

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

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **\*64 Horatio St.** – Application is to replace windows at the front façade and at the visible secondary façade.

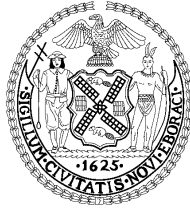
**Whereas:**

- A. The historic style wooden windows in the front facade are proposed to be replaced with non-historic and unsuitable aluminum clad six over six double hung windows painted black; and
- B. The wooden historic style rear facade windows, clearly visible from Greenwich Street, are proposed to be replaced with non-historic and unsuitable black steel casement windows; now

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

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **\*375 W. Broadway** – Application is to install a trellis at the rooftop (amended application previously approved at staff level).

**Whereas:**

- A. A brushed aluminum unadorned trellis on a steel frame is proposed to be incorporated into a previously approved configuration of raised bulkheads on the rooftop.
- B. The trellis is without historic reference, is unsuitable to the building and to the neighborhood and the applicant did not produce the required photographs of a mockup; however the computer generated photo montage made clear that the trellis is clearly visible and an undesirable intrusion on the roofscape from a public thoroughfare;

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

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. \***160 W. 12th St.** - Application is to install two pergolas and four trellis elements to the 11th floor terrace at PH3

**Whereas:**

- A. Two pergolas, 9' and 10' high, with louvered side walls and tops, are to provide a base for plantings and are to be installed on the 11<sup>th</sup> floor of the narrow and completely visible 12th Street and Seventh Avenue terrace; and
- B. The pergolas are bulky in appearance and are highly and intrusively visible from several locations on main thoroughfares; and
- C. The flat trellises, attached to the walls that are set back from the edge of the terrace, were not represented in a visibility study, although they appear modest and their visibility is not objectionable; now

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

- A. **Approval** of the flat trellises attached to the walls; and
- B. **Denial** of the two pergolas.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **\*178 Spring St.** – Application is to construct a non-visible single-story rear yard extension for commercial use and enlargement of four existing rear elevation bathroom windows to match other existing windows on the rear façade on Thompson St.

**Whereas:**

A. The proposed one story rear yard extension is in keeping with the building and railing required by code and is not visible from any public thoroughfare; and

B. The new metal windows which are appropriate to the building and the district are obliquely visible from Thompson Street; now

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

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **\*320 W. 13th St. (aka 2 Gansevoort St.)** Application is to install new storefront infill and signage at the former freight entrance on Horatio Street.

**Whereas:**

- A. The commercial entrance, freight entrance and mechanical room bays are to be replaced with an inset storefront of black steel frames and doors with considerable glazing that reflects the style of the intact historical windows on the upper floors of this industrial building; and
- B. The applicant agreed that the bulkheads would be painted entirely black, unlike the mixed black and white scheme shown in the rendering; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that the bulkheads are painted black.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*9-19 9th Ave.** – Application is to alter a two story addition approved by LPC in 2015, and to remove existing glass art wall and install a decorative metal frame on the outside of the addition.

**Whereas:**

- A. The proposal is to replace the previously approved and installed curtain wall with a new façade made up of a system of black metal (aluminum) frames with diagonal rod braces, with the intent of reflecting the High Line and other metal work in the neighborhood; and
- B. The number of elements and the detailing of the facade, especially the punctured holes in the steel, appear to be overdone and not in keeping with the simpler industrial character of the district; and
- C. The screen is set back approximately one foot from the position of the existing screen and the ends are foreshortened, reducing the apparent bulk and weight of the rooftop addition; and
- D. The mullion caps on the lower floor will be added to with a heavier design in keeping with the industrial nature of the new screen wall.

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that the detailing of the steel facade is simplified to better reflect the industrial character of the district.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. \*249 W. 13th St – Application is to legalize the installation of signage, replacement of 3 lights and painting of the conduit, and installation of 3 window planters, all without LPC permits.

**Whereas:**

- A. Photographs showed that the ground floor had been used for commercial purposes long before designation and that various signs had been in place; and
- B. The proposed sign is of an appropriate design for the building and the district and is attached with stand off brackets to preserve the facade; and
- C. The proposed lantern type fixtures to replace the three industrial fixtures are appropriate for the building and for the district.
- D. The surface mounted conduit, that is proposed to be left in place, defaces the facade; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that conduit is recessed and not visible on the façade.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*5-7 Mercer St.** – Application is to install a penthouse rooftop addition, restore the front façade, and install new lot line windows at the South wall.

**Whereas:**

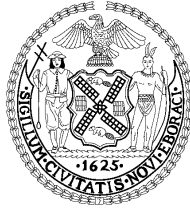
- A. The ground floor facade is to be restored with the cornice and capitals replaced, marble replaced, bulkheads raised, windows replaced and vault light steps restored according to historic photographs and elements revealed by removing non-historic material; and
- B. A residential door modeled on a 1970 photograph is very much out of style for the building and does not reflect an important era in the evolution of the building; and
- C. An existing fire escape is to be extended to the roof with an appropriate ladder and the elevator bulkhead is to be raised 3'-2"; and
- D. The southern parapet is raised to varying degrees with a maximum of 6' at the highest point and the penthouse extends 10' above the existing roof line; and
- E. The raised parapet and the positioning of the penthouse minimize the visibility of various elements and is compatible within the neighborhood roof scape context; and
- F. Several residents of the building spoke- they object to the residential door design and the reconfiguring of the roof; now



**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that the residential entrance door is in the style of the proposed door to the commercial entrance.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. **\*102 Greene St.** – Application is to renovate the front and rear façades and install a bulkhead addition on the roof.

**Whereas:**

- A. The adjacent building is in the same style and is by the same architect and was shown as the example to be followed for restoration; and
- B. The entrance steps are to be restored; and
- C. The north door and surround was created by the artist/sculptor who created the bronze door and lived at 102 Greene Street was William Tarr. He also created the Martin Luther King Memorial sculpture at LaGuardia High School on the Upper East Side, and the steel memorial “Gates of the Six Million” at the Holocaust Museum in Washington, DC.
- D. The door and surround are to be relocated as a door to the roof terrace from a private, non-visible penthouse clad in steel paneling; and
- E. The facade will be restored and elements replaced according to the example of the referenced adjacent building; and
- F. The windows on the upper floors are to be replaced with two over two historic style windows; and
- G. Rear facade, including the skylight will be restored and windows replaced with historic style two over two windows.

H. There was considerable testimony from the public objecting to the removal of the door and that it would be placed on the roof and no longer visible to the public; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that the metal door and surround remains in place without alteration to ensure that it is visible to the public and properly identified.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

10. **\*201 W. 11th St.** – Application is to change display window to a single hung window.

#### **Whereas:**

The proposal is to replace a single pane window with a large double hung window in a similar style and to lower the bulkhead.

**Therefore be it resolved** that CB2, Man. has no objection to this proposal provided that care is taken that the materials and detailing are suitable to the building.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. **\*109-111 Spring St.** – Application is to lower the storefront windowsills approximately 22”.

**Whereas:**

- A. There existing bulkheads range from 57” to 67” on account of the grade of the sidewalk and the proposal is to lower the bulkheads by 22”, duplicating the current bulkhead design; and
- B. Photos were shown of examples in the neighborhood similar to the proposed proportions; and
- C. Probes of the existing bulkheads will be conducted which may reveal the presence of original cast iron material; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that the design is modified to preserve in situ any original materials that may be revealed in the probes in situ.

Vote: Unanimous, with 34 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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

December 28, 2017

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 December 21, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. **\*75 Washington Pl. - Application is to add a one story rooftop addition plus mechanical bulkhead, add three-story rear addition, excavate at rear yard, and restore areaway fence.**

- A. The building is a twin to 73 Washington Place which retains its original ground floor windows and areaway and has received landmarks approval for considerable changes in the rear facade; and
- B. The proposal uses the 73 Washington Place extant condition of the ground floor windows, areaway, and ironwork as an example for the modifications to the subject property and the approved plans as an example for the rear facade alterations;
- C. The penthouse, elevator bulkhead, and mechanical equipment as proposed are in suitable materials, are set back and not visible from any public thoroughfare.
- D. The chimney will be extended on account of the penthouse construction and, though visible, is acceptable in the roovescape of the street; and
- E. The existing rear extensions are to be removed and replaced by a four story extension approximately 18' deep; with large small pane windows on the ground, parlor, and second floors and a balcony on the third floor; and
- F. The cellar level is to be excavated 30' into the garden, leaving 5' of the existing garden at the rear of the property; now

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

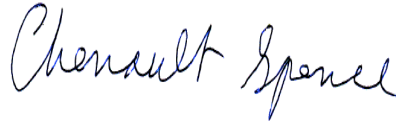
Vote: Unanimous, with 34 Board members in favor.

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. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, 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 Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member