

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

November 21, 2018

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

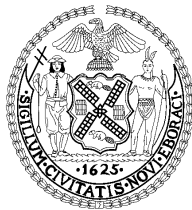
Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **137 7TH Ave. So.** – Application is to legalize the installation of signage, painting of the façade, installation and alteration to new awning, mechanical equipment on the roof and an art wall.

(Laid over)

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **36 & 38 W 10th Street** – Application is to remove stucco across facades and install cast stone to match finish and detail of original, install window boxes on street façade, reconfigure contemporary skylights at 36 W. 10th, install minimally visible units and screen on roof, and reconfigure opening on lower floors of rear elevation.

Whereas,

1. The two townhouses are part of a phenomenal row in the heart of the historic district;
2. The proposal to remove later-applied stucco is a commendable and welcome step to return the façade to its original brownstone configuration
3. The use of cast stone, properly sized to match the original brownstone, is an appropriate replacement for the original brownstone, delaminated and deteriorated over decades;
4. The raised mechanicals are minimally visible and therefore acceptable;
5. The window boxes are proper decorative additions;
6. Restoring the rear facade to flatness is an improvement, but the extent of glass on the first two floors is excessive.

THEREFORE, BE IT RESOVED that CB2, Man., recommends **approval** of the application, except that the cast stone should incorporate more mica in the formula to closely resemble the existing brownstone, and

The rear façade include more brick and less glass to provide a more historical reference of solid and proportion.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 355 W. Broadway – Application is to legalize rear façade work not in compliance with C of A 18-4002; specifically, removal of historic masonry wall, new masonry work and changed window fenestration.

Whereas,

1. The building is a c. 1825 house where the rear had been altered over time, and the LPC had approved a modest alteration to the rear;
2. Rather than build the approved alteration, an alteration was constructed with an awkward and disjointed asymmetrical framing.
3. There was no reference to anything historic or related to the district;
4. Had this application been presented before it was built to the committee it would have been denied.

THEREFORE, BE IT RESOLVED, that CB2, Man. recommends **denial** of the application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 267 W 11th St. – Application is to add a 1-story rear addition plus cellar, excavation at cellar, add glass doors to existing 1st floor rear glass wall, remove c1930 rear house and redesign rear yard.

Whereas,

1. The applicant is requesting the demolition of a rear house, which although not built until approximately 1930, is one of the few rear houses remaining in Greenwich Village, and a precious, and still useable building addition from about 90 years ago; and
2. The proposed one-story rear addition includes a proposed glass deck wall that is of an improper modern suburban style design; and
3. There was testimony from the public objecting to the proposal as creating an intrusive addition to adjacent rear facades in that it extends several feet past the former inside wall line, thereby enclosing the adjacent rear

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of this application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 446 W 14th St. – Application is to construct a trellis at the rooftop.

Whereas,

1. The proposed “trellis” is a heavy steel-frame structure with a peak roof covering a previously approved roof deck;
2. The structure will be highly visible from the street and from the Highline Park;
3. The applicant admitted that several other, smaller, set back and less visible iterations had been drawn up and considered by the applicant, but no reason was provided for the decision to go with this –the largest version;
4. There is no historic reference or precedent for this kind of structure in the district, and none was shown by the applicant;
5. The proposed “trellis” will be highly visible, not in keeping with applicable regulations or the spirit of the Landmarks Law.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of this application, which has no historic reference and has high visibility which is an intrusion on the integrity of this historic building.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 38 Greene St. – Application is to amend Certificate of Appropriateness 18-5959 to construct a 2-story addition and new elevator landing at the 6th floor and raise the bulkhead.

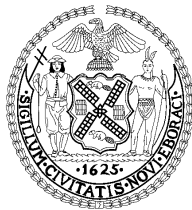
Whereas,

1. This applicant previously presented the two-story addition portion of the application to this large commercial building, which was designed with a set-back sloping roofline in a commendable manner to carefully avoid visibility, and the applicant did not reveal that a raised bulkhead would later be requested.
2. The applicant was now returning with a second part of the application for the extension of a rooftop elevator shaft which will be highly visible and will interrupt the pristine cornice line which the applicant had previously indicated would be left without any visible interruption;
3. The applicant admitted that the rooftop addition was purposely split into two applications so that the initial two-story addition would not face questions about its visibility, a key determination in the approval process;
4. The proposed bulkhead is highly visible and will interrupt the historic cornice line which is an integral part of the building's design, and the uninterrupted row of cornices of several in this row of cast-iron buildings; now

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of this application which would not have been recommended for approved had it been submitted with the original application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **155 Mercer St.** – Application is to install neon boarder lights in the display windows.

Whereas,

1. This building was previously renovated pursuant to a 74-711 application;
2. The applicant seeks to add a display of purple neon light to its window purely for retail exhibition; and
3. There is no historic reference for this type of lighting in the district; and
4. The applicant did not produce any reference in the district, either historic or otherwise; and
5. A member of the community who resides on the block cited the particular Landmarks regulation that this proposed display would violate; now

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of this application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 357 W. Broadway – Application is to construct a 2nd floor rear yard addition and new, full height rear stair bulkhead.

Whereas,

1. The 1825 Federal style row house façade- complete with sloped roof and two dormers is not impacted by this application;
2. The work is an enlargement of the second floor and a new stair bulkhead with a sloped roof at the third floor; and
3. No new work is visible from the street or other public thoroughfare; now

THEREFORE, BE IT RESOLVED that CB2, Man., recommends approval of this application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 116 Waverly Pl. – Application is to replace existing rear brick wall with new one to accommodate a revised window pattern.

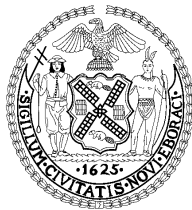
Whereas,

1. The application to rework an already altered rear façade with more glass; and
2. The windows are oversized with minimal or frameless surround especially at the first floor and fifth floors, and second, third and fourth floors are picture windows with narrow operable side windows that are without historic reference; now

THEREFORE, BE IT RESOLVED that CB2, Man., recommends **denial** of this Application.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 550 Broadway – Application is to renovate storefront, replace door and install new glass and steel canopy to match awnings of adjacent storefronts.

Whereas,

1. The application is to renovate the street entry to the floors above including remove the double doors, dropped soffit and restoring the transom; and
2. Replacing the doors with a new wood door and side panel to match the adjacent renovated storefront; and
3. Adding a steel and glass canopy to match the two canopies over the display windows; and
4. There is no canopy over the entrance to the stores; now

THEREFORE, BE IT RESOVED that CB2, Man., recommends approval of the application, however, the addition of another steel and glass canopy should be omitted.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 424 Broadway – Application is to replace/renovate ground floor storefront, not including main building entrance (south bay) nor separate elevator entrance (North Bay).

Whereas,

1. The project is located in the SoHo Cast Iron District Extension and is on a very busy street next to Canal Street and a subway entrance;
2. The applicant presented extensive research since the storefront has been drastically renovated over the years including removal of the original columns, steps and loading area; and
3. The proposal is limited to the four center bays, with a proposed master plan for the north and south bay; and
4. The application presented the historic elevation including fluted columns with capitals and pedestals; and
5. The proposal is a contemporary interpretation that brings back some of the proportion and rhythm of the historic storefront; and
6. The middle bays with double doors are recessed while the display windows are pulled forward to the front plane of the new columns; and
7. The proposed store front is an interpretation using modern materials; and
8. The sign band is proposed above the new storefront and appears low; now,

THEREFORE, BE IT RESOLVED that CB2, Man., recommends **approval** of this application provided the sign is raised up closer to the original cornice between the first and second floors.

Vote: Unanimous, with 37 Board members in favor.

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

November 21, 2018

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

Dear Chair Carroll:

At its Full Board meeting on November 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 14-16 Fifth Avenue-Consideration of a resolution to approve sending a letter of to the Landmarks Commission expressing opposition to the demolition of 14-16 Fifth Ave.

THEREFORE, BE IT RESOLVED that CB2, Man., recommends approval of writing a letter to the Landmarks Commission opposing the demolition of 14-16 Fifth Avenue.

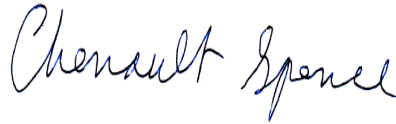
Vote: Passed, with 36 Board members in favor, and 1 in opposition (R. Sanz).

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. 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
Ali Rasoulinejad, Director of Government & Community Relations, LPC
Amber Novak, External Affairs Coordinator, LPC