



Community Board 12 - Manhattan Washington Heights & Inwood

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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

March 12, 2014

Hon. Robert B. Tierney
Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street 9th Floor, North
New York, N.Y. 10007

RE: Alterations to 434 West 162nd Street – Jumel Terrace Historic District

Dear Chairman Tierney:

Please be advised that at the meeting of Manhattan Community Board 12's Executive Committee, held Tuesday, March 11, 2014, a resolution was passed with a vote of (8) In Favor, (0), Opposed, and (0) Abstain supporting the proposed renovations to 434 West 162nd Street, including the roof deck, bulkhead and modifications to the fenestration at garden level of the rear façade, and also recommending outreach to neighboring buildings in the historic district before the Landmarks Preservation Commission provides its final approval.

Whereas: 434 West 162nd Street (the "Property") is located on the south side of West 162nd Street, between Jumel Terrace and St. Nicholas Avenue, within the Jumel Terrace Historic District. Alterations to the buildings located within historic districts must be reviewed and approved by the Landmarks Preservation Commission ("LPC"); and

Whereas: The new owners of the Property proposed to undertake various renovations. The interior renovations can be reviewed and approved by LPC staff. The renovations consisting of a roof deck, a new bulkhead enclosing a new stair leading from the top floor to the roof and a stair landing, and modifications to the fenestration at the garden level of the rear façade (the "Exterior Renovations") must be reviewed and approved by the LPC at a public hearing (the "Public Hearing"). The Public Hearing is scheduled for Tuesday, March 18, 2014; and

Whereas:: Since the Public Hearing is scheduled to be held before the March 2014 General Meeting of Manhattan Community Board 12 ("CB12-M"), the resolution adopted by its Land Use Committee ("Land Use" or the "Committee") was referred to the Executive Committee for consideration on behalf of CB12-M, consistent with its By-Laws, to facilitate it providing comments to LPC in time for the Public Hearing; and

Whereas: On March 5, 2014 Richard Goodstein and Michael Hanson of NC2 Architecture LLP presented the Exterior Renovations to Land Use. The roof deck and the modifications to the fenestration of the rear façade are not visible from any public street or thoroughfare. The bulkhead is not visible from West 162nd Street, the primary street onto which the Property faces. The bulkhead can be seen from West 161st Street and St. Nicholas and Amsterdam Avenues and from portions of Jumel Terrace, between Sylvan Terrace and West 162nd Street, as well as from a portion of Roger Morris Park, albeit the Committee was informed that for LPC review purposes a park is not considered a public street or thoroughfare. The vantage points from which the bulkhead is visible do not impact the primary street façade of the Property or any properties in the historic district; and

Whereas: Land Use was informed that the LPC review process does not require the applicants for alteration projects to notify neighboring buildings, but CB12-M believes that is important for neighbors to be consulted and briefed on changes to buildings and structures within historic districts. Now, therefore,

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Resolved: Community Board 12-Manhattan supports the proposed renovations to 434 West 162nd Street, including the roof deck, bulkhead and modifications to the fenestration at garden level of the rear façade, but recommend that before the Landmarks Preservation Commission provides its final approval it encourage outreach to neighboring buildings in the historic district.

Thank you for a favorable consideration of our request.

Sincerely,

George Fernandez, Jr.
Chair
Community Board 12 Man.

cc: Hon. Bill de Blasio, Mayor
Hon. Gail Brewer, Manhattan Borough President
Hon. Leitia James, Public Advocate
Hon. Scott Stringer, Comptroller
Hon. Charles B. Rangel, Congressman
Hon. Bill Perkins, NY State Senator
Hon. Adriano Espaillat, NY State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Gabriela Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member