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Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

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

January 22, 2016

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

Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***54 Bond St.** – Application is to install a bracket sign.

Whereas

1. This application is to install a 3'-0" x 1'-9" blade sign on the Bowery Street façade near the corner of Bond Street.
2. The proposed metal sign is not illuminated and is painted to match the color of the building with dark letters.

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

Vote: Unanimous, with 36 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *11/ Bond St. a/k/a 348 Lafayette St. – Application is to modify the parapet and extend the 4th floor to Bond St., add a rooftop bulkhead for a new stair and elevator, add a glass guardrail at the roof, modify window openings, replace windows throughout, install signage and modify the entry on Lafayette St.

Whereas

- 1) This application presented the following scope of work:
 - a) Reconfigure the existing “upper” and “lower” first floors and build a new floor at street level creating a tall space level (to include both the street level windows and the first floor windows).
 - b) Modify the main entrance with new front doors (in aluminum and glass).
 - c) Removal of the infill at the “stable” entrance (including removing the bumpers) with a new glass infill with no reference to the historic use of this opening.
 - d) Modifications to the ground floor window openings:
 - (1) Bond Street façade: taller windows openings while still maintaining the rhythm of the windows above.
 - (2) Lafayette Street façade: four massive wide openings proposed that visually destabilize the appearance of the building by creating huge, out of scale voids/openings in the base and do not respect the modulation found elsewhere in the building. Storefront window with no divisions are proposed.
 - e) Modification of window openings at the second floor.
 - f) Replacement of all windows, including replacement of street level and first floor windows with single lite (no divisions) aluminum windows and second, third and fourth floors to have new double-hung, six over six aluminum windows.

- g) Addition/ extension to the north of a fourth floor (continuation of the fourth floor located to the south side).
 - h) New roof railing to be glass.
 - i) Removal of the fire escape and bulkhead and replace with a new stair and elevator bulkhead to the north at the roof. While minimally visible, the proposed bulkhead will be the same height of the bulkhead to be removed.
- 2) This building, originally built as an animal hospital, is clearly in need of restoration and renovation. Board Members spoke in favor the application provided the work reference the historic architecture and neighborhood, rather than be governed by the needs of retail for large storefront windows.
- 3) Several neighbors spoke in support of the project while requesting that the mechanical equipment be relocate to accommodate views from lot line windows.

Therefore, be it resolved

1. That although CB2, Man. is generally supportive of the adaptive reuse and restoration of this building, we are concerned that design changes be sensitive, reference historic precedent and not be overly governed by the needs of retail tenants.
2. That CB2 recommends approval of the fourth floor addition, new bulkhead, new entry at street level, enlarged window openings at the second floor and the Bond Street ground floor openings.
3. That CB2, Man. recommends denial of aluminum windows in favor of wood; denial of the oversized, undefined wide openings at the street level on Lafayette Street (prefer divisions/proportions similar to the Bond Street façade); denial of the “blank” windows at the ground floor and first floor windows (prefer the six over six as elsewhere); denial of the aluminum and glass entry doors (prefer wood doors with historic reference); denial of the glass railing (prefer metal); denial of the removal of the bumpers at the “stable” entrance; and denial of the stable door infill that no longer has any reference to its historic use.

Vote: Unanimous, with 36 Board members in favor.

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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *110 Washington Pl. – Application is to legalize a penthouse level addition that varies from Certificate of No Effect #14-2079.

Whereas

- 1) The application is to legalize a roof top addition that was not built according to LPC approved documents.
- 2) The As Built addition is unsightly, built virtually flush with the rear masonry wall and would not be approved if it had been proposed prior to construction.
- 3) The roof top addition should be redesigned, resubmitted for review and modified.

Therefore, be it resolved that CB2, Man. recommends approval of this application as deviation from Certificate of No Effect did not result in visibility from the street and was due to an effort to accommodate Fire Department requirements.

Vote: (Passed, with 29 Board members in favor and 7 in opposition (D. Ballen, A. Brandt, D. Diether, S. Gammie, J. Geballe, F. Siegel, S. Sweeney).

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *19-21 Grove St. – Application is to renovate the entrance level facade, including window and door surrounds.

Whereas

1) Application is to remove unoriginal brick façade material at the street level and below and use historic photographs as a basis for the proposal; to replace the façade material with brownstone cast stone; to keep the non-original windows but provide new masonry surrounds, to replace the entry door; and to keep the two original flat arch decorative window lintels (one to remain with a ghost window below and the other to be relocated to above the front door).

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *304 W. 10th St. - Application is to construct a new balcony in the side yard at the second and third floors, replace existing windows at the side façade with doors, remove brick infill at existing window openings, and install new windows at the second, third, and fourth floors.

Whereas

- 1) The proposal is to add two new balconies: one at the second floor and one at the third floor along a “side” alley on the West 10th Street elevation, including enlarging two window openings to become doors.
- 2) The applicant asserted the neighboring building has no window openings at the lot line.
- 3) The view of this alley is minimal visible from the street because obscured behind a fence and gate.
- 4) The two proposed balconies match the design of the existing fire escape.
- 5) At the West 10th Street elevation, the proposal is to remove the brick infill inside two existing window surrounds, and prepare the opening to receive new wood windows.

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***82 W. 12th St.** – Application is to redesign entranceway with new cast-stone entablature.

Whereas

- 1) The current entry has been modified and no longer has the original grandeur.
- 2) The application is to add a frieze and cornice above the entry bay with the address cast into the new stone frieze.
- 3) The fire escape brackets and unsightly space directly above this proposed new entablature is to be left untouched.
- 4) Even though the committee sees a missed opportunity to improve the overall entry by incorporating the space above, the proposal is better than what is there now.

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***401 6th Ave.** - Application is to install an awning and signage on the second floor level.

Whereas

- 1) This building is historically non-contributing.
- 2) The proposal is to install a canvas sign on the façade above the second floor windows and install a non-retractable awning at the street entrance.

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *292 Lafayette St. - Application is to establish a Master Plan regarding painted signage.

Whereas

- 1) The applicant submitted a master plan for signage at the street level corner of the building.
- 2) There is no historic reference for sign painting and advertising on a building at street level.

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *54 Charles St. - Application is to install a one-story addition to a single family dwelling, and a rear yard five-foot setback from property line.

Whereas

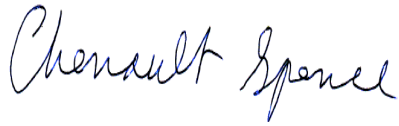
- 1) The applicant proposed a rooftop addition that, as presented, is only visible from Seventh Ave., the addition to be masonry to match the rear façade, and is not otherwise not visible (other than the tip of the chimney flues).
- 2) The proposal to excavate the entire length (both building and rear yard) and full width of the project, except for five feet at the rear of the property.
- 3) The community board is alarmed by the increasing number of major excavations similar to this and the potential damage to the adjacent structures.
- 4) The rear façade proposal is to remove the original historic material at the parlor level and replace the façade at two lower levels with a steel and glass infill that no longer references the rhythm and scale of these historic row houses.

Therefore, CB2, Man. recommends approval of the roof top addition and lower level excavation and denial of the rear façade.

Vote: Unanimous, with 36 Board members in favor.

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

Sincerely,



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



Tobi Bergman, Chair
Community Board #2, Manhattan

CS/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Sheldon Silver, Assembly Member
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, Director of Government & Community Relations,
Landmarks Preservation Commission
Emily Rich, Public Information Officer, Landmarks Preservation Commission