

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

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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November 23, 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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1 - 10 Greene Street** (Canal/Grand) - SoHo-Cast Iron Historic District  
A store and warehouse designed by John B. Snook and built in 1869.  
Application is construct a rooftop addition and install storefront infill.

**Whereas**, a number of residents from the adjacent building spoke out against the application, stating that the rooftop addition is too visible and that the requested change of use will harm the character of the neighborhood; and

**Whereas**, we appreciate the applicant's solution of the ADA accessibility issue by obtaining a Variance for an interior lift, instead of the all-too-common simplistic solution of destroying exterior historical elements on the stoop to facilitate the installation of a lift or ramp there; and

**Whereas**, the work proposed will enhance the building, restoring and replacing damaged architectural elements; and

**Whereas**, the applicant claims that only the elevator bulkhead and not the "penthouse" will be visible – and only from a couple of spots outside the historic district; now

**Therefore, be it resolved** that Community Board 2 recommends approval of this application.

**Vote:** Unanimous, with 38 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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2 - 10 Greene Street (Canal/Grand) - SoHo-Cast Iron Historic District**

A store and warehouse designed by John B. Snook and built in 1869.

Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

**Whereas**, echoing the sentiments of the neighbors who spoke against this application, it is our belief that current market conditions in SoHo no longer justify the use of 74-711 to support a deviation from the conforming uses established under the Zoning Resolution.

Section 74-711 was intended to be used when buildings were in danger of major deterioration due to neglect. This situation is not prevalent in SoHo today. Market values have increased astronomically, prompting many property owners to invest gratuitously in capital improvements, and not requesting a change of use in exchange; and

**Whereas**, since 74-711 is anachronistic in this neighborhood at this time now;

**Therefore, be it resolved** that Community Board 2 recommends denial of this application, since 74-711 is anachronistic in this neighborhood at this time.

**Vote:** Passed, with 31 Board members in favor, 6 opposed (J. Geballe, S. Russo, A. Meadows, D. Miller, and R. Caccappolo) and 1 recusal (R. Woodworth)

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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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3 - 59 Greene Street** (Grand/Broome) - SoHo-Cast Iron Historic District  
A commercial building designed by Edward H. Kendell and built in 1876-77.  
Application is to alter storefront infill.

**Whereas**, this proposal to lower the storefront bulkhead for the sole purpose of increasing the size of the display window unnecessarily distorts the historical dimension of the windows and bulkhead, simply to facilitate retail use; and

**Whereas**, the precedent of a lowered bulkhead at the Drawing Center at 35 Wooster offered by the applicant failed to note that this alteration of historic detail was permitted by LPC in order to comply with legally mandated provisions of the ADA – and not for the sole purpose of enhancing retail at the expense of historic accuracy; now

**Therefore, be it resolved** that Community Board 2 recommends denial of this application, since it sacrifices historical authenticity for the sake of retail consideration: form following function in a landmark district, instead of form following historicity.

**Vote:** Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4 - 734 Broadway** (Astor/W.4) - NoHo Historic District  
A neo-Grec style store building designed by D&J Jardine and built in 1872-73.  
Application is to replace storefront and entrance infill and cladding.

**Whereas**, although this building traditionally had an asymmetrically articulated storefront, this proposal is too modernist and does not fit with the rest of this 19th century building; now

**Therefore, be it resolved** that Community Board 2 recommends denial of this application.

**Vote: Passed, with 35 Board members in favor, and 3 in opposition (D Ballen, L. Cannistraci, and S. Sweeney)**

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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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5 - 195-205 Lafayette Street**, aka 106-118 Kenmare Street & 4-8 Cleveland Place - SoHo-Cast Iron Historic District Extension

A neo-Classical style store and loft building designed by Max Epstein and built in 1911-12, with a one-story commercial addition on Kenmare Street.

Application is to legalize artwork and display boxes installed without Landmarks Preservation Commission permit(s).

**Whereas**, the “art screen” we feel is being installed to conceal the large ventilation unit on the roof, and is not art for art’s sake; and

**Whereas**, the Special Permit that allowed a zoning conversion for the building a dozen years ago required specific, sound-insulated window. Windows must conform with the Negative Declaration dated March 8, 2004 with respect to CEQR # 03DCP068M, which required the applicant to install and maintain specific window conditions. The proposed vitrines violate that requirement of the Permit.

Furthermore, the recessed glass display boxes detract from the building and are not historically accurate; now

**Therefore, be it resolved** that Community Board 2 recommends denial of this application, since the art screen’s main purpose is not art, but rather is to conceal a huge mechanical unit on the roof that is much larger than the unit that was originally there; and, further,

**Be it resolved**, Community Board 2 recommends denial of the window display boxes, since the vitrines are not sympathetic with the rest of the building’s glazing, and, further, they violate the conditions of the Special Permit (CEQR # 03DCP068M) that requires specific insulated windows meant for sound attenuation - not the recessed windows that the applicant installed.

**Vote: Unanimous, with 38 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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

#### **6. 95 Horatio St. - Application to LPC for a Certificate of Appropriateness for the Whitney Museum's outdoor art.**

Whereas:

- A. The Whitney Museum has arranged with the owner of the building to display a series of temporary installations of artwork on the space covering the entrance to the abandoned railroad right of way through the building; and
- B. The installations, selected by the Museum at its sole discretion, will rotate with six months for each work and each new piece will be reviewed by the Commission staff to ensure that it conforms to the guidelines laid out in the agreement; and
- C. The metal frame structure for mounting the works is permanently attached to non-historic infill covering the railroad opening; and
- D. A small plaque will be attached to the building at street level to identify the piece; now

Therefore be it resolved:

That CB2 Manhattan recommends approval of this application.

**Vote:** Unanimous, with 38 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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. 269 W. 11th St. – Application is to restore stoop, excavate the rear yard to extend the cellar level, construct rear façade/addition, and to construct rooftop bulkhead for stair and elevator access.**

Whereas:

- A. The stoop, entry, windows, including lowering the parlor windows to floor level, and other details are to be replicate based on the pristine neighboring buildings; and
- B. The ironwork proposed for the stoop lack any historic reference and are not in keeping with the period of the restored entry; and
- C. A rooftop structure is not visible from any public thoroughfare; and
- D. The chimney extension is, unnecessarily visible and jarring in that it does not lie against an adjoining structure; and
- E. The rear extension and the small remaining section of the original rear wall are to be removed; and
- F. The cellar and a portion of the garden are to be excavated leaving existing condition adjacent to the neighboring properties; and
- G. An 8' rear extension in gray stucco with large plate glass windows is proposed for the parlor, second, and third floors and above a balcony with glass railing that is clearly visible from West

4th Street through the adjoining gardens that provides a rare glimpse of an interior of a village block; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the stoop, entry, windows and other details of the facade; and
- B. Denial of the proposed ironwork and in its place there be a handrail, balustrade and newel posts that are appropriate to the style and period of the restored facade; and
- C. Approval of the rooftop structure; and
- D. Denial of the chimney and in its place recommend the flues and chimney be offset to decrease visibility; and
- E. Denial of the grey stucco finish of the extension and in its place, brick as a material typical of the area especially since it is visible through the adjoining gardens from a public thoroughfare; and
- F. Denial of the glass railing on top of the extension that is clearly from the public thoroughfare and in its stead use iron work not a modern, reflective material; and
- G. Denial of the fenestration of the extension and recommends that the placement of the window opening should reference the location and rhythm of the original openings with regard to the distance from the property lines (party walls) and the separation of the three windows as reference to the original windows.

**Vote:** Passed, with 32 Board members in favor and 6 in opposition (D. Diether, C. Dwyer, S. Kent, A. meadows, L. Rakoff, and S. Russo)



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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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **8. 69 Washington Pl. – Application is to construct a rear yard addition.**

Whereas:

- A. A hidden, rear courtyard is to be enclosed with glass and metal greenhouse with a glass roof;  
and
- B. The addition is not visible from a public thoroughfare nor does it intrude on an existing garden;  
therefore

Be it resolved that CB2 Manhattan recommends

Approval of this application.

**Vote:** Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. 46 Morton St. - Application is to reconstruct original front façade details, add rooftop bulkhead, and replace windows.**

Whereas:

- A. The front façade configuration and detail, including stoop, ironwork, lintel, windows, details, and cornice, are to be restored, replicating the detail of the pristine immediate neighboring building to the west which was built as a twin; and
- B. A non-original rear bay window is to be removed; and
- C. The stucco stair bulkhead is visible only from the side along the alley at the east side of the building and the railings are minimally visible from various points.

Therefore be it resolved that CB2 recommends

Approval of this application

**Vote:** Unanimous, with 38 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 November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. 15 W. 9th St. – Application is to restore an existing multiple dwelling into a single family home, restore facades, replace windows/doors and install rooftop mechanical equipment. At rear: remove 2-story brick extension, enlarge existing opening at 1st floor, install a metal deck and stair to the rear yard and install a traditionally-detailed glazed bay window extension at the 2nd floor, and new planting beds, stone pavers, decking and a water feature at the rear garden.**

Whereas:

- A. The façade is to be restored to the original condition; and
- B. A non-original rear bay extension in poor condition is to be removed; and
- C. New railings and stairs are to be installed in the garden; and
- D. The applicant did not present details of the garden noted in the application; and
- E. A large, modern, steel and glass oriel window with glazed sides is proposed for the parlor floor rear façade; and
- F. Six lighting fixtures that replicate the front façade fixtures are proposed at three levels on the rear; now

Be it resolved that CB2 recommends

- A. Approval of the front façade restoration; and

- B. Approval of the demolition of the rear bay; and
- C. Denial of the oriel window in that is large, assertive, overly glazed and does not reference any aspect of the building or historical examples and recommends in its place an historically referenced bay window or oriel window; and
- D. Denial of approval for the lighting fixtures on the rear facade; and
- E. No position is taken on the design of the garden which, though it is a part of the application, was not presented at the Committee hearing.

**Vote:** Unanimous, with 38 Board members in favor

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. 412 W. 14th St. - Application is to install storefront infill, lighting, signage, and a canopy, and mechanical equipment with acoustical panels at the roof.**

Whereas:

- A. The applicant stated that the goal of the ground floor work was to open the building to the street and a portion of the infill of the side bays is to be removed and filled by egress doors and, on the east a vitrine and on the west a full length window; and
- B. The center bay is to be configured with a double sliding glass door, represented by the applicant as bringing the Japanese branding of the building occupant to the entryway, which is inappropriate to the updated industrial design of the building and with the addition of an adaptation of an historic shed canopy above; and
- C. An interior illuminated sign above the central opening and two interior illuminated large blade signs attached to the east and west ends of the building are proposed; and
- D. The rooftop mechanicals are to be reconfigured to conform to required fire code regulations and enclosed by a black metal sound deadening baffle required by noise regulations; now

Therefore be it resolved that CB2 recommends:

- A. Denial of the infill in the three bays and that the three openings be increased to the full size of the original openings (clearly marked by recesses in the brick-work) with infill referencing the industrial reference of the handsom existing windows in the upper floors; and

- B. That the infill of the side bays be open and symmetrical; and
- C. That the sliding glass door, totally without reference to the district and the building, be denied and be replaced by doors that reflect the industrial references of the existing windows in the upper floors; and
- D. That the shed canopy be wider, in keeping with historic design; and
- E. That there be no interior illumination of any of the signs in keeping with the regulations in the district; and
- F. That the blade signs be simple, flat designs of a size according to district regulations and hung from the canopy as is typical of the district; and
- G. Approval of the rooftop equipment reconfigured with sound baffle walls surrounding it.

**Vote:** Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on November 19, 2015, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. 378 6th Ave. - Application is to legalize the installation of signage installed without LPC permits.**

Whereas;

- A. The signage consists of a backlight relief the company logo, a backlight sign with the name of the establishment and an illuminated blade sign; and
- B. The blade sign's edge are bright and the white portion of the blade sign is unduly harsh; therefore

CB2 Manhattan recommends

- A. That the logo and the name sign be approved; and
- B. That the edge of the blade sign be darkened and that the white portion of the face of the blade sign be replaced with a darker face around the logo.

**Vote:** Unanimous, with 38 Board members in favor.

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/jrm

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