

June 14, 2019

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Hon. Sarah Carroll, Chair
New York City Landmarks Preservation Commission
One Centre Street, 9th floor
New York, NY 10007

Re: 4 St. Mark's Place, application for a Modification of Bulk pursuant to Section 74-79 of the Zoning Resolution.

Dear Chair Carroll,

Village Preservation reiterates its position in opposition to the transfer of air rights from the Hamilton Holly House, an 1831 Federal Style town house, to the proposed office tower at the corner of St. Mark's Place and Third Avenue. We maintain that any benefits to this largely restored 1831 individual landmark are not worth an even larger building beyond the as-of-right allowance at the gateway to the historic East Village.

In reviewing the "revised" application, almost nothing has changed with the design of 3 St. Mark's Place compared with what was presented at the public hearing on April 9th. Most of the Commissioners at the hearing asked that the upper sections be set back further. The only such change is that the two middle sections were moved back slightly solely at the eastern end, effectively making an angle change rather than moving the setback sections further out of view. The goal of the bulk waiver of improving the relationship between the new building and the landmark and historic buildings to the East is still sorely lacking in this "revised" version.

We therefore urge the Commission to reject this application for what amounts to the owner receiving financial gain for a landmark already mostly restored, as it would be at the expense of the surrounding neighborhood.

Sincerely,



Andrew Berman
Executive Director