

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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
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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

August 19, 2016

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

Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 1. 14 St. Luke's Pl.** – Application is to install a new penthouse addition, condense mechanicals unit and extend flues.

Whereas:

- A. The rooftop addition is boldly visible from a number of viewpoints on public thoroughfares and 3' toward the front of the building from the line of the less visible neighboring building to the east; and
- B. The height and vertical front wall amplify the visibility; and
- C. The flue extensions and mechanical equipment are minimally visible; now

Be it resolved that CB2, Man. recommends:

- A. Approval of the flue extensions and mechanical equipment
- B. Denial of penthouse unless the height is reduced and other steps, such as a sloping front wall, are taken to reduce visibility from public thoroughfares.

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **165 Mercer St.** –Application is to add a one-story addition on top, replace the ground floor storefronts and remove the fire escapes on the front and the rear.

Whereas:

- A. The industrial building was converted for use as a garage in the 1920's and the proposal is to now adapt it as offices; and
- B. The facade will be restored, the windows reproduced in kind, bulkheads, fires escapes and garage sign removed; and
- C. Cast iron and window frames painted a cream color; and
- D. The ground infill in wood with two bays of doors, transoms above and bulkhead below the windows are harmonious with the building and with the neighborhood and do not disturb the cast iron; and
- E. The rooftop addition is not visible from the front of the building and its side wall which reads as a continuation of the existing brick wall of the building is visible above a one story building to the south of the building; and
- F. Two blade signs 2' X 3' are attached to the cast iron columns in a way that they do not harm the columns to which they are attached; and
- G. There was testimony from the public objecting to the rooftop addition; now

Therefore be it resolved that CB2, Man. Recommends:

Approval of this application.

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 436 Lafayette St. – Application is to install a flagpole and banner at the 5th floor level.

Whereas:

- A. There are existing flag poles on the second and third floors as accessory signs for the tenants of these floors and a third flag will add to the visual clutter of the facade; and
- B. The proposal is for a similar pole on the fourth floor attached in a way that does not harm the structure of the building; and
- C. The flag would conform to the Department of Buildings regulations; and
- C. Numerous examples of multiple signs on buildings in the neighborhood were shown; therefore

Be it resolved that CB2, Man. recommends:

Approval of this application

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **228 W. 11th St.** - Application is to install full-height security grilles on the parlor floor windows and to legalize woodwork (windows and door enframement, shutters) previously painted without LPC permits.

Whereas:

- A. here are historic photographs of the woodwork painted black and analysis indicates that there were long periods when the frames were black or dark.
- B. Existing shutters on the second and third stories are to be restored and painted black; and
- C. The proposed security grills disturb the facade of the building, no examples from the district were presented, and, though it is not a direct landmarks concern, no compelling case was made for the necessity of the full height grills; and
- D. There are other solutions to the perceived security problem including tamper proof window, now

Therefore be it resolved that CB2, Man. recommends:

- A. Approval of the black paint on woodwork and shutters
- B. Denial of the installation of full height security grills on the parlor floor windows

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 310 W. 4th St. – Application is to legalize the painting of the cornice without LPC permits.

Whereas:

- A. The applicant, a long time owner of the property, was unable to state the time that the cornice was painted but it was agreed that it was after designation; and
- B. The style and period of the building would have had the cornice painted a cream color to suggest stone similar to the stone detailing on the building as shown in the historic photographs; now

Therefore be it resolved that CB2, Man. recommends:

That the application be denied and that the cornice be painted in a historically correct cream-like color.

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 61-63 Crosby St. – Application is to construct a one-story rooftop addition.

Whereas:

- A. The penthouse addition roof level is 10' above the cornice, is clad in lead coated copper with wide overhangs in the front and rear, and is very visible (especially the overhang) from a public thoroughfare south of the building;
- B. The windows of the penthouse are out of keeping with the historic double hung windows on the lower floors; and
- C. The sidewalk and ground floor infill are to be replaced with harmonious new materials in an appropriate design; now

Therefore be it resolved that CB2, Man. recommends:

- A. Approval of the sidewalk and accessible ground floor infill
- B. Denial of the penthouse unless it is foreshortened on the street side and the overhang on the street side is eliminated
- C. Denial of window design on the top floor unless it is replaced by a design with less glazing and similar to those on the floors below.

NOTE: The applicant represented that the sidewalk and ground floor were to be approved by staff. The Board believes these items are subject to public review and has therefore made its recommendation in this resolution.

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **30 W. 10th St.** – Application is to excavate and underpin at cellar level for the creation of a new sub-cellar level, a lowered front areaway, new masonry stair at areaway.
 - A. The areaway stairs are to be reconfigured and the entrance relocated in a manner similar to other buildings in the row; and
 - B. The existing historic railing and gate will be modified but preserved; and
 - C. A full excavation of the cellar will be undertaken according to all applicable regulations with consideration for the adjacent properties; now

Therefore be it resolved that CB2, Man. recommends:

Approval of this application

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **187 Lafayette St.** – Application is to legalize the installation of HVAC units on the 3rd and 4th levels without LPC permits.

Whereas:

- A. The third floor condenser unit was replaced with one of a different design without approval; and
- B. Both it and the existing unit on the floor below are intrusive and disturb the facade of the building; now

Therefore be it resolved that CB2, Man. recommends:

Denial of the legalization of the third floor unit unless a grill or louver type screening that blends with the building is designed and installed to cover the two units.

Vote: Unanimous, with 10 Executive Committee members in favor.

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Dear Chair Srinivasan:

At its Executive Committee meeting on August 18, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 490 LaGuardia Pl. – Application is to establish a Master Plan for a painted wall sign.

Whereas

- A. Historic photographs were shown with bold signs, are accessory to the businesses in the building and the application is for such an arrangement; and
- B. The present condition dating from designation is the sign area painted a solid color 10' Wide and 22'6" high with setbacks from the edges of the building; and
- C. The applicant agreed to shorten the area of the sign at the top and bottom to align with window elements and present a better portion of brick around the painted area; and
- D. The sign will be accessory and will conform to the standard regulations for such signs as written in the application and Landmarks Commission staff will review each new sign to ensure that the guidelines are met.

Therefore be it resolved that CB2, Man. recommends:

Approval of this application provided that the sign area is shortened and aligned with the window elements as agreed to by the applicant.

Vote: Unanimous, with 10 Executive Committee 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. 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