

**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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

May 22, 2020

Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on May 21, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. 186 Sullivan Street** - Application is to add a rooftop structure on an existing three-story townhouse.

**Whereas:**

A. The property is at the north end of the Landmarked Macdougall-Sullivan Gardens on the Sullivan Street side; and

B. The special character of the Gardens, especially with respect to the carefully preserved buildings and the intact doughnut consisting of private gardens and the historically significant communal central garden, requires great care in assessing the appropriateness of any changes that affect the entire complex;

C. The penthouse is 300 square feet, 10'8" high, is not visible from Sullivan Street, is very minimally visible above a one-story building on Macdougall Street, and is clearly visible from within the doughnut; and

D. The chimneys will be raised 3' above the penthouse roof; and

E. The facade is in a suitable light-colored stucco; and

F. The required safety railings are of a usual, simple design; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that, in view of the special character of the Gardens and with particular consideration of the impact of all of the additions, that care is taken to ensure that the effect on the historic character of the complex is minimal.

Vote: Unanimous, with 46 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on May 21, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 17 E. 9th St.-Application is to restore the stoop and the areaway to original, historic version.**

**(already heard)**

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



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Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on May 21, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. 29 E. 11th Street - Application is to construct a rear horizontal extension and reinstate the front stoop and surround.**

- A. The row house is one of a row of five similar houses, several of which are in or close to their original condition, built at approximately the same time; and
- B. The proposed entry, stoop, and areaway are based on the designs of the neighboring houses that are in the original condition illustrated with photographs; and
- C. The rooftop modifications, apart from a usual chimney extension, are not visible from any public thoroughfare; and
- D. The proposed full height rear extension, necessitates demolition of the non-historic tower and demolition of the entire intact original rear facade; and
- E. The approval of rear facade extensions of row houses in the district invariably calls for preservation of the top one or two floors of the rear wall; and
- F. The top floor has small “attic” type windows and therefore it is necessary to preserve the facade of the top two floors to give a proper proportion; and
- G. The fenestration of the rear facade is similar to extensions that were represented by the applicant as having been approved by the Commission; now

**Therefore be it resolved that CB2, Man. recommends:**

**A. Approval** of the entry, stoop, and area way and other incidental modifications of the front facade provided that they faithfully copy the intact original facades of the neighboring building; and

**B. Approval** of the rooftop modifications; and

**C. Denial** of the rear extension as so extensive as to necessitate the destruction of the entire intact, original back wall which unacceptably changes the historic character of the building; and

**D. A modified** rear extension in the proposed design that leaves, undisturbed and restored the original top two floors.

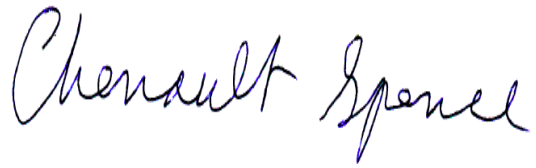
Vote: Passed, with 44 Board members in favor, and 2 in opposition (B. Pape, R. Sanz).

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. Scott Stringer, NYC Comptroller  
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