

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



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

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

December 22, 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 December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *66-68 West 10th St. – Application to restore front facades, change a window at grade to a door; fill the areaway below the door, replace a stair and railing in an areaway, and install a sign.

- A. The application was first heard in January 2021 and this application is for the same general scope of work with modifications.
- B. The pair of buildings are in the original condition and the facades are in need of restoration which the applicant represented was to be undertaken; and
- C. The applicant did not present the plans for the restoration of the facade and the Commission must be relied upon to determine that the proposed restoration meets proper standards; and
- D. The proposal is to create a door by elongating a window for ADA access to a proposed below grade restaurant which will necessitate a bridge across the areaway covering interesting detailing on the facade in the areaway and the taking of an occupied market rate apartment; and
- E. A new areaway stair that meets current regulations for egress is of similar design to the existing stairs; and
- F. The railings are to be restored with missing elements reproduced and re-installed on a higher curb and with mesh backing to conform to code; and

G. A blade sign beside the new door was represented by the applicant as conforming to applicable regulations; and

H. A number of residents of the building testified that the landlord has not cared for the building properly and has been unresponsive to their concerns regarding building conditions over the years.

Now therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the change of a window to an entrance door because it disrupts the strict symmetry of the sister buildings and because the bridge across the areaway would cover important facade detailing in the areaway; and

B. **Approval** of the stairs, the modifications to the areaway railing, and the blade sign; and

C. In that there was no presentation for the proposed facade work, the Board relies on the Commission to ensure that the work meets the required standard and that the work is properly carried out.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *66-68 West 10th St. – Application that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution based on the accompanying resolution for building improvements and maintenance.

Whereas:

- A. The applicant did not present the key part of the application for restoration of the facade and a maintenance program, the Commission must be relied upon to make a decision about this important aspect of the application in lieu of a public hearing on this matter; and
- B. The applicant was unable to answer a question about how a “standard” restoration would differ from a restoration that would be of quality to meet the standards for a 47-711 approval.
- C. The Board is recommending denial of the changing of a ground floor window to a door which would disturb the strict symmetry of the facade.

Therefore CB2, Man. is unable to make a recommendation to the Commission concerning Modification of Use pursuant to Section 74-711 of the Zoning Resolution because the presentation was incomplete.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *180 Waverly Pl. – Application is to add a new stair bulkhead, new roof terrace, demolish a rear extension, construct a new rear facade, elongate front parlor floor windows to match neighboring building, and replace front windows on the upper floors.

Whereas:

- A. The parlor windows will be elongated as is suitable for the building and will align with the windows of the neighboring building to the north; and
- B. The rear non-historic undistinguished extensions are to be demolished; and
- C. The rear extensions are 15' at the basement, parlor and second floors in similar brick to the building and the third-floor railing is in suitable simple black steel; and
- D. The lower three floors have modern four-part large windows and one small window; and
- E. The rear facade is sensitive to the house and to the houses and gardens in the immediate area; and
- F. The stucco bulkhead is marginally visible from a distance and resembles a recently approved nearby rooftop addition.

Now therefore be it resolved that CB2, Man. recommends **approval** of these sensitive modifications of a classic row house.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *4 Grove St. – Application is to restore historical pitch of rear roof and construct new artist studio dormer in the rear roof, install balcony at rear parlor level, and excavate garden level of rear yard.

Whereas:

- A. The house is one of a row of similar small houses, all of which have had sensitive modifications and are excellent condition; and
- B. The rear façade has been altered with modern siding and the addition of a glass porch which are to be demolished; and
- C. The roof and siding for the front dormers will be re-clad in lead colored copper that is similar to material approved by the Commission in a nearby building; and
- D. The roof will be restored to its original symmetrical pitch with a 15' studio dormer window, for which several precedents in the immediate area were shown; and
- E. The rear façade windows are of historic design in the original configuration and a balcony with plain metal railing; and
- F. The rear yard is to be excavated to the basement level and the garden walls are typical to other houses in the row; and
- G. The excavation requires underpinning of the support for a patio adjacent to the garden and there is a concern about exposing the footings of the patio to freezing and thawing; and

H. Applicant represented that underpinning plan have been reviewed by the staff who found them satisfactory; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the sensitive, authentic restoration of the house; and

B. Approval of the garden excavation and wall provided that care it taken with the underpinning to ensure that is done in such a way that the footing of the neighboring patio is not compromised.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

5. *3 Great Jones St. - Application is to modify three masonry openings and install new windows.

Whereas:

- A. The facade of the building is facing a private alley and is fully visible at an oblique angle from a public thoroughfare; and
- B. The present condition of the area proposed to be modified is three long windows and two windows below grade that appear to have been partly bricked up; and
- C. The present condition, though rather untidy, is at, or close to, the historic condition with respect to the window openings and the windows, though likely not original are mostly of general historic types; and
- D. The proposal is to span and enlarge the area of the two upper window to install a large plate glass window and to open and enlarge the windows below to install a large patio type sliding glass window, both with bronze colored metal clad wooden framing; and
- E. The enlargement of the openings requires removal of a great deal of historic material including lintels and sills as well as brick, and the design, both in size and style is devoid of any attempt at historic reference; and

F. A building opposite with a small plate glass window was shown as a precedent with no verification of the time of its installation (before or after designation) or whether it had been approved by the Landmarks Commission and in any case, it appears to be within an existing opening; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application as totally lacking in any historical reference, and because it necessitates the removal of a considerable amount of historic material and does great damage to the historic condition of the building.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *57 & 59 Christopher St.- Application is to construct a one-story rooftop expansion for both buildings.

(LAID OVER)

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *161 W. 13th St. – Application is to construct rooftop addition, construct rear yard additions, excavate the cellar and a portion of the rear yard below the extension, change a top floor window to a door, and to alter the areaway.

Whereas:

- A. The areaway stairs and the gate below the entrance stairs are to be lowered 2' and preserve the historic appearance; and
- B. The 10'10" rooftop addition in zinc cladding with a studio skylight facing the street is barely visible except for a view through the block to 14th Street across a vacant lot; and
- C. The view is typical of similar rooftop additions and is not objectionable; and
- D. The flue for the building to the east will be raised in the usual way to clear the addition; and
- E. The rear addition, approximately 8' deep and from the existing extension, is three stories with tripart multi-light punched windows with a full wall of French doors at the basement; and
- F. The extension is proposed to be painted a bright creamy white which, while suitable for trim, is not historic for an entire addition, and in a 3-floor high rear facade with punched windows its brightness is aggressive and detracts from the historic character of the extension; and
- G. The 4'7" deep excavation below the original house requires extensive underpinning and the applicant represented that there has been contact between the property owners with the owners of the adjacent property; and

H. A portion of the garden is to be excavated 2' deep to align with the basement level; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the areaway and gate, the rooftop addition, the flue extension, and the design of the extension; and

B. **Denial** of the painting white of the rear facade as without historic reference and far too bright and that a less contrasting color be used; and

C. **Approval** of the excavation with underpinning provided that an engineering report and plan are approved by the Commission, that all regulations and safeguards to ensure that there is no harm to the subject property are observed, and that there is dialogue with the owners of the neighboring building throughout the planning and construction time.

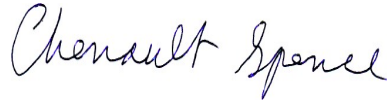
Vote: Unanimous, with 36 Board members in favor.

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

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee

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