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



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

July 24, 2017

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

Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***45 Bond St. - Application is to replace the storefront, (doors, windows, glass) at the 1st and 2nd floors.**

Whereas:

- A. The second floor windows will be one over one suitable to the building; and
- B. The infill preserves the existing design with curved corners in the window frames and transoms, a suitable bulkhead, all with steel framing for which sample materials in flat black were shown, and
- C. The applicant represented that no historic photographs were available, and
- D. Two suitable lights will be installed beside the doorway, now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***408-410 Avenue of the Americas – Application is to legalize rooftop mechanical equipment pieces installed without LPC permits.**

Whereas:

- A. A considerable amount of mechanical equipment has been installed over time without permits; and
- B. Care has been taken to install the equipment as far from the facade as practical in order to minimize the visibility from a public thoroughfare, and
- C. Certain ductwork that is visible will be lowered so that it is not visible, now

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

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***76 Wooster St. - Application is to install a previously existing fire escape.**

Whereas:

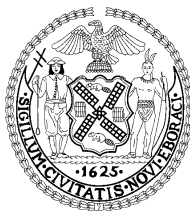
- A. The proposed fire escape replicates the one shown in historic photograph and is similar to fire escapes on similar buildings in the neighborhood, and
- B. A ladder from the top floor to the roof, required by code for the proposed new use of the building, is in keeping with the style of the fire escape and examples on similar buildings in the district shown in photographs, and
- C. The applicant represented that required Certificate of Occupancy and other Department of Buildings permits have not been secured for the variance and work to convert the use of the building to a use that requires the fire escape, and
- D. The Landmarks Committee takes exception to the review by staff rather than a full Board and Commission consideration of the ground floor storefront infill, signage, and lighting and in order not to inconvenience the applicant it has reviewed this portion of the application, now

Therefore be it resolved that CB2, Man. recommends:

- A. Denial of the application for the fire escape unless a Certificate of Occupancy and other permits are secured in connection with the conversion of the building to a use that requires the installation of the fire escape, and
- B. The Board recommends that the storefront infill, signage and lighting are acceptable.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***143 Spring St. – Application is to install a barrier free access ramp at existing storefront on Wooster Street side.**

Whereas:

- A. A sidewalk ramp leading to entrance of the contemporary portion of the building in diamond plate with steel railings similar to examples in the district is proposed, and
- B. The proposed plan retains required sidewalk width between the ramp and the tree pit opposite; and
- C. The applicant represented that lowering the entryway and installing an interior ramp or lift would intrude on the ceiling height in the cellar below which is used for storage, now

Therefore be it resolved that CB2, Man. recommends:

Denial of the application in that there are alternative reasonable layouts inside the building to achieve the ADA entrance requirement without occupying sidewalk public space.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***41 Greenwich Ave. - Application is to reconstruct the brick façade in kind with matching historic brick, replace lintels and sills in cast stone to match the historic stone, replace windows in kind, and replace the existing cornice in a fiberglass assembly to replicate the historic profile.**

Whereas:

- A. The front facade is deteriorated, as illustrated in photographs and attested to by the structural engineer retained by the applicant, and will be rebuilt, and
- B. The brickwork will be reproduced in kind; matching the existing facade, and
- C. The third and fourth story windows will reproduce the existing windows in kind, and
- D. The second floor small window is to be replaced with a window similar to the other existing window openings on the same floor the existing windows match the upper stories, and
- E. The second floor windows lack a sill, disturbing the historic pattern and proportion of the fenestration, and
- F. The ground floor entrance is to be raised to street level with a simple surround and the windows are, now

Therefore be it resolved that CB2, Man. recommends:

Denial of the application, unless the storefront of the ground floor is lowered to reveal the three windowsills to match the upper stories windows.

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. ***308 W. 4th St. - Application is to alter the windows at the West 4th Street (east) façade at the 1st floor, to alter the rear façade, and to excavate the rear yard.**

Whereas:

- A. The windows on the third and fourth floors are to be replaced by historically correct six over six windows, and
- B. It is proposed to remove historical material from below the existing, original parlour floor window openings in order to accommodate six over nine windows which, though they are prevalent in the neighborhood, are historically inaccurate for this building, and
- C. The entryway and window frames will be painted black; and
- D. the non-historic window and door on the parlor level, and deck and stairs to the rear garden will be removed, and
- E. The proposed single pane tilt windows, replace the appropriate double hung one over one windows in the rear façade, and the full width wall of floor to ceiling windows at the garden level show no historic regard for proportion of masonry to glazing, and are aggressively modern, disturb the integrity of the building and are totally inappropriate in a row house, and
- F. The rear garden is to be lowered two feet with a 30-inch perimeter to assure that adjoins properties are not disturbed, now

Therefore be it resolved that CB2, Man. recommends:

- A. Approval of the front facade upper windows and paint color of the windows and doorway, and**
- B. Denial of the alteration of the window openings in the front facade parlour windows, and**
- C. Approval of the reconfiguration of the rear facade window openings and the lowering of the garden, and**
- D. Denial of the rear façade single pane windows on the upper floors and the full width wall of floor to ceiling windows at the garden level.**

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 20, July 24, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. ***83 Wooster St. – Application is to install/paint a wall sign directly on the side wall.**

Whereas:

- A. An existing historic ghost sign contributes greatly to the landmark and aesthetic character of the neighborhood, and
- B. Even a temporary covering of the existing sign would deprive the neighborhood of enjoyment of this emblematic bit of history, and
- C. The existing sign, as a “ghost” sign and on account of its age, is presumed to be in a delicate condition, and
- D. The applicant represented, without substantiation or plausible explanation of the method to be used, that the proposed sign to be painted over the existing sign could be applied and removed without harm to the existing sign, and
- E. There was very considerable strong opposition to making any change that endangers or obscures the sign by the public in writing and delivered by a resident of the district,

Therefore be it resolved that CB2, Man. strongly recommends denial of this proposal.

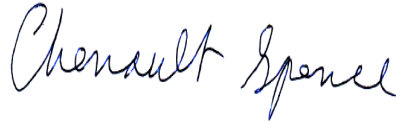
Vote: Unanimous, with 38 Board members in favor.

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
Lauren George, Director of Government & Community Relations, LPC