

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



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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March 25, 2016

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 March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1\* 20 E. 10th St.** - Application is to modify the stoop, construct a rear and rooftop addition, and excavate the rear yard and cellar.

#### **Whereas:**

A The proposal is to remove brownstone stucco from the entry, install divided doors and transom, rebuild the stoop according to historical photographs and similar houses in the row; and,

B Install ironwork from the period similar to other houses in the row; and

C Replace windows with those of historical design as depicted in historical photographs; and

D Demolish the three story extension and replace it with a four story extension that is 2'-9" deeper than the existing extension with placement of windows in a historical configuration; and

E The penthouse is not visible from the street and was represented by the applicant, without accompanying drawings or renderings, as "all glass"; now

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

A Approval of the renovations to the front and rear facades; and

B Denial of the penthouse design unless it is modified from the described "all glass" design to include a considerable reduction in amount of glazing.

Vote: Unanimous, with 34 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 March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2\* 11 5<sup>th</sup> Ave** Application is to install new storefronts, signage, and security cameras & replace existing granite surround at the 8th St. commercial façade.

**Whereas:**

A Granite and limestone facings are to be restored to original condition, storefront infill's are to be restored to uniform original design with 12" bulkheads; and

B Unobtrusive security cameras and LED strip lighting will be installed; and

C Modest size uniform signs will be installed on the sign band; now

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

Vote: Unanimous, with 34 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 March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3\* 37 Barrow St.** - Application is to legalize façade work in noncompliance with Certificate of Appropriateness 07-2981, to legalize façade alterations completed without LPC permit(s).

**Whereas:**

A The applicant represented that the transom above the main entry, the pattern of the brick banding, and the lighting fixtures are the scope of the alterations that are in noncompliance with the Certificate of Appropriateness;

B The transom, banding, and lighting fixtures are appropriate to the building and the district; now

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

A Approval of the transom, banding, and lighting fixtures; and

B Denial of approval of any other alterations that are the subject of a violation until they have been brought to the Committee and the Board for review in order to make a recommendation to the Commission.

Vote: Unanimous, with 34 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4\* 128 MacDougal St.** - Application is to remove existing glass storefront and replace with reclaimed wood and glass facade, and paint the brick red.

### **Whereas:**

A The non-historic infill is to be replaced with wood framing, wood paneling with bold diagonal detailing, and topped by a half window; and

B Signage of individual letters and lantern-like lighting fixtures are to be installed above the window; and

C The brick surround is to be stained to match the color of the existing surround of the main building entry; now

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

A Approval of the infill, brick color, signage, and lighting; and

B Denial of the bold diagonal pattern in the panel below the window and recommends no pattern or a simpler design.

Vote: Unanimous, with 34 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 March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5\* 541 Broadway** - Application is to install an ADA-compliant ramp at the Broadway entrance.  
**Laid Over**

**6\* 92 W. Houston St.** – Application is to install an awning.  
**Laid Over**

**7\* 86 Bedford St.** – Application is to legalize the installation of a dormer at the rear facade without LPC permits.  
**Laid Over**

**8\* 30 Grove St.** –  
**Laid Over**

**9\* 372 W. Broadway** - Application is to install temporary signage.  
**Withdrawn**

**10\* 88 Perry St.** – Application is to legalize tile mural installed without LPC permits.  
**Laid Over**

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One Centre St., 9<sup>th</sup> Floor North  
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Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 11. \*875 Washington St.** – Application is to installation of an art mural on existing bulkhead wall. (Moved from March 14th Landmarks1 Committee agenda)

**Whereas:**

- A. A master plan is proposed for the installation of a flat painted art installation on an existing corrugated metal panel on the wall of a roof bulkhead located on a the deck of a private business that is highly visible from the High Line and minimally visible from street level; and
- B. The panel's (14' X 33') illumination was approved by LPC for the existing condition of the wall; and
- C. The applicant represents that the art will not be used for advertising and that each installation will remain in place for several years; therefore there would be no hardship in presenting each new proposal for review; and
- D. The intial proposed work of art was not shown and there were only vague representations that the art would likely be in strong colors and would be proper and attractive; and
- E. In similar applications each installation has been reviewed by the Committee or master plans have had specific, stringent guidelines and the Landmarks staff has been charged with reviewing each change to ensure that it conforms to the approved guidelines; now

**Be it resolved: that CB2, Man. recommends:**

- A. Denial of a master plan for the proposed art installation; and

B. That each artwork be reviewed by the Committee and the Board to formulate a recommendation to the Commission; and

C. That the lighting plan be reviewed to ensure that it is appropriate for a painted wall.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. **\*541 Broadway** - Application is to install an ADA-compliant ramp at the Broadway entrance. (Moved from March 14th Landmarks1 Committee agenda)

### Whereas:

- A. Vault lights have been removed and the sidewalk area near the building is covered in diamond plate; and
- B. A switch back entrance ramp with an overall dimension of 22' X 7' - leaving 10'-8" of sidewalk space and a minimal railing is proposed; and
- C. The ramp is massive in appearance and occupies an inordinately large area of the sidewalk and disturbs the appearance of the landmark building; and
- D. The applicant offers no plausible explanation why moving the entrance to another bay would not permit a straight ramp without switchback to be installed; and
- E. The applicant did not provide evidence that the present use of a call button to summon staff to place a movable ramp is not in compliance with ADA regulations; and
- F. A call button for handicap assistance is to be painted to match the column on which it is installed; and
- G. The intercom for the residential entrance will be moved to an unobtrusive location on the inside of the column and painted to match; now



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

- A. That the diamond plate sidewalk covering, painting the call button, and moving the intercom be approved; and
- B. That the installation of the proposed ramp be denied.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. **\*86 Bedford St.** – Application is to legalize the installation of a dormer at the rear facade without LPC permits. (Moved from March 14th Landmarks1 Committee agenda)

**Whereas:**

- A. The dormer is necessary to bring light and air to the top floor living space; and
- B. The dormer is not visible from any public thoroughfare and does not intrude on any neighboring property; and
- C. The dormer is in keeping with the style of the building and is in materials and color approved in the recent renovation of the building; now

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

Vote: Unanimous, with 34 Board members in favor.

14. **\*25 Bleecker St.** – Application is to demolish an existing 4-story building and replace it with a 6-story building plus penthouse addition.

**(laid over)**

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Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. **\*43-45 Wooster St.** – Application is to install a storefront for entry at grade, remove stair and install wood storefront to match adjacent.

**Whereas:**

- A. The proposed modification of the north bay of the commercial space is to have its historic entrance lowered to grade level with diamond plate covering the exposed sidewalk area; and
- B. The applicant provided no justification by necessity for the alteration to the historically referenced symmetrical infill; and
- B. The proposed asymmetrical bay with a door and sidelite to be installed at grade level and does not match the existing doors in the south bay; and
- C. The entire infill is to be painted in Plymouth Brown, a color with historical reference and prevalent in the areas; now

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

- A. Denial of the modification to the infill; and
- B. Approval of the painting of the infill in Plymouth Brown.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. **\*27 Christopher St.** - Application is to construct a rooftop addition, alter ground-floor entrances, excavate the cellar, and modify courtyard elevations.

### Whereas:

- A. The existing main entry and service entry are recent alterations and are not the original design; and
- B. The flagpole, windows, watertable between the ground floor and second floor, steps at the main entrance and balustrades below second floor windows will be restored according to a 1933 photograph.
- C. The infill of the main entry will be replaced with solid wood paneled door in keeping with the style of the building and the transom panel above will be filled with solid material; and
- D. The service entry will be raised, exterior stairs added and the window above shortened - all in keeping with the style of the main entrance; and
- E. The courtyard façades, not visible from any public thoroughfare, will be modified with numerous windows bricked up and new large windows introduced; and
- F. The cellar will be excavated to additional depths ranging from 1'-11" to 3'-9" in the main area and 7'-9" in the area of the pool; and
- G. New HVAC equipment, elevator tower, gallery, stair bulkhead, powder room, and pergola will be installed on the roof with the tallest element at 13'-9"; and

- D. The entire roof construction is clearly visible from the corner of Christopher Street and Grove Streets and minimally visible from other locations and is in scale with the building and not obtrusive; and
- E. The pergola stands out from the other roof construction giving a haphazard appearance; now

**Be it resolved:** that CB2, Man. recommends

- A. Approval of flag pole, façade, entries and courtyard alterations; and
- B. Approval of the elevator and gallery structures on the roof; and
- C. Denial of the pergola unless it is reduced in height to align with the adjoining gallery or moved to the north, out of sight.

Vote: Unanimous, with 34 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

17. \*1 Horatio St. - Application is to paint a wall mural at 1 Horatio St. / corner of 8th Ave.

### **Whereas:**

1. The applicant requested an opportunity to make changes to the application based on discussions with the committee;
2. The applicant agreed to return to the Committee in April and delay the LPC hearing until after the April full Board meeting; now

### **Therefore Be it resolved that CB2, Man.:**

1. Appreciated the applicant's responsiveness to community concerns
2. The Application is hereby laid over until April

Vote: Unanimous, with 34 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 March 24, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

18. **\*41 W. 11th St.** - Application is to expand the cellar level into the rear yard, and convert a two-level rear yard.

**Whereas:**

- A. The rear yard is to be excavated to a depth of approximately 11' (to align with the existing lower garden level) with a setback from the property line of 5' and covered with a patio paving material; and
- B. There is a large tree, thought to be 100 years old, in the adjoining garden to the rear and this tree is considered integral to the integrity of the well preserved doughnut; and
- C. The applicant represented that extensive research has been done by a qualified arbourist to ensure that the root system of the tree which extends into the rear of the subject property is properly protected; and
- D. The applicant further represents that the conclusion is that the 5' buffer of unexcavated area at the rear of the garden is adequate for protection of the root system.
- E. The applicant further represents that this buffer will be increased if it is not deemed to be adequate when excavation is undertaken; and
- F. There was considerable testimony in person and by email from neighbors whose properties adjoin or are close to the subject property in the doughnut expressing concern that the excavation not disturb the root system of the tree and that other steps be taken to preserve the tree; and

G. There were requests in person from the neighbors on either side that the monitoring systems that have been agreed to are increased in view of the newly proposed excavation; now

**Be it resolved:** that CB2, Man. recommends:

A. Denial of the application unless the Commission receives detailed data about the condition of the tree and that adequate monitoring during the excavation and construction is in place to ensure that the buffer space for the root system of the tree be adequately protected and other necessary steps are taken to ensure that the tree can flourish.

Vote: Unanimous, with 34 Board members in favor.

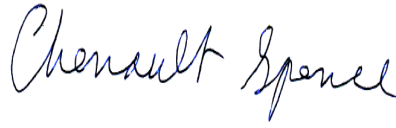


Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Tobi Bergman, Chair  
Community Board #2, Manhattan



Chenault Spence, Chair  
Landmarks & Public Aesthetics Committee  
Community Board #2, Manhattan

CS/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