

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. 66 and 68 W. 10<sup>th</sup> St. - 1)** Application is to modify a window opening at the ground floor of 68 W. 10<sup>th</sup> St., install a door to provide barrier-free access and modify an existing exterior areaway stair to provide a second means of egress as per code.
  - A. The proposed modifications are motivated by the prospect of doubling the commercial space by adding the basement of 66 W. 10<sup>th</sup> St. , which is zoned residential, to the existing commercial space in the basement of 68 W. 10; and
  - B. The ground floor west window of #68 is to be replaced with a new door that is not historic in design, that provides sidewalk access to an elevator vestibule to provide handicapped access to the basement, and the adjacent areaway is to be covered with a concrete structural slab covered in bluestone; and
  - C. An existing window at the basement level below the new entrance is to be walled up with rusticated brownstone, matching the existing wall; and
  - D. A new metal stair with extensive railings extending from the sidewalk level at the areaway of #68 down to an existing basement level entrance in the areaway of #66 will replace the existing utilitarian metal stairs; and
  - E. A simple blade sign to conform to regulations for blade signs in the district is to be installed on the western edge of #66 and illuminated by a simple hanging lamp; and

F. A spokesperson representing a group of tenants in the building made strong objections to the application, detailing a history of bad actions of the landlord, especially with respect to maintenance and general care of the building, and represented that an apartment in the location of the proposed elevator would be removed; and

G. The street level door disturbs the symmetry of the building and the symmetry of the two identical adjacent buildings that, though in a condition of disrepair, are intact in their original state; and

H. The stairway intrudes into the ground floor area and is not in harmony with the building and the ironwork introduces an unwelcome fussiness to the areaway intended as a service area; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application as unacceptably altering the historic design and character of the building.

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 66 and 68 W. 10<sup>th</sup> St. - 2)** Application is to request that the LPC issue a report to the City Planning Commission relating to an application for a 74-711 Modification of Use to allow commercial use at the basement floor of 66 W. 10<sup>th</sup> St.

**Whereas:**

A. The request for modification of use of #66 pursuant to a 74-711 is to combine the basements of #66 and #68 into one commercial space. Building #68's C of O permits commercial use in its basement and Building #66's C of O does not permit commercial use; and

B. The two buildings, #66 and #68, are of identical design and, though in a condition of disrepair, are intact in their original state; and

C. The request is accompanied by a detailed report about necessary restoration and maintenance for #66 in order to justify the issuance of a 74-711 permit for modification of use; and

D. The unusual situation in this application is that the stringent regulations concerning restoration and maintenance under a 74-711 permit will apply only to #66. Building #68 will be left as is, resulting one building's being resorted and the twin building's being in the current condition and creating an unacceptable mismatch between identical adjacent buildings whose exact match with each other is intact and significant in this historic district; and

E. The applicant made clear, when questioned, that the owner has no current plans to or intention of restoring the façade of #68; now

**Therefore be it resolved** that CB2, Man. recommends that the Landmarks Commission recommend **denial** of a 74-711 by the City Planning Commission because of the harm that it would cause to historical character of the property (#66 West 10<sup>th</sup> Street) and the adjacent identical building (#68 West 10<sup>th</sup> Street).

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **643 Hudson St.** – Application is to install a barrier-free access ramp.

### Whereas:

- A. The proposed ramp is large, intrusive to the sidewalk and streetscape, and does not appear to conform to zoning regulations; and
- B. The layout, as presented, necessitates passing through the sidewalk café area to reach both the commercial entrance and the building's residential entrance and leaves questionable clearance between the sidewalk café and the curb and tree pit; and
- C. There is question as to whether the configuration provides proper egress from the commercial entrance; and
- D. The ADA access could be provided with unobtrusive sidewalk grading and interior modifications; and
- E. Members of the public spoke in opposition to the application; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application because the proposal to provide ADA access to the commercial space necessitates passing through the commercial space (sidewalk café) to access the residential entrance, is unnecessarily intrusive on the sidewalk and excessively obtrusive to the adjoining historic buildings and the district.

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. 19 Barrow St. – Application is to raise the roof level, construct a rooftop addition, install new pavers on a newly constructed roof deck, raise the rear parapet, install a glass fence, eliminate certain chimneys, and extend the remaining chimney.**

A. The proposed dark metal sloping roof is, at its peak, 16'-4" above the existing roof and is to increase the ceiling height in the top floor apartment and thereby also provide access to a newly constructed roof terrace; and

B. The proposed addition of the pitched roof, spanning the entire front of the building, creates an obstruction for FDNY access to the entire building and roof; and

C. There is no provision for the code- required green roof and no alternate provisions were proposed; and

D. The rear parapet will be raised to meet the new roof and a glass railing will be installed to meet code; and

E. The sloped roof with domed skylights appears to be of a suburban style design, is not in harmony with the historical character of the building or district, and is considerably more than minimally visible from 7th Avenue South; and

F. The excessive height of the proposed new roof is not justified by the need to increase the ceiling height of the top floor apartment to provide access to a roof deck which could be provided by a small bulkhead type structure toward the rear of the building; and

G. A simple metal railing would be more in keeping with the historical character of the building;  
and

H. A member of the Committee represented that the building has been under a 74-711 permit for some years and no maintenance or restoration work, as required by the permit, has been undertaken.

I. There was considerable opposition to the application from residents of the building and one tenant offered documentation purporting to show that the current ceiling height of the top floor differs from those represented by the applicant; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of the application as being an oversized roof top addition to accomplish the stated need for the modifications, and further notes that the design is not compatible with the historic building or district, and does not propose a green roof or alternate arrangements.

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 199-201 Prince St.** - Application is to remove the existing awning and entry door with transom and install new entry doors with glass transom, new exterior light fixtures, and renovate the ground floor vestibule and interior hallways and stairs.

**Note: The full application was heard by the CB2 Landmarks Committee in September 2019 and a revision was presented at the January 2020 meeting. This resolution addresses the full application as amended by the applicant.**

### Whereas:

- A. The existing apartment entry door, awning above entry door, and lighting fixtures are to be removed; and
- B. The door is to be replaced with a ten lite door that is more in keeping with the facade and the transom will be restored; and
- C. Light fixtures on either side of the entry reference the ironwork of the fire escape and are of a style suitable to the building however they are too large for the space and detract from the original details of the building; and
- D. The applicant represented that the lighting fixtures can be replaced with a smaller version of the same design; now

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

- A. **Approval** of the removal of the canopy and the replacement of the door and transom; and



B. **Approval** of the lighting fixtures provided that a smaller version in the same design is used.

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. 525 Broadway** –Application is to replace the 8 ground floor steel, multilight windows with new aluminum windows at the Broadway and Spring Street elevations.

### **Whereas:**

- A. The proposed replacement windows are faithful reproductions of the existing steel frame windows with the width of the mullions lightly wider to accommodate necessary structural requirements and allow for the installation of insulated glazing; and
- B. The proposed light beige color matches a historical color of the existing windows; now

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

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **340 Lafayette St.** – Application is to install roof equipment (pollution control unit and exhaust fan) on steel dunnage, and install equipment screen to match previously approved equipment screen.

**(LPC Staff is reviewing this application.)**

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. 34 Bank St.** – Application is to renovate an existing two-family dwelling, change of use from a multiple dwelling into a single-family private dwelling and construct a penthouse addition and rear extension.

**Whereas:**

A. The front façade will be restored to its original historical design with a black paint color approved by LPC; and

B. The existing assorted extensions are of no historical significance and will be demolished and replaced by a new extension from the basement level through the second floor, stepped back at the third floor and revealing the original fourth floor façade, that is marginally deeper than the existing extensions and slightly short of the neighboring building's extension; and

C. The three levels of the extension have walls of divided lite doors that creates a non- historic "window wall" appearance with no tripart separation; and

D. The profusion of railings on every floor and the roof give an unwelcome busy appearance to the façade; and

E. The penthouse is not visible from any public thoroughfare; now

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

A. **Approval** of the front façade restoration and the non-visible penthouse; and

B. **Approval** of the demolition of the existing extensions and the bulk and design of the replacement extension; and

C. **Denial** of the walls of multi-lite doors in the extension and recommend that they be separated in some fashion to reference the three-window historical configuration of the original façade; and

D. **Denial** of the excessive railings with the recommendation that the third floor masonry parapet be raised to the height required by code to eliminate on floor of continuous railings.

Vote: Unanimous, with 41 Board members in favor.

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*  
Ryder Kessler, *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 24, 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 January 23, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. 3 9th Ave.** - Application is to replace the existing storefront at the corner of Gansevoort St. and 9<sup>th</sup> Ave., with a continuous stone surrounding metal-framed glass and a pin mounted metal sign affixed to the Gansevoort Street Façade of the original row house.

**Note: The full application was heard by the CB2, Man. Landmarks Committee in December 2019 and a revision was presented at the January 2020 meeting. This resolution addresses the full application as amended by the applicant.**

### Whereas:

- A. The existing condition of the infill is undistinguished with the original piers exposed and plain glass windows.
- B. The proposal is to impose a completely modern façade construction, in Portland cement and glass with a black metal awning, onto the original building which will erase the separation between the Greek Revival house and the neighboring contemporary storefront; and
- C. The assertive, modern design and its replacement of the ground floor of the house facade appears to be a screen hiding the original structure with the upper floors seeming to be a penthouse atop a new structure;
- D. The design calls for the demolition of considerable historic material; and
- E. There is a prominent railing on the roof of the extension that is proposed to be covered with plantings; and

F. The signage proposed is a script rendering of the name of the tenant on sign band above the display windows on the Gansevoort Street and 9<sup>th</sup> the Avenue facades; and

G. An unacceptable three section script sign to be attached high on the brick wall of the original building's Gansevoort Street façade with no certain assurance by the applicant that it would not invade the original historic brick.

H. While contemporary design and interpretation of historic details in the district have been approved, this design has no relationship to any contemporary design associated with the historic district or approved for the district and is not in harmony with the neighboring buildings or with the historic property itself; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application as being without reference or harmony to the building itself and the district.

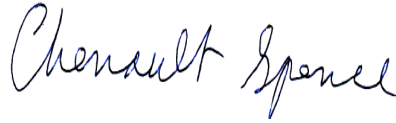
Vote: Unanimous, with 41 Board members in favor.

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. 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