

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Ryder Kessler, *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

December 20, 2019

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 December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. 55 Gansevoort St. - Application is to install a sidewalk cafe and awning alteration, including wooden decking, wooden planters with trees, heaters and lanterns.

Whereas:

A. The sidewalk cafe is proposed to be on a wooden platform with 30” high planters with built-in lights at base of planters as uplighting and an awning with flat glass in place of the previously approved corrugated glass, and a gutter; and

B. Three globe pendant lights and 13 inconspicuous spotlights were **approved** along the awning and the revised proposal is for 17 hanging gas lanterns; and

C. The platform and heavy planters and numerous lighting fixtures appear to be an annex to the building, and do not reflect the casual impermanence inherent in a sidewalk café, nor is it a historic feature of the building; and

D. The design makes no reference or attempt to be in accord with the architecture of the building and the industrial sense of the district; and

E. The corrugated glass, previously approved, evoked the metal covering of the original awnings whereas the plain glass is a distinctly modern style; now

Therefore, be it resolved that CB2, Man. recommends **denial** of this application as not respectful of the building style and the nature of the district.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 39th Ave. - Application is to replace the existing storefront at the corner of Gansevoort St. and 9th Ave., with a continuous stone surrounding metal-framed glass.

Whereas:

- A. The existing condition of the infill is undistinguished with the original piers exposed and plain glass windows.
- B. The proposal is to impose a completely modern façade construction, in Portland cement and glass with a black metal awning, onto the original building which will erase the separation between the Greek Revival house and the neighboring contemporary storefront; and
- C. The assertive, modern design and its replacement of the ground floor of the house facade appears to be a screen hiding the original structure with the upper floors seeming to be a penthouse atop a new structure; and
- D. The design calls for the demolition of considerable historic material; and
- E. There is a prominent railing on the roof of the extension that is proposed to be covered with plantings; and
- F. While contemporary design and interpretation of historic details in the district have been approved, this design has no relationship to anything associated with the district and is not in harmony with the district, the neighbors or with the historic property itself; now

Therefore, be it resolved that CB2, Man. recommends **denial** of this application as being without reference or harmony to the building itself and the district.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 62 Gansevoort St. – Application is to install new storefront infill, signage and lighting.

Whereas:

- A. The existing condition of the ground floor is random industrial openings with pulldown metal doors and black painted masonry
- B. There is an approved plan for metal and glass modern infill for the five bays; and
- C. The proposal for the applicant's bay includes an entrance with wooden infill, divided glass, transoms, and a bulkhead; and
- D. The name of the store is in gold on the transom over the door, there is one proposed hanging sign typical to the district under the awning, and a wooden sign on the edge of the awning; and
- E. This distinguished design, unlike the approved steel and glass infill, reflects the historic character of the building as adopted to a shop entrance and could well serve as a model for a master plan for the building; now

Therefore, be it resolved that CB2, Man. recommends **approval** of this outstanding design that is well suited to the building and to the district.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 65 Spring St. – Application is to establish a Master Plan for the removal of existing aluminum frame storefront, and existing residential door, install new storefronts and residential door and to replace the existing light over the transom. The existing cast iron columns are to remain in place.

Whereas:

A. The application has been reviewed previously by CB2, Man. and the applicant expressed a willingness to consider the recommendations that were made and a desire to institute a master plan to install infill in the south bay to replicate, with adaptation, the design of the northern bay; now

Therefore, be it resolved that CB2, Man. recommends **approval** for this master plan application provided that the prior recommendations of the Board are incorporated into the building.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 66 and 68 W. 10th St. 1) Application is to modify a window opening at the ground floor of 68 W. 10th St., install a door to provide barrier-free access and modify an existing exterior areaway stair to provide a second means of egress as per code.

(laid over)

AND

2) Application is to request that the LPC issue a report to the City Planning Commission relating to an application for a Modification of Use to allow commercial use at the basement floor of 66 W. 10th St.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on December 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 77 Macdougall St. (73 and 75 Macdougall St.) Application is to modify the sidewalk and areaway, replace pavers and sidewalk hatches.

Whereas:

A. Application is to replace the pavers in front of the entrance and the adjacent sidewalk area, remainder of the sidewalk, and the areaway, and to replace the hatches in kind; and

B. The entrance and adjacent sidewalk area are to be in mottled white and black pavers and the remaining sidewalk and areaway are to be concrete tinted charcoal; and

C. The sidewalk to the north of the property is bluestone color tinted concrete and, to the south, raw concrete.

D. The use of charcoal tinted concrete for the sidewalk and areaway would result in four different sidewalk treatments within a short space whereas matching the sidewalk and areaway to the bluestone tint to the north would make the entrance area a welcome transition from the bluestone to the untinted concrete; now

Therefore, be it resolved that CB2, Man. recommends **approval** of the application provided that the concrete sidewalk matches the bluestone tinted concrete to the north of the property.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 525 Broadway – Application is to remove the existing doors and transom at the southern building entrance; drop the sill to grade for accessibility; install new door and transom; and install existing granite slab to be flush with the surrounding sidewalk.

Whereas:

A. The Southern entrance will have a dropped sill at grade and have newly fabricated doors to copy the design of the existing doors using original pulls; and

The transom is being increased from 7” high to 1’ high to compensate for the removal of the sill; **now**

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

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on December 19, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 127 Greene St. – Application is to replace existing storefront window with transom with a single large storefront window, as exists in neighboring buildings.

A. The proposal is for a modern infill reflecting historic design with a plain plate glass window.

B. The introduction of a mullion to create a transom area would better reflect a historic design and would not interfere with the applicant's stated desire for a large area to display its wares; now

Therefore, be it resolved that CB2, Man. recommends **approval** of this application provided that a mullion is introduced into the show window to create a transom area matching the transom over the entrance.

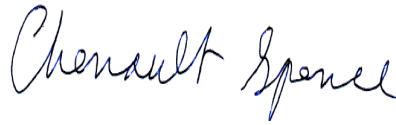
Vote: Passed, with 36 Board members in favor, and 1 abstention (K. Berger).

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