

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



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *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

November 30, 2020

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 November 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *235 W. 11th St. -Application is to add a rear addition to cellar, basement, 1st, 2nd and 3rd floors; set back terrace on the 2nd floor; re-configured rear portion of the existing 4th floor; new stucco finish applied front elevation; casement window replacement; 1st floor windows sills lowered to floor level; new elevator and interior stair; front & rear yard landscaping

Whereas:

- A. The existing rear extension is to be demolished and the proposed extension is similar in size and the new construction, reflecting a historic tea room on the second floor, is similar in size with steel cladding with wide four part windows; and
- B. The third floor has four French doors leading to a roof terrace of the tea room and it is recommended that there be three doors to reflect the historic punched openings typical to row houses; and
- C. The fourth floor retains the three original openings with suitable windows and the skylight is to be restored; and
- D. The upper floors are finished in white stucco which wraps around to a side wall and similar to the existing condition; and
- E. The cellar excavation extends 20' from the original back wall into the garden; and
- F. The access stair structure and elevator bulkhead are not visible from any public thoroughfare; and
- G. The front façade drawings are insufficient to determine a number of details and it was necessary to rely on the applicant's narrative to an unacceptable extent; and

- H. At the front, the finish will be in dark brown, for which no sample was submitted, the second floor (parlor) windows are to be lengthened to the original configuration and the front door is to be replaced with a set of historic style double doors and the areaway is slightly modified and the iron work is to be restored; and
- I. The proposed surround for the entrance door was only indicated in the rendering and no details were provided about the design and profile; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of the rear façade unless the four doors at the third floor are changed to three doors to reflect the historical configuration of the original windows and approval of the extension and the first, second and fourth floor windows and the stucco finish; and**
- B. Denial of the front door surround unless the design is substantial and suitable to the main entrance and that the Commission ensures from detailed drawings that it is suitable; and**
- C. Denial of the front façade color unless the Commission verifies that the color is appropriate; and**
- D. Approval of the second floor front façade windows and areaway modifications and the non-visible changes on the roof.**

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *244 W. 10th St. - Application is to construct a penthouse addition above existing 3rd floor, including FDNY access on the front and an occupiable terrace at the rear; relocate mechanical equipment and add an interior communicating stair enclosure

Whereas:

- A. The rooftop addition is clad in patinated zinc, with black metal windows is minimally visible from the front (north) and is somewhat, though not objectionably visible from an incidental view at the end of an alleyway from the south; and
- B. The front façade of the addition is asymmetrical with an odd platform, stairs, and railing and a simpler design would be preferable; now

Therefore be it resolved that CB2 recommends approval of the application provided that an effort is made to reduce the small visibility from the north with a bevel or angle to the north side of the roof.

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *827-831 Broadway - Application is to construct a three-story rooftop addition with elevator bulkhead; restore existing Broadway façade-remove and replace non-historic parts of storefront infill, install a new cornice, remove and replace non-historic windows, and clean/repair the façade.

Whereas:

- A. This application is a very considerable revision of a prior application, approved by the Commission which the Board believes should properly have been sent for public review before having been heard by the Commission; and
- B. Because the changes are extensive, the proposal has been evaluated as a new application; and
- C. The drawings submitted to the Community Board by the applicant ahead of the meeting were marked as “approved” with no explanation of the unusual circumstances, which was misleading and caused great confusion to the Committee and the public; and
- D. The property consists of two matching buildings which are an individual landmark and a building fronting on East 12th Street that is not landmarked; and
- E. The building was landmarked both for its architectural merit and its important cultural significance as home and studio for several distinguished artists; and
- F. It is the view of the Board that failing to include the 12th Street building as a part of the individual landmark was a grave error, and the Board is concerned that this omission will have a negative impact on the Broadway buildings; and
- G. The proposal is for a three story rooftop penthouse and a corner of a five story addition that is primarily on the 12th Street building and extends three stories above the penthouse; and

- H. The addition gives the appearance that it is a part of the landmarked building rather than a separate structure; and
- I. The penthouse facade is in glass with no visible divisions between the sections and its design is purported to pay homage to the artists who lived and worked in the building; and
- J. The penthouse and the addition rising from the landmarked building are clearly visible from Broadway and along East 13th Street and the visibility and the design's utter lack of historical reference or relationship to the building make it unacceptable; and
- K. The restoration of the cast iron facade and windows above the ground floor are exemplary; and
- L. L The south storefront is to be restored and the north storefront is a design in dark wood and glass reflecting a prior condition; and
- M. The north store woodwork is extremely thin and gives the appearance of metal rather than the substantial feeling of wood; and
- N. Village Preservation spoke in opposition to the proposal and stated its objection to the 12th Street building's not having been included in the individual landmark; and
- O. There was considerable testimony from the public in opposition to the proposal concerning the harm done to the building by the penthouse and the addition, the speciousness of the applicant's argument that the design was contextual by way of Abstract Expressionism, the disruption of the light court, and the harm done to the adjacent properties on 12th Street growing from the 12th Street building's not having been included in the landmark designation; and
- P. There was no public testimony in favor of the proposal; and
- Q. Further, there was concern from the public that the proposal was not available for review in time to provide adequate opportunity for study; now

Therefore be it resolved CB2 Manhattan recommends that:

- A. The glass, highly visible penthouse and the addition above the penthouse be denied; and**
- B. The restoration of the cast iron façade and the windows above the first floor be approved; and**
- C. The south storefront restoration be approved; and**
- D. The north storefront be denied unless the woodwork is more substantial and reflects the historic period of the design.**

Vote: Unanimous, with 46 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on November 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *822 Greenwich St. - Application is to remove and replace a non-historical, decorative structure to more prominently display the building address.

Whereas:

- A. The flat glass “sign” like decorative structure is prominent and a feature incorporated when the building was converted from meat packing to residential; and
- B. The proposal is to eliminate the central bulls-eye window and to apply the house number to the plain, grey surface; now

Be it resolved that CB2 recommends approval of this application.

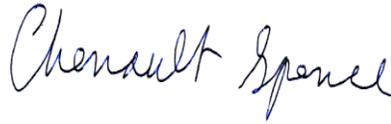
Vote: Passed, with 42 Board members in favor and 4 Board members opposed (K. Bordonaro, B. Riccobono, E. Yoo, S. Wittenberg).

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. Carolyn Maloney, Congresswoman
Hon. Liz Kreuger, NY State Senator
Hon. Brad Hoylman, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Scott Stringer, NYC Comptroller
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC