



Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166th St. Room 6-A, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: www.nyc.gov/mcb12

Shahabuddeen A. Aily, Esq., Chairperson
Ebenezer Smith, District Manager

September 28, 2016

Hon. Meenakshi Srinivasan
Chair/Commissioner
NYC Landmarks Preservation Commission
David N. Dinkins Municipal Building
One Centre Street, 9th Floor North
New York, NY 10007

Re: 801 Riverside Drive, New York, NY - Accessibility

Dear Commissioner Srinivasan:

At the General Meeting of Community Board 12 Manhattan held on Tuesday, September 27, 2016 a resolution passed with a vote of (39) In Favor, (0) Opposed, (0) Abstain supporting the revised design proposed to renovate the entrance of 801 Riverside to achieve accessibility.

Whereas: 801 Riverside Drive ("801 RSD" or the "Building") is a residential condominium building located at West 157th Street and Riverside Drive in the Audubon Park Historic District ("Audubon Park"). Built in 1919, it is an Arts and Crafts style apartment house designed by noted architect George F. Pelham. Given its location in Audubon Park, alterations to the Building must be reviewed and approved by the Landmarks Preservation Commission ("LPC"); and

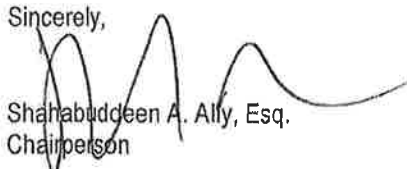
Whereas: The Building's only entrance does not comply with the Americans with Disabilities Act ("ADA"). Wheelchair access is currently provided by a temporary wooden ramp. The Building owners propose to renovate the entrance to make it accessible. In 2011 LPC approved a design proposal for an ADA-compliant ramp that would occupy nearly the full width of the Building's entry courtyard. However, that design proposal was produced by the condominium sponsor and its managing agent without homeowner input and was not implemented. A revised design (the "Revised Design") approved by 80% of the homeowners is now proposed, and

Whereas: The Revised Design was presented to the Land Use Committee on September 7, 2016 by a resident homeowner of 801 RSD. It introduces an ADA-compliant ramp, steps, planters and lighting within the entrance courtyard and takes cues from the materials and architectural details of 801 RSD and from the material and details of neighboring buildings in Audubon Park. The Committee was advised that the Revised Design was reviewed by LPC, which seems satisfied with the design approach; and

Whereas: The Revised Design will enhance the accessibility of 801 RSD in a manner that is sensitive to the architectural character of Audubon Park; now, therefore, be it

Resolved: Community Board 12-Manhattan supports the revised design proposed to renovate the entrance of 801 Riverside to achieve accessibility.

Sincerely,


Shahabuddeen A. Aily, Esq.
Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Gale Brewer, Man. Borough President
Hon. Scott Stringer, NYC Comptroller
Hon. Charles Rangel, Congressman

Hon. Guillermo Linares, Assembly Member
Hon. Denny Farrell, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Adriano Espaillat, State Senator
Hon. Bill Perkins, State Senator



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One Centre Street, 9th Floor North
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Re: The Met Cloisters Museum - Installation of Permanent Banners

Dear Commissioner Srinivasan:

At the General Meeting of Community Board 12 Manhattan held on Tuesday, September 27, 2016 a resolution passed with a vote of (37) In Favor, (0) Opposed, (0) Abstain supporting the installation of permanent banners at the entrance to the Met Cloisters Museum.

Whereas: The Met Cloisters Museum ("The Cloisters") is a branch of the Metropolitan Museum of Art located in Fort Tryon Park and built in the 1930s incorporating parts of four cloistered abbeys of Catalan and French origins. The medieval European buildings were disassembled brick-by-brick, shipped to New York between 1934 and 1938 and reassembled in Fort Tryon Park. The area around The Cloisters was landscaped with gardens planted according to horticultural information obtained from medieval manuscripts and artifacts, and the building also includes cloistered herb gardens. Since The Cloisters has been designated as an individual landmark by the Landmarks Preservation Commission ("LPC"), alterations to the building must be reviewed and approved by LPC; and

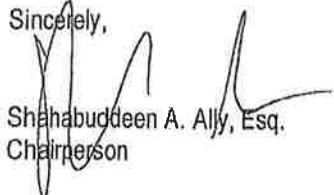
Whereas: Earlier this year temporary banners were installed flanking the entrance to The Cloisters as a test to determine if they would help to raise the visibility of the museum and direct visitors to its entrance. The temporary banners are suspended from cables anchored at the building's parapet and held in place with large steel weights located at grade. The temporary banners have succeeded in making it easier for visitors to locate the entrance to the museum. The Cloisters now seeks to install permanent banners, eliminating the aesthetically unappealing steel weights that also are a potential tripping hazard; and

Whereas: The permanent banners will be installed using stainless steel eye bolts and cables to secure the banners to the building's façade with anchored harnesses at the roof level, concealed behind the parapet. The banners will be made from a material that allows air to flow through 30% of their surface area, will be rigged so they can be dropped easily in the event of high winds and will also have a "sacrificial elastic band" designed to break in high winds; and

Whereas: Representatives of The Cloisters presented the proposal for the permanent banner installation to the Land Use Committee on September 7, 2016. The Committee was advised that LPC has already approved the use of this system at the main New York Public Library and the Met Museum's building on Fifth Avenue, and that the Cloisters project will be carried out by the same contractor that handled the Met Museum installation; now, therefore, be it

Resolved: Community Board 12-Manhattan supports the proposed installation of permanent banners at the entrance to the Met Cloisters Museum.

Sincerely,


Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Letitia James, Public Advocate
Hon. Gale Brewer, Man. Borough President
Hon. Scott Stringer, NYC Comptroller
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