

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Eugene Yoo, *Secretary*  
Ritu Chattree, *Assistant Secretary*

## Community Board No. 2, Manhattan

3 Washington Square Village  
NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

January 24, 2022

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

Dear Chair Carroll:

At its Full Board meeting on January 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. \*35 Fifth Ave. – Application is to replace windows in-kind and upgrade rooftop mechanical equipment.**

A. New energy efficient windows with the appearance of double hung style with a light finish are modeled on the original windows from a 1926 photograph; and

B. Aluminum materials are to be used for durability and the windows with a full-window tilt/turn operation will be finished in the original color and will be close in appearance to the original windows; and

C. The windows are triple glazed high performance for energy conservation; and

D. Annex ground floor bars will be removed and the glazing diffused; and

E. Extensive mechanical equipment on the roof will be replaced and augmented to accommodate air conditioning equipment and is not objectionably visible from any public thoroughfare; now

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

Vote: Unanimous, with 45 Board members in favor.

**Jeannine Kiely, Chair**  
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Dear Chair Carroll:

At its Full Board meeting on January 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*770 Broadway – Application to install an automatic sliding entrance door.**

A. The entrance is the third bay on the east façade; and

B. The doors are 8’ high and 44.8” wide with moldings in Hartford green, in keeping with the building standard and the side fillers are plate glass; and

C. The doors are not of historic design, however they are well recessed into the historic façade, serve necessary egress and ADA needs and it was represented by the applicant that they conform to applicable safety regulations; now

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

Vote: Unanimous, with 45 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. \*25 E. 11th St. – Application is to replace existing altered rear façade and rooftop mechanical equipment; reconfigure and replace existing studio windows; and addition of a front façade parlor level balcony.**

A. The house is in a 1920 row of five similar houses; and

B. The existing rear extension and “buttresses” are of no historic merit and will be removed; and

C. The proposed rear façade has large center windows and smaller side windows at the basement, a double height bow window spanning the parlor and second floor and three punched windows at the third floor; and

D. There is a metal railing at the parlor balcony and the fourth floor with French doors is recessed and provides a balcony with metal railing; and

E. The rear façade, while of a different design from the original, presents a cohesive design appropriate to the house; and

F. The garden is to be surrounded with a brick wall with side planter box; and

G. The north skylight is to be replaced and enlarged, there is an elevator bulkhead adjacent and they are not visible from any public thoroughfare; and

H. There is a front façade parlor level balcony proposed similar to others on the street; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this sensitive remodeling of a historic row house.

Vote: Unanimous, with 45 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

#### **4. 90 Charles St.– Application is for restoration and stucco application to the front façade and to construct rear yard and rooftop additions, excavate the rear yard.**

- A. The brick veneer and masonry are degraded and the masonry and stoop and entry will be restored and stucco applied to the original brick; and
- B. The front windows will be changed to historical six over six sashes of historic design; and
- C. The rooftop addition with mechanicals is 22' deep x 19.5 wide x 10.7 high and set back 20' from front façade with a railing that is not visible from a public thoroughfare; and
- D. The existing rear façade is to be demolished; and
- E. The proposed new rear brick façade, extending 17' into the ample garden, is conceived with little respect for the Greek Revival style of the row house, with uniform non-historic style windows 4' wide and 8' high which present a repetitive, monolithic appearance throughout the five stories; and
- F. Other than their tripartite configuration, the large, matching windows at the rear are not related to the building or to any historic design; and

G. The full height rear façade necessitates the total destruction of the existing original façade and historic reference to the original building and precedent would be served by the extension's being only to the second floor and restoring the original third floor façade; and

H. The elevation drawing of the existing rear façade shows a row of openings on the east side that appear to be original and clearly show the historic sizes of the openings as being of characteristic width and diminishing height from the parlor floor through the third floor; now

**Therefore be it resolved** that CB2, Man. recommends:

**A. Approval** of the demolition of the non-historic rear addition and excavation of a portion of the rear yard to the basement level; and

**B. Denial** of the rear façade extension unless it is reduced by one story and that the third-floor original façade is restored; and

**C. Denial** of the proposed rear façade's large, out of proportion, non-historic windows and recommends that the windows be sensitive to the scale, width, and diminishing height that is typical of row houses of this style as clearly illustrated in the photograph and elevation of the original existing façade; and

**D. Approval** of the front façade restoration and stucco cladding and change of windows to historic design.

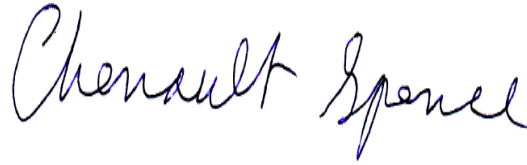
Vote: Unanimous, with 45 Board members in favor.

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

Sincerely,



Jeannine Kiely, Chair  
Community Board #2, Manhattan



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

JK/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. Brad Lander, NYC Comptroller  
Hon. Michael Levine, Man. Borough President  
Hon. Erik Bottcher, Council Member  
Hon. Christopher Marte, Council Member  
Hon. Carlina Rivera, Council Member  
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC