



# THE REAL ESTATE BOARD OF NEW YORK

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LANDMARKING, HOUSING PRODUCTION AND DEMOGRAPHICS IN NYC

**REBNY** Stay On Top  
of New York.



# FIFTY YEARS OF LANDMARKING

New York City's landmarks law was enacted in 1965 as a way to preserve buildings or neighborhoods with: “**special character** or a special **historical or aesthetic interest** or value and [those] representing the **finest architectural products** of distinct periods in the history of the city.”



Empire State Building



Remsen Street (Brooklyn Heights Historic District)



Lever House

# FOUR TYPES OF LANDMARKS

- **Individual Landmarks:**

The exteriors of individual structures, ranging from farmhouses to skyscrapers. Examples include the Woolworth Building, the Pieter Claesen Wyckoff House in Brooklyn, and the Cyclone roller coaster in Coney Island



Rockefeller Center

- **Historic Districts:**

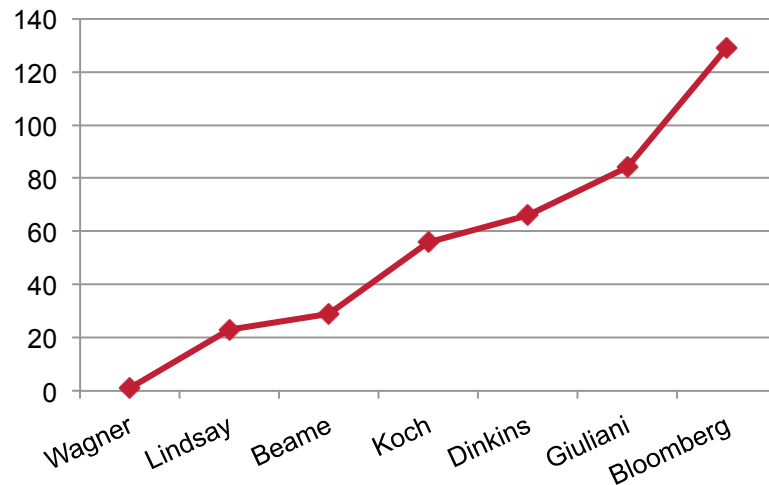
Areas of the City that possess architectural and historical significance and a distinct "sense of place." Examples include the Brooklyn Heights, Greenwich Village, and Tribeca historic districts



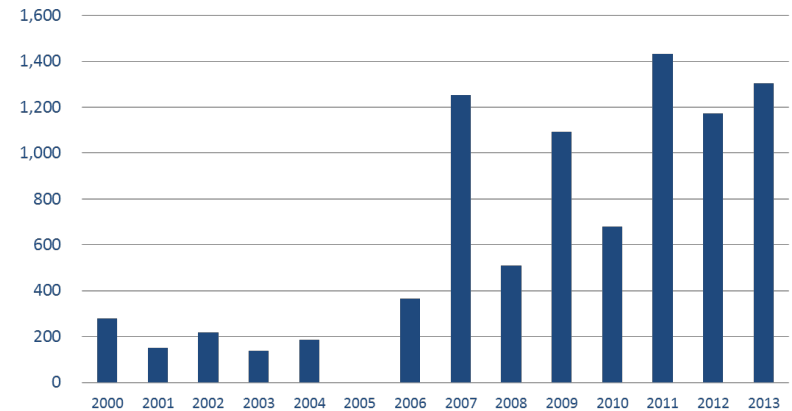
SoHo-Cast Iron Historic District

# HISTORIC DISTRICTS ON THE RISE

**Total Number of Historic Districts Designated by Mayor**



**Number of Lots Added to Historic Districts**

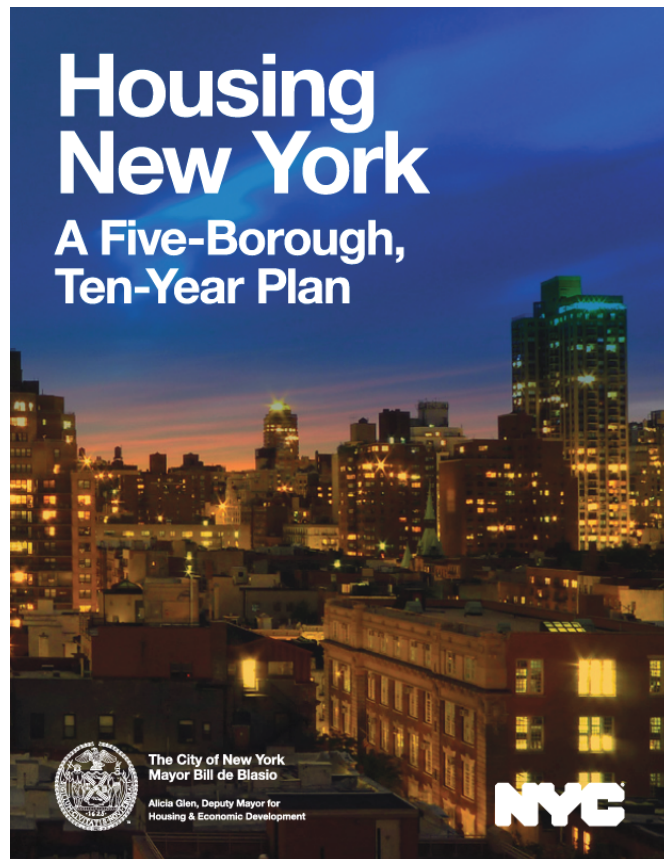


Source: NYU Furman Center

45 of the 129 historic districts in NYC were designated in last 12 years, resulting in a **54% increase in the number of historic districts**, and a 40% increase in landmarked properties



# NYC'S AFFORDABLE HOUSING PLAN



2013 plan to create or preserve 200,000 new affordable housing units in 10 years.

- An additional 100,000 units of market-rate housing would be needed to meet expected demand.

## Affordable Housing for Every New Yorker

Every New Yorker deserves a safe and affordable place to live, in a neighborhood that provides opportunities to get ahead. The market alone is not always able to meet that need, and, accordingly, governments of all levels must work together to help. Mayor Bill de Blasio has made affordable housing a top priority of his administration and has committed the City to “build or preserve nearly 200,000 affordable units, and help both tenants and small landlords preserve the quality and affordability of their homes.

# PENNSYLVANIA STATION

**Designed:** McKim, Mead, and White

**Completed:** 1910

**Demolished:** 1963

Catalyst for NYC Landmarks Law, 1965





# GRAND CENTRAL AND SUPREME COURT

**Designed:** Warren and Wetmore

**Completed:** 1913

**Landmarked:** 1967

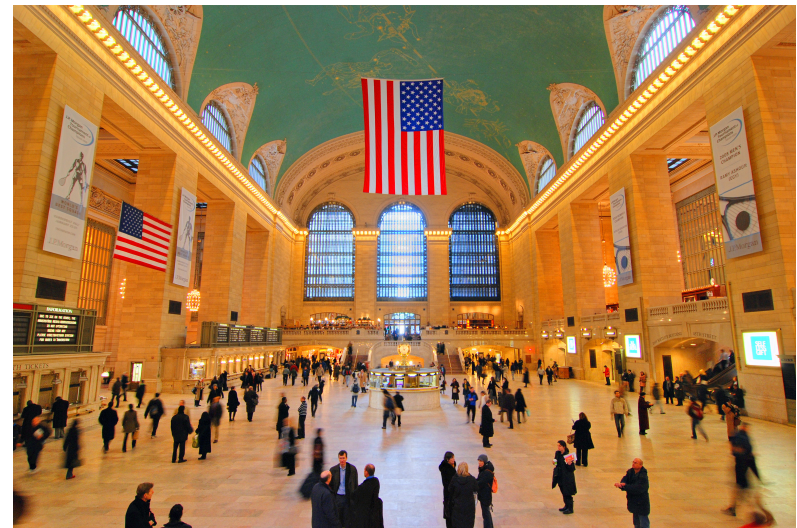
**Plan:** Multi-story building above the station designed by Marcel Breuer; denied by LPC



**Lawsuit:** Penn Central sued NYC citing that Landmark Law was a taking.

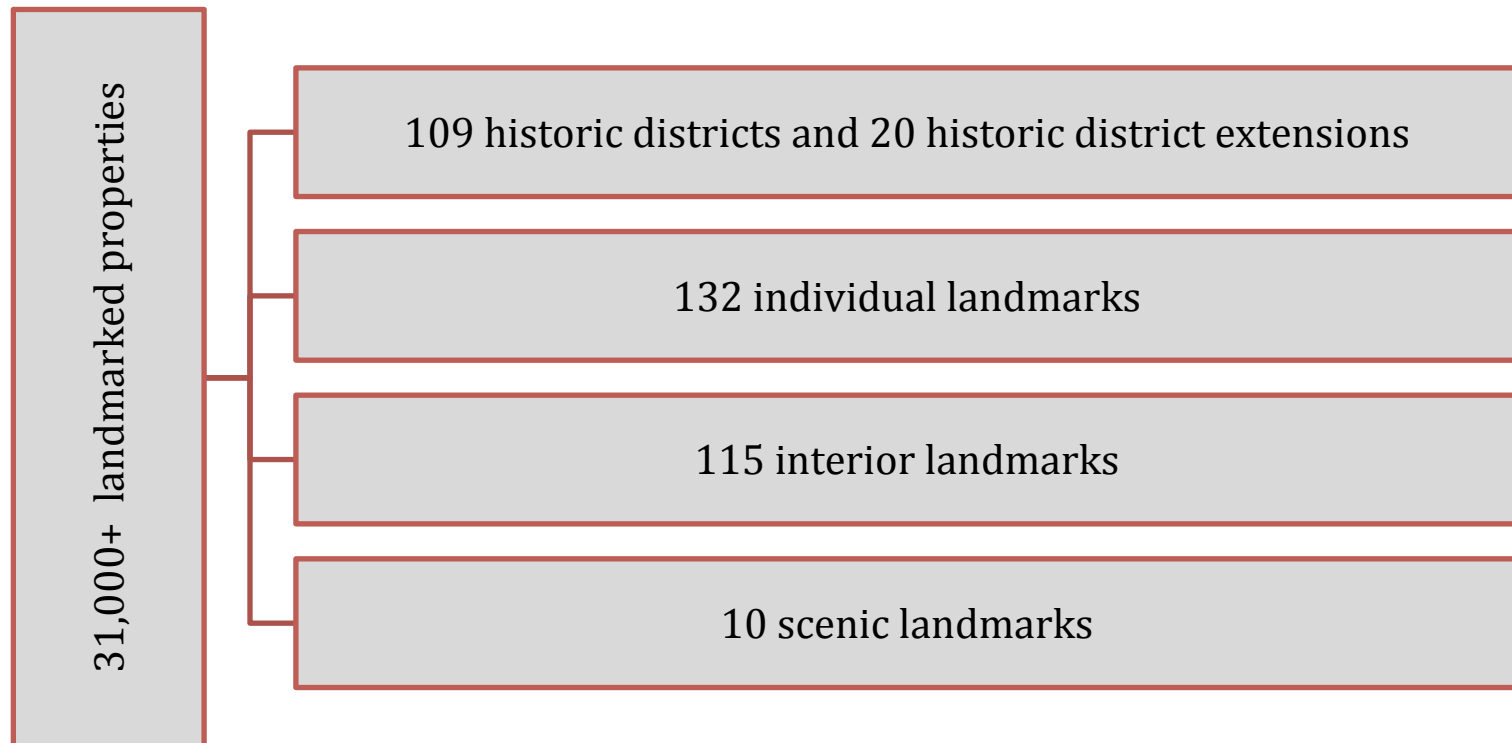
**Decision:** Supreme Court affirmed LPC authority.

- Landmarking under “Police Powers” benefited the public welfare
- Terminal still functioned as a station
- Transfer of Air rights



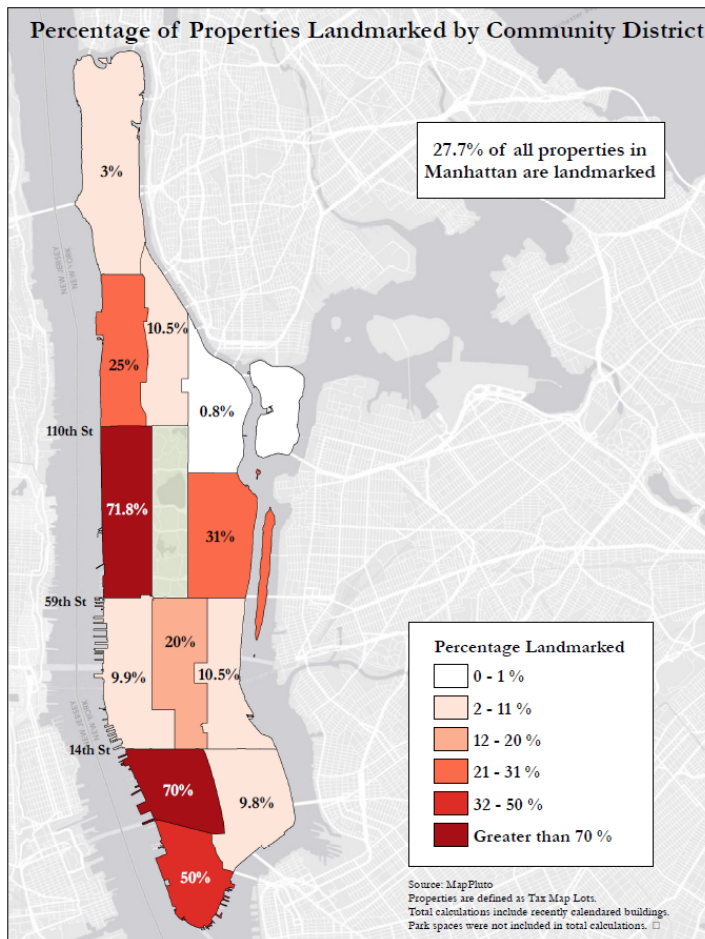
# LANDMARKS BY THE NUMBERS

According to the Landmarks Preservation Commission (LPC), in 2013 there were:





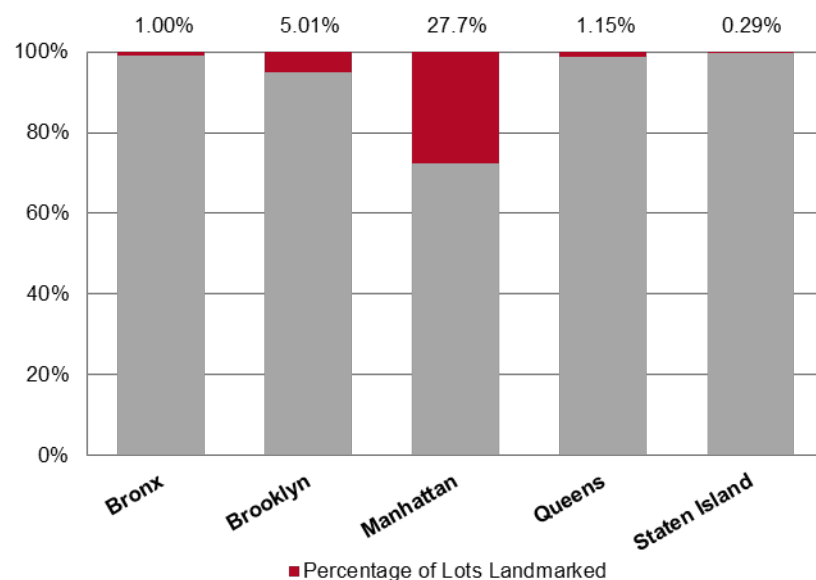
# LANDMARKS BY THE NUMBERS



	Total Properties	Total Landmarked Properties	% of Properties Landmarked
<b>MANHATTAN</b>	<b>42,361</b>	<b>11,738</b>	<b>27.7%</b>
CD 1 - Tribeca, Seaport/Civic Center, Financial District, Battery Park City	1,466	743	50.7%
CD 2 - Greenwich Village, West Village, NoHo, SoHo, Lower East Side, Chinatown, Little Italy	4,729	3,338	70.6%
CD 3 - Tompkins Square, East Village, Lower East Side, Chinatown, Two Bridges	4,208	419	9.9%
CD 4 - Clinton, Chelsea	3,465	346	9.9%
CD 5 - Midtown	3,047	643	21.1%
CD 6 - Stuyvesant Town, Tudor City, Turtle Bay, Peter Cooper Village, Murray Hill, Gramercy Park, Kips Bay, Sutton Place	2,807	304	10.8%
CD 7 - Manhattan Valley, Upper West Side, and Lincoln Square	4,415	2,968	67.2%
CD 8 - Upper East Side, Lenox Hill, Yorkville, and Roosevelt Island	5,546	1,775	32.0%
CD 9 - Hamilton Heights, Manhattanville, Morningside Heights, and West Harlem	2,473	624	25.2%
CD 10 - Central Harlem	4,361	462	10.6%
CD 11 - East Harlem	3,140	27	0.9%
CD 12 - Inwood and Washington Heights	2,704	89	3.3%

# LANDMARKS BY THE NUMBERS

## PERCENTAGE OF PROPERTIES LANDMARKED, BY BOROUGH



## NUMBER OF PROPERTIES LANDMARKED, BY BOROUGH

	Total Properties	Total Landmarked Properties	% of Properties Landmarked
BRONX	89,797	900	1.00%
BROOKLYN	277,543	13,898	5.01%
MANHATTAN	42,752	11,847	27.71%
QUEENS	324,151	3,723	1.15%
STATEN ISLAND	123,364	363	0.29%
CITYWIDE	857,607	30,731	3.58%

From 2003 to 2013, **79%** of newly designated landmarks were in boroughs other than Manhattan



# DEMOGRAPHICS

## HOUSEHOLD DEMOGRAPHICS IN MANHATTAN AND BROOKLYN

### Census Tract Analysis

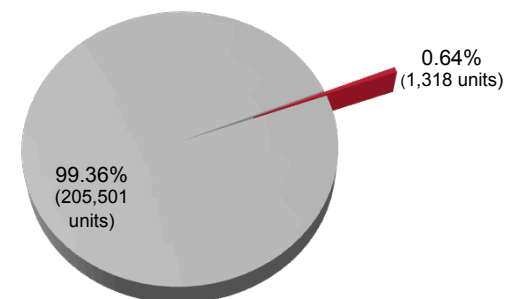
	Median Household Income	Racial Diversity Index	Population Change	Percent Renter Occupied	Average Household Size
CITYWIDE	<b>\$48,743</b>	<b>.74</b>	<b>2.10%</b>	<b>69%</b>	<b>2.57</b>
MANHATTAN	\$63,832	.68	3.20%	77%	2.00
Census Tract with over 50% Property Landmarked	\$105,604	.43	-0.10%	75%	1.81
Census Tract with over 80% Property Landmarked	\$113,665	.32	-2.70%	64%	1.73
Census Tract with 100% of Property Landmarked	<b>\$123,800</b>	<b>.28</b>	<b>-5.00%</b>	<b>60%</b>	<b>1.71</b>
BROOKLYN	\$42,143	.72	1.60%	72%	2.69
Census Tract with over 50% Property Landmarked	\$70,075	.56	-2.33%	73%	2.20
Census Tract with over 80% Property Landmarked	\$95,045	.50	-3.22%	60%	2.00
Census Tract with 100% of Property Landmarked	<b>\$111,066</b>	<b>.35</b>	<b>-3.35%</b>	<b>47%</b>	<b>1.86</b>

U. S. Census Bureau. (2010). *American FactFinder: New York County, Kings County, and NYC.*

# HOUSING PRODUCTION

## HOUSING CONSTRUCTION ON LANDMARKED PROPERTIES (2003-2012)

	Total New Housing Units Constructed	Housing Units Constructed on Landmarked Properties	Percent of Housing Units Constructed on Landmarked Properties
BRONX	29,403	194	0.66%
BROOKLYN	62,743	120	0.19%
MANHATTAN	53,220	998	1.88%
QUEENS	49,570	6	0.01%
STATEN ISLAND	11,883	0	0.00%
CITYWIDE	206,819	1,318	0.64%

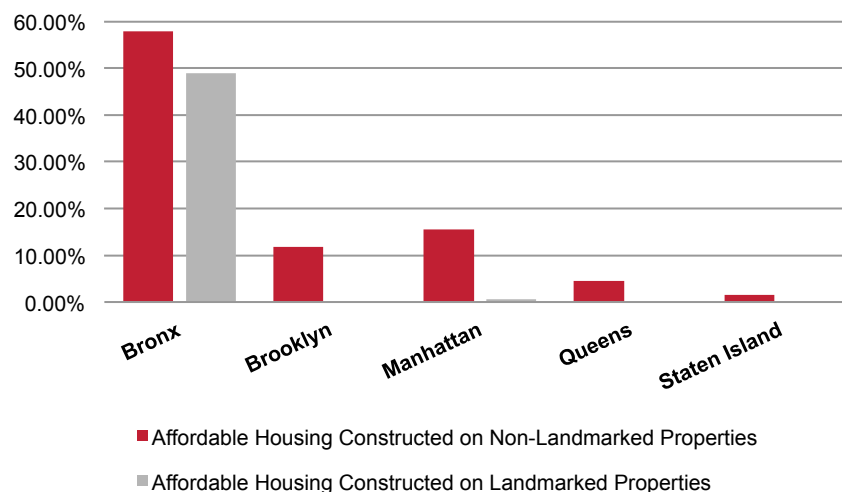
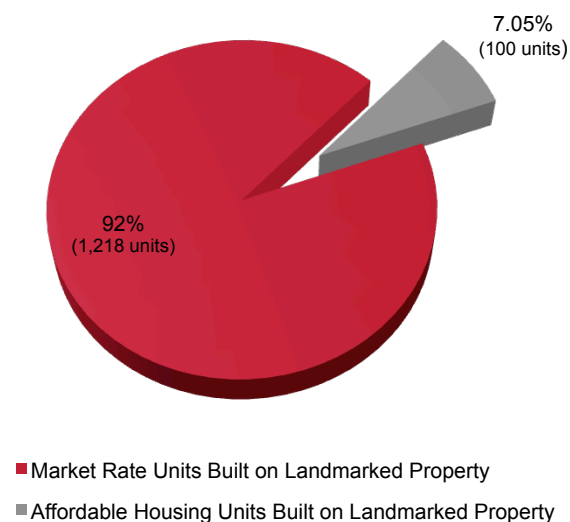


■ Units Constructed on Non-Landmarked Property  
■ Units Constructed on Landmarked Properties

Although landmarked properties account for nearly 30% of all properties in Manhattan, **less than 2%** of all housing was created on landmarked properties.

# HOUSING PRODUCTION

## AFFORDABLE HOUSING CONSTRUCTION (2003-2012)



Removing the Cedars/Fox Hall Project lowers the percentage of affordable housing that was constructed on landmarked property from 7.05% to only **0.38% citywide**.

As a comparison, the overall ratio of affordable housing constructed in the non-landmarked properties throughout the City during this period is **17%**.



# AFFORDABLE HOUSING

## CHANGE IN RENT STABILIZED UNITS, 2007-2014

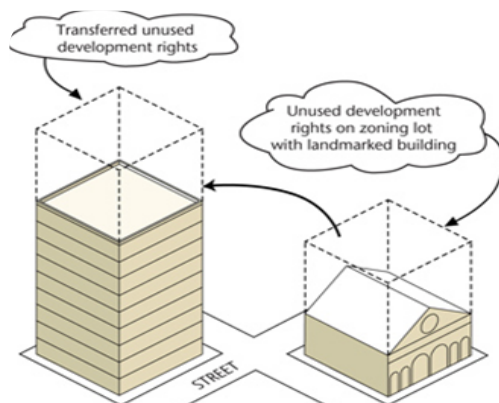
	2007 Rent Stabilized Units	2014 Rent Stabilized Units	Difference	% Change
MN Landmark	30,308	22,859	-7,449	-24.58%
MN Non-Landmark	265,989	235,425	-30,564	-11.49%
<b>Manhattan</b>	<b>296,297</b>	<b>258,284</b>	<b>-38,013</b>	<b>-12.83%</b>
BK Landmark	8,675	6,322	-2,353	-27.12%
BK Non-Landmark	233,066	225,126	-7,940	-3.41%
<b>Brooklyn</b>	<b>241,741</b>	<b>231,448</b>	<b>-10,293</b>	<b>-4.26%</b>
QN Landmark	4,100	3,892	-208	-5.07%
QN Non-Landmark	156,268	147,242	-9,026	-5.78%
<b>Queens</b>	<b>160,368</b>	<b>151,134</b>	<b>-9,234</b>	<b>-5.76%</b>
BX Landmark	1,340	1,378	38	2.84%
BX Non-Landmark	203,095	206,806	3,711	1.83%
<b>Bronx</b>	<b>204,435</b>	<b>208,184</b>	<b>3,749</b>	<b>1.83%</b>
SI Landmark	11	6	-5	-45.45%
SI Non-Landmark	7,093	6,650	-443	-6.25%
<b>Staten Island</b>	<b>7,104</b>	<b>6,656</b>	<b>-448</b>	<b>-6.31%</b>
City Landmarks	44,434	34,457	-9,977	-22.45%
City Non-Landmarks	865,511	821,249	-44,262	-5.11%
<b>Citywide</b>	<b>909,945</b>	<b>855,706</b>	<b>-54,239</b>	<b>-5.96%</b>

## SPECIFIC HISTORIC DISTRICTS

Historic District	Rent Stabilized Units Lost	% Change
Upper West Side / Central Park West	-2,730	-33.1%
Greenwich Village / Extension	-1,432	-25.4%
Brooklyn Heights	-781	-35.6%
Park Slope	-619	-40.8%

# HOUSING PRODUCTION

## CHALLENGES IN LANDMARK DISTRICTS



Transfer of  
Development  
Rights

Lengthy Public  
Review

Costly  
Maintenance

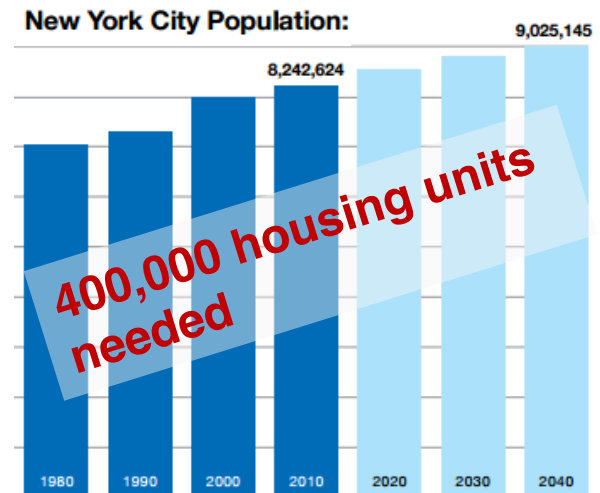
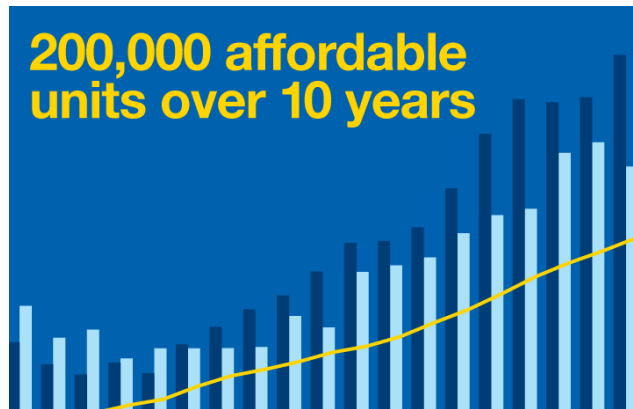
# HOUSING PRODUCTION

NEW YORK  
**YIMBY**  
Saying "Yes In My Back Yard" to New Development

## NYC is already at its 2020 Population Forecast

...the latest estimates pose a problem for city planners, as the new 2014 number falls just under 60,000 people shy of the previous 2020 projection, of 8,550,971 people.

If the previous year's increase of 52,700 people is matched in 2015 — and given construction permits, an even larger jump this year would not be surprising — New York's population will pass the 2020 estimates within the year, if it has not already.





# QUESTIONABLE DESIGNATIONS



SoHo-Cast Iron Historic District- Extension  
Almost 50% significantly altered; parking lots, gas stations

# QUESTIONABLE DESIGNATIONS



“When we were envisioning a landmarks law starting in 1958... **nobody had in mind the 110 Historic Districts**, we thought of maybe three or four. With 110 going on to 250 Historic Districts, one has step back a little bit and wonder just what exactly it is we are trying to achieve and what we are doing. **Are we cheapening the brand** or is this the correct thing to be doing?”

**Otis Pearsall,**  
**Historic Preservation Pioneer**

*2011 Fitch Forum on Landmarking at Columbia University*

# QUESTIONABLE DESIGNATIONS



“I have seen how community activists use historic preservation as a way to **limit development**...

What I’m seeing more and more, which I think is a very unfortunate trend in sort of the historic preservation movement...is that people will see that **designating a Historic District** or designating a building can actually be a speedier way to **eliminating a development possibility** than convincing the City Planning Commission that it would be a wise planning move.”

**Margery Perlmutter,**  
**Former LPC Commissioner**

*2011 Fitch Forum on Landmarking at Columbia University*



# QUESTIONABLE DESIGNATIONS



1. **Remove barriers** that constrain housing production and raise costs
2. **Encourage better quality buildings** that contribute to the fabric of neighborhoods
3. **Promote senior housing** to address the affordable housing needs of an aging population
4. **Reduce unnecessary parking requirements for affordable housing** to avoid excessive costs that hamper the creation of affordable and senior housing

## CRAIN'S NEW YORK BUSINESS

### Vocal preservationist attacks de Blasio plan to allow taller buildings in some neighborhoods

In an op-ed last week, Carl Weisbrod, the chairman of the City Planning Commission and director of the Department of City Planning, defended a citywide rezoning proposed by the de Blasio administration and remarked, "We ... look forward to additional engagement with communities and the public."

But he surely does not look forward to engaging with Andrew Berman, an indefatigable opponent of any development that would overshadow what exists today.

Mr. Berman, the executive director of the Greenwich Village Historic Preservation Society, beat Mr. Weisbrod to the punch at the very opening of the rezoning fight, publishing an op-ed attacking the plan a full eight days before the planning chief got his defense into the Daily News...

# PRESERVATION IN THE 21<sup>ST</sup> CENTURY



Hearst Tower



Domino Sugar Factory