

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

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

January 19, 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 January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *801 Greenwich St. – Application is to convert the existing office building to five residential units with ground floor retail, construct new masonry stair and elevator bulkhead and install mechanical units with fenced enclosure.

Whereas:

- A. The bulkhead providing increased stairway access to the roof and an adjacent elevator bulkhead are in brick and a lower mechanical equipment enclosure toward the back is in dark painted metal; and
- B. The side wall of the bulkhead that is above the building's visible party wall is in a contrasting material and would be less conspicuous if it were built of brick matching the side wall.
- C. The applicant represented that the elevator bulkhead is the lowest that is available for the purpose; and
- D. Photographs of the mockup show visibility in line with the norm in the neighborhood for buildings of this type; and
- E. There was concern expressed about the extent of staff approval, rather than a public hearing, for the window replacements and the ground floor; now

Therefore, be it resolved that CB2, Man. recommends approval of this application provided that the side wall of the bulkhead be aligned with the building's visible party wall below and built of brick to match.

Vote: Unanimous, with 42 Board members in favor.

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One Centre St., 9th Floor North
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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *803 Greenwich St. – Application is to convert the existing 3 family building to a single family and construct a new masonry stair, elevator bulkhead and install mechanical units with fenced enclosure. (Will be reviewed at LPC staff level)

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One Centre St., 9th Floor North
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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *307-309 Sixth Ave. – Application is to demolish the existing buildings and construct a new building.

Whereas:

- A. The two buildings proposed for demolition are much altered and the structures have no discernible architectural or historic value; and
- B. The two lots are being built on as one with varying heights reflecting the separate zoning areas; and
- C. The front facade is six stories with pairs of narrow and tall recessed casement windows, atypical of the district, and faced with a modern Roman 3” x 12” brick, with limestone trim and cornice, and features distinctive modern convex and concave masonry framing five rows of six windows with a central division; and
- D. Despite the proposal’s reference to the rich examples of tenement architecture in the Greenwich Village Historic District Extension II, the framing of the facade, and size and type of windows show a lack of any meaningful relationship to the historic punched windows and the interaction of the horizontal and vertical banding in facades of the tenement buildings of this district, and thereby contribute to a façade that unduly asserts itself into the streetscape and seems more appropriate in SoHo; and
- E. A penthouse with window walls and stucco and expanses of reflective glass barriers is placed three feet from the front facade; and

F. The storefront is minimal modernist with no historic reference to the district; and

G. The penthouse is visually aggressive and clearly asserts itself as an unattractive seventh story rather than a minimally visible rooftop structure, especially in that it lacks an adequate setback similar to others in the district; and

H. The lot line party walls are brick and are acceptably visible similar to other buildings in the district, but carry over the front façade modern Roman brick onto these side facades rather than using the common brick that is characteristic of the district; and

I. There is minimal excavation in the open space behind the building and is not adjacent to any existing structures; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the demolition of the two existing buildings of no historic or architectural value; and

B. **Approval** of the massing of the building and its side and rear walls; and

C. **Denial** of the front facade design, including the metal storefront, the windows' size, proportion and operation, the concave and convex vertical design of the columns, and the proportion of masonry to glass, a clearly contemporary design without reference or respect to the specific rich historic character of the district; and

D. **Denial** of use of any brick other than common brick on lot line façades.

Vote: Passed, with 41 Board members in favor, and 1 abstention (R. Kessler).

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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

4. *180 Waverly Pl. - Application previously heard to be modified with changes to the rooftop addition and addition of an elevator bulkhead on the roof and alterations to a window on the rear facade, and modify the chimney.

Whereas:

- A. The application was previously heard and the applicant has made modifications to the rooftop bulkhead with mechanical screening, addition of an elevator bulkhead, and modifications to a window to accommodate the elevator; and
- B. The stair bulkhead has been made smaller and there is a mechanicals screen above it; and
- C. A third-floor rear window will be removed and replaced with brick infill to cover the elevator shaft creating a disturbing condition in the symmetrical facade; and
- D. The change in visibility results in a minimal increase in the visibility of the mechanical screen; and
- E. The chimney is less visible from a public thoroughfare; and
- F. The rear cornice is slightly modified to accommodate the brick infilled window opening; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the modifications to the chimney, the stair bulkhead, the mechanical screen, and the addition of the elevator bulkhead; and

B. Introduction of historic detail to the windows on the rear facade (heard in the prior presentation); and

C. **Denial** of the brick infill of the third-floor window, that the window be preserved and an interior solution be devised to mask the elevator shaft.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *121 Waverly Pl. – Application is to replace one-over-one double-hung windows in kind at existing openings of the front facade

Whereas:

- A. The present condition of one over one windows is documented as early as the 1940s tax photograph and existed at the time of designation; and
- B. The house is a lone row house between two large buildings with much of its historic detailing missing; and
- C. The existing one over one wooden windows are to be replaced in kind; now

Therefore be it resolved that CB2, Man. recommends approval of the replacement in kind of windows that are typical of modifications to similar buildings in the district, date at least to the 1940s, and existed at the time of designation.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, 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 the two buildings.

Whereas:

- A. The modifications are proposed to be carried out in connection with extensive rebuilding after fire damage in order to increase headroom at top floor to make it a usable living space; and
- B. The location, facing a small park and open avenue, affords clear visibility of the front of the building from near and far; and
- C. The “crawl space attic” at the front of the building is to be heightened with a pitched front wall and punched windows and a new cornice to provide occupiable space; and
- D. The slight pitch of the roof is only from the façade and is an incomplete “mansard” type roof, with a standing seam brown face and small punched windows, and results in fake look where a steeper pitch (eliminate tiny roof deck) with tall glazing would have less visibility and evoke historic studio windows as was the stated intention of the applicant; and
- E. The bulkhead is being modified to accommodate increased height of the stairs, to give rooftop access and is clad in standing seam metal and is not objectionably visible; and
- D. The cornice and inconspicuous light mesh safety railing do not detract from the building; and

E. The front and rear facades and windows will be restored, replacing degraded material in kind where necessary, preserving the existing design; and

F. A representative from Village Preservation and a member of the public gave testimony noting the property's proximity to an individual landmark (Stonewall Inn) and a National Historic Site (Christopher Park), now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the bulk of the rooftop addition, modification of the stair bulkhead, restoration of the front and rear facades, cornice, and railing; and

B. **Denial** of the front facade rooftop addition unless the pitch is increased and the amount of glazing is increased to lessen visibility and to evoke a historic artist's studio window.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *670 Broadway - Application is to construct a rooftop bulkhead (elevator) and additions.

Whereas:

- A. The location of the bulkhead, adjacent to the existing elevator, is dictated by the structure of the building and is in the least visible practical location and is code conforming; and
- B. The visible walls of the addition are in brick matching the existing elevator bulkhead and the non-visible walls are grey metal; and
- C. The visibility is typical of similar rooftop structures in the district and does not detract from the building; and
- D. Members of the public had questions about the application which were satisfactorily answered; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on January 18, 2024, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *67 Greene St.– Application is to remove and replace diamond plate platform at sidewalk; construct new steps and install handrails; and replace damaged steel beams.

A. The existing diamond plate is in poor condition and structural work at the cellar level is also required; and

B. The portion of the platform in front of the two doors is to be lowered to the sidewalk level with two steps (which would benefit from nosing) and landing at the entrances, and there are simple metal railings; and

C. The platform sections in front of the show windows are to be lowered to sidewalk grade; and

D. Similar diamond plate material to the existing will be used throughout; and

E. These modifications are similar to those approved by the Commission at the matching building next door; and

F. The vertical pipe from a historic fire suppression system is to be retained, preserving this important historic artifice of the district; and

G. It is noted that ADA access is not provided, as has been successfully carried out in similar buildings in the district, by lowering the entrances to grade or adding an exterior ramp; and

H. It is noted that very similar buildings, especially those located next to one another and that are matching, in the district are undergoing widely divergent modifications with the loss of the unity that is an important feature of SoHo cast iron buildings; and

I. A member of the public had questions and comments about the ADA aspects of the application; now

Therefore be it resolved that CB2, Manhattan recommends:

A. **Approval** of removal of the platform, reconfiguration of the entrances provided that the steps are modified to provide nosing, and

B. Replacing the diamond plate in kind; and

C. That the applicant provide ADA access at the two entrances.

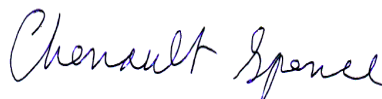
Vote: Unanimous, with 42 Board members in favor.

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

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan



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

SK/fa

c: Hon. Dan 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