

COMMUNITY BOARD 7/MANHATTAN
JANUARY 2020 RESOLUTIONS

(To be considered for adoption at the January 7, 2020 Full Board Meeting.)

Preservation Committee, K Karpen and Michele Parker, Co-Chairpersons

1. Re: 361 Central Park West, Children’s Museum of Manhattan (West 96th – West 97th Streets.) Application to Landmarks Preservation Commission for a one-story rooftop addition with terraces, new rooftop mechanical equipment, elevator and stair bulkheads; removal of stained glass windows; lowered entries for barrier free access on 96th Street and Central Park West; and relocation of historic wood doors.

The following facts were taken into consideration:

- The building is an individual landmark. The structure is a Beaux Arts Classical style church building designed by Carrère & Hastings and constructed in 1899-1903. The Exterior facades are composed of granite.
- The building is owned by the Children’s Museum of Manhattan (“CMOM”), which seeks to adaptively reuse the building as its main programming and exhibition space following exterior and interior renovations.
- CMOM is a valued and important institution that has enriched the lives of children on the Upper West Side and beyond since 1973 with its award-winning programming and outreach. CMOM offers much of its programming and resources without cost to families with financial need.
- CMOM enjoys deep roots with local schools, including PS 9, PS 87, PS 333 (Manhattan School for Children), Success Academy and others. CMOM offers special programs for children with disabilities and with serious illnesses such as cancer, including through partnership with the District 75 Mickey Mantle School.
- CMOM partners with City Agencies including the Department of Education, the Administration for Children’s Services, the Department of Homeless Services, among many others. For example, CMOM offers programs at 36 Shelters across all five Boroughs. A partnership with the Department of Corrections enables currently incarcerated moms to be reunited at CMOM with their children for shared activities.
- This project proposes an adaptive reuse of this individual landmark.

Proposed Modifications to the Building.

Main Entrances.

- To make the museum ADA-compliant, the main entrances will be modified.
- The existing condition includes several granite steps up to the three entrances on Central Park West.
- The proposal is to remove the granite stairs on all 3 main doors, and to remove the existing walnut doors.
- The new doors will be pairs of bronze-colored metal frame doors with large glass panels. The new doors will be taller to extend to the new at-grade openings.
- The removed walnut doors will be mounted in the interior space of the museum as decorative and instructive elements, with explanatory signage as to their original significance.
- The bronze “x” pattern transom over the center main entrance on CPW will be retained.
- A similar treatment will be used for the walnut door on the West 96th Street façade, which is already at grade.

Stained Glass Windows.

- The existing condition includes a 2-story tall rectangular stained glass window above the main entrance on the CPW façade, and three large lancet stained glass windows on each of the north and south facades. The CPW large window depicts Jesus and Mary Magdalene in Paradise, and the lancet windows include flora-motif stained glass borders with opaque glazing and stained glass medallions in the center (many with religious iconography).
- The proposal is to remove all of the stained and opaque glass, and to install clear glass windows that retain the bronze muntins, mullions and separations of the existing window frames.

Rooftop Additions.

- The proposal includes adding a floor above the existing top floor. This would include removing a lay light ceiling connected to a skylight on the top of the pitched roof.
- The new room to be added above the current top floor will be a performance and programming space that will replace a significant portion of the sloped terra cotta tile roof. The new top floor performance space will be flanked on the south by a loggia – a glass-enclosed walkway with views of the Park and the City beyond. The roof of the loggia will be a partially paved/partially glass walkway that leads to the shoulders of the tower from which the granite steeple/spire rises.
- The performance space will have a taller than average ceiling height.
- The rooftop proposal also contemplates two large, rectangular enclosures for elevator over-runs, stair bulkheads, and HVAC and other mechanical equipment. The enclosures are to be constructed of sound-baffling material to lessen the noise impact of these rooftop additions and mechanical equipment on the neighbors.

- The result of these rooftop additions will be to cut into the terra cotta sloped roof line on the south side, leaving only a few feet of the existing roof line above the cornices.
- The mechanical enclosures will be situated on the north side of the roof, with the bulk of the enclosures rising in the northwest (or farthest interior) corner of the structure.
- The total height of the elevator over-run enclosures will be 40' and 26' respectively above the roof line – the taller structure is to accommodate an industrial capacity freight elevator considered essential for a museum of this size and nature.

Visibility.

- The proposed changes to the main entrances, the replacement of the stained glass windows, and the various rooftop additions will all be fully visible from multiple angles on Central Park West, West 96th Street, and within Central Park.

Other Design Aspects.

- An existing garage door in alleyway to the west of the building between the church and the neighboring apartment building will be replaced with new bronze doors.
- The project calls for the removal of existing sliding metal security grates in the areaway between the existing balustrade on West 96th Street, and installing in new grates. Existing gaps in the balustrade will be infilled with material replicated to match.
- Lighting – there will be no flood lighting of the exterior façade – targeted accent lighting is under discussion.
- Interior lights will be angled so as not to spill onto the sidewalk or public way or be aimed at residential neighbors.
- Modest lights on the footpath on the rooftop terraces will be necessary and will also be angled away from the neighbors and the public way.
- Signage – the CMOM name and address will be etched into the glass on main and side entrances.
- Removable banners hung from the main façades and over the inscription on the south façade are contemplated, and will be attached via stainless steel pins.

While Community Board 7 appreciates and seeks to support the effort of CMOM to adaptively reuse this structure and to remain on the Upper West Side, certain of the aspects of the proposed redesign of the building as indicated below are not appropriate to the character and appearance of the this individual landmark.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan **disapproves** the application as presented because:

- (a) The removal of the stained glass windows and replacement with clear glass throughout is not appropriate to the character of this individual landmark; and
- (b) The bulk, composition, materials and placement of the currently proposed rooftop additions, including the performance space, loggia, bulkheads and mechanical equipment enclosures, are not appropriate to the character of this individual landmark.

Committee: 5-0-0-0; Non-committee Board members: 2-2-1-0.

Business & Consumer Issues Committee, Linda Alexander and Christian Cordova, Co-Chairpersons

New application to the SLA for a two-year liquor license:

2. Re: 429 Amsterdam Avenue (West 81st Street)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the SLA for a two-year liquor license by TBD Hospitality, LLC, d/b/a To be Determined.

Committee: 7-0-0-1.

Renewal Unenclosed Sidewalk Café:

3. Re: 2309 Broadway (West 83rd – 84th Streets.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new renewal application #2057394-DCA to the Department of Consumer Affairs by The Pickle People, LLC, d/b/a Maison Pickle, for a four-year consent to operate an unenclosed sidewalk café with 3 tables and 15 seats.

Committee: 8-0-0-0.

New Unenclosed Sidewalk Cafe:

4. Re: 519 Columbus Avenue (West 85th Street.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application # 12306-2019-ASWC to the Department of Consumer Affairs by The Consulate NYC, LLC, d/b/a The Consulate, for a four-year consent to operate an unenclosed sidewalk café with 21 tables and 42 seats, on the condition that the applicant submits revised plans, eliminating tables on West 85th Street.

Committee: 9-0-0-0.

5. Re: Multi-block street fairs.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the Street Activity Permit Office for multi-block street fairs in 2020.

Date	Sponsor Name	Location	Committee
4/14/20	Veritas, Inc./ Samaritan Daytop Village, Inc.	Bway, W 96 th -102 nd E	10-0-0-0
4/19/20	Duke Ellington Blvd. Neighborhood Association	Bway, W 102 nd -106 th E	9-0-0-0
4/19/20	24th Precinct Community Council	Bway, W 102 nd -106 th E	9-0-0-0
5/03/19	Broadway Mall Center	Bway, W 86 th - 93 rd E	10-0-0-0
5/10/19	Committee for Environmentally Sound Development	Bway, W 60 th -65 th E	9-0-0-0
5/24/19	Coalition for a Livable West Side	Bway, W 72 nd -82 nd W	10-0-0-0
5/24/20	Safe Haven West Side Basketball League	Bway, W 82 nd -86 th W	9-0-0-0
6/06/20	Lincoln Square Neighborhood Center	Col, W 66 th – 72 nd	9-0-0-0
6/07/20	Project Open at Lincoln Center Towers	Bway, W 65 th -72 nd W	9-0-0-0
6/14/20	West Side Federation of Neighborhood & Block Assoc.	Bway, W 73 rd -82 nd E	10-0-0-0
6/14/20	The Broadway Mall Association	Bway, W 82 nd -86 th E	9-0-0-0
6/07/20	Mitchell-Lama Residents Coalition	Bway, W 65 th -72 nd W	10-0-0-0
9/12/20	Valley Restoration, LDC	Col, W 96 th –106 th	10-0-0-0
8/16/20	Goddard Riverside	Amst, W 79 th -86 th	9-0-0-0
10/11/20	Bloomingdale Area Coalition	Bway, W 96 th –106 th W	10-0-0-0
	NAACP Mid-Manhattan Branch	Bway, W 86 th – 90 th W	Withdrawn
10/18/20	Symphony Space	Bway, W 90 th – 96 th W	10-0-0-0

Preservation Committee, K Karpen and Michele Parker, Co-Chairpersons

6. Re: 56 West 85th Street (Columbus Avenue – Central Park West.) **Application to the Landmarks Preservation Commission for a small extension with a greenhouse at the yard level.**

The following facts were taken into consideration:

- The applicant’s property is in the Upper West Side/Central Park West Historic District.
- The subject building is a townhouse with a basement, 4 full stories and a small rooftop addition, built ca. 1886-87 by architects Thom & Wilson
- Applicant’s building is a townhouse with an existing L extension covering approximately half the width of the rear façade on the east side of the building, and extending from the garden, parlor and second floors.
- The building immediately to the west also has an L extension on the east side of its building.
- The rear façade of the building including the L extension is faced in common red brick. There are two columns of punched windows with stone lintels and sashes on the ground, parlor and second floors, with three columns of smaller punched windows on the third and fourth floors. The ground floor of the L extension consists of a door to the rear donut garden flanked by short, thin punched windows.
- All of the windows on the rear façade are 1:1 double-hung aluminum windows.

- The main rear façade of the building is approximately 40' from the rear lot line; the existing L extension is 27' from the rear lot line (but pre-dates the 70% lot coverage zoning requirement).
- The proposal is to infill the space to the west of the existing L extension with a one-story common brick extension that will extend to a distance of 30' from the rear lot line, or approximately 10' from the main rear façade. The extension will fit between the applicant's L extension and the matching L extension of the neighbor to the west.
- The applicant also seeks a greenhouse that will extend to a distance of 24' from the rear lot line, or approximately 6' past the one-story infill. The applicant claims that the incursion into the required rear yard conforms to zoning as the greenhouse is characterized as a temporary structure and a permitted obstruction.
- The greenhouse will be composed of sliding glass doors in the rear, with a pair of skylights set into a metal frame roof. The side walls of the greenhouse will also be in common red brick. There will be no access to the roof of the greenhouse.

The proposed one-story infill extension with a greenhouse is consistent with similar proposals found in townhouse rear yard donuts, and is reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application for a one-story infill extension with a greenhouse as reasonably appropriate to the character of the Historic District.

Committee: 4-0-1-0; Non-committee Board members: 2-0-1-0 .

7. Re: 4 West 90th Street (Central Park West.) Application LPC-19-41331 to the Landmarks Preservation Commission to legalize the installation of windows and a door and painting the façade without Landmarks Preservation Commission permits.

The following facts were taken into consideration:

- The subject building is in the Upper West Side/Central Park West Historic District.
- The building is a townhouse that was originally constructed ca. 1888-89 by architect Gilbert A. Schellenger. The building was significantly altered ca. 1926 by the removal of its front stoop and its brownstone façade surface, the addition of a penthouse, new fenestration and other changes, all by architect Ralph M. Karger.
- The resulting building retains nothing of its original character, and no longer resembles the remaining townhouses in the original grouping of 4.
- This application was presented at the November meeting of the Preservation Committee. The project is being re-presented in order to include issues not specifically identified in the November presentation.
- Recently uncovered photographs provide a clearer view of the main entrance as it existed ca. 1984.
- The main door as of 2009 was a replacement metal frame with large glass panels. The metal was a bronze color with a tall rectangular door and a side fixed panel and narrow transom.
- The LPC Staff also uncovered photographs demonstrating that the color of the front façade ca. 1980 was painted to resemble common red brick (the actual color is unknown).
- The front façade also includes a bronze-colored sign indicating the name of the rental managing agent for the building. The sign had never been approved by LPC.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan:

- (a) **approves** the application with respect to the replacement of the second floor windows, the installation of a new main entrance door and related infill, and the placement of a modest bronze-colored sign denoting the name of the managing agent on the front façade, all as minimally appropriate to the character of the Historic District; and
- (b) **disapproves** the removal of the areaway fence and garbage enclosures, and **disapproves** the painting of the façade a light beige color, as not appropriate to the character of the Historic District; and CB7 calls for the restoration of a black metal fence to define the front areaway and for the front façade to be painted a color more appropriately in harmony with the brownstone townhouses in the remaining grouping on the block.

Committee: 5-0-0-0; Non-committee Board members 3-0-0-0.

Transportation Committee, Howard Yaruss, Chairperson

8. Re: West 97th Street Greenmarket (Amsterdam-Columbus Avenues.)

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application by Greenmarket/ GrowNYC to the Mayor's Street Activity Permit Office for a permit to hold a greenmarket on Fridays on West 97th Street.

Committee: 9-0-0-0. Non-committee Board members: 3-0-0-0.

9. Re: 3 Riverside Drive (West 72nd – 73rd Streets.) Petition #81-4711846 for a new revocable consent by Sullivan Group Design, LLC, to construct, maintain and use a proposed snowmelt system, stoop and walled-in area with gate, hatch, stair and planted area on and under the east sidewalk of Riverside Drive.

BE IT RESOLVED THAT Community Board 7/ Manhattan:

A) Approves the snowmelt system;

Committee: 6-2-1-0. Non-committee Board members: 5-0-0-0

B) Disapproves the stoop and walled in area with a gate;

Committee: 3-1-5-0.

10. Re: Develop policy for consideration of requests for curbside access to residential buildings.

Community Board 7/ Manhattan **resolves** that when a request is made for curbside access to residential buildings, the following criteria should be used to determine whether to approve the request:

- (1) Curbside access is requested for a building with more than forty apartments.
- (2) There is no fire hydrant that overlaps with the entrance to the building that would allow curbside access.
- (3) If there is a recognized block association, it has been contacted and has not objected to or raised an issue with the request.

If all of the above criteria are met, absent persuasive offsetting considerations, the committee will look favorably on the application. In the event that a request does not meet all of the above criteria, any request that evidences an undue hardship or a unique traffic condition will be considered on its individual merits.

Committee: 8-0-0-0. Non-committee Board members: 3-0-0-0.

11. Re: Improving Helicopter Safety Act of 2019.

BE IT RESOLVED THAT Community Board 7/ Manhattan **supports** our elected officials' efforts to reduce helicopter traffic in the city, including the enactment of the Improving Helicopter Safety Act of 2019.

Committee: 6-0-0-0. Non-committee Board members: 3-1-0-0.