

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

May 4, 2020

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *123 Sullivan St. - Application is to replace window assemblies and install an access stair at the roof.

Whereas:

- A. A curved steel staircase to connect the top floor terrace to the penthouse roof is in a simple design and, in the absence of a mockup photograph, was represented by the applicant as being minimally visible from a medium-distant vantage point; and
- B. The proposal is to change the central double hung windows on the 6th floor that match all the other windows in the building, to plain glass which is unacceptable in that it is not in harmony with the other existing windows nor with the facade and has no historical reference or justification; and
- C. The proposal is to change the infill of the arched window opening in the 5th floor from operable windows/doors with vertical mullions which break up the expanse in a historical, harmonious manner with the facade, to a single expanse of plate glass on the erroneous grounds that it is more in keeping with the design of the arch, and that the existing mullions block light; and
- D. The applicant represented that the expanse of glass is only possible with modern technology therefore rendering any assertion that it is historically appropriate for the building false; and
- E. Together, these alterations to the fenestration destroy the harmony and, in the case of the arch, the strong vertical expression of the existing façade design; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the rooftop staircase provided that LPC staff are able to verify that the visibility from any public thoroughfare is minimal according to the standards generally applied to visibility of rooftop additions in the district; and

B. Denial of the change in fenestration to the top two floors to replace double hung sash windows with solid glass and replace the arch windows from a design with strong vertical mullions to a single expanse of glass).

Vote. Passed, with 40 Board members in favor, and 1 recusal (Anita Brandt).

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Dear Chair Carroll:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *186 Sullivan St. - Application is to add a rooftop structure on an existing three-story townhouse.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *65 Horatio St. -Application is to renovate a previously-subdivided two-family townhouse into a single-family townhouse, restore masonry facades and double-hung windows (by staff), excavate in cellar and side-yard, and construct additions to side-yard and roof.

Whereas:

- A. Some years after the completion of the building, a garage addition, now demolished and illustrated with detailed archival photographs, was added in the side yard, and
- B. The proposed addition to occupy the side yard is designed to replicate the historic structure with respect to the extant bay window and door and materials of the addition; and
- C. The addition is configured to preserve the extant first floor sun room, changing its French windows to a French door, thus preserving the existing appearance; and
- D. The main roof is to be raised and partially sloped to provide proper headroom in the top floor; and
- E. The proposed glass enclosed penthouse and stair bulkhead are stylistically incorrect- reminiscent of midcentury International Style, appearing flashy and completely out of harmony with the building and the district, and with no historical reference or justification; and
- F. With an open view from the east side of the property, any rooftop addition would be almost totally visible and there is question as to whether the modest size of the building can aesthetically sustain any rooftop addition beyond a skylight and a necessary stair bulkhead; and

G. Though no mockup was installed, none is needed to verify that the visibility above the proposed addition is almost total; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the side and below grade extension provided that care be taken that excavation is done in a manner to ensure the integrity of the building and neighboring buildings and that all regulations concerning notification, monitoring and method of excavation be followed; and

B. **Approval** of the change to the sun room windows; and

C. **Approval** of minimal reconfiguration of the roof necessary to provide legal headroom for the top floor; and

D. **Denial** of the completely visible rooftop additions as not in harmony with the style of the building and the district, and recommends that any rooftop additions be minimal and in harmony with the materials, scale and design of both the building and the district.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *770 Broadway - Application is to install an additional cooling unit at the rooftop.

Whereas:

The proposed unit is similar to the existing units which are only visible from a great distance and does do not, in any discernable way, alter the rooftop view; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 30, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *17 E. 9th St. - Application is to restore the steps, stoop, entry and the areaway to original, historic version.

Whereas:

- A. The applicant represented that the design was patterned after numerous examples of historic stoop and entryways in similar buildings in the neighborhood; and
- B. Details of the proposal do not form a historic restoration with respect to the unusually long run of the stairs, the depth of the entry landing, the contemporary design of the door, the awkward proportions of the enframing (especially the lack of a properly proportioned entablature), the extremely oversized lighting fixtures of a modern design, the art-deco ironwork, and the unusually narrow areaway that accentuates the unusually long run of the stairs; and
- C. The proposed stair run is 7'-11" (projection into the sidewalk) as opposed to the usual depth of 6'-6" on this block and in the district and thereby appears bulky and intrudes unacceptably into the narrow sidewalk and was justified as necessary in order to conform to current safety regulations for head room, riser height and depth of steps; and
- D. There are solutions to reduce the run of the stairs such as adding a step or two at the parlor entry and do minor additional excavation in the areaway to ensure headroom for the basement entry below the stoop; and
- E. The entry landing at the parlor level is unusually deep and does not reflect the typography of the historic row house design in this neighborhood and in the district; and

F. The proposed front door is of contemporary design and the door enframing and proportions of the entablature do not reference the architecture of the neighboring buildings; and

G. The lighting fixtures and ironwork introduce art-deco elements into the design with no aesthetic or historic justification; and

H. The areaway is narrower than typical historic examples and establishes an uncomfortable relationship between the building with the steep narrow steps down and the sidewalk; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application and recommends that a more historically correct proposal that is in harmony with the building and the district, especially with respect to the steps, entry, areaway and other points listed above, be presented to the CB2 Landmarks Committee for review in order that the Board may make a recommendation to the Landmarks Commission.

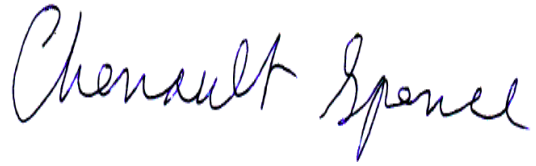
Vote: Unanimous, with 41 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

CB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Carolyn Maloney, Congresswoman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Yuh-Line Niou, Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC