

Carter Booth, *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)

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

October 25, 2019

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 October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1. \*534 Hudson St. – Application is to replace existing cooling tower with same in-kind tower.**

**(reviewed at LPC staff level)**

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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*12 Little W. 12<sup>th</sup> St. – Application is to plant two trees in front of the property.**

**(laid over)**

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **3. \*137 W. 11<sup>th</sup> St. - Application is to install awnings and window boxes at the front façade.**

#### **Whereas:**

- A. The row house is new construction and one of a row of similar buildings reflecting the historic practice of adjacent, matching houses; and
- B. The awnings are flat dropped black scalloped canvas on all of the windows of the front facade and window boxes are black wood; and
- C. The awnings are without historic or neighborhood precedent and appear as a “decoration” to the modern interpretation of a row house; and
- D. The introduction of awnings to one house of the row interrupts the rhythm of the row and the precedent would invite random decoration to other houses in the row; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the window boxes and denial of the awnings which disturbs the continuity of the row.

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*19 Washington Sq. No. - Application is to replace windows on the primary facade at the rear of the building (19 MacDougal Alley).**

A. The structure is a converted carriage house of rather undistinguished design with double hung wooden windows on the ground level with a metal security gate and metal casement windows on the second floor; and

B. The proposal is to replace the windows with painted aluminum frames and mullions of similar appearance with marginally larger framing necessitated to accommodate for insulated glass; and

C. The existing security gate will remain in place; now

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

Vote: Unanimous, with 41 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **5. \*239 W. 4th St. - Application is to construct a rear addition at the basement level.**

#### **Whereas:**

- A. The extension is constructed in brick with table height single pane black casement windows with green trim and a door and built to the full lot width, 7'-3" above grade (extending 18" above the north property line wall) matching the height of the existing extension and does not provide an unacceptable intrusive into the garden or the doughnut; and
- B. There is a safety fence on the edge of the existing extension roof; and
- C. The construction is on grade within the property boundaries and does not require intervention with the deeply excavated wall (not a fence as described in the proposal materials) to the north nor the adjacent fully excavated cellar; and
- D. The garden will not be occupied; and
- E. The existing curb enclosing the planted area and most or all of the plants are proposed to be removed and the stairs from the existing extension to the garden level will be recreated in a similar location in the new extension; and

F. There was objection to the proposal from the adjacent property owner and other residents of the neighborhood that the extension would block light to other properties and concern about the construction undermining the wall and the adjacent cellar, and removal of mature plantings from the garden; and

G. One neighbor and the owner spoke in favor of the proposal; now

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

A. **Approval** of the design of the extension and that mature plantings whose removal is not necessitated by the relocation of the garden stairs be retained; and

B. Recommends that unless the proposed position of the rooftop railing is required by code that it be moved to the edge of the existing extension and that the applicant provide masking for the mechanical equipment on the roof of the existing extension; and

C. That engineering studies and precautions in construction methods including monitoring of adjacent properties, be undertaken and committed to ensure that the integrity of the subject property and adjacent properties, including the property wall and cellar be preserved.

Vote: Passed, with 30 Board members in favor, 6 in opposition (D. Gruber, D. Raftery, L. Rakoff, B. Riccobono, S. Russo, S. Wittenberg), 4 abstentions (K. Berger, S. Kent, S. Secunda, G. Silvera-Seamans) and 1 recusal (S. Aaron).

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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*65 Spring St. – Application is to remove existing aluminum frame storefront and existing residential door, install new storefronts and residential door, and replace existing lights over the transom.**

- A. The proposal is for pitch black painted aluminum and plate glass infill be recessed 18” from the pilasters with a bulkhead and without transoms except over the doorways and five large hooded gooseneck lamps affixed to the masonry above the sign band; and
- B. The shop entrances will, with modifications to the sidewalk and the interior floor levels, be at grade; and
- C. A black metal residential entrance door with a window and displaying a historic designation plaque is proposed for the residential entry; now

**Now therefore be it resolved** that CB2, Man. recommends:

- A. **Approval** of the infill and sidewalk modifications provided that the color is a softer black or dark grey and that a transom is added in line with the transom above the entrance doors atop the show windows; and
- B. That the residential entrance door be in wood with a lighting fixture above the entrance be provided; and

C. That the sign band lighting fixtures be denied and that there be no fixtures above the sign band, but instead lighting be provided above the entry doors only.

Vote: Unanimous, with 41 Board members in favor.



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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*265 W. 11th St. – Application is to construct a lowered, fenced-in areaway with trash enclosure/planter, modify entry door surround and parlor floor windows, enlargement of roof bulkhead, and construct a 1-story rear extension and balcony on rear façade.**

- A. The proposal is to change the small window in the position of the original stoop entry at the parlor floor to match the existing parlor windows and to lower all three parlor windows to the interior floor level; and
- B. An areaway that would have existed when the stoop was in place and is typical to buildings of the style of the property and a simple, modern fence, gate and a metal garbage can enclosure with planting above is proposed; and
- C. The rooftop bulkhead enlargement is minimally visibility; and
- D. The 4'-0" rear extension, with a deck and metal railing, aligns close to the depth of the neighbor to the west and does not intrude objectionably into the doughnut; and.
- E. The rear parlor and basement levels of the rear facade have tri-part plate glass windows which lack historic reference and are oddly proportioned to the facade; and
- F. There is a small central balcony on the third floor level which is clearly visible from 4th Street and with modern glass railings; now

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

- A. **Approval** of the front facade windows, areaway, doorway surround, rear extension, and bulkhead enlargement; and
- B. **Denial** of the window and glass railing design in the rear extension; and
- C. **Denial** of the non-historic front areaway railings and instead that the railings be inspired by the decorative historic railings on the block.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*14 Christopher St. – Application is to legalize the replacement of windows and balconies without LPC permits on Christopher St. and replace the windows on Gay St.**

A. The building is an exceptionally fine example of a late 19th century loft building and the 1940 photograph and the designation photograph show the condition as the same, or close to, the original design at the time of landmark designation; and

B. The modifications that are the subject of the violation destroyed the Christopher Street facade windows and decorative elements and added the narrow balconies. The basic structure remains intact, the balconies can be removed and the windows and decorative elements can clearly be restored; and

C. The window arrangement modification of the Gay Street facades, though unacceptable in aluminum with plate glass, rather than the historic wood windows in six over one as illustrated in the elevations and photos, is symmetrical in its arrangement; and

D. The historic photographs from the 1940s clearly provide enough information of what was the original design and can guide an authentic restoration throughout; now

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

**Absolute denial** of the legalization of the existing condition of the Christopher Street facade and a strong recommendation that restoration according to the 1940 materials be required to cure the violation; and

**Approval** of the configuration and size of the Gay Street windows and a requirement that the windows be in wood with six over one lites as illustrated in the 1940 materials.

Vote: Unanimous, with 41 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. 105 Wooster St. – Application is to paint existing entrance, doors and storefront.**

- A. The four bay storefront infills are painted in a medium brown color; and
- B. The proposal is to paint the storefront infills in Benjamin Moore “Pewter” to be color compatible with stone façade and windows; now

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. 584 Broadway – Application is to remove existing double blade sign and install a flagpole and banner.**

**Whereas:**

- A. The existing 24” X 24” blade sign near the center of the building will be removed; and
- B. A new horizontal pole with a flag 3’-0” X 6’-4” in black with white lettering and logo is proposed to be installed on the pilaster at the same height as the existing sign and the bottom edge would be 4’ - 4” lower than the existing blade sign ; and
- C. The pole will be attached into the existing blade sign fitting and a second anchor to be secured into the masonry; and
- D. The flag is overly large, attached in line with the top of the show windows and would hang too low - possibly lower than the minimum clearance to the sidewalk than is permitted, it would look odd and adds visual clutter in the district; now

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

**Denial** of the flag and pole unless the pole is at the same height as the existing pole at the south corner of the building, is attached into mortar joints, is considerably smaller , does not hang lower than the flag at the south corner of the building, and Landmarks Commission staff affirms that the revised application conforms to all applicable regulations for the district.

Vote: Unanimous, with 41 Board members in favor.

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

Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **11. 270 Lafayette St. – Application is to install new metal infill in existing masonry exterior wall.**

#### **Whereas:**

A. The existing condition for the principal entrance is a set of doors, sidelights, and transoms with numerous horizontal mullions in painted aluminum, giving a modern appearance not in keeping with the style of the building; and

B. The proposed infill is in bronze with taller doors, sidelights and a transom- typical of replacement infills in buildings of similar style and is a great improvement over the present condition; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this improved infill for the building's main entrance.

Vote: Unanimous, with 41 Board members in favor.



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

Dear Chair Carroll:

At its Full Board meeting on October 24, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. 57 Bank St. – Application is to construct a rear yard extension and a new inset dormer at the roof.**

**Whereas:**

- A. A recess is to be cut into the attic roof to accommodate the installation of air conditioner condensers and conceal them from view,
- B. The basement entrance door is to be recessed into the hallway to provide easier egress, is only visible through the gate, and does not disturb the facade; and
- C. Extensions on the third floor (4') and attic floor (4' 3") have no appreciable effect on the appearance of the facade; and
- D. The main rear facade (two bays wide) windows are reconfigured and replaced with multi pane window, appropriate to the building, with full height casements on the basement and parlor floors and double hung on the upper floors; and
- E. The existing "tower" extension (one bay wide) has similar multi-pane single sash window that are ill proportioned to the area of masonry; now

**Therefore be it resolved** that CB2 Manhattan recommends:

**Approval** of the position of the condensers, modification to the front basement entrance, principal rear facade extensions and windows; and

**Denial** of the windows in the “tower” extension as ill proportioned to the facade and recommends larger, double hung windows similar to those in the principal rear facade upper stories.

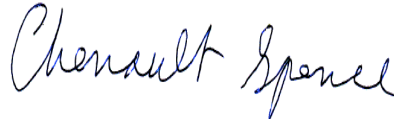
Vote: Unanimous, with 41 Board members in favor.

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. 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