

Terri Cude, *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](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

January 19, 2018

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

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. 487 Hudson St.** - Application is to install an ADA chairlift and alter an adjacent staircase and platform, modify an enclosed porch, and relocate historic windows, all visible from a publicly accessible garden.

**Whereas:**

1. The application is to alter the visible garden entrance to accommodate a handicap lift and replace the existing metal stairs with one new stair including a five foot radius landing; and
2. The modifications to the rear façade include removing two windows, relocating masonry openings, reuse of historic brick and installation of two new windows to match the original wood windows; and
3. Modify the rear elevation to modestly enlarge the interior; and
4. The proposed exterior metal stair to resemble the existing to be removed in detailing of the rail and stringer; now

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

Vote: Unanimous, with 35 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 1 Perry St.** – Application is to modify existing storefront including existing openings, install new awnings, repaint existing first floor masonry, and replace HVAC equipment on roof set back.

**Whereas:**

1. Located on a prominent corner on Greenwich Avenue, this application for a storefront remodel includes wrap around awnings, new wood doors in enlarged openings similar to those recorded in historic photos and a new signage band with a small LED light strip; and
2. The proposal appears generic, without distinction and has little recognition of the historic context where this building is located on a highly visible corner; and
3. The proposal is to paint the ground floor a grey color, not the brick red color above and currently there; and
4. New mechanical equipment to replace old equipment will be installed on the one story extension on the Perry Street facade and will be visible, similar to the current condition; now

**Therefore be it resolved** that CB2, Man. recommends approval provided that

1. Additional attention be paid to elevate the design to authentically reflect the historic architecture of the district; and
2. The applicant add a continuous raised trim piece to architecturally distinguish between the ground floor and the upper floors where the paint color change is proposed.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. 140 Grand St.** – Application is to install a hand-painted changeable advertising sign.

**Whereas:**

1. The proposed hand painted sign follows the same LPC signage rules and regulations set forth in other applications
2. The wall sign appears to be the maximum size allowed; now

**Therefore be it resolved** that CB2, Man. recommends approval of this application provided

1. The size be reduced vertically to allow a minimum of 1'-0" clear unpainted masonry above the lower windows; and
2. The street edge of the sign be pushed back to allow a minimum of 4'-0" unpainted masonry.

Vote: Unanimous, with 35 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **298 Elizabeth St.** – Application is to legalize/modify a storefront installed without LPC permits.

**Whereas:**

1. The application was presented with drawings that incorrectly represented the area of work (the drawings included modifications to the residential entry which is not part of the application), and
2. The design was minimal and modern with no reference to the historic context of the building or neighborhood; and
3. The applicant agreed to redesign and present at our next monthly meeting; now

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

Vote: Unanimous, with 35 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 436 W. Broadway** – Application is to install signage.

**Whereas:**

1. The application is to install a new blade sign and signage on the transom on a tiny storefront in the SoHo district; and
2. The blade sign conforms to the LPC regulations in size and location; and
3. The signage on the transom is tasteful and minimal; now

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

**Vote:** Unanimous, with 35 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. 4 Astor Pl. – Application is to install signage.**

**Whereas**

1. The application is to remove an existing non-historic sign with a new sign that is both internally illuminated and large in height and width; and
2. The applicant did not present examples of previously LPC approved signage similar to the proposal; and
3. The proposed sign over 32 feet long and is made up of 2 foot high internally illuminated letters; and
4. The sign is not in keeping with the character of the NoHo historic district; now

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

Vote: Unanimous, with 35 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on January 18, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **90 Grove St.** - Application is to legalize the removal of a cornice and paint from the façade without Landmarks Preservation Commission permit(s).

### Whereas:

1. The application concerns a 1827 row house that has an adjacent building originally similar in design and scale; and
2. In 1893 this building underwent a “modernization” which included a double height studio tripartite window and resulted in the interrupted cornice; and
3. The roof leaders were removed from the façade before the 1940 tax photo while the cornice remnant remained for over 100 years until it was removed without permission in 1997; and
4. The cornice piece that was removed and not reinstalled is significant since it references the old roof line, refers back to the adjacent building’s roof line, adds a unique detail to this unique building and was there at the time of designation; and
5. This work also included removing the paint from the façade without LPC approval. The adjacent building in the same row does not have any paint covering the brick and the paint removal reveals red brick that has been meticulously restored; now

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

1. Approval of the paint removal from the façade; and
2. Denial of the legalization of the removal of the portion of the cornice that was removed after designation and that it be restored to the condition at designation.

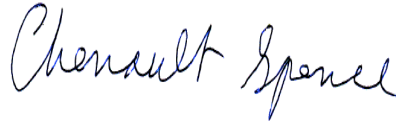
Vote: Unanimous, with 35 Board members in favor.

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

Sincerely,



Terri Cude, Chair  
Community Board #2, Manhattan



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

TC/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Nydia M. Velazquez, 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 Member  
Hon. Margaret Chin, Council Member  
Hon. Carlina Rivera, Council Member  
Ali Rasoulinejad, Director of Government & Community Relations, LPC