

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)

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

September 20, 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 September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

- 1     **\*1-3-5 Little W. 12th St.** – Application is to demolish the existing storefront and install a new full-height-folding glass door storefront system between the existing cast iron columns, and install lighting.

**(ALREADY HEARD)**

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NYC Landmarks Preservation Commission  
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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

2     **\*400 W. Broadway - Application is to legalize as-built conditions that do not conform to previously approved storefront.**

**Whereas:**

- A     The design was approved under the reasonable supposition that a straight beam existed under non-historic cladding and that the storefront would conform to the existing opening; and
- B     The as built design follows the original curved beam opening, did not necessitate removal of historic fabric, and is respectful of the building's structure and design; now

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

Vote: Unanimous, with 33 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 September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

3. **\*114 Prince St. – Application is to install a flagpole and blade signage.**

**Whereas:**

- A The flag pole and a flag which were represented by the applicant as conforming to LPC guidelines in place and is to be installed at the transom and screwed into the wooden frame over the principal entrance to the shop; and
- B A blade sign is proposed to be installed with two horizontal supports in a position that causes it to block the capital of the column and other architectural features; now

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

- A Recommends **approval** of the flag pole and flag provided that they follow approved LPC guidelines; and
- B Recommends **denial** of the blade sign unless it is positioned more sensitively (higher) to avoid obstructing architectural elements, and is supported by one rod.

Vote: Unanimous, with 33 Board members in favor.

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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 September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

4     \***116 Prince St.** – **Application is to paint a mural on the west side of the building.**

### Whereas:

- A     A 10' X 11' mural identifying the tenant of the building with a photorealistic painting of the logo for the establishment in red, black and white is to be painted in a professional manner on a wall of the building in a position suitable for such a mural; and
- B     The applicant represented that the design follows the LPC guidelines for such murals in the district; and
- C     The rendering shows that the edges of the artwork reach the front edge of the building and the top of the wall without the perimeter normally associated with such murals in the district; and
- D     The applicant represented a willingness to decrease the size of the mural in order to leave a 2' perimeter boarder around its edges; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application provided that the size of the mural is reduced to provide an approximately 2' border and the LPC staff assures that the design conforms to guidelines established for such murals in the district

Vote: Unanimous, with 33 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

- 5     **\*102 Greene St. – Application is to renovate the front and rear façades and install a bulkhead addition on the roof.**

**LAID OVER**

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

**6 \*34 King St. - Application is to demonstrate compliance of the stair bulkhead (penthouse room) as-built with the Certificate of Appropriateness, in response to a Notice of Violation.**

**Whereas:**

- A The structure is a penthouse room and as built is considerably more than minimally visible, and does harm to the appearance of the building and to the district; and
- B Ample evidence was presented by the applicant, including previously approved plans, that that a sloping roof on the penthouse would reduce the penthouse to be minimally visible or not visible at all; and
- C There was considerable opposition from the community to the legalization of the penthouse on account of its visibility; and
- D The applicant represented that violations with respect to the fresh air intake enclosure and air handler have been cured without having offered photographic evidence of the present condition; and
- E The required rooftop guard rail is being moved to a position where it is not visible; and
- F The applicant represented that the repointing of the brick had been approved by staff; now

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

- A **Denial** of the application to legalize the as built condition of the penthouse, and further recommends that a design and photographs of a mockup, for a non-visible or minimally visible modification be presented to the CB2 Landmarks Committee for evaluation and recommendation before a hearing before the Commission; and
- B **Approval** of the position of the roof railing; and
- C **Approval** of the fresh air intake if it does not extend over the property line, the air handler, and the pointing, provided that staff affirms that they are as represented.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

7. **\*59 Bleecker St. - Application is to revise LPC approved design, including enlarging one bay of storefront on Lafayette St. by 3'-6" and enlarging the size of the rooftop equipment screen by 11" in height and 9'-0" in width.**

**Whereas:**

- A The increase in the bay on Lafayette Street façade leaves a pilaster defining the separation between the two sections of the building enhances the design for the building; and
- B The modified design of the mechanical screen is an improvement in that it is, though higher, less deep and therefore less obtrusive; now

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

Vote: Unanimous, with 33 Board members in favor.



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Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

8      **\*15 Barrow St. – Application is to replace non-compliant bracket sign with a sign meeting DOB regulations.**

**Whereas:**

- A      The applicant represented that the sign is in violation due to the zoning regulating a commercial establishment in a residential street; and
- B      The building has an unusual amount of interesting decorative detailing on the façade and, in an effort not to cover the detailing and conform to zoning regulations, the proposal is for a vertical sign 12” X 8’-10” high which is obtrusive, out of character for the building and the streetscape and does great harm to the neighborhood; and
- C      A smaller, discreet blade sign mounted at the second floor level at the edge of the building (with a waiver granted if necessary) would not detract from the detailing and would preserve the quality of the building and the streetscape; now

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

**Denial** of the application and:

Recommends that in its place a discreet, smaller blade sign be installed at the edge of the building.

Vote: Unanimous, with 33 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

9      **\*30 W. 8th St.** Application is to install an ADA-compliant ramp on the MacDougal St. façade.

**Whereas:**

- A      The applicant represented that there is not sufficient space for a perpendicular ramp and that lowering the doorway to grade is not possible on account of the construction of the building.
- B      The proposed ramp sits generally within the existing fence which will be moved minimally further from the building in some areas, along the MacDougal Street façade; and
- C      The existing double doors do not confirm to ADA regulations and the proposal is to replace the doors with one 3' wide suitable door an unsuitably narrow sidelight; and
- D      The fence will have an operable gate that blends into the design of the railing, to be open during business hours of the shop; now

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

- A      **Approval** of the ramp and moving the fence, provided the applicant receives approval from the applicable agency and the City, who is the neighboring property owner; and
- B      **Denial** of the doorway infill, unless its width is increased to fill the opening, or it is centered with wider framing

Vote: Unanimous, with 33 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on September 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution, which was voted on at the August Executive Committee:

10. **\*55 Christopher St. – Application is to remove existing swinging gate at main entrance and existing flush awnings from the main entrance door and 1st floor windows, existing blade and wall mounted signage, install retractable awnings and signage at the main and 2nd floor windows and above basement level entrance, and add a wall mounted directory sign with removable plates (for 2nd & 3rd floor retail tenants) at the right side of the main entrance door.**

### Whereas:

- A The building is an elegant, well preserved row house in a prominent, open location opposite a park and adjacent to a cultural landmark; and
- B The existing awnings and plaques are unsuitable to the architecture and not historically correct; and
- C The proposed awnings and plaques were presented only in elevations without sections or renderings depicting the design and detailing, and the design was not sufficiently clarified by the vague oral descriptions by the applicant; and
- D The signage lettering was shown only with generic representations of the wording with no indication of color and font; and
- E The awnings, which obscure the historic windows and plaques appear to be only more refined versions of the existing ones and are no more suitable to the building than the existing ones that have been found to be in violation; and

F The necessary goal of identifying the commercial tenants in the building would be better accomplished by signage in the windows, rather than awnings and plaques that have no historical reference and detract from the beauty and integrity of a well preserved historical building; now

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

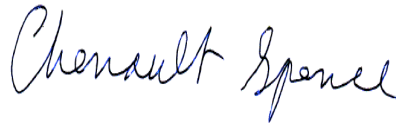
Vote: Unanimous, with 33 Board members in favor.

Please advise us of any decision or action taken in response to this resolution, which was voted on at the August Executive Committee.

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. 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  
Amber Nowak, External Affairs Coordinator, LPC