

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE
CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME
USES ON THE DESIGNATION OF THE NOHO HISTORIC DISTRICT EXTENSION,
MANHATTAN
August 12, 2008**

Good morning Chair Lappin and Honorable Councilmembers. I am Bob Tierney, Chairman of the Landmarks Preservation Commission. I am here today to testify in favor of the Commission's designation of the NoHo Historic District Extension in Manhattan.

Consisting of 56 buildings built primarily between the early 19th and early 20th centuries, the NoHo Extension completes the Commission's effort to protect this important neighborhood in New York City. For more than a decade, the Commission has been working with owners, community members and elected officials to recognize NoHo's significant architectural heritage. As you can see on your map, the Commission designated the first NoHo Historic District in 1999, and then the NoHo East Historic District in 2003. The NoHo Historic District Extension, dominated by mid-rise store-and-loft buildings, joins the two other districts in representing the history of NoHo from its earliest period of development through the 21st Century.

The development of this area of Manhattan began in the 17th Century when the director of the Dutch West India Company set aside several lots on the outskirts of town for free black landowners. This area west of Bowery Road, extending from modern-day Prince Street to Astor Place, created the only separate enclave of free black landowners in the colonial period. These free black landowners remained in the area until the early 1680s, when they lost their properties and moved to Brooklyn, New Utrecht and New Jersey. This area remained in use as farmland until just after the turn of the 19th Century.

By 1806, streets were being laid out and homes began to spring up. By the 1820s, the neighborhood was populated by many of New York's most prominent families, including fur trader and real estate baron John Jacob Astor. Several of these early residences remain. The house at 26 Bond Street dates to 1830, and is a remarkably intact reminder of Bond Street's Federal era.

Residential development in NoHo continued into the 1830s, encouraged in part by improved public transportation along Broadway and the Bowery. By 1837, Bond Street was almost completely lined with three- and four-story Greek Revival-style rowhouses, which differed from their Federal-style neighbors in their Greek-inspired architectural elements, such as molded stone window lintels and sills, and grand entrance enframements.

By the mid- 19th century, the population density of the present-day NoHo area began to swell and the city's affluent moved farther uptown. By the 1840s and 50s, Bond Street was no longer one of the city's most fashionable residential areas. Many of the Federal-era houses were subdivided into apartments and boarding rooms, and others were converted to commercial uses. The stable buildings along Great Jones Street that had catered to the wealthy residents of Bond Street remained, while the Bowery flourished as a business and entertainment center catering to the mostly German population. This area had rapidly transformed from a prestigious high-profile residential area into a bustling mixed-use and demographically and economically diverse neighborhood.

The competition for space among businesses and residents led landlords to enlarge or replace the existing early-nineteenth-century building stock with multiple family and mixed-use buildings. The four-story Italianate-style house at 28 Bond Street is an example of this period of development. Constructed in 1857-58, this building is clad in brick and features stone lintels and sills, a bracketed galvanized-iron cornice and remnants of its historic cast-iron storefront.

Alongside the residential construction happening in the NoHo Extension in the 19th century, several institutional buildings began to change the scale and style of the neighborhood. Examples include the Italianate style stable at 31 Great Jones Street, which was constructed in 1870-71 for the New York Board of Fire Underwriters; the Beaux-Arts style firehouse at 42-44 Great Jones Street, a designated NYC landmark, built in 1898-99 for Engine Company No. 33; 49 Bond Street, the home of the first branch of the New York Free Circulating Library; and the elegant cast-iron Bond Street Savings Bank constructed in 1874. This building is also an individual NYC landmark.

By the end of the 19th century, the NoHo Historic District Extension was becoming a full-fledged commercial and manufacturing center, and store-and-loft buildings were built to keep pace with the

changing demands of the neighborhood. These buildings were primarily constructed in the Romanesque, Classical or Renaissance Revival styles. Examples include 35-39 Bond Street and 40 Great Jones Street.

After 1910, there was a decline in local commerce. The few buildings that were built were done at a much smaller scale and with less ornament than their late-19th-century neighbors. Buildings on Great Jones and Bond Streets were almost exclusively used for commercial, warehouse and manufacturing purposes during the Depression and World War II. Residential tenants were limited mostly to the flophouses along the Bowery. In the post World War II era, the trend in the neighborhood was toward loft conversion.

Young artists attracted to the large spaces and low rents began renting empty loft spaces from eager landlords. At the time, zoning permitted the lofts to be used by the artists only as work space, but many inhabited them illegally. Artists initiated a long and ultimately successful fight for the right to live in their lofts. Many of the NoHo Historic District Extension's buildings were converted to cooperative apartments during the real estate boom of the 1980s and 90s. These conversions were accompanied by alterations to windows, storefronts, and many interior features, but the neighborhood's buildings remained largely intact.

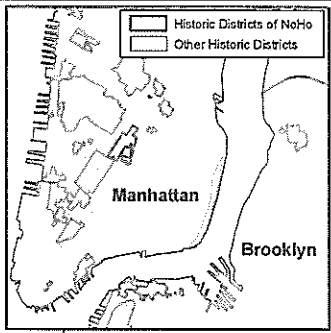
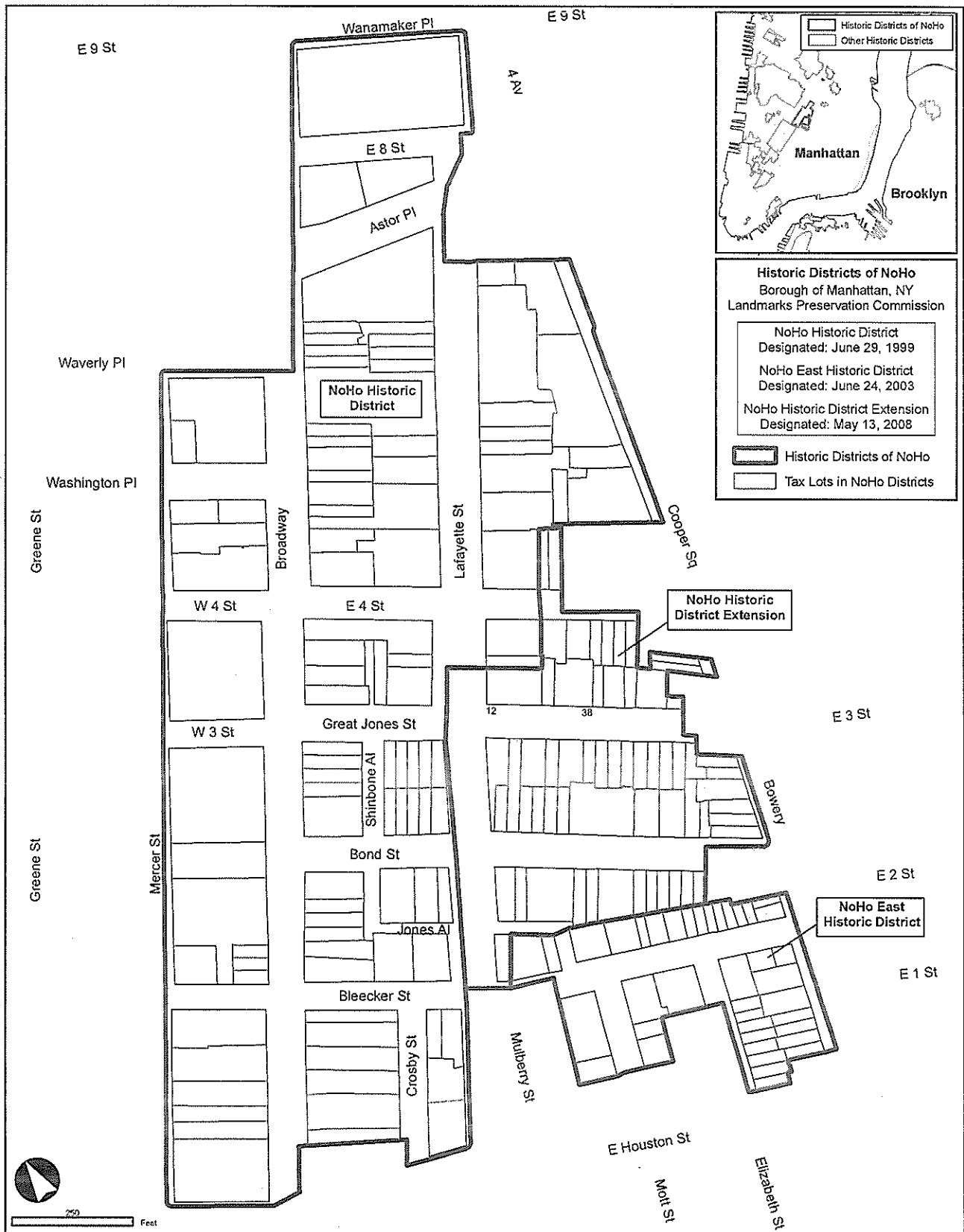
The 21st century has continued to bring change to this area, including three new buildings on Bond Street. These new buildings, which share the street with buildings that span nearly 200 years, highlight the neighborhood's adaptability to the changes brought with each new chapter of New York's history. The district extension's powerful streetscapes of marble, cast iron, brick and terra cotta reflect the history of NoHo, from its earliest period of development through the 21st Century.

On March 18, 2008, the Landmarks Preservation Commission held a public hearing on the proposed designation of the NoHo Historic District Extension. Sixteen people spoke in favor of the designation as proposed, including representatives of City Councilmembers Alan Gerson and Rosie Mendez, Manhattan Borough President Scott Stringer, State Senator Thomas Duane, Manhattan Community Board 2, the Historic Districts Council, the Metropolitan Chapter of the Victorian Society in America, the Greenwich Village Society for Historic Preservation, and the Municipal Art Society, as well as

residents, neighbors and their representatives. Many of these speakers expressed interest in expanding the boundaries to include additional properties not within the proposed extension. Six owners and/or their representatives (a total of fifteen speakers) were opposed to including their properties in the district extension. The Commission also received many letters in support of the proposed designation. The majority of these letters favored the inclusion of additional properties. The Real Estate Board of New York wrote in favor of a smaller extension, requesting the omission of nineteen properties on East 4th Street, Great Jones Street and the Bowery. The owner of No. 342 Bowery wrote in opposition to the inclusion of the building in the extension.

Thank you for your attention, and I welcome any questions you may have.

Historic Districts of NoHo



Historic Districts of NoHo
Borough of Manhattan, NY
Landmarks Preservation Commission

NoHo Historic District
Designated: June 29, 1999

NoHo East Historic District
Designated: June 24, 2003

NoHo Historic District Extension
Designated: May 13, 2008

Historic Districts of NoHo

Tax Lots in NoHo Districts

Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, 2006. Date: August 7, 2008



26 Bond Street



28 Bond Street



31 Great Jones Street



42-44 Great Jones



49 Bond Street



330 Bowery



35-39 Bond Street



40 Great Jones Street

David Mulkins
239 East 5th St., #2B
New York, NY 10003

August 10, 2008

Hon. Jessica Lappin
Chair, New York City Council Landmarks Subcommittee
336 East 73rd St., Suite C
NY, NY 10021

Re: Proposed NoHo Historic District Extension

Dear Council Member Lappin,

I strongly urge you to support the proposed extension of the Noho Historic District in its entirety.

As a 20 year New York City public high school teacher, a twenty-five year resident of the Noho/East Village area, and as a founding member of the Bowery Alliance of Neighbors, I have grown alarmed in recent years as overdevelopment has gradually begun to destroy the historic low-rise character of this neighborhood. Monstrously designed highrise dorms, condos, and luxury hotels are going up without regard to surrounding scale or stylistic, architectural context. The ultra modern 22-story Cooper Square Hotel, for example, is rising in between two 4-story buildings that date from the mid-1800s. The worst of these developments have thus far been rising across the street from Noho on the east side of the Bowery, which is in a Commercial zone and much more vulnerable to "as of right" developments and the "selling of air rights." The contrast between the east and west sides of the Bowery is thus quite extreme: the western Noho side is entirely low-rise and retains its historic charm, while the east side of the Bowery, which is in CB3, has developed an atrocious, helter-skelter character in which styles and building heights clash dramatically.

It was thus with great sadness that the community learned that a 15-story building is set to rise at 4th Street and Bowery (Cooper Square), next to the Skidmore House. This sets a terrible precedent for the NoHo community, which makes the approval for the Noho Historic District Extension an urgent responsibility for the City Council. Please approve the entire proposed extension area. As one of the co-founders of the Bowery Alliance of Neighbors, I especially urge you to include the historic White House Hotel. Beautifully preserved, it is one of the few surviving low rent Bohemian hotels which captures the spirit of an earlier era. Among other things, it makes a delightful contrast to the \$1000 a night Bowery Hotel across the street! Save the Bowery! Support the NoHo Extension!

Sincerely,

David Mulkins
Bowery Alliance of Neighbors (co-founder)
East 5th Street Block Association

**THE NEW YORK
LANDMARKS
CONSERVANCY**

August 12, 2008

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE
THE LANDMARKS SUBCOMMITTEE OF THE CITY COUNCIL REGARDING
THE DESIGNATION OF THE NOHO HISTORIC DISTRICT EXTENSION.**

Good morning Chair Lappin and members of the City Council. I am Andrea Goldwyn speaking on behalf of the New York Landmarks Conservancy. The Conservancy supports the designation of the proposed NoHo Historic District Extension and urges this Subcommittee, the Land Use Committee and eventually the full City Council to affirm this designation.

Designation of the NoHo Historic District (1999) was a significant step toward recognizing and saving the legacy of New York's historic commercial architecture. The original research for the district included an area larger than what was designated. The NoHo East District (2003) filled in some of those missing pieces, and the designation of the 56 properties in the NoHo Extension would further rectify the prior omission.

The distinctive sense of place that defines the NoHo Historic District Extension is derived from buildings with a mix of styles and uses that recall New York's history from the early 1800s to the present. There are residential, commercial and industrial buildings that have been served New Yorkers of all economic backgrounds, in styles ranging from Federal to Italianate to early 21st century.

In order for the district to maintain its integrity all of the proposed properties should be included. It has been suggested that two properties in particular be omitted from the proposed district: the White House Hotel at 338 Bowery (Late Arts and Crafts, 1928-29) and the Edison parking lot at the corner of Great Jones Street and Lafayette Avenue. The White House Hotel has been in operation for nearly 100 years and is one of the few remaining hotels of its type on the Bowery, the remnant of a significant era in the history of this neighborhood. The Edison parking lot is abutted by buildings within the existing NoHo Historic District and the proposed extension; its inclusion within the district will require that any new development of the site be reviewed by the Landmarks Commission to ensure that it is in context with its historic surroundings.

The NoHo Historic District extension contains a diverse group of buildings that represent the history, architecture, and character of New York for a period spanning nearly 200 years, and the Conservancy enthusiastically supports its designation. Thank you for allowing me the opportunity to present the Conservancy's views.

August 12, 2008

Hon. Melinda R. Katz
Chair, Land Use Committee
250 Broadway, 17th Floor, 10007
Email: katz@council.nyc.ny.us

Hon. Jessica S. Lappin
Chair, Landmarks Sub-Committee
250 Broadway, 10007
Email: lappin@council.nyc.ny.us

Dear Chair Katz and Chair Lappin:

Per our letter to the Honorable Amanda Burden on June 23, 2008, we are staunch advocates of the Noho III landmark designation. After much research and due diligence, we chose to purchase our residence at 50 Bond Street in Noho over other similar properties in the West Village, Soho and Tribeca. Our decision and sizeable investment were due to the street's and the neighborhood's rich history, both architectural and cultural. Landmarks has done a remarkable job protecting this City's glorious history. Let's bring that to Noho III. We believe, strongly, that a Landmark designation will preserve that history and protect the investments that many have made voluntarily to live in our neighborhood.

Regarding cut-outs: We oppose them. A landmark policy with multiple exceptions dilutes the essence of the landmark designation. And it sets bad precedent. Many of the cut-outs were granted (e.g., 53-55 Bond) or are under consideration (e.g., 338 Bowery) to accommodate new proposed development of luxury residences or hotels. Why the exceptions? Because of sunk capital in potential new developments? What about the capital that has already been invested by the existing residents in the neighborhood? Over the past 5 years and on Bond Street alone, residents have invested hundreds of millions of dollars of personal equity to live here. Altering the designation with exceptions to accommodate a developer impairs the value placed on the neighborhood's properties. A view is destroyed. Sunlight vanishes. Values decline. The neighborhood's character is altered forever.

While a few would like to support the welfare of a few, we urge that you consider the voices and interests of the many who call this neighborhood home. We seek a long-overdue historic designation, straightforward and with no cut-outs.

Sincerely,

Hadi Habal and Jennifer Shore

WILLIAM H. WATKINS
334 BOWERY #6F
NEW YORK, NY 100121

AUGUST 12, 2008

HON. MELINDA R. KATZ
CHAIR, LAND USE COMMITTEE
250 BROADWAY, 17TH FLOOR, 10007

HON. JESSICA S. LAPPIN
CHAIR, LANDMARKS SUB-COMMITTEE
250 BROADWAY, 10007

SUB-COMMITTEE MEMBERS: MARIA DEL CARMEN ARROYO, CHARLES BARRON, LEROY
G. COMRIE, JR., JOHN C. LIU, MIGUEL MARTINEZ, ROSIE MENDEZ, JAMES S.
ODDO, ANNABEL PALMA.

DEAR COMMITTEE MEMBERS,
I LIVE AT 334 BOWERY #6F NEXT TO THE PROPOSED "CUT OUT" BUILDING AT 338
BOWERY, ALSO KNOWN AS "THE WHITE HOUSE". I MOVED TO 334 BOWERY IN 1996.
AFTER LIVING IN NEW YORK CITY FOR 30 YEARS AND SEEING MANY CHANGES, I
CAN SAY THAT WHAT HAS HAPPENED ON THE BOWERY RECENTLY HAS BEEN THE MOST
RAPID AND RADICAL RE-DEVELOPMENT OF A NEIGHBORHOOD I HAVE EVER
WITNESSED. THE CHARACTER OF THE NEIGHBORHOOD HAS BEEN SIGNIFICANTLY
ALTERED VISUALLY, AND WHILE I AM ENJOYING SOME OF THE BENEFITS OF THIS RE-
DEVELOPMENT LIKE THE NEW YMCA AND BETTER COFFEE SHOPS, OTHER ASPECTS OF IT
ARE DETRIMENTAL TO THE OVERALL QUALITY OF LIFE. THERE IS NOW MUCH MORE
TRAFFIC, HORN HONKING, STREET NOISE, AND NOISE FROM DRUNKEN BAR AND
RESTAURANT PATRONS. CLEARLY THE DEVELOPERS WHO BRING THESE NEW BUILDINGS
AND ESTABLISHMENTS INTO THE NEIGHBORHOOD HAVE A RIGHT TO CONDUCT BUSINESS,
BUT THEY SHOULD AT LEAST BE MADE TO USE THE EXISTING STRUCTURES AND ABIDE
BY THE LAW.

ALSO, WHAT HAPPENS WHEN ALL OF OUR LOVELY SMALL BUILDINGS HAVE BEEN TORN
DOWN AND REPLACED BY TALL, IMPERSONAL STRUCTURES? IF WE KEEP ALLOWING THE
CONSTRUCTION OF GENERIC, MODERN LARGE BUILDINGS AND CONTINUE TO DESTROY THE

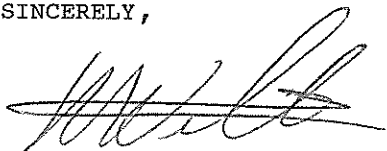
ARCHITECTURAL HISTORY OF THIS CITY, WILL PEOPLE STILL VISIT? WILL THE HORDES OF FOREIGN TOURISTS CONTINUE TO COME TO THIS NEIGHBORHOOD AND PROP UP OUR LOCAL ECONOMY WITH ALL THOSE EUROS AND POUNDS IF IT LOOKS LIKE ALL THE OTHER NEIGHBORHOODS? HOW MUCH DESTRUCTION OF HISTORICALLY IMPORTANT BUILDINGS OF OLDER ARCHITECTURAL CHARACTER WILL IT TAKE UNTIL THE GOOSE LAYING THE GOLDEN EGGS IS KILLED?

ENOUGH OVERBEARING AND IMPOSING STRUCTURES HAVE BEEN BUILT. I LIVE DOWNTOWN BECAUSE I WANT A SCALE OF ARCHITECTURE THAT IS SMALLER AND OLDER. I WANT TO LIVE AMONG BUILDINGS WITH A CONSISTENT SIZE THAT DO NOT DWARF THEIR NEIGHBORS. IF THE COMMITTEE STARTS TO GRANT "CUT-OUTS" A TRULY DAMAGING PRECEDENT WILL BE SET AND THE POWER OF THE COMMITTEE, AT LEAST IN THIS NEIGHBORHOOD, WILL FOREVER BE DIMINISHED. LOOK WHAT HAPPENED WITH THE "500 FOOT" RULE REGARDING LIQUOR LICENSING. THAT LAW IS NOW SUBJECT TO EXEMPTION OVER AND OVER. THE BAR AND RESTAURANT ASSOCIATIONS ARE VERY HAPPY TO SPEND A FEW HOURS FILLING OUT THE EXEMPTION PAPERWORK, WHILE THE RESIDENTS OF MANY NEW YORK NEIGHBORHOODS HAVE TO ENDURE THE LONG LASTING CORROSIVE EFFECTS OF THOSE EXEMPTIONS.

I URGE THE COMMITTEE TO MAINTAIN **THE LPC NOHO III DESIGNATION AS PROPOSED BY COUNCILMAN GERSON**, AND DENY THE "CUT-OUT" EXEMPTION FOR 338 BOWERY, AKA "THE WHITE HOUSE". TO GRANT EXEMPTIONS WILL NOT BE THE START OF "A SLIPPERY SLOPE", BUT RATHER A FALL RIGHT OVER THE CLIFF AND INTO THE ABYSS.

THANK YOU VERY MUCH.

SINCERELY,



WILLIAM H. WATKINS

August 10, 2008

Hon. Jessica S. Lappin
Chair, Landmarks Sub-Committee
250 Broadway, NYC. 10007

Dear Council Member Lappin:

Since the 70's I have been an owner, resident and business owner in NoHo. Our community has worked hard to protect the eclectic and historic neighborhood. During the 70's, we patrolled the streets so that they would not be over taken by drug addicts. Recently we have worked with developers to build buildings that respect the significance the area.

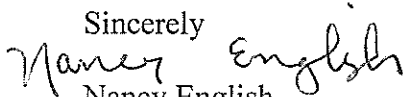
We have worked many years to protect NoHo's historic character through landmark designation but the designations in 1999 and 2003 left out key areas. I strongly urge you to support the proposed extension of the NoHo Historic District in its entirety.

Property owners are seeking to exclude the Edison parking lot at the corner of Great Jones and Lafayette. This lot is in the heart of NoHo and needs to remain in the designated area. It can still be developed but within context to the neighborhood. 338 Bowery should not be excluded but some community members along with councilman Gerson's office have been trying to work out a compromise with the owners. Some possible compromises are:

1. A request to Landmarks to keep 338 in the district, but allow, with Landmark's guidance, the erection of a new building replicated in the Art & Crafts style of the current building.
2. That the total height of the building be 8 stories.
3. That as much of the façade as possible be kept.
4. That the current long-term SRO residents are provided living accommodations at their current costs.
5. That there be, within the new building, either affordable living spaces, arts-related use space or contributions towards agencies in the immediate area that provide counseling services to those in need. Other developers have respected the historical significance of NoHo and we believe that there needs to be contributions back to the neighborhood for allowing this specific development.

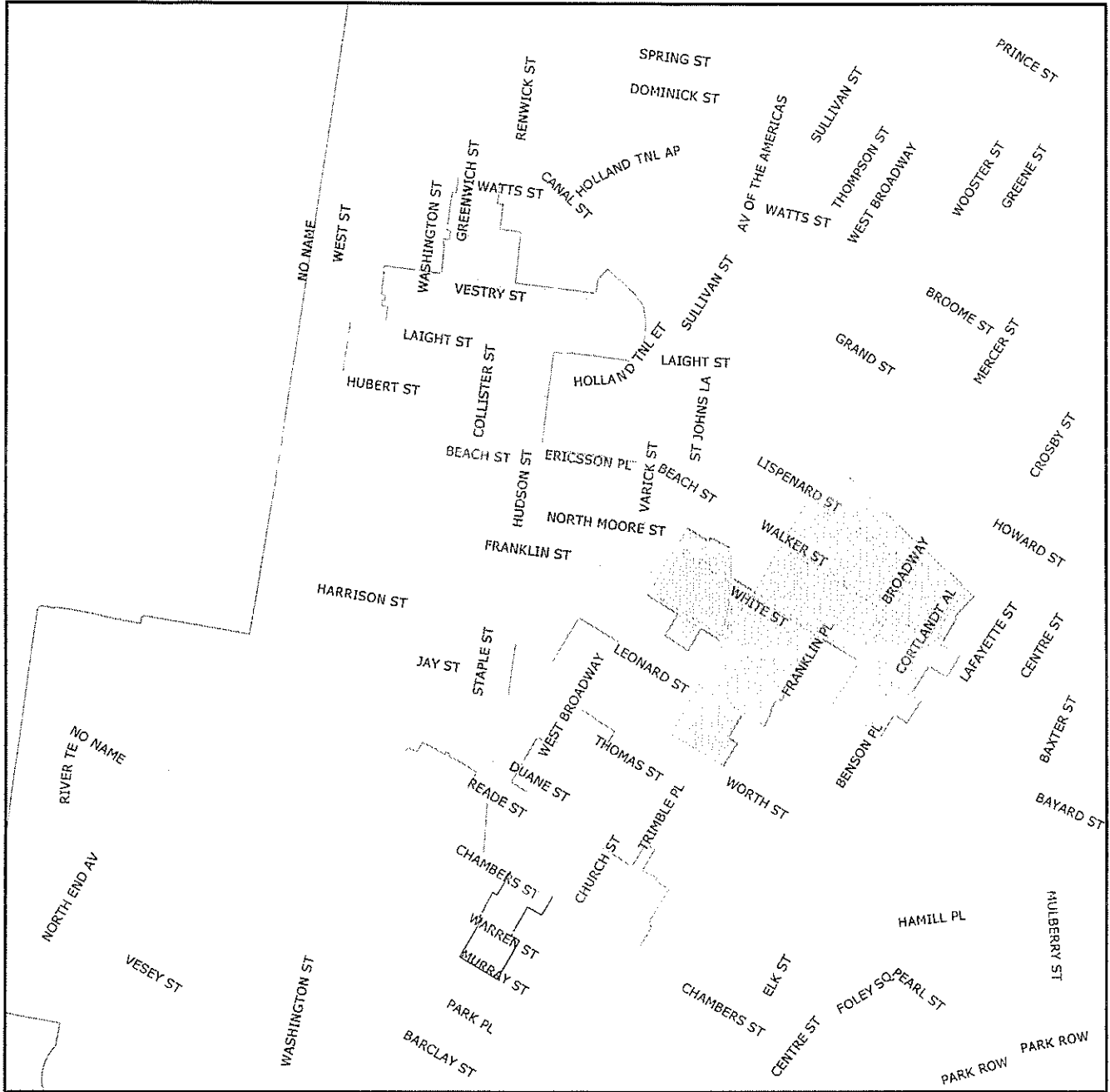
Please uphold the proposed NoHo Historic District extension in its entirety.






Sincerely

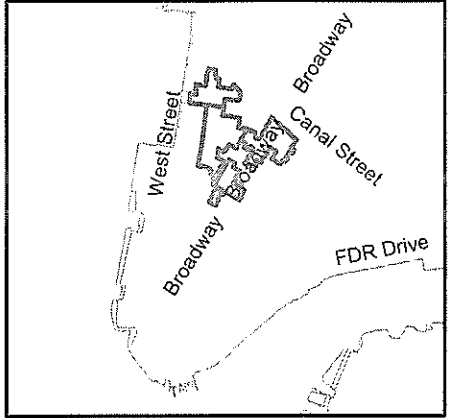


Nancy English
46 Great Jones St.
NY, NY 10012

Tribeca Historic Districts



-  Tribeca West
-  Tribeca North
-  Tribeca East
-  Tribeca South
-  Tribeca South Extension

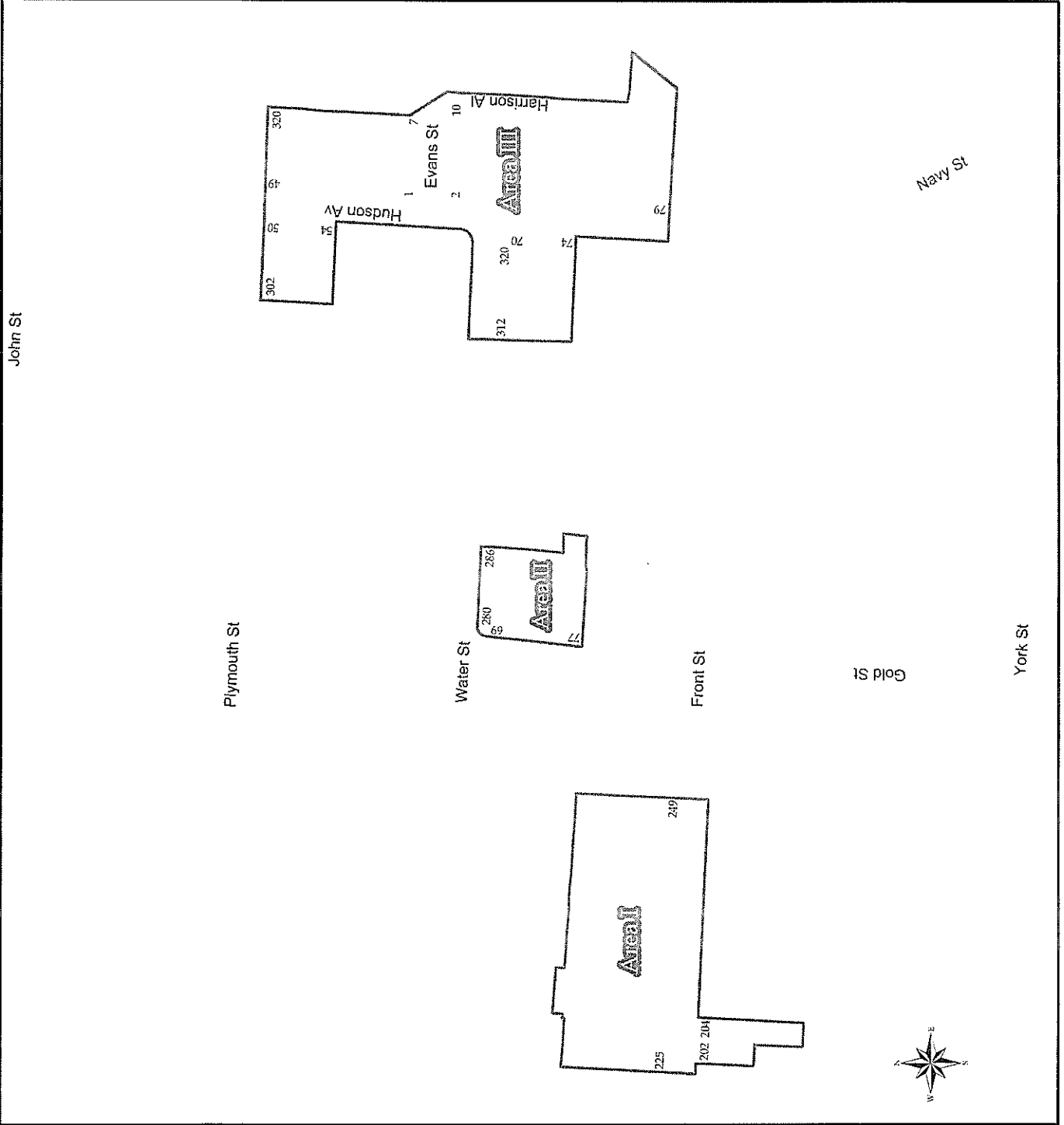
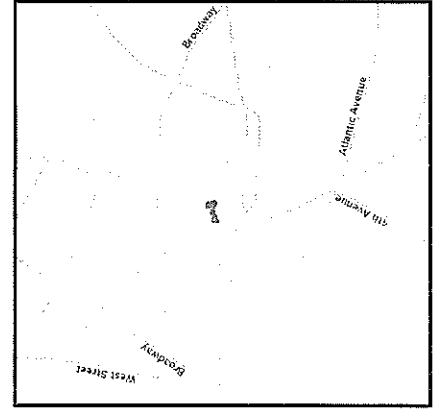
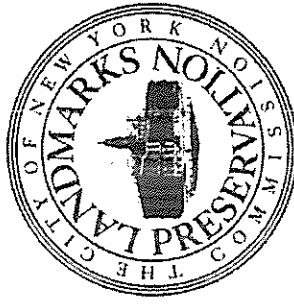


Vinegar Hill

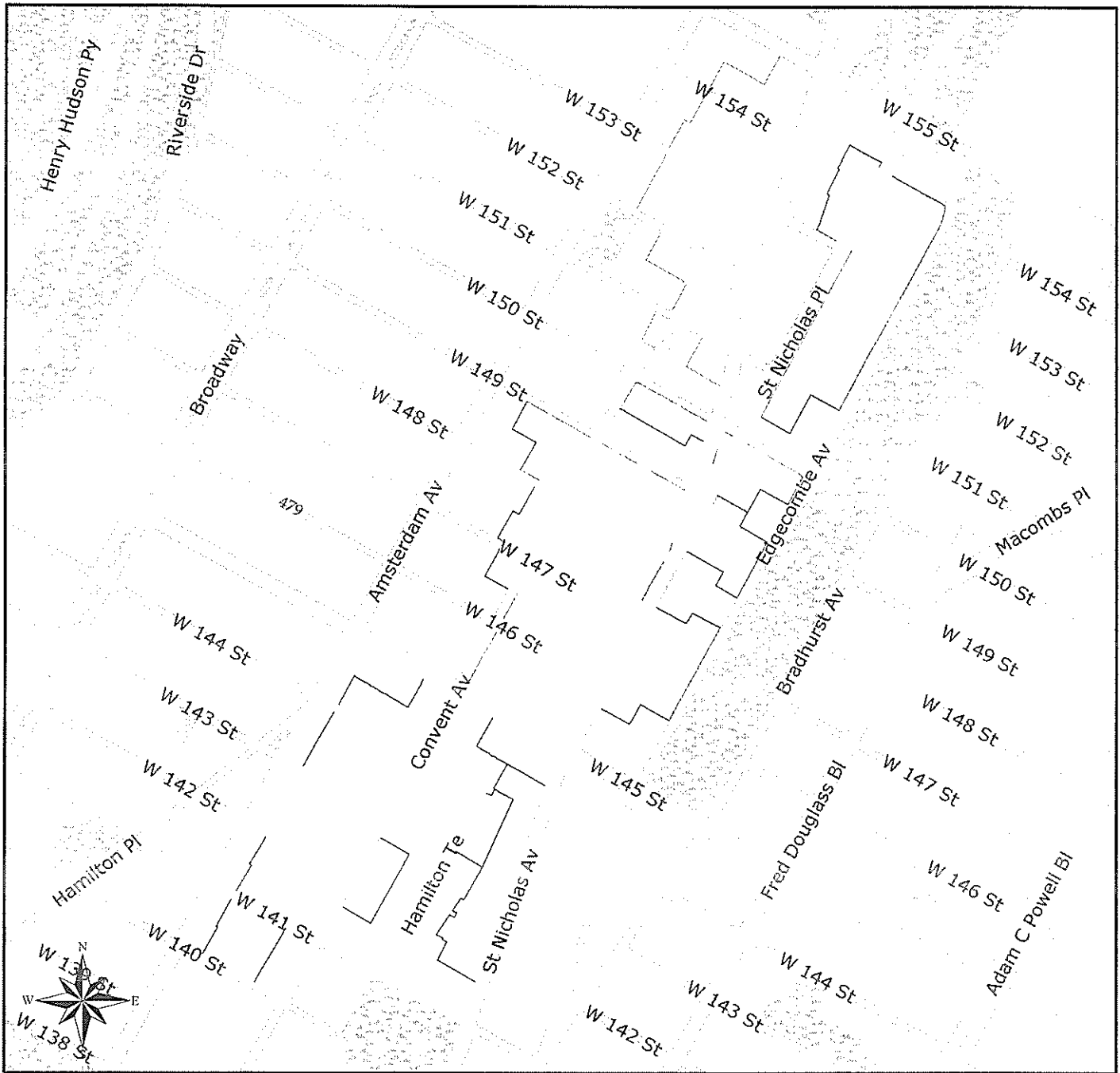
Vinegar Hill
Historic District
Brooklyn

Designated: January 14, 1997





Historic District Boundaries

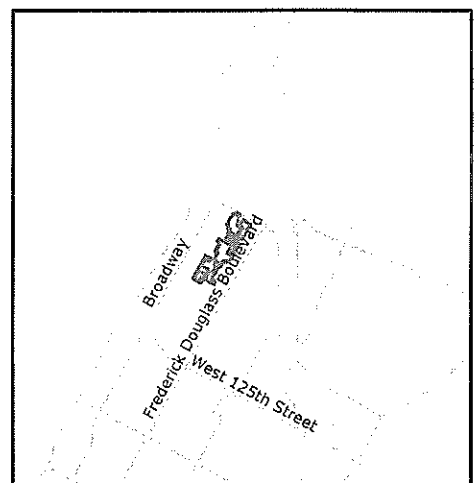


Hamilton Heights/Sugar Hill Complete



Hamilton Heights/Sugar Hill Historic Districts



-  Hamilton Heights & Extension
-  Hamilton Heights/Sugar Hill & Extension
-  Hamilton Heights/Sugar Hill District Northeast
-  Hamilton Heights/Sugar Hill District Northwest

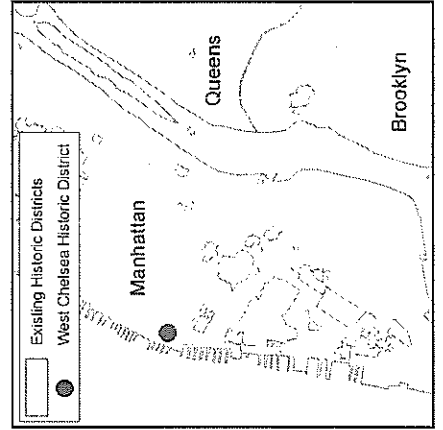
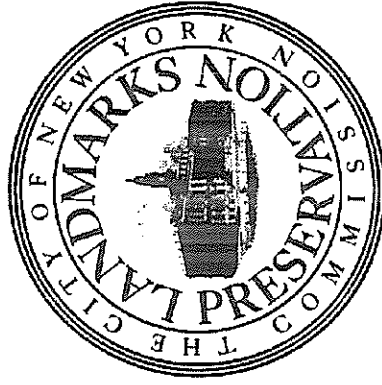


West Chelsea Historic District

West Chelsea Historic District
 Borough of Manhattan, NY
 Landmarks Preservation Commission

Calendar: March 18, 2008
 Public Hearing: May 13, 2008
 Continued Public Hearing: June 3, 2008
 Designated: July 15, 2008

-  Boundary of Historic District
-  Tax Map Lots in Historic District



Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 06C, December 2006. Author: JM, July 15, 2008.



Greenwich
Village
Society for
Historic
Preservation

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New York, New York 10003

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY
FOR HISTORIC PRESERVATION
IN SUPPORT OF THE PROPOSED
NOHO HISTORIC DISTRICT EXTENSION
City Council Landmarks Subcommittee Hearing
August 12, 2008

Thank you members of the Subcommittee for the opportunity to testify before you today. My name is Andrew Berman, and I am the Executive Director of the Greenwich Village Society for Historic Preservation. GVSHP is the largest membership organization in Greenwich Village, NoHo, and the East Village.

The Greenwich Village Society for Historic Preservation strongly supports the proposed expansion of the NoHo Historic District in its entirety, and urges the Subcommittee to uphold the designation as is. Neighborhood residents, community leaders, and preservationists have been fighting to extend landmark protections to NoHo for more than a dozen years. In that time, much of the historic fabric of NoHo has been lost, while a considerable amount of inappropriate development has taken place, along with some more sensitively designed and scaled development.

The NoHo Historic District expansion approved by the Landmarks Preservation Commission is not everything that proponents of landmark protections for NoHo had fought or hoped for. However, it is an important step forward, and it will subject many important sites to landmarks regulations. It would be a shame to further reduce the proposed historic district designation, which is already less expansive than many would argue it should be.

Specifically, it is critical that the Edison Parking lot and the White House hotel be included in the designation. While the Edison Parking lot has no historic resources and we would have no objections to it being built upon, the site is entirely surrounded by the NoHo Historic District and the NoHo Historic District extension. Designation would simply ensure that any new development there is reviewed by the Landmarks Preservation Commission to ensure that the development is appropriate in its design for its historic surroundings; recent development in NoHo shows what a contribution well-designed new construction can make to the neighborhood, and what a detraction poorly-designed construction can be. If this site were carved out of the district expansion, it would in essence create a donut hole allowing completely inappropriate development to take place at this prominent intersection in the very heart of NoHo where it could have a devastating effect.

The White House Hotel, on the other hand, does already contribute to the history and sense of place of NoHo, particularly the Bowery. A one-time flop-house along a street famous for such hotels over the last century and a half, this is one of the few such remaining institutions on the Bowery. While landmarking does not control or preserve use, and the White House's function and clientele has

already begun to change, its scale, features, and history are all integral parts of the history of this singularly important street, and should be preserved.

I urge you to approve the NoHo Historic District expansion as is. Thank you

**TESTIMONY DELIVERED ON BEHALF OF
METRO SIXTEEN HOTEL WITH RESPECT TO THE PROPOSED NOHO HISTORIC
DISTRICT EXPANSION**

**BY VINCE FERRANDINO, AICP
AUGUST 12, 2008**

Council President Quinn and Members of the New York City Council:

Good morning. My name is Vince Ferrandino. I am principal of Ferrandino & Associates Inc., a multi-disciplinary planning firm with a focus on land use planning and zoning. I am a certified planner speaking on behalf of Metro Sixteen Hotel in opposition to the proposed extension of the NoHo Historic District to bounds that might include property at 338 Bowery. I have 25 years' experience as a professional planner, testifying before governmental boards and agencies and the courts, including those of New York City, and hereby submit my biography for the record.

I wish to address the land use, zoning, and economic growth and development aspects of this specific area of Bowery. The brief testimony that I am permitted today is only a summary of the report prepared by my firm, copies of which have been submitted to the City Council.

From a planning and zoning perspective the proposed expansion of the NoHo District to include Bowery is ill advised and will serve no planning objective.

The future of Bowery is evident in the current development trends of taller buildings and contemporary architecture. These trends in new development have created a separate and distinct neighborhood that results from the standards and controls of Bowery's underlying zoning district, C6-1 (which is shown on the board that we have here). We see plainly, and our report details this, that the expansion of the NoHo Historic District to include the property at 338 Bowery 1) conflicts with the development trends in the neighborhood which have evolved under current zoning; and 2) will serve as a disincentive for property owners to upgrade and redevelop their holdings in a manner consistent with market trends.

This section of Bowery is not part of NoHo. First, the pattern of development along Bowery differs markedly from that of NoHo. NoHo contains an enclave of low-density early nineteenth century homes and larger retail and loft buildings of architectural significance. Prevailing building heights there are commonly 3 to 5

stories. In contrast, Bowery on its east side between Bond Street and Great Jones Street, is comprised of newer buildings of 6 to 18 stories, having contextual floor area ratios ranging from 4.87 to 6.31, more modest in construction and design, and generally lacking the distinctive style of NoHo. The west side of Bowery, between Bond Street and Great Jones Street, where 338 Bowery is located, is similar, with contextual floor area ratios ranging from 6.01 to 7.47 and upper building heights ranging from 77 feet to 96 feet. And both sides of the street reflect each other's building style in terms of architectural design and detail.

Secondly, the Bowery zoning scheme differs markedly from both the NoHo and East Village historic zoning schemes because Bowery constitutes an area that is separate from both NoHo and the East Village. Bowery is characterized by C6-1 zoning on both sides (not the M1 district common to NoHo or the higher residential and commercial districts of the East Village). And the pattern of use and development reflects the zoning. The proposed zoning change for the East Village leaves the C6-1 undisturbed on the east side of Bowery. The west side has the same C6-1 zoning, but if it is segregated from the east side by inclusion in a NoHo-based historic district, the east side will surely wind up taller and bulkier. The corridor will lack height and bulk consistency, and will appear to have been poorly planned.

The limitations imposed by the proposed historic district will have significant adverse financial impacts on 338 Bowery. If 338 Bowery is unable to develop to its full potential under the current C6-1 zoning, the owners will have to absorb a significant financial loss estimated at \$4.2 million. This loss of economic value, due to historic district regulations, will not just affect 338 Bowery, but all property owners in the immediate area of Bowery.

The area immediately surrounding 338 Bowery is continuing to experience revitalization and a renewed vitality. The significant and viable older buildings are being repaired and re-used, as new investment makes those buildings comfortable, even prestigious, places to live and work. The quality of the new buildings is extremely high. Given the popularity of the New Museum, new housing, restaurants and upscale nightspots, the area is its own unique destination. All of this is good for the overall health of Manhattan and the City as a whole. The expansion of the NoHo Historic District would stifle this revitalization through the imposition of development restrictions which run contrary to the place that Bowery has become.

Bowery's future is in allowing its revitalization to continue under the C6-1 zoning district. The planning policies of an expanded NoHo Historic District are flawed and will deal a fatal blow to the investment and excitement that is shaping the New Bowery.

Thank you for your time.



FERRANDINO & ASSOCIATES INC.
PLANNING AND DEVELOPMENT CONSULTANTS

Vince Ferrandino, AICP
Principal

Ferrandino & Associates Inc.
Planning and Development Consultants
Elmsford, New York

Vince Ferrandino is Principal of Ferrandino & Associates Inc. (F&A), a planning consulting firm based in Elmsford, New York. F&A is a multi-disciplinary firm providing an array of planning services to municipalities, private corporations, not-for-profit agencies, institutions and private developers. The firm's range of consulting expertise includes comprehensive planning, land use and zoning studies, urban design, environmental planning, community development, economic development, market research, real estate analysis, GIS and site feasibility.

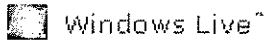
Mr. Ferrandino is an honors graduate of St. John's University where he received a Bachelor's degree in Political Science and Economics. He has a Master of Urban Planning degree (MUP) with honors from New York University's Wagner School, where he was a Reim Foundation Earhart Fellow. He also attended the Wharton School at the University of Pennsylvania and the New School for Social Research.

Mr. Ferrandino has taught planning at both the graduate and undergraduate levels. He is a past board member and Program Chair of the Westchester Municipal Planning Federation and is a member of the American Institute of Certified Planners (AICP) and a Fellow of the Institute for Urban Design. He has also held memberships in the American Society of Consulting Planners, the Urban Land Institute and the National Council for Urban Economic Development. He is also a past president of the Association of Westchester Community Development Officials.

Mr. Ferrandino has over 25 years of experience in land use planning, with a focus on the tri-state area and specialization in the lower Hudson Valley and New York metro area. He regularly provides expert testimony in planning and zoning cases and has lectured at several professional seminars and graduate planning programs, including New York University, Pratt Institute and Pace University.

As firm principal, he has prepared historic district ordinances and zoning regulations. In addition he has provided expert testimony before the Supreme Courts of Westchester, Rockland, Dutchess, Sullivan, Suffolk and New York Counties and has appeared before public boards and agencies in over 100 municipalities in the tri-state area. In addition, he served as expert planning witness in several landmark land use and zoning cases, including *Bonnie Briar Syndicate vs. the Town of Mamaroneck*, *Shoprite vs. the Village of Hastings Planning Board* and *Continental vs. North Salem*; *Deerpdale Golf Club and the North Hills Coalition vs. Village of North Hills, NY* and most recently *Town of Greenburgh vs. City of Yonkers (Ridge Hill Village)*. He is currently representing, as expert planning witness, the Gracie Point Community Council in Manhattan in their opposition to the reopening and expansion of the East 91st Street Transfer Station (*The Association for Community Reform Now, et al. v. Bloomberg, et al., Supreme Court, NY County.*)

Mr. Ferrandino is a former Commissioner of Planning and Development for the City of Mount Vernon and the Town of Greenburgh and served earlier in his career as City Planner for the City of Peekskill, New York.

**FOR THE RECORD****"PLEASE CONFIRM RECEIPT"**From: **jeffery waz** (jp.waz@hotmail.com)

Sent: Wed 3/05/08 5:54 PM

To: winnie cheng (winniecheng@mcsamhotel.com)

Attachments: PRIOR OUR PHONE CONVERSATION-MON 3rd MARCH.mht (4.0 KB)

Security scan upon download TREND MICRO

helping your favorite cause is as easy as instant messaging. You IM, we give. Learn more.

--Forwarded Message Attachment--

From: jp.waz@hotmail.com

To: winniecheng@mcsamhotel.com

Subject: "PRIOR OUR PHONE CONVERSATION-MON 3rd MARCH"

Date: Wed, 5 Mar 2008 17:36:47 -0500

PLEASE!!! confirm receipt of this message!!

The following names are residents of the; "WHITE HOUSE HOTEL"
 338-340 BOWERY
 N.Y.C, N.Y. 10012

The individuals listed below have expressed a common interest in obtaining a "FAIR" market value, "BUY-OUT", to relinquish their permanent residency with in said premisses. By sub-mitting their names(at present) they are not bonded or committed to any action which would damage their status (as a permanent resident) in the above mentioned address. Just a desire to move forward.

Since first purchasing the premises of 338-340 Bowery, (Mayor Michel) has (demonstrated by) organizing five (5) meetings, expressing an interest in buying out the permanent residents. Over the past two (2) years he has tried vigorously to persuade the remaining residents to accept a buy out. None of which has been fruitful or of any constructive outcome. The below mentioned residents feel that MR. Michel is of a manipulating, caniving, desiteful manor (looking for capital gain, in his best interest) who cannot be trusted. To move forward with negotiations, between the two (2) mentioned parties, would be unfruitful, un-constructive and pluntly a waste of time. If it were to continue under Mr. Michel's jurisdiction, the outcome will remain the same; NOWHERE!!!!!!

Mr. Michel has demonstrated over the past 2/3 years an investigatative procedure, involving all said residents, to gain information on all credit and debet reports. With the sole purpose of disqualifying each resident of his due payment. His actions have led to the conclusion that; he is not to be trusted!!!!!! Of which one such investigation is presently in court proceedings.

- 1) JEFFERY P. WAZ
- 2) LEE WELLS
- 3) CLIFTON RAMSEY
- 4) ELSON TEAT
- 5) LOUIS D'AMTO
- 6) ROBERT McPHERSON
- 7) JEROME SMITH
- 8) GEORGE BUCHANAN
- 9) LOUIS ZERNITSICY
- 10) ROBERT REDISH

** OWNERSHIP*

The confirmation of 5 more residents has been approved verbally, upon signature, names will be sub-mitted

OR
* REPLACEMENT OF BOILER - 90% HOT WATER (OF TIME)
a) MAINTNENCE OF BOILER

* INFESTATION OF B/B - TENANTS WHO LIVE W/ IT - CANNOT ERADICATE
- ~~RELATIVE~~
a) DEALT W/ WHEN BROUGHT TO ATT;
FIRE EXESCAPE
STRUCTURAL ENG. TO DETERMINE ^{WOULD} - "IT'S FALLW' APART"

* DELAPADATION OF ~~FASADE~~ ^{FASADE} - SPK OF PRIOR

* ELECTRICAL WIRING - SHORT'S OUT -
- FIRE HAZARD -

35 Bond Street Corp.

35 Bond Street

New York, New York 10012

August 11, 2008

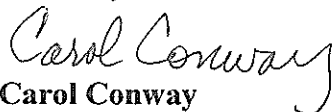
Hon. Jessica S. Lappin
Chair, Landmarks Sub-Committee
250 Broadway
New York, NY 10007

Dear Chair Lappin,

My name is Carol Conway. I've been a resident on Bond Street since 1974. I am the president and a shareholder of the 35 Bond Street Corp, a co-op that owns 35-39 Bond Street, built in the late 1890's. We are an AIR loft building with 13 living-working spaces occupied by 20 people.

I respectfully ask you not allow any more cut-outs in the proposed NoHo III Historic District. Please respect Councilman Gerson's strong position that the LPC Designation remain as proposed. Preserve what is left of NoHo's history in the mix of row houses, tenements, and turn of the century industrial lofts. I feel strongly that the value of property in the NoHo III Historic District will be enhanced by protecting the character of our neighborhood. Please, no more exclusions.

Sincerely,



Carol Conway
President
35 Bond Street Corp.

cconway35@msn.com
212.674.8034

Testimony of the Municipal Art Society

Before the Landmarks, Public Siting & Maritime Uses Subcommittee of City Council

By Melissa Baldock, Kress/RFR Fellow for Historic Preservation and Public Policy

NoHo Historic District Extension, Borough of Manhattan

August 12, 2008

The Municipal Art Society is a private, non-profit membership organization that fights for intelligent urban planning, design and preservation through education, dialogue and advocacy

I am Melissa Baldock, Kress/RFR Fellow for Historic Preservation, speaking on behalf of the Municipal Art Society's Preservation Committee. The MAS Preservation Committee strongly supports the designation of the NoHo Historic District extension, and we urge the Landmarks Subcommittee and the City Council as a whole to approve the district boundaries as designated by the LPC in May 2008.

This extension brings to a close over a decade of work by the neighborhood and the Landmarks Preservation Commission (LPC) to protect the incredibly important historic character of NoHo. The district includes the significant sites that were excluded from the previously-designated NoHo and NoHo East Historic Districts. Together, these three districts tell the complete history of NoHo, from farmland to fashionable residential community, and then from light industry and retail destination to a haven for artists. Although some property owners are opposing the designation and are asking to be excluded from the district, any reduction in the boundaries would undermine the integrity of not only this district but the other two NoHo historic districts as well.

In particular, the White House Hotel at 338-340 Bowery should not be excluded, as it is both architecturally and culturally significant to the neighborhood. The current Arts and Crafts-style façade is intact and dates to the late 1920s when the White House Hotel, one of many flophouses on the Bowery at the time, expanded. The building, both architecturally and culturally, tells the story of the down-and-out Bowery of the early to mid-twentieth century, a history that has been eroding in recent years as development along the thoroughfare has rapidly increased. This building must not be excluded from the historic district.

Likewise, the Edison Parking Lot on Lafayette and Great Jones Streets should not be excluded. Although on the edge of the extension, this lot is in the middle of the three districts if one considers them as a whole. Excluding the parking lot puts the historic integrity of the entire historic NoHo neighborhood at risk, opening the door for a new development that would be incompatible with and detrimental to the historic buildings around it. During the last four decades, the LPC has reviewed and regulated countless new construction applications within the city's historic districts. Experience has shown that historic districts do not freeze neighborhoods in time; rather, the LPC's review of new construction thoughtfully balances the historic character of neighborhoods with the need for viable new construction. By including the Edison lot within the district, the LPC will be able to ensure that any new development on the site does not detract from the historic buildings of the NoHo neighborhood.

The NoHo extension's district boundaries were carefully drawn by the LPC, and to change them based on the special interests of particular property owners or others would undermine the LPC's process and the historic integrity of the NoHo neighborhood. Please approve the NoHo East Historic District as designated by the LPC in May 2008.

20 BOND OWNERS CORP.

20 Bond Street
New York, New York 10012

VIA FAX: 212-720-3488

June 21, 2008

Hon. Amanda Burden – Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

RE: NoHo Historic District

Dear Chair Burden,

I write to you on behalf of 20 Bond Owners Corporation and the owner/residents of 20 Bond Street in NoHo in support of the City Planning Commission's approval of the final piece of the NoHo Historic District as a vital completion of the NoHo I and NoHo II designations.

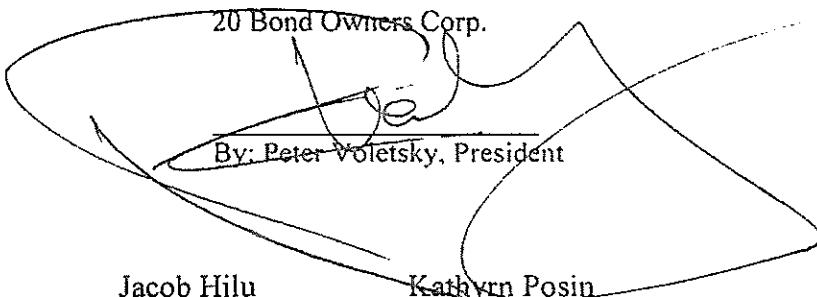
Our community, including and the owner residents of 20 Bond, who have all lived at 20 Bond over 20 years, has worked and advocated for many years to protect these last precious blocks to be sure even new development in the, until now, unprotected area remains in context to the whole. Many of us have invested extraordinary time and money in our properties to accurately preserve the historic integrity of our buildings – even when we were not required to do so. Others more recently have invested in newer buildings with equal care to be part of this uniquely identifiable context. We are proud of these investments and believe they are justified on every level.

It is vital that this unity of spirit and architectural presence which is essential to the unique nature of this neighborhood be preserved and respected. The oversight of the Landmarks Commission has and will ensure that our buildings and renovations are within the context we have fought so hard to maintain.

We request that the New York City Planning Commission join Community Board 2 Manhattan, the Landmark Commission, our Congressman, our State Senators, our Council members Alan Gerson and Rosie Mendez, The Historic District Council, the Municipal Arts Society, Friends of NoHo Architecture and the many other advocates who have stepped forward on our behalf over the last 10 years, in approval of the NoHo Extension Historic District.

And we urgently request that the New York City Council uphold that approval.

Respectfully,

20 Bond Owners Corp.

By: Peter Voletsky, President

Co-Op Owners/Tenants Represented:

<u>Charles Close</u>	<u>Diane Rosen</u>	<u>Jacob Hilu</u>	<u>Kathryn Posin</u>
<u>John Schmerling</u>	<u>Teese Gohl</u>	<u>Robert Melendy</u>	<u>Barbara Kaufman</u>

FOR THE RECORD

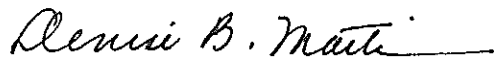
35 Bond St.
New York, N.Y. 10012
August 11, 2008

Hon. Melinda R. Katz
Chair, Land Use Committee
250 Broadway, 17th Floor
New York, N.Y. 10007

Dear Chair Katz:

I am writing as a longtime resident of Noho to request that you approve the proposed Noho III Historic District, with no additional cut-outs. There have already been demolitions and major alterations on Bond Street and Great Jones Street. More cut-outs would further threaten the architectural and social character of the neighborhood. As a resident and a property owner, I feel that the Noho III district as proposed by the Landmarks Commission and championed by Councilman Gerson will protect our neighborhood as well as my investment and that of my neighbors.

Thank you for your attention,



Denise B. Martin
Treasurer
35 Bond St. Corp.

Hon. Melinda R. Katz
Chair, Land Use Committee
250 Broadway, 17th Floor, 10007
Email: katz@council.nyc.ny.us

Hon. Jessica S. Lappin
Chair, Landmarks Sub-Committee
250 Broadway, 10007
Email: lappin@council.nyc.ny.us

Re: Noho Historic District Extension/August 12 Land Use Subcommittee on Landmarks meeting

It is essential that the White House Hotel and the Edison Parking lot be included in the Noho Historic District Extension, so that any future development in those spots happens under the guidance and oversight of the Landmarks Preservation Commission.

Both the White House and the parking lot are located in critical and highly visible areas within the existing and proposed districts. The Edison parking lot on Great Jones and Lafayette lies in the middle of what will hopefully become the entire district. The White House hotel lies dead center on the stretch of Bowery between Bond and Great Jones.

It is distressing enough that so many corners and edges of the neighborhood have been left out of the proposed boundaries—particularly 53-55 Bond Street, which sits adjacent to one of the oldest structures on the block—51 Bond Street, a Federal building.

I urge the City Council not to further erode these already weak borders. That said, there is surely some room for reasonable compromise all around. I see no reason why the developers of both properties cannot work with Landmarks and Noho residents to come up with contextual designs that will enhance and hopefully add to this special neighborhood.

Thank you.

Mary Clarke
52 Bond Street
NYC 10012
mary_clarke@condenast.com

EPSTEIN BECKER & GREEN, P.C.

ATTORNEYS AT LAW
250 PARK AVENUE
NEW YORK, NEW YORK 10177-1211
212.351.4500
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EBGLAW.COM

ADRIAN ZUCKERMAN
TEL: 212.351.4510
FAX: 212.878.8700
AZUCKERMAN@EBGLAW.COM

August 12, 2008

VIA HAND DELIVERY

Hon. Jessica S. Lappin
New York City Council
250 Broadway
New York, New York 10021

Re: Proposed NoHo Historic District Extension (the "District Extension")

Dear Ms. Lappin:

We represent the Sustainable Manhattan Society, Inc. (the "Society"), a not-for-profit corporation comprised of building owners and residents within the District Extension. We urge the New York City Council to reject the District Extension on the grounds that: (i) the pre-designation materials relied on by the LPC were inadequate; (ii) development in the NoHo area will be stifled; (iii) the buildings and vacant lots within the District Extension have no historical or architectural significance; and (iv) the pre-designation materials contained material errors and omissions.

First, we recently had an opportunity to review the designation file relied on by the LPC to produce its report. The file contained little more than old newspaper clippings, book reviews from amazon.com and dozens of pages from old telephone directories. It is unclear to us how or why these materials would support the LPC's designation. We can only conclude that either the LPC failed to comply with our request to produce these files pursuant to the Freedom of Information Law or that the LPC relied solely on these materials in rendering their decision. If the latter is the case then the District Extension is based on little more than conjecture and not a reasonable and through examination of the historical and architectural significance of the area as required by statute.

Second, the Society believes that the District Extension will stifle development in the NoHo area. The buildings and area surrounding the District Extension are in dire need of redevelopment. The District Extension will deprive the City of New York of hundreds, if not thousands, of jobs in the construction, hospitality and service industries. Ironically, the District

2802854_1.DOC ATLANTA • CHICAGO • DALLAS • HOUSTON • LOS ANGELES • MIAMI
NEWARK • NEW YORK • SAN FRANCISCO • STAMFORD • WASHINGTON, D.C.

Hon. Jessica S. Lappin
August 12, 2008
Page 2

Extension comes at a time when the City of New York, like much of the nation, is in desperate need of retaining existing jobs and creating new ones. Moreover, the Society also believes that the District Extension is antithetical to the Bloomberg administration's overall plan to encourage construction and development as a means of improving the City of New York and creating jobs. The District Extension will stop construction and stunt growth in the area.

Third, many, if not all, of the sites within the District Extension should not be landmarked under any reasonable interpretation of the landmark statute. The District Extension contains several vacant lots, many modern buildings and other buildings which are dilapidated and in need of demolition. The Society believes that these buildings and vacant lots lack historical or architectural significance. Moreover, a number of buildings within the District Extension are in a dangerous condition and require immediate demolition in order to protect the health, safety and welfare of the general public. The District Extension may permanently preclude building owners from repairing many of these dangerous conditions.

Finally, the LPC based its vote on pre-designation materials that were factually inaccurate. The LPC was previously advised by several property owners that individual designation reports contained material errors or omissions. We demanded that the LPC postpone its vote until the Society, building owners and residents had an opportunity to review and correct material errors in the pre-designation materials. This demand was ignored.

Based on the foregoing, we hereby request that the New York City Council reject the District Extension in its entirety.

Very truly yours,



Adrian Zuckerman

AZ:mdf

CC: Hon. Maria del Carmen Arroyo
Hon. Charles Barron
Hon. Leroy G. Comrie, Jr.
Hon. John C. Liu
Hon. Miguel Martinez
Hon. Rosie Mendez
Hon. James S. Oddo
Hon. Annabel Palma

JEFFREY KAMEN · ARCHITECT

33 BOND STREET NEW YORK, NY 10012

TEL: 212 982-5112 · FAX: 212 358-0673

08/12/08

RE: NoHo Historic District

To Whom It May Concern:

I am an owner of 33 Bond Street. I am also a registered architect. This has been my residence and place of work for more than 20 years. My partner, Jon Felsman, and I are opposed to the designation of Noho as a Landmark District.

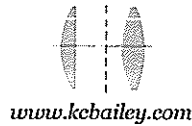
When we purchased our property in 1988 we saw the neighborhood as a great place to start an architecture office and also the chance to develop our building “as of right” according to established zoning rules. What has come to be known as “Noho” is a loosely bound, disparate set of buildings representing architectural fashions that range from the merchant houses of the early 19th-century to present modern reinterpretations of cast iron.. The buildings here reflect dramatic ups and downs of a neighborhood two hundred years old. Their cohesion stems from owners who have mostly lived and worked in the community and also from their desire to improve it. The area is also shaped by requirements put in place by the Zoning Resolutions of 1916 and 1961. Setback regulations, light and air requirements, and most importantly the floor area ratio effectively limit what can be built. These restrictions and allowances offer time-honored guidelines for future development.

The quirks and dreams of owners are historically what make this area relevant. There has never been a master plan. It is neither fair nor architecturally desirable for a set of experts, with ever-changing philosophies and tastes, to rule on criteria already in place. It may make great sense to do so in other more homogenous and carefully planned neighborhoods threatened by unstable zoning. Those who would be in judgment of new projects here are indeed learned and well-meaning. But they are not necessarily in the best position to steer the visual direction of these few square blocks. To do so would be to hamper its natural and creative evolution. There are just too many differing styles here to freeze any one of them in time.

Changes, reconstruction, and additions to our property on Bond Street have actually taken place within three centuries on a small plot of land. We have always been conscious and extremely respectful of our forebears. Our building represents the organic growth that develops from owners who love their buildings and appreciate them within the greater context. We are looking to preserve what we have but also to expand and maximize our allowable square footage in the same spirit as that which came before us. It is our intention to one day match the height of buildings existing to the left and right of us. The trend toward filling empty gaps with new built ideas is part of the resurrection of vibrant life on our street. This new activity is the history of Noho in the making! My partner and I want the best for our community. But we do not subscribe to the belief that another set of bureaucratic hoops is needed in order to realize the potential of our shared endeavor.

Sincerely,

Jeffrey Kamen



FOR THE RECORD

August 12, 2008

Re: NoHo III

Honorable Jessica S. Lappin
Chair, Landmarks Sub-Committee
250 Broadway 17th Floor
New York, NY 10007

Dear Chairwoman Lappin:

My name is K.C. Bailey. I was born in Brooklyn, am a product of a New York City public school education, and I received my bachelor's degree from New York University. When I graduated in 1982 I immediately moved into a loft in Soho with a band of like-minded arts students. I lived in that loft until 2005 when my husband and I moved into a loft on Great Jones Street in Noho.

During those early years I witnessed crack vials in the streets, condoms on every other corner, two stabbings, countless purse snatchings, one shooting, and several robberies. I personally punched a guy who was flashing himself at several school children, yelled at countless people who were urinating in the streets, shoveled many a sidewalk full of snow..... trust me, I can go on. My point being, I stayed. Like so many of my neighbors, we stayed.

I admire greatly the folks at Landmarks Preservation for saving the heart and the soul of the City. Their job is buildings, but the reality of the matter is these landmarks cannot be maintained without people. People like the ones you see before you. I have often found it odd that there are separate landmark designations for Noho, Noho East, and Noho III, because we are a neighborhood. We always have been and we always will be. We share ideas about the care of our homes, we share schools, we share life.

Now it has come before you and this committee to preserve our neighborhood. We are much besieged. For years there were so many rats on Bond Street because of construction my dog was afraid to walk down that street. My little goddaughter is afraid of rats for the same reason. We are over-developed on the Bowery with buildings that have nothing to do with our community, and belittle its integrity. The excessive hotels and bars have brought in a huge "fun hog" population, whom I've continually witnessed barf their bar tab up on my sidewalk.

There is a man that works at the White House Hotel on the Bowery who feeds the birds every day. I was walking with my dog passed the White House one day when he inadvertently peed on one of their planters. This man ran out of the front door urgently and handed my dog a cookie. It may not mean a lot to you, but it means everything to a neighborhood.

We have a life here. Don't throw it away.

K.C. Bailey / photography / 212.431.8239
46 Great Jones St / N.Y.C 10012 / azanaku@earthlink.net