

# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87<sup>th</sup> Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: [mn07@cb.nyc.gov](mailto:mn07@cb.nyc.gov)

*Steven Brown, Board Chair*

*Michelle P. Booker, District Manager*

## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Business & Consumer Issues**

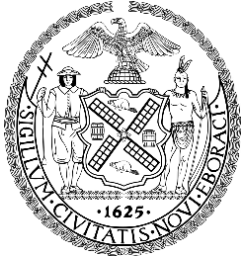
**Re: Multi-block street fairs.** Public hearing on applications to the Street Activity Permit Office for multi-block street fairs in 2022.

**Full Board Vote: 39 In Favor 1 Against 1 Abstention 0 Present**

*Committee: 5-0-0-0. Non-Committee Board Member: 1-0-0-0.*

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** applications to the Street Activity Permit Office for multi-block street fairs in 2022.

DATE	SPONSOR NAME	LOCATION	PRODUCER
04/17/22	Samaritan Daytop Village	Bway, West 96 <sup>th</sup> -106 <sup>th</sup> E	Clearview Festival
04/17/22	Duke Ellington Blvd. Neighborhood Association	Bway, West 102 <sup>nd</sup> -106 <sup>th</sup> E	Clearview Festival
04/17/22	24th Precinct Community Council	Bway, West 102 <sup>nd</sup> -106 <sup>th</sup> E	Clearview Festival
05/01/22	Goddard Riverside - Lincoln Square Neighborhood Ctr	Col, West 66 <sup>th</sup> – 72 <sup>nd</sup>	Clearview Festival
05/08/22	Committee for Environmentally Sound Development	Bway, West 60 <sup>th</sup> -65 <sup>th</sup> E	Clearview Festival
05/22/22	West Side Federation of Neighborhood & Block Assoc.	Bway, West 73 <sup>rd</sup> -82 <sup>nd</sup> E	Clearview Festival
06/05/22	Mitchell-Lama Residents Coalition	Amst, West 73 <sup>rd</sup> -79 <sup>th</sup> W	Clearview Festival
06/05/22	Safe Haven West Side Basketball League	Amst, West 73 <sup>rd</sup> -79 <sup>th</sup> W	Clearview Festival
06/26/22	Goddard Riverside – Community Center	Amst, West 79 <sup>th</sup> – 86 <sup>th</sup>	Clearview Festival
07/17/22	Project Open at Lincoln Center Towers	Bway, West 65 <sup>th</sup> -72 <sup>nd</sup> W	Clearview Festival
08/21/22	Broadway Mall Center	Bway, West 86 <sup>th</sup> - 93 <sup>rd</sup> E	Clearview Festival
09/10/22	Valley Restoration, LDC	Col, West 97 <sup>th</sup> –106 <sup>th</sup>	Mardi Gras Festival
09/25/22	Symphony Space	Bway, West 86 <sup>th</sup> – 96 <sup>th</sup> W	Clearview Festival
10/09/22	The Broadway Mall Association	Bway, West 72 <sup>nd</sup> -82 <sup>nd</sup> W	Clearview Festival
10/23/22	Bloomingdale Area Coalition	Bway, West 96 <sup>th</sup> –106 <sup>th</sup> W	Clearview Festival



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*Steven Brown, Board Chair*

*Michelle P. Booker, District Manager*

## RESOLUTION

**Date: January 4, 2022**

**Committees of Origin: Parks & Environment *Joint with* Preservation**

**Re: Delacorte Theater, Central Park (81 Central Park West). Application concerning the renovation of the Delacorte Theater, including improved ADA access; reconstruction of exterior facades, pathways and overhangs; improvement to lighting and stage facilities; and infrastructure improvements.**

**Full Board Vote: 36 In Favor 5 Against 2 Abstentions 1 Present**

*Joint Committee: 10-2-2-0.*

The Delacorte Theater is located in the heart of Central Park, just off 80<sup>th</sup> Street on the southwest corner of the Great Lawn, in Central Park. It was first rehabilitated in 1976, then the grandstand was renovated in 1998, but there has not been any major work since then, which now is severely warranted due to deteriorating conditions, outdated code compliances, life-safety needs, and the overall need for a revitalization to enable more streamlined backstage operations, and an improved theatrical infrastructure. The project goals are all to be constructed within the existing footprint and will be phased with construction that takes place off-season over three years.

WHEREAS, the proposed renovations to the Delacorte Theater will create:

- Safer and more comfortable conditions for staff, artists, and audiences including those with disabilities
- Streamlined backstage operations
- A revitalized exterior with reconstruction of the exterior facades
- Improvements to pathways and overhangs
- And an improved theatrical infrastructure

WHEREAS, the exterior renovation calls for:

- A shell façade of cedar and redwood placed as vertical members
- Railings and window-frames of a painted steel
- The seating bowl decking made of kebono, a sustainable wood that lasts many years, and a canopy made of zinc, with all the above materials tastefully understated while being a gentle modernization of the existing exterior, and taking care to not harm any of the trees around the theater;

WHEREAS, there will be several other new, attractive, and appreciated elements for both staff, theatergoers and those on and off stage, such as:

- Easy-to-read signage and wayfinding
- Enhanced lighting, including six lighting towers that include several safety features not currently existing
- A vertical wood continuation of the exterior walls with edge projections of exposed tapered wood slats with from 2"-3" projections, making the upper portion interesting and different from the rest

*Date: January 4, 2022*

*Committees of Origin: Parks & Environment joint with Preservation*

*Re: Delacorte Theater, Central Park (81 Central Park West)*

*Page 2 of 2*

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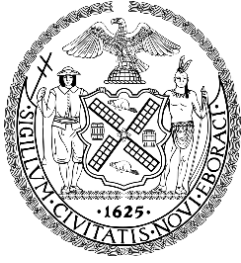
of the exterior in an understated, totally natural way, starting at the top of the canopy surrounding the theater and going up.

- A ticket booth that mimics the upper portion but with flat, vertical wood members rather than with the edge projections on the upper portion
- And a wood fence surrounding the theater which picks up the flavor of the upper portion of the theater exterior, while allowing for visibility through the fence, once again imaginative, while blending in with the Park environment.

WHEREAS, the grandstand has several proposed enhancements, including:

- Seats proposed to be five different subdued shades, each presumably chosen to represent the colors we see during the changing of seasons, such as green, red, yellow, and orange so that at any angle or view of the theatre and the Park, the theater blends in softly and splendidly with the natural park palette.
- New accessibility with a clear cross-aisle for access and code compliance, new ramps and stair combinations.

THEREFORE, for all of the reasons stated above, Community Board 7/Manhattan applauds this renovation in every respect and believes it will not only sit comfortably and attractively within Central Park, a designated scenic landmark, and believes it to be a restoration that is appropriate to the character of the Park but will bring years of joy and enhanced comfort for all those who love free Shakespeare in Central Park.



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*Michelle P. Booker, District Manager*

## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Preservation**

**Re: 23 West 83<sup>rd</sup> Street (Columbus Avenue – Central Park West.) Application to the Landmarks Preservation Commission to replace a single aluminum 1:1 double-hung window with a inswing casement window with a meeting rail to emulate a 1:1 configuration.**

**Full Board Vote: 36 In Favor 2 Against 0 Abstentions 0 Present**

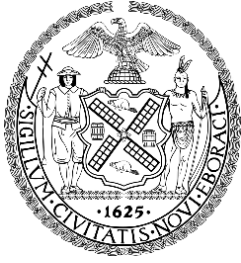
**Committee: 7-3-0-0.**

This resolution is based on the following facts:

- The subject building is a 4-story plus basement town house in the Romanesque Revival style designed by Charles H. Lindsley and completed ca. 1891-92. It is included in the Upper West Side – Central Park West Historic District.
- The basement and parlor floors of the front façade are clad in rusticated brownstone, with the parlor floor painted white. The upper floors of the front façade are composed of common brick that is painted or colored off-white.
- The eastern portion of the ground, parlor, second and third floors of the front façade include rounded bays with three windows in each. The top of the rounded bays forms a flat surface that is being used as a terrace. Each floor of the rounded bays contain notable architectural details and ornamentation.
- It is unclear whether the terrace space conforms to Code either structurally or with respect to the height of parapets encircling the space.
- The subject window is on the top floor of the front façade, and is all but obscured from visibility by the protrusion of the rounded bays and the decorative parapet in front of it.
- The proposal is to replace the subject existing 1:1 double-hung window with an inward-operating casement window designed to include a center muntin that would emulate the meeting rail of a 1:1 double-hung window, while providing easier access to the makeshift terrace.
- All of the other windows on the front façade are 1:1 double-hung windows, including the other two windows to the west of the subject window on the top floor.
- The use of 1:1 double-hung windows on the front facades of townhouses is typical in this Historic District.

The substitution of a window configuration that adds functionality while retaining the overall appearance and impact of the traditional choice of window configuration is appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED Community Board 7/Manhattan **approves** of the application as appropriate to the character of the Historic District for the reasons articulated above.



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## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Preservation**

**Re: 256 West 88<sup>th</sup> Street (Broadway – West End Avenue.) Application to the Landmarks Preservation Commission for rooftop and rear yard additions.**

**Full Board Vote: 37 In Favor 0 Against 3 Abstentions 0 Present**

*Committee: 9-1-0-0.*

This resolution is based on the following facts:

- The subject building is a 3-story plus basement town house in the Renaissance Revival style designed by Nelson M. Whipple and completed ca. 1884. The front façade was significantly altered ca. 1911 to create commercial space on the ground and second floors. It is included in the Riverside Drive - West End Historic District.
- The existing front façade above the commercial infill on the ground and second floors is composed of smooth and rusticated brownstone. The commercial spaces and infill on the ground and second floors have been modified significantly over the years, and currently include painted wood cladding and a band of aluminum windows behind metal grilles on the second floor, and aluminum store infill on the ground floor, all of which are in significantly deteriorated and unfortunate condition.
- The application does not address the front façade.
- The application calls for (a) replacing the existing 2-story “L” rear yard extension with a full-width 3-story (ground, parlor and second floors) extension, and (b) a rooftop addition.

### Rear Yard

- The existing rear façade condition is composed of brick painted white. There is a 2-story L extension on the east half of the façade with punched windows and a slightly curved brick lintel and sash on each floor. The main façade includes paired windows on the west half of the rear façade within similar punched openings with curved brick lintels and sashes. Tall thin windows align above the L extension, one of which functions as a door onto the terrace created by the roof of the extension.
- There is a modest set of courses of corbeling at the top of the L extension, and a modest cornice detail at the roof line of the rear façade.
- The proposal is to create a full-width rear extension at the same depth as the neighboring extensions, composed of brick with four tall thin French doors on the ground and parlor floors, and two pairs of sliding tall thin windows at the third floor.
- The proposal calls for a metal landing outside the parlor floor with a metal ladder leading to the rear yard, and a Juliet balcony in the center of the third floor accessed by the sliding doors. The space above the proposed addition would function as a terrace outside the third floor.
- The top floor fenestration and treatment would continue the existing conditions.
- The rear yard would be excavated to the depth of the proposed extension.

### **Rooftop Addition**

- The existing condition on the roof includes the customary assortment of chimneys and vents.
- The proposal is to create a habitable space in the center of the roof, set back from the front cornice/pediment so as not to be visible from the public way. The terraces in front and behind the rooftop addition would be clad in pavers, and a railing installed at the rear roofline to match the railings proposed for the terraces on the rear façade.
- The ceiling height of the rooftop addition is in excess of 10’.
- The walls of the rooftop addition would be clad in medium-colored stucco with a single door and no fenestration at the rear. No illustrations were provided as to the front elevation.

### **Rear Yard**

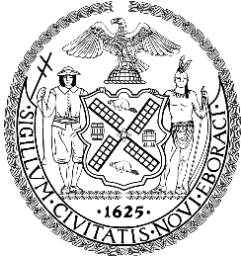
- The existing condition in the rear yard includes two mature trees.
- The proposal is to remove the trees and to cover the majority of the rear yard surface in bluestone pavers. The applicant indicated a willingness to consider non-permeable pavers in lieu of bluestone.

### **Front façade**

- While the applicant intends to pursue Staff-level approvals for improvements to the front façade, no portion of such work was presented or included in this application or presentation.

The cumulative impact of the proposals for this building are collectively inappropriate to the character of the Historic District. Among the elements that support this conclusion are the following: (a) the failure to include or address the seriously deteriorated modified condition of the front façade, especially at the ground and parlor floors; (b) the height and bulk of the rooftop addition in comparison to the modest size of the building; (c) the use of medium stucco cladding and the absence of fenestration on the rooftop addition rear wall; (d) the removal of two mature trees and the use of non-permeable pavers in the rear yard, instead of interlocking semipermeable pavers or bluestone set in sand or some other permeable condition; and (e) the introduction of a Juliet balcony on the rear façade.

THEREFORE, BE IT RESOLVED Community Board 7/Manhattan **disapproves** of the application as inappropriate to the character of the Historic District for the reasons articulated above.



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*Steven Brown, Board Chair*

*Michelle P. Booker, District Manager*

## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Preservation**

**Re: 173-175 Riverside Drive (West 89<sup>th</sup> -90<sup>th</sup> Streets). Application #LPC-22-03297 to the Landmarks Preservation Commission to repair and increase the height of the historic balustrade above the roofline, and to repair or replace terra cotta, limestone and other decorative and ornamental features of the three primary facades, and repair deteriorated structures behind or surrounding windows on the primary facades.**

**Full Board Vote: 36 In Favor 1 Against 0 Abstentions 1 Present**

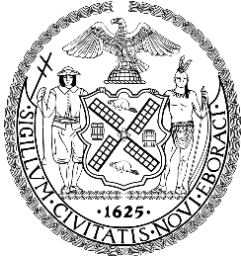
*Committee: 9-0-1-0.*

This resolution is based on the following facts:

- The subject building is a 15-story apartment building in the Neo-Renaissance style designed by J.E.R. Carpenter and completed ca. 1925-26. It is included in the Riverside Drive - West End Historic District.
- The building has three primary facades, facing respectively West 89<sup>th</sup> Street, Riverside Drive, and West 90<sup>th</sup> Street.
- The three primary facades' roofline features both a cornice with customary detail and decoration and a balustrade composed of common brick with terra cotta caps and open spaces that roughly emulate gothic arches.
- The proposal is to rebuild the balustrade at a height 8" taller than current to conform to Code, and to insert decorative spindles inside the arched openings of the balustrade to help prevent any person, animal or thing sliding between the balustrade piers and falling to the sidewalk/street below. The rebuilding of the balustrade will include replacement in kind of bricks that are in poor condition or have spalled.
- The application also concerns the repair and refurbishment of the cornice and supporting members beneath the balustrade, much of which can be accomplished through an LPC Staff-Level approval.

The increase in height of the balustrade and the insertion of spindles in the openings of the balustrade, while visible from multiple angles, do not materially alter the appearance of the primary facades and are consistent with treatments above the roofline of other nearby apartment buildings, and are appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED Community Board 7/Manhattan **approves** of the application as appropriate to the character of the Historic District for the reasons articulated above.



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## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Preservation**

**Re: 315 Central Park West (West 91<sup>st</sup> Street.) Application to the Landmarks Preservation Commission to install a flag at the school entrance on West 91<sup>st</sup> Street near the corner of Central Park West.**

**Full Board Vote: 26 In Favor 10 Against 4 Abstentions 1 Present**

This resolution is based on the following facts:

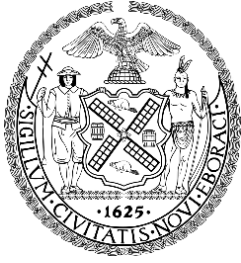
- The subject building is a 12-story plus basement apartment building in the Neo-Renaissance style designed by Schwartz & Gross and completed ca. 1911-12. It is included in the Upper West Side – Central Park West Historic District.
- The building has two primary facades, one facing Central Park West and one facing West 91<sup>st</sup> Street. The facades are composed of decorated limestone on the ground and second floors with significant detail and a mini cornice where the limestone meets the common red brick cladding on the floors above. The remaining floors of the building include significant ornamentation.
- The application concerns the entrance to the Twin parks Montessori School, located approximately midway along the side street primary façade.
- The proposal is to install pairs of brackets to hold vertical fabric sign banners that emulate blade signs with the name and logo of the school.
- The brackets and signage would be located above the main entrance doorway, along a band of limestone that marks the separation between the first and second floors.
- The limestone piers that flank the main entrance (behind a recently installed ramp for disability access) include bronze-colored metal signs flat on the façade that include the name but not the logo of the School.
- It is not clear whether or not the proposed signs conform to the requirements for such signage under the applicable provisions of the Zoning Resolution.
- The juxtaposition of the proposed signs with the existing flat metal plaque signs raises concerns with respect to the appropriateness of that amount of signage in close proximity.

A resolution to approve the application as appropriate to the character of the Historic District failed at the Preservation Committee (*Vote 5-3-2-0*).

The application is presented for the Full Board's consideration without recommendation.

THEREFORE, BE IT RESOLVED Community Board 7/Manhattan **approves** of the application as **appropriate** to the character of the Historic District for the reasons articulated above.





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## RESOLUTION

**Date: January 4, 2022**

**Committee of Origin: Transportation**

**Re: West 77<sup>th</sup> and 97<sup>th</sup> Streets Greenmarket (Amsterdam-Columbus Avenues.) Application by Greenmarket/ GrowNYC to the Mayor's Street Activity Permit Office for a permit to hold a greenmarket on Fridays on West 77<sup>th</sup> and 97<sup>th</sup> Streets.**

**Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 8-0-0-0. Non-committee Board Members: 4-0-0-0.*

The following facts were taken into account when considering this resolution:

The Greenmarket has become an integral part of the West Side Community, providing residents and visitors with all types of natural and farm-grown foods, products, and services.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan fully supports the renewal of both the West 77<sup>th</sup> and 97<sup>th</sup> Streets locations of the Greenmarket for the calendar year 2022.