

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *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@cb2manhattan.org
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

May 24, 2019

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 23, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *85 Sullivan St. - Application is to renovate interior and restore exterior, including rebuilding of structurally damaged side and rear facades, and construct a 3,411 square foot 4-story addition.

Whereas:

A. 85 Sullivan Street together with the matching row house at 83 Sullivan Street located in the Sullivan Thompson Historic District, were designated as individual landmarks in 1973, prior to the creation the district in 2016; and

B. In an article in the New York Times dated May 15, 2019, Landmarks Commission Chair Carroll stated, in reference to individual landmarks lying within a landmark district, “that the designation would add ‘an extra layer of protection’ if the owners sought permission for exterior changes”; and

C. The pair of buildings are among the few remaining “jewels” that were once prevalent and now rare with industrialization in this recently created district; and

D. The front and rear facades of the building are reasonably intact, and in need of repair and restoration and there was a modest building, built in 1810, at the rear lot line that has been demolished; and

E. The north facade of the building and the garden are highly visible from a public thoroughfare owing to a horse walk at the north side of the property and a vacant lot to the north; and

- F. Visibility must be evaluated according to the existing condition at the site and not according to the applicant's representation of what may be build on an adjacent vacant lot and the extent to which it may obstruct the view of the proposed building from a public thoroughfare; and
- G. The proposed repair and restoration of the front facade is acceptable and the addition of green shutters, for which no paint sample was provided, is supported by the applicant's representation that there is evidence of hardware attachments in at the windows.
- H. The north facade was originally clapboard and at some stage covered in stucco and the clapboard that has been revealed was represented as having no evidence of paint and the proposed restoration is in fireproof material that replicates the appearance of clapboard and painted white, for which no paint samples were provided.
- I. The north two-thirds of the rear facade are to be restored in an acceptable manner and the south one-third of the facade is to be demolished in order to accommodate a connector structure to the rear proposed building.
- J. The proposed connector runs along the south side of the garden and the new building maintains the footprint dimensions (25'x 20') of the original rear building, is of an aggressively modern design, and is located 30' from rear lot line to conform to zoning regulations with the result that the space between the house gives a small courtyard rather than an expanse in historic proportions; and
- K. The connector building design necessitates the demolition of the south one third of the rear facade of the row house and is 48'6" high — 11'1" higher than the row house, and sheathed in translucent sheet glass; and
- L. The rear building, with a visible bulkhead is 53'6" - 15' higher than the row house — and the south facade is sheathed in translucent glass (misrepresented in the presentation materials as being the same design as the rear façade) and contains the stairwell egress and would necessarily remain illuminated through the night, creating a highly visible glowing wall of light from the public thoroughfare; and
- M. The east facade of the rear building has punched windows in a non-historic configuration with single panes and balconies, neither of which has historical reference; and
- N. The connector and the new building taken together, destroy the open spaces of adjoining gardens that together form an open green space (doughnut) that is a treasured feature typical to areas with adjoining row houses; and
- O. The connector and the new rear building are unacceptable in their lack of respect for historic reference, harmony with the existing row house, bulk, materials, location, destruction of a portion of the row house, and obliteration of the existing garden and doughnut; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the restoration of the front and rear facades provided that detailed designs for the shutters and paint samples be reviewed by staff to ensure that they are historically accurate; and
- B. **Approval** of the restoration of the north facade material and that if evidence of the color of paint of the clapboard is revealed that it be used and if the white is to be used that staff review the color for historical accuracy; and

C. **Denial** of the intrusive connector and rear building which are in no way acceptable additions to either this individual landmark property or to the district and denial of any new structure that is larger or in a different location from the original rear building.

Vote: Unanimous, with 39 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *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@cb2manhattan.org
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

May 24, 2019

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 23, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***155 Wooster St. – Application is to renew a Master Plan regarding painted wall signage.**

Whereas, the applicant did not appear for the scheduled presentation before CB2; now

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

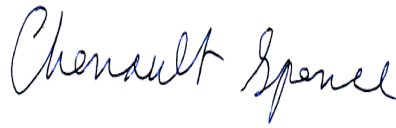
Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



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

CB/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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Matthew Fujibayashi, LPC