



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

424 West West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

October 26, 2021

Melanie LaRocca, Commissioner
New York City Department of Buildings
280 Broadway
New York, NY 10007

Sarah Carroll, Chair
Landmarks Preservation Commission
Municipal Building, 9th Floor
One Centre Street
New York, NY 10007

Re: 44-54 Ninth Avenue and 351-355 West 14th Street: Stop Work Order

Dear Commissioner LaRocca and Chair Carroll:

The Manhattan Community Board 4 Chelsea Land Use Committee is dismayed at the current situation at the Gansevoort Market. At our 10/18/21 meeting, a vote was taken to call for an immediate stop work order for any further work until issues can be resolved to ensure that the August 2020 Landmarks Preservation Commission (LPC) Certificate of Appropriateness is honored.

We therefore call upon the Landmarks Preservation Commission to guide Department of Buildings (DOB) and the Development Team through the steps necessary to restore the façades in place without dismantling them. A full engineering analysis should direct this next phase.¹

DOB has ordered the dismantling of the façades of the historic rowhouses out of concern for public safety. Manhattan Community Board 4 fully supports every effort to protect the public and all work to ensure public safety. We appreciate the installation of sidewalk scaffolding and façade strengthening in order to protect our residents and visitors. However now that these measures have been taken, we call for future demolition to stop until a full structural analysis is presented explaining what brought

¹ Due to the emergency nature of DOB's directives this letter was approved by the MCB4 Executive Committee, which met on Monday, October 25th, by a vote of 11 yes, 1 no, 0 abstentions, and 1 Present not Eligible. This letter will be ratified at the November 3rd Full Board meeting.

about the emergency situation resulting in DOB's decision to dismantle the nine street-facing building façades.

Within the August 2020 Certificate of Appropriateness, it was recognized that removal and reconstruction of some of the outer wythe of brick at the façades may be warranted, but that did not call for the full dismantling of the façades. It is known that these historic buildings are fragile with decades of deterioration. Appropriate measures needed to work within these conditions should have been in place prior to beginning selective demolition work. We urge LPC to work with DOB and the Development Team to develop the methods to restore these historic façades in place as originally required.

The nine rowhouses on the corner of Ninth Avenue and West 14th Street are an integral component of the Gansevoort Market Historic District calling for extraordinary measures to protect them. We look forward to a collective effort to preserve and honor their historic significance.

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

cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Owner/Representatives of 44-54 Ninth Avenue and 351-355 West 14th Street