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Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
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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

October 26, 2015

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

#### **1a) - 57 Sullivan Street, (Broome)**

A house constructed in the Federal style c.1816-17, and first considered for designation in 1970;

#### **1b) - 801-07 Broadway, (E. 11th) - the James McCreery Building**

An Italianate/French Second Empire-style building designed by John Vellum in 1868, first considered for designation in 1966.

### **A resolution requesting LPC to move forward and designate these two buildings as Individual Landmarks**

**Whereas**, 57 Sullivan Street is one of the oldest surviving houses in Lower Manhattan, and possibly the oldest surviving house in the SoHo/South Village area; and

**Whereas**, much of the original structure is intact, and any changes are consistent with alterations found on other designated Federal buildings; and

**Whereas**, this has been calendared since 1970; and, further,

**Whereas**, 801 Broadway is a remarkably handsome cast-iron building, a prominent presence in the 19th century commercial area known as Ladies Mile; and

**Whereas**, although a 1971 fire destroyed the original mansard roof, such calamities were not uncommon in “Hell’s Hundred Acres”, as an FDNY commissioner described the area. This blaze resulted in the building’s conversion to residential use, marking the building as an early player in what would become a groundswell of conversions of similar loft buildings throughout the neighborhood and the city; and

**Whereas**, so, the loss of the mansard roof can be viewed as much as a prominent occurrence within an historic evolutionary process in housing, as it can be viewed as a loss of historic material; and

**Whereas**, it was first calendared in 1966, now

**Therefore, be it resolved** that CB2, Man. recommends that LPC designate 57 Sullivan Street and 801 Broadway as Individual Landmarks.

Vote: Unanimous, with 36 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2 - 190 Grand Street** (Elizabeth/Mott) - Individual Landmark

A late-Federal style rowhouse, built in 1833 and altered c. 1930 with a ground-floor storefront and residential entry.

Application is to replace and enlarge the rear dormer.

**Whereas**, the restoration to the front dormers is commendable; and

**Whereas**, the two enlarged rear dormers proposed for this old building remove original material, configuration and style; but modern exigencies like light and air requirements necessitate this job; and

**Whereas**, the change will essentially be visible to no one, since there is no “doughnut” in this rear-yard space; 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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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3 - 11 East 11th Street** (5th Ave) - Conservative Synagogue of Fifth Avenue - Greenwich Village HD  
A building originally constructed as a stable prior to 1898, modified as a garage, and later altered for use as a synagogue.

Application is to reconstruct the front façade, construct an addition, create and close window openings, and alter the front yard.

**Whereas**, the applicant's respect for the low-rise and general configuration of the current building is admirable, but

**Whereas**, the destruction of an entire façade of a contributing building is unprecedented and an abrogation of the spirit and purpose of the Landmarks Law;

**Therefore, be it resolved** that CB2, Man. recommends denial of this application, and recommends that the applicant rethink its application and present a design which preserves the façade.

Vote: Passed, with 29 Board members in favor, and 7 in opposition (K. Bordonaro, J. Frost, R. Goldberg, M. Maron, R. Sanz, F. Sigel, S. Sweeney).

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4 - 716 Broadway (@ Washington Pl) - NoHo Historic District**

A Northern Renaissance Revival style factory and warehouse designed by Alfred Zucker and built in 1890-91.

Application is to legalize façade work completed in non-compliance with LPC permit(s); and

**Whereas**, there was confusion among the applicant, the commission and the paint supplier over the correct tint of paint approved for the front facade. That which is up there now is not precisely the one approved originally by the commission; but

**Whereas**, the applicant apparently made a good-faith effort to go through the landmark process; and

**Whereas**, the color of the paint there now does not detract from the building or the district; 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 October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5 - 30 Christopher Street** - Greenwich Village Historic District

A store and loft building built in 1907. Application is to install a marquee.

**Whereas**, the proposed marquee is appropriate for a residential building of this type and scale; and

**Whereas**, there are other examples of marquees to be found in the district; and

**Whereas**, the applicant averred that addition of the marquee would not obscure historic material; now

**Therefore, be it resolved** that CB2, Man. recommends approval of this application, as long as the marquee does not obscure the bas relief on the facade.

Vote: Unanimous, with 36 Board members in favor.

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6 - 47 West 8th Street (@ MacDougal) - Greenwich Village Historic District**  
Application is to legalize facade installed without LPC permits.

**Whereas**, during prior facade restoration work, due to the realization by the applicant that individual bricks for the facade could not be laid within the existing parameters of the facade, the applicant added instead a panel of prefabricated actual bricks that would fit within the space; and

**Whereas**, the resulting appearance is basically indistinguishable from the appearance of individually laid bricks, and does not detract from the buildings; and

**Whereas**, the degree of non-compliance is minimal and to correct it 100% would be Draconian; now

**Therefore, be it resolved** that CB#2, Man. recommends approval of the masonry treatment, but denial of the muntins on the window.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7 - 235 Bleeker Street** (Carminie) – Greenwich Village Historic District

Application is to legalize storefront installed in non-compliance with Certificate of No Effect 16-5887

**Whereas**, the applicant did not provide a consistent explanation of the relevant facts relating to the current conditions; and

**Whereas**, no work will be delayed if the legalization action is postponed;

**Therefore bet it resolved** CB2, Man. requests that the Commission postpone the hearing on this item and the applicant be asked to return to CB2 in November with a full documentation pertaining to past occurrences, violations, current conditions, and proposed remediations.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8 - 158 Mercer Street** (Prince/Bdwy) - SoHo-Cast Iron Historic District

A Neoclassical style store & loft building designed by Cleverdon & Putzel, built in 1897.

Application is to alter lot-line windows.

**Whereas**, although this application will result in the loss of some historic masonry, the proposed windows and their railings will not be visible from the street; now

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

Vote: Passed, with 24 Board members in favor, and 12 in opposition (K. Bordonaro, T. Connor, D. Diether, R. Ely, S. Gammie, J. Geballe, L. Rakoff, R. Riccobono, S. Russo, K. Shea, F. Sigel, S. Wittenberg).

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9 - 340 W. 12th St.** - Application is to excavate in the rear yard and cellar level in a rear-yard structure.

**Whereas:**

A. The proposed excavation 12' below the existing carriage house in the rear of the property is not adjacent to other structures and therefore poses no difficulties; and

B. The yard between the two structures (the carriage house and row house) is to be excavated to a depth of 12'; now

**Be it resolved:**

1. That CB2, Man. recommends approval of the excavation beneath the carriage house; and
2. That approval is denied for the yard excavation unless a suitable angle of repose remains to ensure that the integrity of adjoining historic properties is not compromised.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10 - 812 Washington St.** – Application is to install a wheelchair ramp.

**Whereas:**

A. The applicant is seeking to settle a law suit concerning ADA accessibility to a retail store; and

B. The sidewalk conditions preclude a sloping sidewalk that meets ADA requirements; and

C. A ramp with a rise of 6” at the side of the entrance on Gansevoort with a total length of 16’-3” and 6’-0” wide is proposed; and

D. There are other solutions that would enable the ramp to be narrower and to intrude less onto a busy pedestrian sidewalk - such as recessing the Gansevoort door, replacing it with a pivot door, or, preferably, relocating the ramp to the Washington Street entrance and placing a narrower ramp in the recess between the piers; and

E. Relocating the Washington Street entrance door would enable a minimum width ramp that is code complying between the piers of the building thus occupying less sidewalk space and not detracting from the facade and streetscape; now

**Be it resolved:**

That CB2, Man. recommends denial of the application; and recommends that the applicant return to the CB2, Man. Landmarks Committee with a modified proposal along the lines of the recommendations in this resolution.

**Vote: Unanimous, with 36 Board members in favor.**

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11 - 139 Perry St.** – Application is to install storefront infill and roll-down security gate.

**Whereas;**

A. The current condition of the one story building's infill is a utilitarian roll down garage door with a entry doorway to the left; and

B. The proposed infill is a aluminum frame with glass storefront infill with a grid pattern and with wide double behold doors for an opening of 11'-0" and door to the right which is in harmony with the building and the adjacent buildings; and

C. The drawing depicts the location of a proposed sign which will be the subject of a separate application; now

**Be it resolved:**

That CB2, Man. recommends approval of this application.

Vote: Passed, with 35 Board members in favor, and 1 in opposition (D. Diether).

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12 - 327 Bleeker St.** - Application is to demolish the existing building and construct a new four-story building (Bleeker & Christopher Sts.).

**Whereas:**

- A. The existing building is in poor condition with visible cracks, bulging brick bearing walls, the Christopher Street facade is 9" out of plum and this condition was verified with numerous pictures and it was represented by the applicant that the DOB is in agreement that demolition of this building is in order; and
- B. The restoration plan that was previously approved proved to be impractical and dangerous; and
- C. The historic tax photograph depicts a retail shop at street level with two floors above, a mansard floor with two small symmetrical dormers on the Bleeker Street facade and the Christopher Street facade as a typical secondary facade with the side view of pitched roof and entry to the residential units on the upper floors; and
- D. The top floor was subsequently squared to full height, the mansard removed and a one story rear addition added to the east on Christopher Street; and
- E. The proposal for the Bleeker Street facade has window bays reflecting the original condition of the building but the modified dormer - three windows wide at the mansard is out of scale, not typical of this historic district and type of building; and
- F. The Bleeker Street mansard roof proposed is higher than the original in order to hide rooftop mechanicals; and

G. The Christopher Street facade continues the Bleecker Street mansard roof and wraps around the corner displaying an unfortunate variety of ill proportioned dormers; and

H. The Christopher Street facade moves the principal facade to this location with large windows in a wide three story wood bay window which presents a grandiose facade that cannot be sustained by a building of this size, is totally out of keeping with the secondary character of this facade as clearly depicted in the tax photograph and is, to this day, evident; and

I. The proposed masonry stair tower at the eastern edge of Christopher Street facade is aesthetically unappealing, intrusive, industrial in appearance, rises above the roof line of the main building; and

J. This tower has no historic reference, is an objectionable interruption of the building's roof line and, for no discernible reason, contains blind masonry infilled windows (which have a special historic purpose in historic Village buildings) which are not authentic nor appealing; and

K. The stair tower is not suitable for this type of building, is a response to a self-created difficulty and presents many unresolved issues by the moving of the interior staircase from its natural position inside the main building to a location outside the building itself; now

**Be it resolved;**

That CB2, Man. recommends

1. Proposed oversized dormer be replaced by a pair of dormers resembling those depicted in the 1940s tax photograph; and
2. That CB2, Man. recommends denial of the entire design of the Christopher Street facade and roof and recommends that a revised design reflecting the secondary character of the facade as depicted in the tax photograph; and
3. That the application be redesigned to conform to the recommendations in this resolution and that the revised application be brought before the CB2, Man. Landmarks Committee for review prior to an appearance before the Landmarks Commission.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13 - 39 W. 10th St.** – Application is to replicate the historic surround at the current entry location, alter the steps to the front door and install a new areaway railing; and rear excavation to extend cellar and sub-cellar approximately 12 feet into the rear yard.

### Whereas

- A. The existing entrance is at the basement level and has no surround or other ornamentation; and
- B. The configuration of the existing areaway and railing does not provide for direct access to the entrance door; and
- C. The proposal is to add detailing around the entry and provide for direct access to the entry from the sidewalk; and
- D. The excavation of the irregular cellar floor with only 6'-0" headroom will provide a habitable use of the cellar; and
- E. The garden to be excavated 12'-3" below the current level of the garden doors; and
- F. Underpinning will be required for much of the excavation; now

### Be it resolved;

1. That CB2, Man. recommends approval of the modifications to the entryway and the areaway fence; and

2. That approval is denied for the cellar excavation unless a suitable angle of repose remains to ensure that the integrity of adjoining historic properties is not compromised.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14 - \*8-12 Little W. 12th St.** – Application is to renovate the roof, install new roof access stair bulkhead, restoration of the building façade and storefront, and replace windows to LPC compliance.

**\*6-8 Little W. 12th St.** - Application is to alter the parapet, construct a rooftop addition, replace windows, and replace doors.

### Whereas:

- A. The properties presented in two separate applications are to be combined into one tax lot with a unified façade including the infill of steel and glass doors prevalent in the district; and
- B. A modification is proposed to the south parapet together with a highly visible and intrusive reflective glass panel railing design to satisfy the safety requirement in occupied rooftop space; and
- C. The roof top lounge area amenity for the office tenants similar to others in the district and covers the most of the rooftop area; and
- D. A highly visible metal and glass structure, variously described as a “bulkhead or pantry” is to be constructed on the rooftop; now

### Therefore be it resolved;

- 1. That CB2, Man. recommends approval of the street level infill modifications and upper windows; and
- 2. Approval of the rooftop lounge; and

3. Denial of the highly visible and intrusive rooftop glass railing and suggest that the lower portion of the parapet, which was lowered at some point in its history, be raised to the height of the adjoining parapet and that the railing be setback to become invisible from the street; and

4. Denial of the extremely visible penthouse structure labeled “pantry/bulkhead” and that in its place a sloped roof, metal clad stair bulkhead of minimal size to satisfy egress requirements and typical to this type of building and to the district.

Vote: Passed, with 29 Board members in favor, and 7 in opposition (R. Chatree, R. Ely, R. Goldberg, S. Kent, A. Meadows, S. Russo, E. Young).

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



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Susan Wittenberg, *Assistant Secretary*

## 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

October 26, 2015

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

Dear Chair Srinivasan:

At its Full Board meeting on October 24, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**15 - 547 Broadway** - Application is to reconstruct and waterproof the sidewalk and vault.

**(Withdrawn)**

**16 - 271 W. 11th St.** - Application to renovate the façade, front yard and stoop.

**(Laid over)**

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tobi Bergman', with a stylized, cursive script.

Tobi Bergman, Chair  
Community Board #2, Manhattan

TB/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