

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

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@manhattancb2.org

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

September 25, 2023

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 September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *1 Bond St. – Application is to replace windows on the alley (west) side of the building and install three transom windows above top floor existing windows.

Whereas:

- A. The building is a distinguished, intact individual landmark, worthy of special consideration with respect to its preservation and any exterior alterations should do no harm to its existing condition; and
- B. The 4' x 3' windows are proposed to be installed in the west facade above a row of three top-floor large windows facing an alleyway and are obliquely viewable from a public thoroughfare; and
- C. The three windows introduce an unwelcome intervention and asymmetrical fenestration pattern to the apparently original strictly symmetrical facade configuration; and
- D. The applicant made vague references to the possibility that there had been similar windows in the past and provided neither documentation nor photographs to support this view and there was testimony from Village Preservation that they had not found such documentation; and
- D. The applicant did not present a proposal for the window replacement noted in the application description; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the three windows as an unwelcome intrusion into the intact side facade of an individual landmark; and

B. Review by the Commission of any proposed window replacement and that the applicant come before the CB2 Manhattan Landmarks Committee for a public hearing provided that the replacements cannot properly be approved by the Commission staff.

Vote: Passed, with 37 Board members in favor, and 2 in opposition (C. Dignes, R. Kessler)

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Dear Chair Carroll:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *77 Bleecker St. – Application is to replace windows on the Broadway and Mercer St. elevations and establish a Master Plan regarding window replacement.

Whereas:

- A. The building's facade is in pristine condition and appears to retain its original design throughout; and
- B. The existing condition is a random assortment of non-historic windows which are represented by the applicant as being in poor condition and not in compliance with energy efficient regulations; and
- C. Throughout the facade, the replacement is proposed to be outward opening casement windows whose design is intended to replicate a double-hung historic design and conform to energy efficiency regulations; and
- D. The casement windows have no historical precedent for a building of this design and, when open, will unacceptably intrude on the overall appearance; and
- E. The applicant represented that the cost of replacing the windows with historic double hung windows is prohibitive, the necessary interior work associated with their installation would unduly disturb the shareholder occupants, and that double hung windows are not available that meet energy standards; and
- F. There was testimony from knowledgeable members of the Committee that double hung windows that meet energy standards are indeed available and that those of unusual size could be fabricated; and

G. Numbers of NoHo and SoHo buildings of similar design have carried out window replacements with satisfactory double hung windows; now

Therefore be it resolved that CB2, Manhattan recommends **denial** of the application for installation of casement windows and that the replacement be of double hung windows in a historic design appropriate to the building.

Vote: Passed, with 36 Board members in favor, 2 in opposition (C. Dignes, R. Kessler), and 1 recusal (Z. Roberts).

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Dear Chair Carroll:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *130 Bank St. - Application is to install new steel deck at first floor level over existing cellar extension, including new pavers, steel structure, railings and stair access to interior stair hallway, replace one window with a door to the stair, and add new lighting at exterior façade.

- A. A deck with simple modern metal railing is to be added atop an existing extension; and
- B. An existing window in a mid-level stair landing is to be lowered to provide a door to access the deck and a simple metal spiral staircase is to provide access to the deck; and
- C. The railing and stairs design are utilitarian modern and have no relationship to the historic house and neighborhood; and
- D. The stair and a portion of the railing are clearly visible from a public thoroughfare; and
- E. The applicant represented that it is not possible to provide access to the deck from the lower floor, eliminating the need for a stair, when it is clear from the cross-section provided by the applicant that with minimal alteration to the deck, such access could be provided; now

Therefore be it resolved that CB2, Manhattan recommends denial of the application as an unwelcome intrusion of non-historic elements to the building, especially in that they are clearly visible from a public thoroughfare and that there are other possibilities to providing access to the proposed deck.

Vote: Passed, with 37 Board members in favor, and 2 in opposition (C. Dignes, R. Kessler)

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Dear Chair Carroll:

At its Full Board meeting on September 21, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *17 Barrow St. Application is to install a metal gate at the stoop entrance.

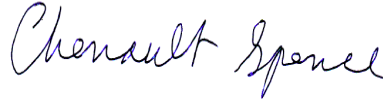
(withdrawn)

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan



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

SK/fa

- c: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Grace Lee, Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Gregory Cala, Community & Intergovernmental Affairs Associate, LPC