

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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July 8, 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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

1. **\*120 Prince St.** - Application is to establish a Master Plan for the installation of a painted wall sign on the secondary east façade of the building.

#### **Whereas:**

- A. The sign area is 330 feet square (24' X 16 1/2 ') which is within the regulation size for the area of the wall and will delineated by a painted border; and
- B. Examples of history and approved contemporary painted signs in the neighborhood were exhibited; and
- C. The standard Landmarks Commission criteria for secondary facade signs in the district are agreed; and
- D. The Landmarks Commission staff will approve each sign to ensure that it conforms to the agreed criteria; now

#### **Therefore be it resolved that:**

CB2, Man. recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

Tobi Bergman, *Chair*  
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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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*35 West 10th St.** – Application is to construct rooftop and rear yard additions.

### Whereas:

- A. A new penthouse, replacing an existing penthouse, is not visible from any public thoroughfare; and
- B. A new rear facade is entirely sheathed in glass with bold, contemporary framing on one floor and extending 16' to the rear on the top two floors and the penthouse producing an irregular angled back wall within the current footprint of the existing addition on the lower floors; and
- C. The ratio of solid to void materials of the rear wall is nearly 100% void with no delineation of floors, no vertical delineation, not a vertical wall but angled and this curtain wall is not in keeping with the historic the building; and
- D. The applicant represented that the rear wall which is to be demolished is not original; and
- E. The rear yard patio area, not including the planting area which will be preserved, is to be excavated to construct a cellar extension; now

**Therefore be it resolved that,**

CB2, Man. recommends denial of the application unless the rear wall design respects the rectilinear form of a row house and has a considerable increase in solid area to identify the floor levels and create vertical separation between the glass panes.

Vote: Unanimous, with 39 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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **\*30 Grove St.** – Application is to replace front stoop and railing.

**Whereas:**

- A. The stairs and landing will be rebuilt in kind; and
- B. The fence will be reproduced in kind; and
- C. New stair railings will follow the existing fence design on adjacent properties; now

**Therefore be it resolved that:**

CB2, Man. recommends approval of this application

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **\*75 Spring St.** – Application is to extend a rooftop elevator bulkhead and construct an elevator vestibule, and to raise a roof parapet and chimney.

**Whereas:**

- A. The freight elevator is to be extended to the roof with an increase of the housing of from 9'-2" to 25'-10" and to a new vestibule which is not visible; and
- B. The parapet is increased in height 6'-0" to mask the elevator enclosure which will be very minimally visible; and
- C. The chimney is to be increased in height 2'-0" to conform to code for an occupied roof; now

**Therefore be it resolved that:**

CB2, Man. recommends approval of this application

Vote: Unanimous, with 39 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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **\*246 W. 11th St.** - Application is to restore and modify facade, reconfigure and drop window sills at areaway, construct a one-story rooftop addition, replace and enlarge existing rear yard addition, and excavate cellar and rear yard.

**Whereas:**

- A. The areaway is to be modified to provide proper access to the entrance below the steps, the brownstone restored, and a new stoop and railing in a design suitable to the house installed; and
- B. The existing original vestibule doors will be moved to the entry; and
- C. The new six over six windows will be installed, and shutters, which were only represented in the elevation without detailed drawings of their design, and shutter hardware will be installed; and
- D. A Greek Revival cornice will be installed to replace the missing original with the example taken from a neighboring building; and
- E. The existing rear yard addition is a wooden structure that replaced the original extension and is to be demolished and replaced by a new rear extension, one story higher than the existing, with brick surround and expansive windows will be added; and
- F. The top story rear facade will be restored; and
- G. The skylight is being removed and a minimally visible zinc clad penthouse is set into the center of the house to preserve the visible roof slant; and

H. The cellar and garden are to be excavated, 5' deeper in existing cellar and 10' deeper in the rear yard; now

**Therefore be it resolved that:**

CB2, Man. recommends approval of this application provided that the Commission ensures that the design of the shutters and their hardware are correct for the period of the building.

Vote: Unanimous, with 39 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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **\*83 Horatio St. – Application is to construct rooftop and rear yard additions, perform excavation, replace windows and cornice.**

### Whereas:

- A. The original rear facade of the building is to be demolished and extended, the existing attic level floor is to be reconfigured as a full height floor and a penthouse is to be added; and
- B. The lower penthouse level (the raised attic level) is set back 15' and the upper level 30" with overall height of 67'; and
- C. The cornice is to be rebuilt replicating the existing
- D. The areaway is to be enlarged and the existing railing preserved.
- E. The rear facade is to have French windows in the garden and parlor floors and double hung windows in the upper levels; and
- F. The addition of all floors are visible from a public thoroughfare to the north, however, in this instance, the visibility is not objectionable owing to the unusual character of the doughnut, the large, industrial building to the west and that the addition is in line with the neighbor to the east; and
- G. The cellar will be excavated 3' deeper and extended to the rear of the proposed footprint with underpinning and the garden will be excavated 10'; and

H. There was negative testimony from a neighbor and in letters to the Committee that were determined not to be on matters relating to landmark considerations; now

**Therefore be it resolved that:**

CB2, Man. recommends approval of this application

Vote: Passed, with 38 Board members in favor, and 1 in opposition (D. Diether).

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **\*422 Hudson St.** – Application is to change the function of the ground floor windows to operable casement windows, and to legalize the painting of the façade without LPC permits.

**Whereas:**

- A. The ground floor facade, lintels, and cornice were painted existing cream color without approval and the approval for the existing condition is requested; and-
- B. The existing windows are attractive with historical details, there being no reason to alter or replace the existing windows; now

**Therefore be it resolved that:**

CB2, Man. recommends denial of this application.

Vote: Passed, with 38 Board members in favor, and 1 in opposition (R. Sanz).

8. **\*54 Morton St.** – Application is to repair and restore the façade. (Withdrawn)
9. **\*51 Mercer St.** – Application is to replace windows at the 2<sup>nd</sup> floor. (Withdrawn)

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

- 10. \*36 Greene St (aka 89 Grand St.) – Application is to enlarge Greene Street windows by removing existing sills at three existing window openings and install new windows with installation of new sills at a lower height.**

#### **Whereas:**

- A. The window openings are original and serve to unite the highly detailed ends of the facade; and
- B. The proposed lengthening of the windows would compromise the intact facade of an historic building, now

#### **Therefore be it resolved that:**

CB2, Man. recommends denial of this application.

Vote: Unanimous, with 39 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 June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. \*740 Broadway – Application is for the infilling of the lobby entrance (storefront renovation – new door).**

### **Whereas:**

- A. The existing infill is pristine, symmetrical, and the bronze material is in a color and design that is in keeping with the building and the bronze adornments on either side of the entrance, and
- B. The proposal replaces a very satisfactory existing condition with an asymmetric arrangement of a revolving door on the left and an egress door to the right in stainless steel, all of which are ill suited to the building and the district and, and
- C. The air circulation difficulties cited as the reason for the revolving door can be overcome with interior reconfiguration and/or technological solutions, now

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

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. **\*59 Bleecker St. – Application is to restore the existing one-story building, replace a non-original garage addition on Lafayette Street with a new one-story extension, and add retail signage.**

**Whereas:**

- A. The historic building is to be restored, with the storefronts made uniform with a rhythm relating to the terra-cotta parapet, and
- B. The non-historic garage building to the north is to be demolished and replaced with a building that references the style and detail of the historic building in a simpler expression and turns the corner into Jones Alley, and
- C. The segmented storefronts with transoms in a symmetrical rhythm are in gray aluminum with bulkheads lower than typical of the district and not reflective of the examples of infill in buildings shown by the applicant as reference, and
- D. There is a blade sign marking the intersection of the historic building and the new addition and a master plan for conforming signage on glass for the several tenants, now

**Therefore be it resolved that:**

- A. CB2, Man. recommends that the recessed panels in parapet of the new building have texturing to better relate to the panels in the historic parapet and that the storefront bulkheads throughout the two street elevations be higher as is typical of the district, and

B. That with these modifications the Board recommends approval of this application.

Vote: Unanimous, with 39 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 13. \*116 W. Houston St.** – Application is to remove the existing aluminum frame glass entry door, and replace with new wood door and frame.

**Whereas:**

The proposed infill replacement in wood with a bulkhead in diamond plate, multi pane black window and transom frames and a wooden door is in keeping with the building and similar situations in the district, now

**Therefore be it resolved that:**

CB2, Man. recommends approval of this application

Vote: Unanimous, with 39 Board members in favor.

Tobi Bergman, *Chair*  
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Dear Chair Srinivasan:

At its Full Board meeting on June 23, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **14. \*363 Lafayette St. - Application to construct a new building on a vacant lot.**

#### **Whereas:**

- A. The site is wider to the north and triangulates sharply to the south, a remnant of the widening of Lafayette Street, and
- B. There is an exposed, rough secondary lot line facade of a sliver building adjacent to the site to the east and a loft building occupied by artists to the south and these situations are addressed by the height of the building and its south façade's being white and without windows, and
- C. The main building has a two facades with a large proportion of windows with horizontal delineation and every second floor in brick and a four story penthouse, and
- D. The entablature above the ground floor and between alternate floors reflects the detail in construction typical to the district as show in examples; and
- E. The stories are set at different angels to correct for the transition from Lafayette to Great Jones Street and the irregular shape of the site, and
- F. The one story southern extension is in metal with many large windows and with entablature similar to the main building and a low, articulated parapet was inspired by the "cow catcher" on the Flatiron Building, and
- G. Bowery stakeholders and 20 Bond have been in cordial conversation with the applicant and support the proposal, now

**Therefore be it resolved that:**

- A. CB2, Man. recommends that in the main building have a stronger vertical expression in the structure, in particular that the windows be narrower, reflect the proportion of the windows typical in the district and that there be a greater proportion of solid to void, and
- B. That the white panels on the south facade of the main building have texture, and
- C. That consideration be given to a green roof on the south extension and that care be taken that the artificial light from the considerable number of windows does not disturb the neighborhood, and
- D. That with these modifications the Board recommends approval of this application.

Vote: Passed, with 37 Board members in favor, 1 in opposition (E. Young) and 1 recusal (C. Booth).

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. Alice Cancel, 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