



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

JESSE R. BODINE
District Manager

July 1, 2015

Hon. Meenakshi Srinivasan, Chair
Landmarks Preservation Commission
Municipal Building, 9th floor
One Centre Street
New York, NY 10007

Re: LPC Application for Extension at 58-60 Ninth Avenue

Dear Chair Srinivasan:

On the recommendation of its Chelsea Land Use Committee, the Executive Committee of Manhattan Community Board 4 (CB4) voted to recommend approval of the proposed extension to the building at 58-60 Ninth Avenue which is located in the Gansevoort Historic District, in a C6-2A district. This recommendation is subject to ratification by the Board at its July 22, 2015 meeting.

The building is three and a half stories with a deep setback at the rear of the fourth floor. Commercial uses will occupy the ground floor and cellar; the upper floors will be residential. The entire building is undergoing extensive improvements, including fireproofing, the addition of an elevator, a new fireproof stairwell, and mechanical system upgrades. Air conditioning systems will no longer be seen on the outside of the building. This core reconstruction will bring the inside of the building up to code but would result in convoluted spaces and a loss of floor area. The number of residential units (three) will be unchanged.

The proposed 800 square foot addition would extend the existing fourth floor to the rear façade. It would cover part of the third floor, and provide space for the third floor residential unit. It would not be visible from the street. CB4 believes that the proposed addition will not detract from the historic value of the Gansevoort Historic District and is part of an improvement project which will preserve this building in the district.

CB4 recommends that the Landmark Preservation Commission approve this application.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee