime Uses
City Hall
New York, NY 10007

Chair Adams:

I write in support of the landmark designation of Hotel Seville, now known as The James NoMad Hotel, located at 22 East 29th Street. Not only is this historic building beautiful in structure but its cultural significance cannot be understated. The hotel was built from 1901-04 with Beaux-Arts techniques that inspired the design of countless hotels throughout the early-20th century and for years to come.

The hotel now stands as a 12-story with penthouse designed by Harry Allan Jacobs, a notable New York architect. Historic structures within the hotel include sculptural limestone accents and ornamental curved metal window bays that serve as an homage to the early New York City landscape.

As more developments threaten to obscure original New York City scenery, we must make it our mission to preserve historic architecture like Hotel Seville—which draws people here and continues to amaze visitors. I sincerely support the 29th Street Neighborhood Association, the New York Landmarks Conservancy, the Historic Districts Council, Community Board 5, and several other Council Members and groups that understand the significance of this architectural landmark.

I ask that you support landmark designation for Hotel Seville as a legacy to the cultural and developmental heritage of our city. Thank you for your consideration, and with any further questions please contact my office at (212)788-7393.

Regards,

A handwritten signature in cursive script that reads "Keith Powers".

Council Member Keith Powers

DISTRICT OFFICE
209 EAST 3RD STREET
NEW YORK, NY 10009
(212) 677-1077
FAX: (212) 677-1990
District2@council.nyc.gov



CITY HALL OFFICE
250 BROADWAY, ROOM 1808
NEW YORK, NY 10007
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FAX: (212) 442-2738

CARLINA RIVERA
COUNCIL MEMBER, 2ND DISTRICT
CITY OF NEW YORK

June 19, 2018

**TESTIMONY REGARDING 20185230 HKM, 95 MADISON AVENUE AT THE HEARING OF
THE SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

Chair Adams and Committee Members,

As you know, I am the Councilwoman for District 2—a district that includes 95 Madison Avenue, known as the Emmet Building. I want to first thank the New York City Landmarks Preservation Commission (LPC) for designating this building an individual landmark.

I have visited the site and find the structure striking and unique. As noted by the LPC, this structure dates to 1912 and represents the rich and complex history of New York. Initially envisioned by Dr. Thomas Addis Emmet, this 16 floor building has vertical tiers of terra cotta that are adorned by medieval ornaments and took inspiration from a combined Early French Renaissance and Neo-gothic style. It is based on an architectural mix of traditional European styles, much like our city itself, while resulting in one spectacular singular product. Typically, the top of a skyscraper of that era was designated as custodial space; Dr. Emmet built an ornate residential penthouse at the top of a New York commercial building, creating an early example of live-work space.

As the rest of the area became the forefront for new commercial development, 95 Madison transformed to pure commercial use. Its change in use along with the neighborhood's reflected our city's evolution through the industrial and now, innovation ages.

It is for these reasons that I support LPC's designation of the Emmet building as a landmark and I ask this committee to support it as well.

Thank you.

To: City of New York Land Use Division
Mr. Raju Mann, Director
250 Broadway -
N.Y.C., N.Y.
Tel. 212-788-7335
Fax

From: Rita A. Silar

Ninety-Five Madison Company, L.P.
95 Madison Avenue (Suite 609)
N.Y.C., N.Y. 10016
Tel. 212-532-8834
Fax 212-779-7317

Re: 95 Madison Avenue 858/58 Landmarking
Public Hearing on Tuesday June 19th at 12 PM
Room 1602 - Council Committee Room

Dear Mr. Mann and the Council Committee,

My property, 95 Madison Avenue (858/58) has recently been endorsed & designated as a Landmark property.

My experience these past few weeks has shocked me. I have discovered that LPE is a sewer of influence peddling, shady practices, meetings conducted in secret behind Owners back and with no notification (before or after such meetings) - with people who have special influence with N.Y. politicians & agencies, with plans reviewed by LPE that do not conform to any of LPE's rules and standards & which ~~are~~ not summarily rejected by LPE

staff members, and where submitted and stamp dated as Received applications vanish from LPE files in part or in their entirety and attached documents to an Owner signed Application do not match the description sent Owner from an LPE staffer in a letter which was purported to be a 'copy' of paperwork in their file: SPECIFIC DIFFERENCES INCLUDE:

1. Date of 'Receipt's' 'Approval' differ by one month from approved application in Owners possession

2. Owner filed 3 Applications:

a. Sprinkler - with no attachments

b. Architectural - with 7 pages attached, all regular or legal size.

c. M.E.P, structural etc - with same attachments as described in 2.b. above,

but LPE staffer only sends copy of ~~2.b.~~ ^{architectural} above, and description in staffers 1st letter shows

4 attachments of which a few are LARGE SCALE ^{most of which I reviewed or approved}

I respectfully demand that I be permitted to compile & submit a complete documented history of what occurred, and that my file be guaranteed to ~~the~~ ^{be forwarded to the} City agency tasked with investigating and prosecuting all people within LPE, other City agencies, and who used influence peddling to circumvent the rules, regulations, and mission of LPE.

LPE's chair who recently RESIGNED did not do so to 'spend' more time with her family, but rather under mounting pressure from groups in the City committed to Landmarks Preservation with integrity from all employees of LPE and the designation and approval of plans based ^{only} on LPE rules, regulations + standards - and ~~by~~ qualified personnel educated in Landmarked properties + their restoration + preservation, and with years of professional work in the field ... not just bureaucratic political hacks with neither experience, expertise, or commitment to the ~~real~~ values for which LPE was created and exists.

I am asking that let 858/58's designation be rejected at this time + that in the future, when LPE has cleaned up ^{the} ~~the~~ ^{inexplicable behav} ~~the~~ ^{helps me clean up the \$4,000 let's call} ~~the~~ ^{practices,} it can be once again be considered for Landmarking

that these actions have ~~practically~~ heavily contributed to,

If anyone here believes an aluminum sign on the entry before 85 Madison Ave, vs. the Lease and Restoration as per attached WBA's 9d fl. master plan of which ~~25%~~ 50% is complete (29th st.) + 'hard' is an order - (the bldg entry).

Nothing will be lost by the action I request, and I + my family will stand a significant chance of saving my 1400th Lease.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 6/19/18

(PLEASE PRINT)

Name: Lisa Kersavage

Address: 1 Centre St

I represent: LPC

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LO115

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

in favor in opposition

Date: June 19, 2018

(PLEASE PRINT)

Name: RITA A. SIKLAR

Address: 95 MADISON AVENUE 858/58

I represent: myself owner

Address: _____

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