



**Lowell D. Kern**  
Chair

**Jesse R. Bodine**  
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CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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August 7, 2020

Sarah Carroll, Chair  
Landmarks Preservation Commission  
David N. Dinkins Municipal Building, 9th Floor North  
1 Centre Street  
New York, NY 10007

**Re: 44-54 Ninth Avenue and 351-355 West 14th Street, Certificate of Appropriateness for Proposed Historic Restoration and Construction of New Building**

Dear Chair Carroll:

We have reviewed the revised application for 44-54 Ninth Avenue and 351-355 West 14th Street which the Landmarks Preservation Commission (LPC) will review in a public meeting on August 11th. We are pleased that the modified application incorporates several of the recommendations in Manhattan Community Board 4's (MCB4) May 14th letter to LPC but it fails to adequately address two important issues.

The following changes fall short of both our recommendations and the concerns stated by the Commissioners in LPC's June 2nd public hearing:

1. Tower continues to be too high. The Commissioner Comments, as quoted in the applicant's revised submission, state: "Infill addition is too tall..." The height of the revised tower would be lowered from nine stories to eight stories, a very minimal change; MCB4 recommended six stories to respect the Gansevoort Market Historic District context and prevent the infill tower from overpowering the historic three- and four-story rowhouses.
2. The amount of interior side walls lost exceeds our recommendation. More of the interior demising walls should be preserved as stated in MCB4's recommendation.

MCB4 welcomes the following changes which are in keeping with our earlier letter:

1. The tower's tall rooftop wind screen would be reduced to conventional parapet height.
2. The rear walls of historic buildings would be restored rather than demolished.
3. The highly visible west side wall of 355 West 14th Street would be preserved rather than demolished and replicated.

Sincerely,



Lowell D. Kern  
Chair  
Manhattan Community Board 4



Betty Mackintosh  
Co-chair  
Chelsea Land Use Committee



Paul Devlin  
Co-chair  
Chelsea Land Use Committee