

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

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org
Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 20, 2020

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 March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 657 Greenwich St. – Application to make an existing 40’ chain link playground fence with an ivy pattern mesh covering permanent and to increase the height of a section of an existing fence from 9’ to 12’ by installing a 3’ extension to the existing fence.

Whereas:

A. The presentation before the Landmarks Committee concerned only the extension of the fence and only with probing questions by the chair did the applicant reveal that the application to be made before the Commission was also to include legalization (making permanent) the existing fence and the covering; and

B. The existing 9’ high 40’ long fence is covered by a mesh material with a bright overall ivy stencil design giving an unrelieved solid wall appearance and assorted metal picture frame style signboards publishing activities of the parish have not been approved by the Commission; and

C. The fence, the mesh material, and the signboards give the appearance of a temporary installation suitable to a construction site and the signboards resemble those used to display permits and are not in harmony with the church campus and the historic district; and

D. The applicant represented that the purpose of the mesh covering is to shield the playground from passing pedestrian traffic on Christopher Street and the PATH entrance across the street, however numerous other playgrounds facing busy streets in schools and parks in the immediate area do not have similar fence covering; and

E. The solid wall on the Hudson Street provides an architectural style and details that could well be used as reference; and

F. A similar situation of a playground's giving onto a busy thoroughfare exists at PS 41 and the elegant solution there is an historic style wrought iron fence at the lot line with the chain link fence behind it;

G. Though there is no objection to increasing the height of the existing fence per se for the stated purpose, it is premature to approve a modification of the fence until the question of legalization of the existing fence and covering is resolved; now

Therefore be it resolved that CB2, Man. recommends:

A. That the application be **denied**; and

B. The removal of the mesh material and the signboards and that there be an architectural element with historical reference to mitigate the industrial appearance of the fence; and

C. That an application with a full presentation be reviewed by CB2, Man. Landmarks Committee and Board in order that a recommendation may be made in order that a recommendation can be made to the Commission.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 65 Greene St. – Application is to demolish existing sidewalk and loading dock and construct new sidewalk, and reconfigure entrance stairs.

Whereas:

- A. The building is a twin with the adjoining building at 67 Greene Street and the existing condition of #67 serves as an example for the design; and
- B. The loading dock is to be demolished, the elevator entrance lowered to grade to provide ADA access; and
- C. Steps are to be newly constructed for the three bays with entrance; doors; and
- D. The vault lights will be renewed and replaced according to regulations for the district within the footprint of the loading dock and will be incorporated into the stairs; and
- E. Areas where there are no vault lights or some areas with vault lights that are beyond repair will be covered in diamond plate; and
- F. The infill, patterned after #67, replicates the historic design and unites the two buildings; and

G. The elevator door and the window above of the same size as the transom are of odd proportion and appear truncated in relationship to the tall entrance doors in the adjoining bay and taller door with a smaller window and central vertical mullions would present a proportion more in keeping with the height of the bay and the entrance doors; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the demolition of the loading dock, the replacement stairs, the lowering of the elevator door position to grade, the vault light repair and replacement and the use of diamond plate in certain areas; and

B. **Denial** of the design of the elevator door and the window above with a recommendation that the door be made taller, the window shorter and the introduction of central vertical mullions

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 15 7th Ave – Application is to legalize the installation of 2 surface mounted signs on W. 12th St. and a flag pole and banner on the corner of 7th Ave and W. 12th St. without LPC permits.

A. The signs are individual small letters of proper proportion attached to stone sign bands and match similar approved signs on 7th Avenue; and

B. The corner mounted flag pole is 48” long with a 36” flag on the corner of the building at a 135 degree angle to the facades; and

C. Advertising flags are rare in the district and the flagpole’s being mounted on the corner of the building in this manner is without precedent and is an unacceptable intrusion on the restored historic building and the flag intrudes on the view along 12th Streets and 7th Avenue; and

D. There is considerable identification of the business on the 7th Avenue facade as well as the signs on 12th street facade; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the two signs on the 12th Street facade; and

B. **Denial** of the flagpole and flag as an unacceptable intrusion to the restored historic building.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 446 Broadway - Application is to replace storefront infill, drop entrance to grade and alter cast iron vault lights.

A. The random non-historic infills and stairs are to be replaced by a uniform historic design in wood and to expose cast iron details; and

B. The two north bays and the south bay will have doors and the remaining bays have windows with transoms and proposed 18" bulkheads; and

C. The window bulkheads present an odd step-down from the higher door bulkheads and their aligning with the door bulkheads would present a cleaner line and give better proportion to the window; and

D. The vault lights within the bays, presently covered with diamond plate and are beyond repair and will be replaced with matching reproductions; and

E. The stairs will incorporate similar vault lights; now

Therefore be it resolved that CB, Man. recommends:

A. **Approval** of the application with the exception of the height of the window bulkheads; and

B. That the window bulkheads align with the bulkheads on the entrance doors.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 56 Macdougall St. – Application is to add a 528 square foot residential one-story addition to the rear of the roof, creating a duplex to 6th floor below via a spiral stair, and a small terrace on each side of addition.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 240 & 242 W. 10th St. – Application is to install 8 thru-wall AC units at front facade of floors 3 through 6 (2 units per floor) on both buildings, with each AC unit to have a flush architectural grill centered below existing window.

Whereas:

- A. The insertion of air conditioner units into the intact historic facade of the building would unacceptably introduce a modern element into the facade and necessitate removal of considerable historic material; and
- B. It is noted that new, uniform windows have been approved for the building; and
- C. Window units are not ideal however they are non-invasive and non-architectural and do not disturb the historic integrity of the fabric of the building; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application as an unacceptable introduction of a modern element into the historic facade and involves considerable destruction of historic material.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 97 Greenwich Ave. - Application is to stain the brick masonry and mortar on the two primary facades and paint horizontal and vertical aluminum panels at the roof level and northwest corner on the W. 12th St. elevation.

Whereas:

- A. The present condition, light colored variegated brick, does not have historic reference and together with the expanse on Greenwich Avenue and on 12th Street is an intrusion on the streetscapes; and
- B. The proposal to mitigate the bulk by painting the brick dark grey and the metalwork black only aggravates the bulky appearance of the building; and
- C. The numerous examples presented of painted buildings in the district illustrate that there is scant use of black in historic buildings and examples of suitable colors abound; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application with the recommendation that the color has historic precedent in the district and serves to minimize the bulk of the building.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on March 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 462 Broadway - Application is to modify the wood door and wood window infill at two storefront bays (1 on Broadway, 1 on Grand St.) to accommodate an ATM in each location.

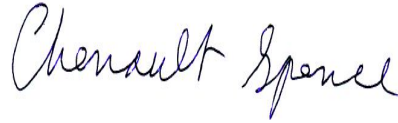
(withdrawn)

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