

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

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May 23, 2022

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 May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. 149 Mercer St. – Application is to replace the existing, non-historic storefront and building entrance door with new contemporary infill and new signage.

Whereas:

- A. The plate glass, replacing windows with mullions, is out of character with the building and the neighborhood; and
- B. The adaptation of the door to comply with ADA regulations is acceptable from an aesthetic point of view, however it must be reviewed to ensure that the angle and slope comply with regulations; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the change in design and configuration of the windows; and
- B. **Approval** of the changes in the entrance to provide ADA access provided that it conforms to technical aspects of the regulations.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 13-119 Jane St. – Application is to alter basement-level doors and areaway, and new accessibility lift, rooftop addition: trellis wall, elevator bulkhead, mechanical equipment, and glass windscreen, construct a non-visible rear extension and enclosure of side alley, and alter non-visible rear façade.

Whereas:

- A. The building is an individual landmark and, as such, merits special consideration to preserve its generally intact condition; and
- B. The trellis (wooden screen wall) is visible, though not objectionable, and shortening the elevator bulkhead by 12” was agreed by the applicant; and
- C. The changes at ground floor and basement, in particular the sensitive design of the ADA compliant elevator do not harm the appearance of the building; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the rooftop alterations and additions provide that the elevator enclosure be made 12” lower as agreed by the applicant; and
- B. **Approval** of the ground floor and basement changes and the unobtrusive ADA elevator storage.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 244 W. 11th St. – Application is to restore repair the front façade and roof, construct an addition at the rear façade; excavate the existing cellar and rear yard, alter the existing front areaway, repair and replace the windows and doors at the front façade, and install new HVAC mechanical systems.

Whereas:

- A. The front facade restoration is in keeping with the building; and
- B. The rooftop addition is highly visible and objectionable; and
- C. The rear facade is without historic reference and is not in harmony with the courtyard and neighboring buildings;
- D. The three floors of rear facade picture windows are not in any way related to the building or the neighboring buildings; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the front facade restoration; and
- B. **Denial** of the highly visible rooftop additions; and
- C. **Denial** of the rear facade restoration and further recommends that it preserve the historical design of the building; and

D. **Denial** of the rear picture windows on the basement and parlor floors, and that the windows reference historic style with smaller panes and a suggestion of the tripartite configuration at the parlor floor; and

E. **Denial** of the second-floor window and that there be windows closer to the original design and configuration.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 118 W. 13th St. – Application is to alter and repair the existing fence, create a new egress door, add a canopy to the existing accessible entrance, provide new windows for the entire front facade, and expand the (western) rooftop bulkhead, an expansion of the existing (eastern) bulkhead, relocation of mechanical equipment, a new rooftop trellis, and changes to the rear courtyard – lowering the terrace level, shifting of window locations on the courtyard and rear facades, and the application of a mineral stain finish to the courtyard walls.

Whereas:

- A. The front facade egress door is without detail to harmonize with the facade, the second-floor windows are not suitable, and there is a lack of details at the main entrance; and
- B. A marquee is proposed and, though not in the style of the building serves a useful purpose for the ADA entrance and is not objectionable; and
- C. The rooftop additions are objectionably visible; and
- D. The continuation of the bay windows to higher floors and the reconfiguration of the smaller windows is in keeping with the building and enhance the rear facade

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the restoration of the front facade provided that attention is given to detailing of the entrance and egress doors and that the second-floor windows be in the style of the building; and
- B. **Approval** of the marquee.

C. **Denial** of the highly visible rooftop additions and that they be reconfigured toward the rear of the building; and

D. **Approval** of the rear bay windows and the reconfiguration of the other windows.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 176 Waverly Pl. - Application to restore front facades, demolish the existing extensions, construct new extensions with window walls, excavate the cellar and the rear garden, and construct a penthouse addition.

Whereas:

- A. The sensitive front facade restoration is in keeping with the building; and
- B. The lowering of the cellar approximately 6'4" is acceptable provided that care is taken for the preservation of the building and the neighboring properties; and
- C. The rooftop addition, though difficult to see on account of trees is, from the rendering, rather visible but not objectionable; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the facade and the rooftop addition: and
- B. **Approval** of the excavation provided that all regulations are carefully followed and that care is taken to do no harm to the building and the neighboring properties.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 225 W. 4th St. – Application is to alter the façade, replace an enclosed sidewalk cafe, and replace window and signage.

(Laid Over)

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 105, 107 Bank St.- Application is to connect the two buildings internally; restore the façade, repair the masonry, and areaway alterations at 105 Bank; install new windows at the secondary, east façade of 105 Bank; at both rear yards, remove the existing extensions, construct new rear yard extensions at both buildings, and an expansion of the existing (eastern) bulkhead.

Whereas:

A. A prior application for 107 Bank Street has been heard and subsequently 105 was added to the project to be combined into one building; and

B. Number 105 has been considerably altered and much of the original detail and the stoop are missing and a historic photograph illustrates that 105 was built more simply than 107, though they are originally a part of one five-house row; and

C. The rear additions to both buildings will be removed; and new additions are proposed; and

D. The proposed alterations to 105 remove the stucco, retain a basement entrance in a different location, reconfigure the top floor windows to their original small size and add a cornice; and

E. The 107 basement entry will be retained and the doors will be replaced with ones more suitable to the building; and

F. The 107 entry will be restored to historic condition and

G. The proposal preserves the appearance of two separate houses that, though similar, are not matching; and

- H. The side elevation of 105, giving onto an alley, will have stucco removed and 6 lot line windows installed and the brick parapet height from the front will be continued down the side; and
- I. The rooftop addition to 105 is highly visible and considerably exceeds the standard of visibility for rooftop additions to row houses in the district; and
- J. The new rear facades of modest depth are clad in brick and grey metal or copper and brick and large, multi-pane windows with plate glass central sections on the lower three floors and traditional windows on the two upper stories; and
- K. The extension for 105 is the full height of the building and fails to respect the principle of the top floor rear wall being in its original plane; and
- L. There are balconies variously on the parlor, second and third floors; and
- M. The plate glass central portion of windows on the basement and parlor floors are without historic reference and unsuitable to the house; and
- N. Members of the public spoke against the visibility of the 105 penthouse and expressed concern that care be taken with excavation and the cobblestone street during construction; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the front facade restoration that commendably preserves the separation of the facades as two distinct houses; and
- B. **Approval** of the lot line windows and the addition of a parapet on the east side; and
- C. **Denial** of the penthouse on 105 as objectionably visible from public thoroughfares; and
- D. **Denial** of the rear addition to 105 unless it is reduced by one story and that the top story back wall preserve the line of the original back wall; and
- E. **Denial** of the rear addition to 107 unless the windows on the basement and parlor floors are of a design more suitable to the building.

Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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Dear Chair Carroll:

At its Full Board meeting on May 19, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 65 Spring St. – Application is to construct a 1-story rear yard addition, reconfigure fire escapes and egress route, and install guard rails and privacy screens on the roof of the addition; and

Whereas.

- A. At a prior hearing the application was incomplete - most notably in the absence of a mockup of the proposed extension and the fences on its roof; and
- B. The second application for this hearing also lacked a mockup despite the fact that the applicant was notified that this was expected to be sent before the hearing; and
- C. The application before us still has no mockup and the extension, without the rooftop screens, is depicted in a drawing that is deceptively labeled as a mockup; and
- D. This drawing purports to show visibility of the extension and screens, but shows no screens and the applicant, after pointed questioning, conceded that there would be visibility of the screens from this vantage point; and
- E. This photograph is taken from the gutter on the near side of Lafayette Street and the applicant neglected to provide a photograph from the far side of the street, from where there would clearly be considerable visibility; and
- F. In this, and other instances, the applicant was elusive and misleading in his responses to questions, and questions had to be asked repeatedly in order to elicit an accurate response.

G. In the exchange concerning visibility and in other instances the applicant was elusive and gave inaccurate answers to questions posed; and

H. Unusually for a landmarks hearing, there was discussion of the egress in order to ensure that a proposal that could not be built on account of building and fire regulations was being considered; and

I. The applicant represented that the extension, the configuration of the fire escapes and egress routes and the screens had been approved by the Department of Buildings but presented no verification for this assertion; and

J. The proposal for the addition, completely filling the back yard is one story above grade with railings and solid black privacy screens on the roof and is clearly visible from a public thoroughfare (Lafayette Street).

K. There was testimony from the public objecting to the visibility and assorted matters not related to the landmarks application; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** owing to a second incomplete application: to wit the absence of a routinely required mockup of proposed construction in order to make it possible to make a completely accurate appraisal of the visibility of the proposed construction; and

B. **Be it further resolved, denial** is recommended based on the photographs and drawings provided in lieu of a mock-up which show that there is considerable, undesirable visibility of both the extension and the solid black privacy screens from a public thoroughfare.

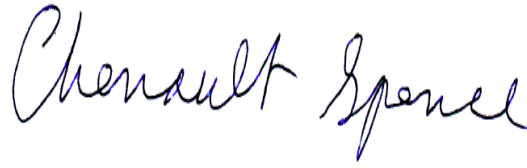
Vote: Passed, with 39 Board members in favor and 3 abstentions (N. Avanesians, S. Fitzgerald, C. Wu).

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, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC