

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

September 20, 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 September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **534 Hudson St.** – Application is to replace existing cooling tower with same in-kind tower.

(laid over)

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NYC Landmarks Preservation Commission
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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **12 Wooster St.** - Application is to install a stair bulkhead and an elevator with the shaft enclosure extending above the roof.

Whereas:

A. The stair bulkhead is 17'5" high from the roof and the elevator bulkhead with an adjacent spiral stair is 24' from the roof; and

B. The spiral stair is decorative and not in the utilitarian industrial design common to rooftop installations where a switch-back stair is more usual; and

C. The placement and bulk of the elevator bulkhead make it plainly visible from a public thoroughfare; and

D. The applicant represented that it is not possible to reduce the height; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the application, provided that the stairs are of an industrial design suitable to a rooftop and that LPC staff verify that there is no modification to the elevator housing that can reduce its size.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **19 Washington Sq. No.** - Application is to replace windows on the primary facade at the rear of the building (19 MacDougal Alley).

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **841 Broadway** - Application is to establish a Master Plan for storefront infill and signage at the ground floor and undertake considerable restoration of the lower floors of the Broadway and E. 13th St. facades.

Whereas:

A. The stone pilasters from the ground level to the top of the mezzanine have been removed and a random assortment of infills, differing for each tenant, detracts from the integrity of the design of the building; and

B. The main entrance to the building, as shown in historic photographs, was a monumental assemblage of smooth pilasters with engaged columns on high bases supporting a balcony (above this entry and located at the mezzanine level), and a sunburst window in the arch; and

C. The proposal is to restore and extend to the ground the stone pilasters, including the intricate rusticated surface and details clearly seen in historic photographs, and to establish a uniform infill design with bulkheads, plate glass windows and doors and deep transoms on Broadway, turning the corner with shorter bulk heads on 13th Street; and

D. The infill includes louvers in certain transom openings and four different storefront configurations (left entry, right entry, center entry, solid plate glass) to be determined by the tenants; and

E. The illustrations of the proposal show that the infill and mezzanine are in a uniform black and some historic photographs show the mezzanine painted to match the upper floors. The applicant represented that a paint analysis will be undertaken and it is believed that the original color will be revealed and will be followed; and

F. The transom signs are individual solid 18 inches high letters with interior lighting emanating from the back of the letters and modest blade signs with painted lettering; and

G. The central bay is strangely treated as a typical bay except for the historic smooth pilasters (not rusticated as is elsewhere) and the historic sunburst design, and yet has non-centered entry doors that defy what was the grand entrance –as depicted in historic photographs; and

H. The applicant stated that they do not wish to make interior modifications to permit the installation of a central double-door entrance; and

I. The certain entries on 13th Street are fitted with a ramp for ADA access on account of the change in street grade; now

Therefore, be in resolved that CB2, Man:

A. Commends the sensitive restoration of this important building in the general master plan and the restoration of the pilasters in particular; and

B. Recommends **approval** of the application except for the main entrance; and

C. Recommends that the main entrance have central, suitably important double doors and that the ornamentation reflect the designs in the historic photographs in order to respect the integrity of the building's design.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **770 Broadway** – Application is to modify exterior openings (louvres and windows), and install rooftop mechanical equipment.

Whereas:

A. The 11, 12 and 13 floors have certain windows changed to louvers and louvers changed to windows and in each case the new infill is to match the design of the adjacent window or louver which varies by floor; and

B. There are three new mechanical equipment units with the largest unit on the west side that is set back 15'-2" from the parapet and 17'-6" above roof and two smaller units are not visible from any public thoroughfare;

C. The west unit is plainly visible from a public thoroughfare and detracts from the historic character of the building; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the application, **provided** that LPC staff verify that a smaller unit is not practical or that placing the unit in another position is not possible.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **154 Grand St.** – Application is to legalize the construction of a storefront infill and interior construction done without LPC permits

Will be reviewed at staff level.

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Dear Chair Carroll:

At its Full Board meeting on September 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **21 Greenwich Ave.** - Application is to restore the facade and install a rooftop addition, demolish a one-story extension, and construct a new extension and place a penthouse on the roof of the main building.

Whereas:

A. The extension, constructed in 1875 and through assorted modifications to the infill, most recently prior to 1920, has maintained its profile and integrity and is typical to the district with numerous examples of extensions into the rear yard on corner lots of row houses, all of which are one story or in reasonable scale to the building and carefully designed to be in harmony with the modest style of the original building; and

B. The applicant asserted that the infill, having been modified from the original, rendered the extension of no historic merit, however, though the infill has been altered from the original, the structure remains intact and there is no record of permission to demolish an extension on these grounds; and

C. The row house, though in considerable disrepair, especially the neglected rear facade, retains its historic condition and the care with the restoration of the front and side facades and preserve the historic integrity of this part of the building and this is unacceptably diminished by the demolition of the visible rear wall and addition of the proposed modern extension ; and

D. The proposed demolition of the extension would do harm to the historic character of the building and its visual relation to nearby historic buildings; and

- E. The proposed building is in an aggressively modern industrial design, and it is without precedents from historic buildings in the district despite the applicant's theoretical assertion that every detail was reflective of details in historic buildings from the neighborhood; and
- F. The proposal to unite the row house and the new extension includes complete demolition of the rear wall of the row house apart from a sliver on 10th Street though it is now visible above the first floor and, its elimination reduces the row house to a dimensional facade for the new addition; and
- G. The building is out of character with the neighborhood in design, scale, details, bulk, height and materials and it destroys the composition of gradual increase in heights from the corner to the tenement and apartment building along 10th Street and to the small row house, fire house, and tenement along Greenwich Avenue; and
- H. The location across from the Jefferson Market Courthouse and garden make the corner especially worthy of protection and the applicant's printed materials lists a feature of the penthouse as "Terrace and views to Jefferson Market park [with] large glass openings" (page 22) without regard to the harm done to the view from the gardens and courthouse and the general area; and
- I. The examples of contemporary, industrial design in the district shown are in the extreme northwest corner of the district in an area that is the transition from the historic core of the Greenwich Village neighborhood to the Gansevoort Market Historic District.
- J. The addition overwhelms the row house and destroys the view along the open space behind the adjoining buildings that affords a glimpse into a hidden bit of the district, and is not in any way conceived as a rear yard addition, but rather as a unique separate building attached to the row house ; and
- K. The penthouse on the roof of the row house is an extension of the modern building in steel and glass is in no way suited to the building or the district and does not approach meeting the standard of minimal visibility for rooftop additions from public thoroughfares in the district and it diminishes the appearance of the unusual, historic stepped down parapet on the 10th Street side of the building; and
- L. There was considerable written and oral testimony from the public to the application uniformly in accord with the position of the CB2, Man. board concerning this application; now

Therefore, be it resolved that CB2, Man.:

- A. Strongly recommends a **denial** of the demolition of the intact historic extension typical to the neighborhood's character and the demolition of the rear facade of the row house which is completely visible above the first floor; and
- B. Recommends that, in the event that the demolition is approved, that the extension and rooftop penthouse in the application be **denied** regardless of any modifications presented and that the applicant submit a new proposal for the property that takes into consideration the points in this resolution and submits a new application to the Commission for review by CB2, Man. before its being considered by the Commission.

Vote: Unanimous, with 42 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
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC