

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

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

June 22, 2018

Frederick Bland, Interim Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *16 Jones St. (Greenwich House Pottery) - Application is to install a 1-story structure in existing courtyard.

Whereas:

- A. The courtyard extends southward from the main Pottery House building which occupies its entire lot, and
- B. The area abuts the gardens of two row houses to the west and studio buildings of the applicant to the east, and a tenement building to the south and, together with the row house gardens and low studio buildings, forms an unusual and attractive doughnut, and
- C. The proposed 23' high structure covers the entire garden area, joining the main building to the north and accessory buildings to the east; and
- D. The applicant presented only a shadowed depiction of the area where the building is proposed to be located with no renderings or other representations of the building, and the vaguely referenced "transfer of the garden to the roof"; and
- E. Members of the public testified both for and against the proposal, with proponents citing the need for an elevator to enable several senior citizens easier access to the third floor, and opponents expressing concern over the destruction of the historic rear garden space and its effect on what little remains of the block's donut; and

- F. The replacement of the garden with a building of any height, regardless of the treatment of the roof, is an unacceptable intrusion on the surrounding historic buildings, including the applicants own property, and the ambience of the existing doughnut, and elevator access is achievable by other means; now

Therefore, be it resolved that CB2, Man. recommends **denial** of the application or any other structure that will result in the destruction of the historic and valuable garden.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *139 Thompson St. – Application is to raise north side parapet 1-½ feet in brick to match existing parapet.

Whereas:

- A. The north side of the building is a former party wall revealed by the demolition of an adjoining building many years ago; and
- B. The wall and remaining chimneys with fireplace openings is in poor condition and requires restoration; and
- C. The increase in height of the parapet will conform to code and, though clearly visible, is not an intrusion on the views from public thoroughfares; and
- D. General restoration of the front facade and cornice will be undertaken; and
- E. The applicant agreed that the restoration of the north wall would use brick of a similar type and color existing and that the restoration though “clean” would clearly identify the wall as a secondary facade; now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *131 Perry St. – Application is to install a new barrier-free access ramp-

(Laid over)

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *12 Perry St. – Application is to install a new storefront.

Whereas:

- A. The proposed position for the installation of the storefront is a dark, angled wall located on 7th Avenue South which is a remnant of the cuts to the existing properties by the creation of 7th Avenue South; and
- B. The infill replicates a suitable opening in the principal 7th Avenue South facade of the building; and
- C. The inoperable window will be a welcome addition to brighten the dark recess which is prone to graffiti; now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *404 Lafayette St. a/k/a 708 Broadway – Application is to renovate the storefront at 708 Broadway, install a new door at 404 Lafayette, and install new mechanical equipment on the roofs.

Whereas:

- A. The Broadway facade is a remarkably intact commercial building from the time of the development of the area as a commercial center; and
- B. The proposed ground floor infill is aggressively modern with an overwhelming proportion of glazing to the thin metal that in no way respects the existing, original upper floors and makes no reference to storefronts typical of the style of the building, the period and the district; and
- C. The splayed pilasters, sign band and decorative band, though with classical influence, are not in harmony with the original existing design and detailing of the upper floors; and;
- D. The replacement exit door on Lafayette Street maintains the general proportions of the existing infill in adjacent bays and is of an unobtrusive design; and
- E. The mechanical equipment, though extensive, is enclosed in structures to reduce noise and presents a neat appearance; and
- F. Though the structures are clearly visible they do not detract from the building or the area and the applicant represented that the equipment specified is of the minimum height to serve the requirements of the building; now

Therefore be it resolved that CB2, Man. recommends:

- A.** A strong **denial** of the Broadway ground floor infill as with having no historic reference and inappropriate the period, the building and the district; and
- B.** **Approval** of the Lafayette Street door and the rooftop equipment.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *442 6th Ave. – Application is to legalize the installation of a storefront and signage in non-compliance with Certificate of Appropriateness 12-4488.

(Laid over)

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *254 W. 4th St. - Application is to legalize rooftop fencing and ground floor infill installed without LPC permits; and to install a planter box.

Whereas:

- A. The building was constructed as a carriage house in the 19th century and has been considerably altered; and
- B. The existing ground floor windows and the proposed replacements do not comport with the style of the building nor do they reference the history of the building as a carriage house; and
- C. The windows in the upper floor give a “cottage” feeling to the building and their size and design could be used as a model for ground floor window; and
- D. The planting boxes are not in keeping with the building and have a distinctly tacked on feeling; and
- E. The lattice roof guard fence is heavy in appearance and intrudes on the view of the cornice; in an instance where a simple metal railing, placed as far from the facade as possible would better serve; now

Therefore be it resolved that CB2, Man. recommends:

- A. Denial** of the ground floor windows and window boxes as not in keeping with the design and period of the building and the district; and

B. Denial of the rooftop lattice railing and recommends instead a simple metal railing.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on June 21, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *54 Morton St. – Application is to convert a multi-family building into a single-family residence.

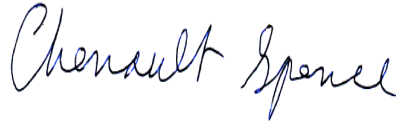
(Laid over)

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 Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Ali Rasoulinejad, Director of Government & Community Relations, LPC