

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE 32 DOMINICK STREET HOUSE IN MANHATTAN.**

**June 19, 2012**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the 32 Dominick Street House in Manhattan.

On June 28, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 32 Dominick Street. There were four speakers in favor of designation, including representatives of New York Landmarks Conservancy, Society of the Architecture of New York City, Historic Districts Council and Greenwich Village Society for Historic Preservation. There were no speakers in opposition to designation. On March 27, 2012, the Commission voted to designate 32 Dominick Street as an individual landmark.

The 32 Dominick Street House was one of twelve Federal style brick row houses (nos. 28 to 50) built c. 1826 on the south side of Dominick Street between Hudson and Varick Streets; and was one of five houses (No. 28 to 36) constructed by builder Smith Bloomfield. The 32 Dominick Street House is a remarkable, rare surviving example of a Federal style house in Manhattan. Its design is characteristic of the Federal style and the house retains a significant amount of its original architectural fabric, including its original form and materials, two-and-a-half story height and 20-foot width, and front facade with Flemish bond brickwork, high peaked roof with dormers and cornice. Of the twelve Federal style row houses built on the south side of Dominick Street between Hudson and Varick Streets, the 32 Dominick Street House is one of only four remaining and is the one that is the most intact, retaining its Federal-era form and materials.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE 34 DOMINICK STREET HOUSE IN MANHATTAN.**

**June 19, 2012**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of 34 Dominick Street in Manhattan.

On June 28, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 34 Dominick Street House. There were four speakers in favor of designation, including representatives of New York Landmarks Conservancy, Society of the Architecture of New York City, Historic Districts Council and Greenwich Village Society for Historic Preservation. Robert Neborak, co-owner of the building, spoke in opposition to designation on behalf of the owners of the building. On March 27, 2012, the Commission voted to designate 34 Dominick Street as an individual landmark.

The 34 Dominick Street House was one of twelve Federal style brick row houses (Nos. 28 to 50) built c. 1826 on the south side of Dominick Street between Hudson and Varick Streets; and was one of five houses (Nos. 28 to 36) constructed by builder Smith Bloomfield. The house retains its Federal style Flemish bond brickwork and stone lintels and sills. It was raised to a full third story with Flemish bond brickwork at the third story and an Italianate style cornice c. 1866. The addition of a full story is a typical alteration that many owners of Federal-era houses made at that time. The 34 Dominick Street House is a relatively rare surviving Manhattan town houses of the Federal style and period with Italianate style alterations. It is also notable as being one of only four remaining (Nos. 32 to 38 Dominick Street) Federal-era row houses on a block that once was lined with brick row houses, and one of the three (Nos. 32 to 36 Dominick Street) relatively intact remaining houses in the row.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE 36 DOMINICK STREET HOUSE IN MANHATTAN.**

**June 19, 2012**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the 36 Dominick Street House in Manhattan.

On June 28, 2011, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 36 Dominick Street House. There were four speakers in favor of designation, including representatives of New York Landmarks Conservancy, Society of the Architecture of New York City, Historic Districts Council and Greenwich Village Society for Historic Preservation. A representative of the owner of the building spoke in opposition to designation. On March 27, 2012, the Commission voted to designate 36 Dominick Street as an individual landmark.

The 36 Dominick Street House was one of twelve Federal style brick row houses (Nos. 28 to 50) built c. 1826 on the south side of Dominick Street between Hudson and Varick Streets; and was one of five houses (Nos. 28 to 36) constructed by builder Smith Bloomfield. The house retains its Federal style Flemish bond brickwork. It was raised to a full third story with Flemish bond brickwork at the third story and an Italianate style cornice c. 1866. The house's distinctive double doors, molded window lintels and areaway fence and gate date from this period. The addition of a full story is a typical alteration that many owners of Federal-era houses made at that time. The 36 Dominick Street House is a relatively rare surviving Manhattan town houses of the Federal style and period with Italianate style alterations. It is also notable as being one of only four remaining (Nos. 32 to 38 Dominick Street) Federal-era row houses on a block that once was lined with brick row houses, and one of the three (Nos. 32 to 36 Dominick Street) relatively intact remaining houses in the row.

The Commission urges you to affirm this designation.

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE DENNISON AND LYDIA WOOD HOUSE (310 SPRING STREET) IN MANHATTAN.**

**June 19, 2012**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Dennison and Lydia Wood House in Manhattan.

On June 28, 2011, the Landmarks Preservation Commission held a hearing on the proposed designation as a Landmark of the Dennison and Lydia Wood House. Three people spoke in favor of designation, including representatives of the Greenwich Village Society for Historic Preservation, Historic Districts Council, and New York Landmarks Conservancy. One representative of the owner also testified, stating that the owner had not taken a position on the proposed designation. On March 27, 2012, the Commission voted to designate the house as an individual landmark.

Located just north of Tribeca and a few blocks from the Hudson River, the Dennison and Lydia Wood House stands at the northern edge of Lispenard's Meadows, a former marsh that extended for several blocks along Manhattan's west side. In 1818, ship captain Dennison Wood purchased a parcel on Spring Street from Trinity Church, and in 1819, he and his family moved into their new house at what is now 310 Spring Street. In the early and mid-19<sup>th</sup> century, New York City developed into the country's leading port and financial capital. Wood captained ships that traveled between New York and Savannah in the 1830s, and his cargos may have included cotton being shipped north. The house's storefront space and third floor were likely added following his death in the 1840's. The third floor harmonizes with the floors below, featuring matching windowsills and paneled stone lintels. In 1869, the storefront was occupied by the drygoods business of Thomas Courtney, who later purchased the building. Courtney's business remained in the building until 1950.

The Wood House displays many characteristic features of the Federal style, including Flemishbond brick coursing at its first and second floors, a fluted door frame with paneled corners, and paneled stone lintels. Today, the Dennison and Lydia Wood House remains a tangible reminder of the earliest years of its neighborhood's urbanization.

The Commission urges you to affirm this designation.



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Statement of the Historic Districts Council

City Council Subcommittee on Landmarks, Public Siting & Maritime Uses

June 19, 2012

Regarding the Landmark Designation of 32, 34, and 36 Dominick Street and the Dennison and Lydia Wood House (310 Spring Street)

The Historic Districts Council is the citywide advocate for New York's historic neighborhoods. We are here in support for the Landmarks Preservation Commission's designation of 32, 34, and 36 Dominick Street as well as the Dennison and Lydia Wood House at 310 Spring Street.

The houses at 32-36 Dominick Street present an interesting portrait of the typical development of a New York City Federal Style rowhouse. 32 represents the beginning – a two-and-one-half story house of Flemish bond brickwork with a peaked roof and a pair of dormers that looks much like it did at the time of its construction around 1826. 34 next door retains its Flemish bond and stone lintels and sills, but was raised to a third story topped with an Italianate style cornice about forty years after its construction. Additional floors were constructed on many Federal style rowhouses as mid-19<sup>th</sup> century property owners sought to make the most out of their Manhattan real estate. The Flemish bond brickwork on 36 reminds us that it also started out like 32 as a Federal style rowhouse. Like 34 though, 36 received an additional story around 1866 and Italianate style details such as the cornice, molded wood lintels, double doors and areaway fence and gate.

Just a few blocks west stands the Dennison and Lydia Wood House at 310 Spring Street. Built in 1819, this house, a recognizable piece of old New York, retains its Flemish bond brickwork and Federal-era door surround. The building's pitched roof was raised to make a full third story and a storefront, another typical alteration, was added in 1847. Along with the houses on Dominick Street, the Wood House is a reminder of how the area around the Holland Tunnel was a small-scale, residential neighborhood two centuries ago.

Contrary to what some might believe, and to the disappointment of some others, the LPC does not landmark every Federal-era house. An LPC presentation in March of 2011 explained the criteria of original form, materials, and details, including those of mid-19<sup>th</sup> century alterations, for landmarking. We have seen a number of Requests for Evaluations rejected for lacking these qualifications. In fact, 38 Dominick Street at the end of this row, was voted down by the Commission. For properties to make it through the designation process to this point means something. It means they are landmarks. Please, reaffirm this fact and vote in favor of the designation of 32, 34, and 36 Dominick Street and the Dennison and Lydia Wood House.

**THE NEW YORK  
LANDMARKS  
CONSERVANCY**

June 28, 2012

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE SUBCOMMITTEE ON  
LANDMARKS, PUBLIC SITINGS AND MARITIME USES OF THE NEW YORK CITY COUNCIL  
REGARDING THE DESIGNATION OF 32, 34 AND 36 DOMINICK STREET, MANHATTAN, AS  
INDIVIDUAL LANDMARKS**

Good day Chair Lander and Council Members. I am Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy.

The Conservancy strongly supports designation of the Dominick Street houses. Over ten years ago, we began surveying buildings for our Endangered Building List. What stood out immediately among the thousands of properties reviewed for the List was the particular plight of the Federal-style house. These small, modest buildings with unique Federal elements are a vibrant reminder of New York's history, yet they are being lost every year.

32 Dominick Street is a fine example of the Federal period with many of its details, including the Flemish bond brick facade, stone lintels and sills, and peaked roof with dormers, as well as its overall massing intact. While there have been alterations and additions to the other two buildings in this group, important Federal elements remain. This grouping of three buildings recalls the original row of 12, providing an important link to early 19<sup>th</sup> century Manhattan and the history of this neighborhood.

These houses are remarkable survivors that deserve the recognition of designation and the protection and guidance that the Landmarks Law provides. Thank you for the opportunity to express the Conservancy's views.

**THE NEW YORK  
LANDMARKS  
CONSERVANCY**

June 28, 2012

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE SUBCOMMITTEE ON  
LANDMARKS, PUBLIC SITINGS AND MARITIME USES OF THE NEW YORK CITY COUNCIL  
REGARDING THE DESIGNATION OF 310 SPRING STREET, MANHATTAN, AS AN INDIVIDUAL  
LANDMARK**

Good day Chair Lander and Council Members. I am Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy.

The Conservancy supports designation of 310 Spring Street. Over ten years ago, we began surveying buildings for our Endangered Building List. What stood out immediately among the thousands of properties reviewed for the List was the particular plight of the Federal-style house. These small, modest buildings with unique Federal elements are a vibrant reminder of New York's history, yet they are being lost every year.

This 1819 Federal-style building with its 1850's Federal-style addition clearly deserves the recognition of designation, and might benefit from the guidance of the Landmarks Commission regarding any future changes. Like its neighbor, the Ear Inn at 326 Spring, period characteristics such as the Flemish bond brickwork, stone lintels, and modest scale are still intact despite alterations made in the past 150 years. The designation report for #326 finds that it is "still serving a useful purpose and ... it adds charm, intimate scale, a provocative change of pace to our city life and scene." 310 Spring Street serves an equal purpose, and makes similar contributions to the eclectic mix that defines New York.

Originally the home of prominent ship captain, 310 Spring is now hidden among larger 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings, and more recent high rises of West SoHo, where it is a quiet, yet striking link to this neighborhood's and the City's history. With designation, it will continue to do so.

Thank you for the opportunity to express the Conservancy's views.

Commissioner Robert B. Tierney  
Ms. Kate Daly  
NYC Landmarks Preservation Commission  
1 Centre Street  
9<sup>th</sup> Floor North  
New York, NY 10007

March 16, 2012

Re: 34 Dominick Street  
Block 578; Lot 63; Borough: Manhattan  
LP-2481

Dear Commissioner Tierney and Ms. Daly and members of the Landmarks Preservation Commission:

We are the owners of 34 Dominick Street and have reviewed the March 14, 2012 LPC Research Department designation report prepared by Cynthia Danza. We find the following errors and omissions:

- Second floor western lintel is concrete (photo was included with owner's testimony at June 28, 2011 public hearing)
- The areaway/sidewalk is primarily white concrete - less than 40% is bluestone
- Stone base was replaced with concrete/stucco and is painted
- Basement windows are aluminum double-hung inserts with screens
- First, second and third floor windows are vinyl clad double-hung inserts with insulated glass and full-height screens
- Crude industrial design mid-20<sup>th</sup> century metal stair and pipe railing to the basement
- Basement level entry gate replaced
- Brick east façade and chimney ARE NOT Flemish bond brickwork
- The statement that this house is "a relatively rare surviving Manhattan town house of the Federal style and period with Italianate style alterations" is specious. In fact, there are well over three hundred south of 23<sup>rd</sup> Street in Manhattan alone. Many do not have/qualify for individual landmark status.

At the June 28, 2011 public hearing, we provided testimony in response to the June 6, 2011 description and finding prepared by your Commission. It's surprising to us that, following this hearing, the Commission staff spent the next eight months researching and preparing a subsequent report, while we have no opportunity to publicly address this. After reviewing the subsequent document and specifically the section *Federal Style Houses in Manhattan*, noting the report's admission that 34 Dominick Street has been altered and lacks many of the defining characteristics of the Federal style, we maintain that this property does not meet the criteria set forth in the Landmarks Law for designation as an individual landmark for these specific reasons:

1. form – with the façade raised to a full third floor during a later period, 34 Dominick Street no longer exhibits the characteristic 2 ½ story form of the Federal house. The defining features and scale of the house are Italianate and later.

Robert Neborak - Thérèse Esperdy  
34 Dominick Street • New York, NY 10013



2. materials/details/ornament – 34 Dominick Street lacks the defining details of a Federal-era house. Most notably:
  - the characteristic stoop and railing was removed, the street was raised and the basement windows and lower-level entrance are a full story below grade
  - the stone base was replaced with concrete/stucco and painted
  - 20<sup>th</sup> century ironwork on the basement windows and lower level entrance gate along with the areaway fence/gate
  - Crude industrial-design mid-20<sup>th</sup> century metal stair and pipe railing to the basement level
  - The parlor-level front double-door and doorway was raised and enlarged well beyond Federal-era proportions
  - Second floor lintel is a concrete replacement
  - all of the window sashes are 20<sup>th</sup> century replacements (two are aluminum double hung with screens, eight are vinyl-clad double hung with full-height screens)
  - brickwork was altered below first story windows and at sides of outer second-story and eastern third-story windows
  - sidewalk is primarily white concrete with less than 40% bluestone
  
3. historical context – the neighborhood surrounding 34 Dominick Street is nothing like the romanticized description in the *Development of the Neighborhood* section of the report. Today, 34 Dominick Street is surrounded and dwarfed by large-scale manufacturing buildings, vertically stacked parking, illuminated Interstate-highway-sized billboards, and proximate to the Holland Tunnel - the neighborhood is devoid of any character from the Federal-era of New York City.

As we testified to the Commission on June 28, 2011, 34 Dominick Street is a highly altered pastiche of styles with third tier qualifications that does not meet the Federal house criteria for individual designation under the Landmark Law. We fear that regulation as an individual landmark for a building that includes too many elements of various historical periods will subject us to arbitrary requirements and unduly interfere with our ongoing efforts to maintain our home.

Since the Commission may have some new members who were not part of the June 28, 2011 public hearing, we attach the owners' testimony for re-review; and we request that the Commission vote NO on the designation of this property for individual landmark status.

Sincerely,

Robert Neborak

Thérèse Esperdy

Encl.

34 Dominick Street  
New York City Council Land Use Committee Hearing  
June 19, 2012

Good morning. My name is Robert Neborak and I am the owner of 34 Dominick Street. My wife and I are opposed to the designation of our house as an individual landmark.

The New York City Landmarks Law requires landmarks to possess a "special character or a special historical or aesthetic interest" and was meant to protect the "finest architectural products of distinct periods in the history of the city". When reviewed against the criteria for designation as a federal house created by the Commission's research staff, the report Federal Style Houses in Manhattan, and the Commission's own admission that 34 Dominick Street has been altered and lacks many of the defining characteristics of the federal style, we submit that 34 Dominick Street does not meet the criteria set forth in the Landmarks Law for designation as an individual landmark.

As described in the Federal House presentation to the Commission, candidates for designation as examples of the Federal period are assessed with respect to the following physical attributes: form, material and details. The defining form of 34 Dominick Street does not exhibit the 2-½ story characteristic form of the federal house. The façade was raised to a full third floor, the windows were altered and the front door was raised and enlarged. Furthermore, when the Holland Tunnel was built, Dominick Street was raised, obscuring the building's base and burying the stoop. The base was further altered in the 1950's.

In terms of materials, the brickwork has been altered and filled-in in patches, the ironwork is from the early 20<sup>th</sup> Century, there is a concrete lintel. The house does not have it's original door or stoop, the cornice is of a later style, the window openings have been modified and all of the windows have been replaced.

34 Dominick Street is located just 40 feet from the Holland Tunnel and surrounded by large industrial buildings and vertically stacked parking. Trucks entering the tunnel shake the house to the foundation, loosening the brickwork, further damaging the structural integrity of the house.

A review of the Federal style properties in Manhattan having individual landmark status indicates these common defining characteristics - 2 ½ story height, peaked roof, prominent segmental dormers, original decorative wood trim, Flemish bond brickwork, low stoop with wrought-ironwork, stone lintels and sills, and molded cornice. These are not the defining characteristics at 34 Dominick Street and an individual landmark designation would be a radical departure from these precedents.

As you may know, Steven Spinola, President of the Real Estate Board of New York, recently wrote "a consistently high standard is not applied in determining whether an individual structure or district warrants landmark protection" and he goes on to say "substantially altered buildings should not be included". We are not aware of any individual landmark designation of a building that is of "no particular style" and has been so altered in form, materials and details as 34 Dominick Street. Therefore, we urge that the City Council vote not to designate 34 Dominick Street.

*As seen in...*

# **REAL ESTATE WEEKLY**

Wednesday June 6, 2012

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## **REBNY Watch**

Steven Spinola

President, Real Estate Board of New York

New York City's Landmarks Law is important to preserve and protect our city's most treasured buildings. Yet the system by which buildings or districts are chosen for designation is broken and needs to be reformed.

The designation process is not open and transparent, particularly for property owners who will be subject to an entirely new set of government regulations; a consistently high standard is not applied in determining whether an individual structure or district warrants landmark protection; the law is not administered in a way that makes it easier for property owners to comply; and the Landmarks Preservation Commission (LPC) and staff do not give enough weight to other policy considerations in designating landmarks and overseeing landmark properties. These concerns take on even greater weight given that the number of properties designated by the LPC has skyrocketed in the last several years.

At the beginning of May, the City Council, under the leadership of Speaker Christine Quinn, Land Use Committee Chair Leroy Comrie and Housing and Building Chair Erik Martin Dilan, began a process of examining how to improve the City's landmark review process. The Real Estate Board of New York believes several principles should guide future reforms.

The process should be open and transparent, particularly for property owners. Property owners, who might be subject to designation, should receive notice well in advance of an LPC public hearing that their property is being considered for designation. The LPC should also issue in advance of a vote for designation a draft designation report and draft rules or guidelines regarding preservation and maintenance of buildings providing property owners and elected officials a clear understanding of what is required to comply with the designation.

Next, high standards should be consistently applied when determining if a district or building warrants designation. Historic districts should be narrowly drawn to represent the cohesive and consistent character of a neighborhood. Vacant lots and substantially altered buildings should not be included. Furthermore, historic districts should not be designated to preserve the scale of a neighborhood or to make an end-run around zoning.

The Landmarks Law should also give property owners greater flexibility to manage and maintain their properties, and any regulatory burden on properties within a historic district should be fair and equal. Currently, LPC's regulatory practices for alterations and additions to buildings inside historic districts is severely restricted or prohibited. The Landmarks Law hardship provisions are also extremely onerous and only available to those rare property owners who have the resources to proceed with a costly legal process after designation.

Finally, to remain a world class city, New York must address a series of policy goals. As a result, the City Council and City Planning Commission should consider future land use and economic impacts of landmark and historic district designations. Landmarking decisions must be assessed in the context of other objectives like the need for more housing and jobs, more robust sustainability efforts and exciting new architecture.

REBNY hopes that elected officials will take notice that the system of landmark designation is broken and needs to be changed for the betterment of our great city.

**In other REBNY News:**

Attention sales brokers, mortgage brokers, accountants and bankers, REBNY is holding its First Finance Cocktail Party from 5 to 7 p.m. on Thursday, June 7 at Club Metropolitan, 146 West 57<sup>th</sup> Street. Tickets cost \$35. For more information, contact Desiree Jones at [djones@rebny.com](mailto:djones@rebny.com).

Don't miss out on the Real Estate Industry's Highest Honors for Commercial Retail Brokers when REBNY's Retail Committee presents its Most Ingenious Retail Deal of the Year Award at the 14<sup>th</sup> annual Cocktail Party from 5:30 to 7:30 pm on Tuesday, June 12 at the 101 Club, 101 Park Avenue. Register at [REBNY.com](http://REBNY.com) and for more information, contact Desiree Jones at [djones@rebny.com](mailto:djones@rebny.com).

After being canceled due to inclement weather, REBNY's Spring Golf & Tennis Outing has been rescheduled for Thursday, June 28. It will be held at the North Shore Country Club, a beautiful newly-renovated golf course, tennis courts and clubhouse spearheaded by one of REBNY's esteemed members Donald Zucker. The event includes a full day of golf or tennis with breakfast, lunch, cocktails and dinner at the North Shore Country Club located in Glen Head, Long Island. Golfers pay \$425 and tennis players pay \$315. For more information, contact Kathleen Gibbs at [kgibbs@rebny.com](mailto:kgibbs@rebny.com) or 212-616-5246.

34 Dominick Street  
LP 2481

I am Robert Neborak, owner of 34 Dominick Street, with my wife. I am a landscape architect with extensive design, planning and zoning experience, having served on planning commissions in the past. My wife and I are opposed to this proposed landmark designation.

In your proposal, you cite these reasons for the designation.

- Representative of the Federal style in materials and scale
- Subsequent alteration to three-story with Italianate-style lintels and wood cornices
- Flemish bond brickwork
- Unusual decorative lintel added at a later date
- Stone lintels and sills
- Integrity of the row

The house has been altered severely and no longer retains any characteristics of its Federal origins, other than altered Flemish bond brickwork. The stoop was eliminated. The dormers were removed. The windows and front door were enlarged. The brickwork was altered to include running bond. The sills, lintels and windows have been replaced. The ironwork is 20<sup>th</sup> century.

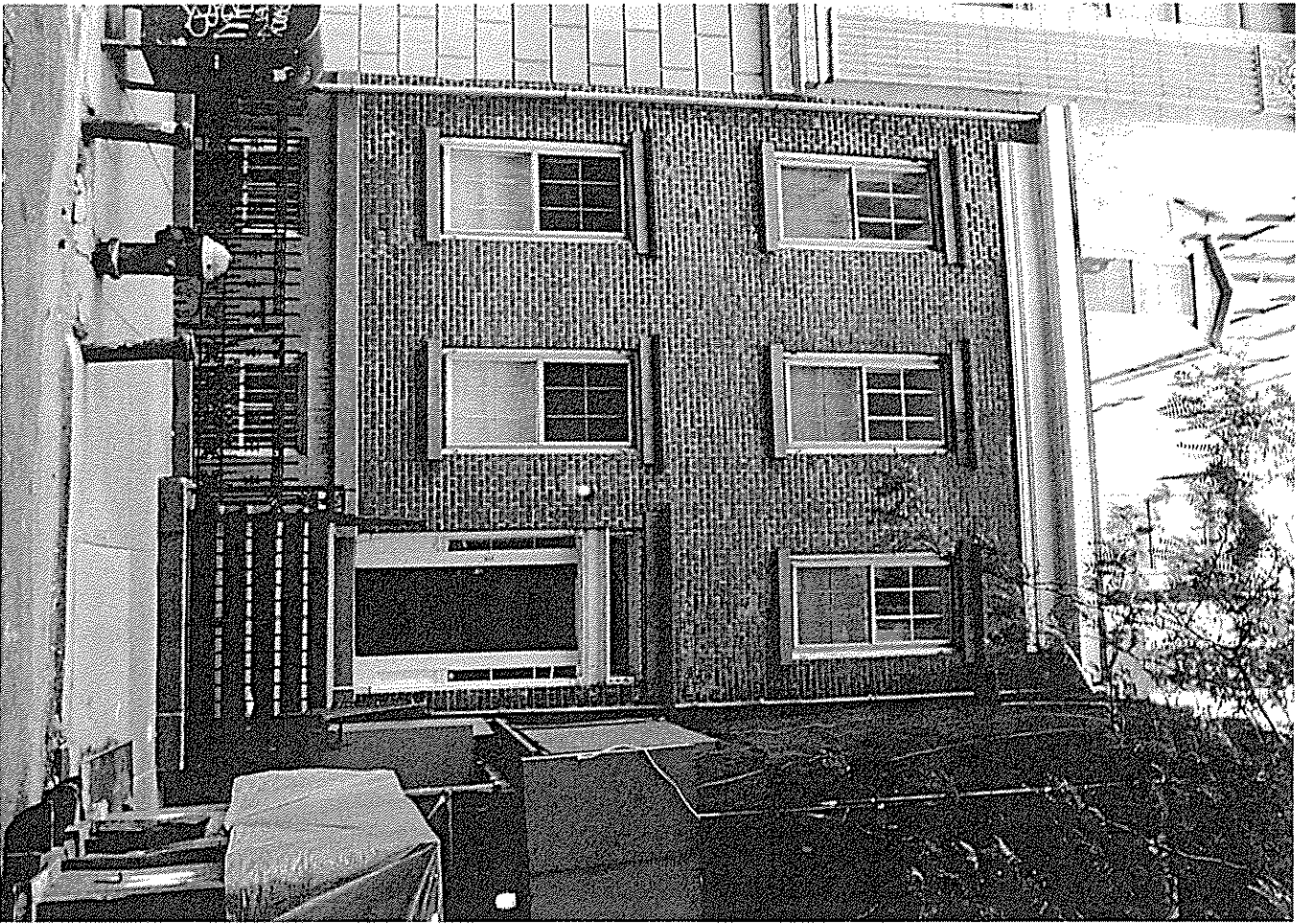
There are no significant or notable Italianate features – indeed, this is not a good example of the Italianate style either. 34 Dominick Street does not compare to the many fine examples of Italianate architecture found nearby and throughout New York City. And so it begs the question – if this proposal is successful, to which style will we be bound? Federal? No, it's not a Federal. Italianate? No, it's not that either. An arbitrary hybrid? What is the standard to guide us or future property owners? Other than calling out features from various building eras, your proposal offers no hint. The existence of simple, altered sills and lintels is hardly a defining feature of architectural and historical significance.

Integrity of the row? That was lost when the residential character of Dominick Street was demolished and the street was raised to accommodate the Holland Tunnel. Originally, Dominick Street sloped downhill from Varick to Hudson. Now it rises from Varick to the tunnel, with a steep downward slope on the remaining stretch to Hudson. The stoop, a truly defining element of early New York City housing, was buried under 4' of sidewalk and street - the entire front entrance experience was irreversibly changed. Since then, these few remaining houses are without historical, architectural, indeed even residential context. They are compromised structurally, and balance precariously next to the tunnel. In our case, the tunnel is a mere 40 feet away, and every truck that goes through it shakes the house to the foundation, loosening the brickwork, and adding further

damage to the structural integrity. Today, Dominick Street is bracketed by large industrial buildings with active truck loading docks, parking lots with vertically stacked cars and numerous illuminated billboards screaming for the attention of the NJ bound driver. Nobody could mistake this for a charming Federal-era streetscape. We understand the Commission's interest in finding and creating architecturally significant, homogenous landmark districts. Dominick Street is clearly not one of them, and 34 Dominick Street is not worthy of individual landmark status.

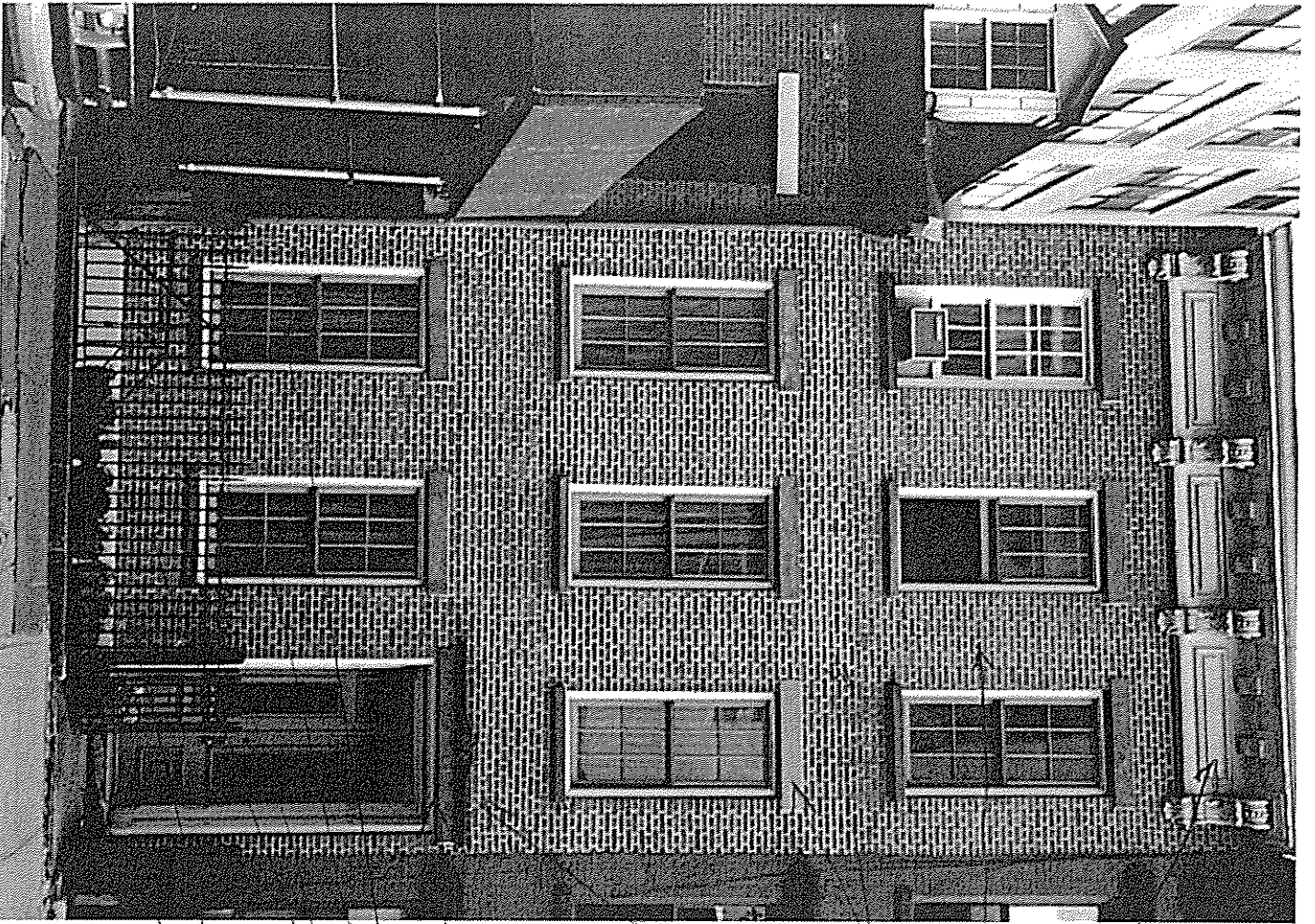
Dominick Street exists within the M1-6 Manufacturing Zone and we live at 34 Dominick Street as a non-conforming residential use. Trinity Church, the largest property owner in the area, is currently pursuing a rezoning of the entire Hudson Square neighborhood which I'm told will permit mixed uses, including residential. This thoughtful rezoning proposal is an important first step in the re-evaluation of the area. The arbitrary nature of today's proposed landmarking is premature. Landmark determination should not be used to pre-empt or substitute City Planning.

This proposal for 34 Dominick Street, an altered mixed-period building with third tier qualifications, calls into question your very mission of preserving buildings of true historical and architectural significance. 34 Dominick Street doesn't rise to the level required for New York City individual landmark status when compared to the many other excellent examples of Federal-era buildings found in lower Manhattan and throughout the City which are already landmarked. Lastly, the imposition of individual landmark designation will require us, the property owners, to bear the entire financial brunt of a project ostensibly undertaken for the public good, but without the ability to restore the original historical or architectural context of the street. The Commission should prioritize designation of buildings that represent contextual historical significance AND consensus of support of the individual property owners. 34 Dominick Street is not a notable architectural example of anything other than a well-maintained old building, altered repeatedly to conform to the styles of the day. It is for these reasons that my wife and I oppose this proposed landmark designation.



Typical Federal - style  
Landmark - New York City

- 2 1/2 story
- pedimented
- prominent segmented cornice
- original wood trim
- Flemish bond brickwork
- low stoop with wrought-iron
- star finials and shells
- molded cornice



34 Dominick Street  
New York, NY

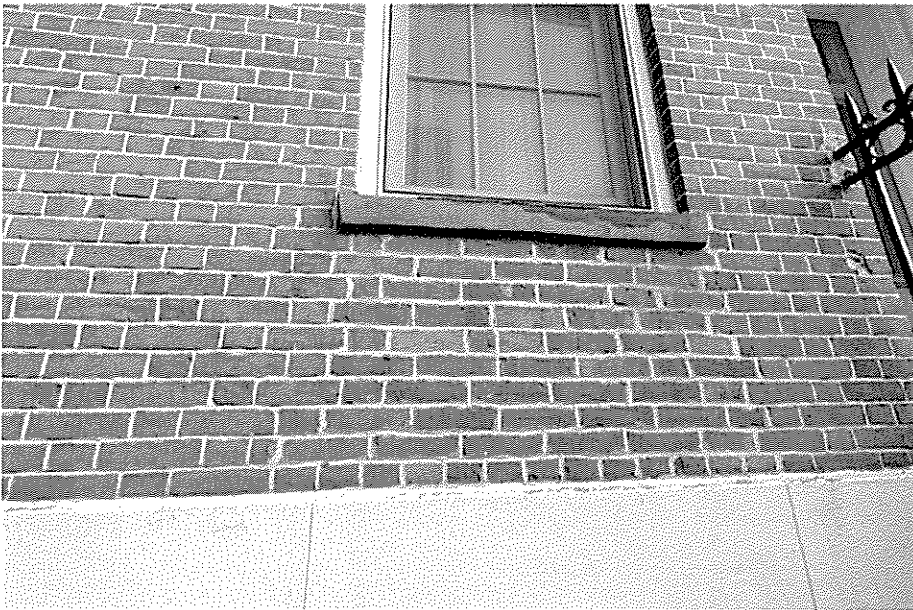
- cornice of later style
- full third floor added
- concrete lintel
- brickwork altered

- doorway raised and enlarged
- window opening altered
- brickwork altered
- steps missing
- 20<sup>th</sup> Century ironwork





34 Dominick Street  
LP 2481  
*Evidence of buried stoop*



34 Dominick Street  
LP 2481  
*Altered brickwork – running bond*



34 Dominick Street  
LP 2481  
*Altered lintel – precast concrete*



34 Dominick Street  
LP 2481  
*Streetscape – no historical context*



## - HISTORIC DISTRICTS -

**East Village/Lower East Side Historic District** (proposed): In April 2011, the City proposed this new historic district in the East Village. GVSHP successfully advocated for a multi-building expansion of the proposed boundaries. The proposed district was calculated in June 2011.

**East 10<sup>th</sup> Street Historic District:** With GVSHP's support, the City designated the East 10<sup>th</sup> Street Historic District in January 2012. This is the first historic district the City has designated in the East Village since 1969.

**Gansevoort Market Historic District / Gansevoort Market State and National Register Historic District:** GVSHP proposed the Gansevoort Market Historic District in 2001. The City designated the somewhat smaller Gansevoort Market District in 2003, while the Gansevoort Market State and National Register Historic District, designated in 2007, includes the entire area proposed by GVSHP. This was the first expansion of historic district protections in Greenwich Village since the designation of the Greenwich Village Historic District in 1969.

**Greenwich Village Historic District Extension / Weehawken Street Historic District:** These historic districts were designated in 2006 in response to GVSHP and other groups' proposal for landmarking the Far West Village. This was the first-ever expansion of the Greenwich Village Historic District, and only the second new historic district in Greenwich Village since 1969.

**NoHo Historic District / NoHo East Historic District / NoHo Historic District Extension:** GVSHP was a staunch advocate of extending landmark protections to NoHo after the NoHo Historic District was designated in 1999. GVSHP continued to push for designation of the remainder of the neighborhood, which took place in 2003 (NoHo East Historic District) and 2008 (NoHo Historic District Extension).

**SoHo-Cast Iron Historic District Extension:** With GVSHP's support, the City designated a 135-property extension to the SoHo-Cast Iron Historic District in 2010. Four of these properties are located in GVSHP's proposed South Village Historic District.

**South Village Historic District:** GVSHP proposed the South Village Historic District in 2006, and the City voted to landmark the first phase of the proposed district on June 22<sup>nd</sup>, 2010. This 235-building, 12-block designation is the largest expansion of landmark protections in Greenwich Village since 1969, and makes the Greenwich Village Historic District by far the largest historic district in New York City. The City has indicated they are reviewing the remainder of our proposed South Village Historic District.

**Stonewall State and National Register Historic District:** This historic district was proposed by GVSHP, listed on the State and National Register of Historic Places in 1992 (the 30<sup>th</sup> anniversary of the Stonewall Riots), and designated a National Historic landmark in 2000. This was the first, and to this day only, site in the United States so recognized for its significance to LGBT history.

## - DOWNZONINGS -

**3<sup>rd</sup> / 4<sup>th</sup> Avenue Corridor:** GVSHP worked successfully with community groups, the community board, and local elected officials to advance a community-initiated rezoning plan for the 3<sup>rd</sup>/<sub>4</sub><sup>th</sup> Avenue corridors, the zoning of which favored hotel and dormitory development. In response to this campaign, the City rezoned the area in October 2010.

**East Village:** In 2008 the City adopted an 111-block rezoning of the East Village proposed by a coalition of community groups including GVSHP, which downzoned much of the neighborhood, limiting the size and height of allowable new development. This was the largest rezoning in Manhattan in several years.

**Far West Village:** GVSHP has been successful in persuading the City to rezone several sections of the Far West Village. In 2005, in response to GVSHP's campaign, the City downzoned much of the area (this was the first downzoning in Manhattan in years). In October 2010, the City downzoned another section of the Far West Village that had been zoned C6-1 and thus favored commercial and hotel development, as GVSHP and other community groups had fought for over two years to have them do.

## - INDIVIDUAL LANDMARKS -

**45A Marks Place:** Designated in 2004, No. 4 St. Marks Place was among 13 federal houses GVSHP and the New York Landmarks Conservancy proposed for landmark designation in 2003.

**32, 34, and 36 Dominick Street:** These three federal houses in the Hudson Square neighborhood were landmarked in 2012 by the City and supported by GVSHP. Some of the earliest surviving building stock in this area, these houses were built c. 1826.

**57 Sullivan Street:** No. 57 Sullivan Street was among 13 federal houses GVSHP and the New York Landmarks Conservancy proposed for landmark designation in 2003. A public hearing on landmark designation was held in 2009.

**67 & 94 Greenwich Street:** Nos. 67 & 94 Greenwich Street were among 13 federal houses GVSHP and the New York Landmarks Conservancy proposed for landmark designation in 2003. They were designated in 2005 and 2009, respectively.

**127, 129, and 131 MacDougal Street:** Nos. 127, 129, and 131 MacDougal Street were among 13 federal houses GVSHP and the New York Landmarks Conservancy proposed for landmark designation in 2003. They were designated in 2004.

**159 Charles Street:** In 2007, the City landmarked this 1838 house. It was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to GVSHP and other groups' proposed Far West Village Historic District.

**310 Spring Street:** This federal house in the Hudson Square neighborhood was landmarked in 2012 by the City and supported by GVSHP. One of the earliest surviving buildings in this area, the house was built c. 1818-19.

**354 West 11th Street:** In 2007, the City landmarked this 1841 house. It was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to GVSHP and other groups' proposed Far West Village Historic District.

**486 and 488 Greenwich Street:** Designated in 2007, Nos. 486 and 488 Greenwich Street, built in 1920, were among 13 federal houses GVSHP and the New York Landmarks Conservancy proposed for landmark designation in 2003.

**F.W. Devos & Co. Paint Factory:** In 2008, the City landmarked this former factory at 110-112 Horatio Street, which was built in 1882. This was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to GVSHP and other groups' proposed Far West Village Historic District.

**Keller Hotel:** The City landmarked this 1888 hotel in 2007. This was one of eight sites in the Far West Village the City committed to landmark in 2005 in response to GVSHP and other groups' proposed Far West Village Historic District.

**K. H. Macy & Co. Store, 14<sup>th</sup> Street Annex:** The former 1898 horse and buggy store at 56 West 14<sup>th</sup> Street was designated in 2011. GVSHP supported this important step in the preservation of buildings along the historic 14<sup>th</sup> Street corridor.

**Russian Orthodox Cathedral of the Holy Virgin Protection:** In 2008, GVSHP and East Village community groups were able to prevent plans to build an eight-story condo tower on top of the Russian Orthodox Cathedral of the Holy Virgin Protection at 59 E. 2<sup>nd</sup> Street. In March 2010, the City held a public hearing on the site in response to our request that it be designated a landmark.

**Silver Towers:** GVSHP proposed Silver Towers, its landscaping, and its giant Picasso sculpture for landmark designation in 2003; the City designated the complex in 2008. GVSHP was also able to get the complex deemed eligible for the State & National Register of Historic Places. In 2010, following widespread opposition led by GVSHP and from architect LM. Pei, NYU withdrew its landmarks application for 400 E. 1<sup>st</sup> tall tower on the site, which would have been the tallest ever constructed in the Village.

**Van Tassel & Keaneey Auction Mart:** After a six-year campaign led by GVSHP, 128 East 13<sup>th</sup> Street was designated an individual landmark in 2012. This unique 1903-04 building is one of the few surviving horse auction marts in New York and the former studio of artist Frank Stella.

**Webster Hall:** GVSHP proposed Webster Hall for landmark designation in 2007, and it was designated by the city in 2008. Designation not only honors the 120-year political, social, and cultural history of Webster Hall, but prevents another 20+ story dorm or hotel from being built in an area where lax zoning has allowed many such developments in recent years.

**Westbeth:** A small portion of Westbeth, formerly part of the Bell Telephone Laboratories, had been listed on the National Register of Historic Places in 1975. In 2009, GVSHP successfully submitted a nomination to place the entire Westbeth complex on the Register. Immediately following the success of GVSHP's nomination, the City announced that it would consider the complex for NYC landmark designation. The complex was designated an individual landmark in October 2011.

## - OTHER SITES -

**43 MacDougal Street:** GVSHP has gotten the City to levy over \$120,000 in fines and begin pursuit of a lawsuit against the owner of 43 MacDougal Street, a landmarked 1846 house which has been neglected for over 20 years and has deteriorated to the point of endangering its safety and that of its neighbors. In September 2011, the building was finally sold to a new owner.

**437 West 13th Street:** In 2009, after months of opposition led by GVSHP, the size of a proposed glass tower at 437 West 13th Street was considerably slashed to a 30% reduction in the height of the building, and a 64% reduction in the amount of extra bulk sought by the developers. The planned retail space was also cut from triple the allowable size to double — a 50% decrease.

**685 Washington Street:** In 2008, GVSHP successfully opposed needed approvals for a nine-story building at 685 Washington Street in the newly-expanded Greenwich Village Historic District. In response to GVSHP's

urging, in 2010 the city downzoned this section of the Far West Village. The plans for the development do not conform to the new zoning and are now on hold.

**848 Washington Street:** GVSHP blocked approvals for plans for a 500-ft tall tower at 848 Washington Street twice — in 2003 and 2004.

**Congregation Menrich Synagogue:** In 2008, GVSHP and a coalition of East Village and Jewish groups drafted plans to demolish the East Village's last operating "tenement synagogue." In 2010, GVSHP got the State Historic Preservation Office to determine that the building is eligible for the National Register of Historic Places.

**Fire Patrol 42:** In 2010, GVSHP got the State Historic Preservation Office to determine that the historic Fire Patrol 42 at 84 West 3rd Street is eligible for the National Register of Historic Places.

**Jefferson Market Garden and Library:** A grant from the Vincent Astor Foundation allowed GVSHP and the Village Committee for the Jefferson Market Area to install a new wrought iron and steel fence around the Jefferson Market Garden and back lot of the library in 1998, replacing a deteriorating chain link fence which surrounded the garden for more than two decades. Its design was based upon the original 19th century fence which surrounded the site.

**Jefferson Market Library:** In 2007, after years of deterioration of the facade of the Jefferson Market Library, GVSHP and other community groups successfully advocated for funding which had been secured for interior renovations to be transferred to allow for the urgently-needed renovation of the exterior of the building.

**New School:** In 2009 the New School announced that they were dropping plans to build a new 350-ft. tall glass building at 65 Fifth Avenue, a plan staunchly opposed by GVSHP. In May 2010, they introduced new plans for a building of reduced size and height that responded to objections raised about the original design. This design maintains the required setbacks and preserves light and air.

**NYU Dormitories:** In 2008, after a campaign led by GVSHP to get NYU to locate new facilities outside of the Greenwich Village/NoHo/East Village area, the University announced plans to locate new dormitories in Downtown Brooklyn and East Midtown.

**Pier 40:** In 2008, GVSHP and a broad coalition of community groups successfully blocked approvals for a massive entertainment complex on Pier 40 branded "Vegas-on-the-Hudson."

**Provincetown Playhouse:** In 2008, GVSHP led the effort to get NYU to change plans to demolish the Provincetown Playhouse. While the University moved ahead with demolition of the historic building which housed the theater, they agreed to preserve the theater space itself. Later, when it was discovered that NYU secretly destroyed some of the theater space, GVSHP led the charge to halt construction and preserve what was left of this unofficial landmark.

**St. Vincent's Hospital:** In 2008, GVSHP led the effort to call for substantial changes to the St. Vincent's/Rudin plan to demolish nine buildings in the Greenwich Village Historic District and replace them with two enormous towers and several smaller buildings. The City required several of the changes called for by GVSHP. In 2012, after GVSHP and many others called for the preservation of the Reis Building, Rudin agreed to incorporate much of the original facade into the redevelopment of the site.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L0623 ~~201625~~ Res. No. \_\_\_\_\_

in favor  in opposition

Date: JUNE 19, 2012

(PLEASE PRINT)

Name: Robert Mborale

Address: 34 Dominick Street

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L0624 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/19/12

(PLEASE PRINT)

Name: Roy Louzeiro

Address: 136 DOMINICK ST NY 10013

I represent: Roy Louzeiro

Address: 36 DOMINICK ST NY 10011

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. All Landmarks Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/14/12

(PLEASE PRINT)

Name: Suzanne Bankoff

Address: \_\_\_\_\_

I represent: HPC

Address: 232 E 11 Street, NY 10003

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU-623 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/19/12

(PLEASE PRINT)

Name: Kate Daly

Address: 1 Centre St.

I represent: Landmarks Preservation Comm.

Address: 1 Centre St.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU-624 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Kate Daly

Address: 1 Centre St.

I represent: Landmarks Preservation Comm.

Address: 1 Centre St.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU-625 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/19/12

(PLEASE PRINT)

Name: KATE DALY

Address: 1 Centre St.

I represent: Landmarks Preservation Comm.

Address: 1 Centre St.

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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU-622 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/19/12

(PLEASE PRINT)

Name: KATE DALY

Address: 1 Centre St, 9th FL

I represent: LANDMARKS PRES COMM

Address: 1 Centre St

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU624 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6.19.12

(PLEASE PRINT)

Name: Andrea Goldwyn

Address: \_\_\_\_\_

I represent: NY Landmarks Conservancy

Address: 1 Whitehall St NYC 10004

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU622 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6.19.12

(PLEASE PRINT)

Name: Andrea Goldwyn

Address: \_\_\_\_\_

I represent: NY Landmarks Conservancy

Address: 1 Whitehall St NYC 10004

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 623 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6.19.12

(PLEASE PRINT)

Name: Andrea Goldwyn

Address: \_\_\_\_\_

I represent: NY Landmarks Conservancy

Address: 1 Whitehall St NYC 10004

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 625 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6.19.12

(PLEASE PRINT)

Name: Andrea Goldwyn

Address: \_\_\_\_\_

I represent: NY Landmarks Conservancy

Address: 1 Whitehall St, NYC 10004

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