

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

April 22, 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 April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

**1. \*75 Spring St.** – Application is to replace windows on the 9th floor at the Spring and Crosby façades

#### **Whereas**

- A. The rounded windows are proposed to be replaced with aluminum double pane windows, and
- B. The top original round sash to be replaced are proposed to be square top- visible on the inside and the masonry round exterior to attempt to camouflage the square sash
- C. The arched windows are a distinctive element of the building and are especially noticeable because of the building's being on a corner lot
- D. The replacement does not respect the original windows and is visible from the exterior

**Therefore be it resolved** that CB#2, Man. recommends denial of the 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 April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*64 Wooster St.** - Application is to replace existing dilapidated freight elevator with new traction freight elevator, which increases the height of the existing bulkhead.

**Whereas:**

- A. The current third floor machine room cannot be legalized in connection with replacing of a freight elevator nor is the cellar usable of this purpose, and
- B. A rooftop structure that would accommodate a replacement elevator that would serve the floors now served by the existing elevator would extend approximately 8' above the rooftop, and
- C. The proposed tower is to permit the new elevator to serve the unoccupied roof and would extend 24'6" above the rooftop, and
- D. The proposed tower is clearly visible from a number of locations along a public thoroughfare, is taller and thinner than any other visible rooftop mechanicals in the area and presents an obtrusive presence in the roovescape of the neighborhood, now

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

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 April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **\*92 W. Houston St.** – Application is to install an awning.

**Whereas:**

- A. A half rounded, black canvas awning over the door provides needed shelter and is in keeping with the design of the building facade and is not objectionable in the context of the streetscape, now

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

Vote: Unanimous, with 39 Board members in favor.

4. **\*90 W. 3rd St.** – Application is to install new storefront, signage, and painting the existing brick façade. (will be reviewed at staff level at the LPC-no CB review).

**NOT HEARD**

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. \*270 6th Ave.** – Application is to replace storefront, and install awning and lighting.

**Whereas:**

- A. The existing infill is aluminum and glass with an exterior roll down gate and cloth awning, and
- B. The proposed infill is to match the infill of the adjacent restaurant with operable windows, yellow cloth awning 8 - 10' deep and matching light fixtures, and
- C. The neighboring example is in keeping with the building and with the streetscape, 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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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*393 W. Broadway** – Application is to establish a Master Plan for the installation of a painted wall sign on the north facing façade of the building.

**Whereas:**

- A. The sign is proposed to be 330 square feet on the plain north wall of the building sign facing Spring street, and
- B. Historical photograph evidence was presented showing that there has been a sign, since painted over or removed, in the proposed space, and
- C. The criteria for style, color, percentage of image and text that have been established in approved prior instances in the district, to wit 60 Grand Street and 305 Canal St., and
- D. The Landmarks Commission staff will review each proposed design to ensure that it adheres to the established criteria, and
- E. There will be no illumination, 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 April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*1 Horatio St.** – Application is to paint a wall mural at 1 Horatio St./corner of 8th Ave.

**Whereas:**

- A. The lower wall area (approximately aligned with the ground floor) is to be painted to match the brick above, and
- B. There will be a painted white sign with the shop logo surrounded by a painted black border; and
- C. The sign will be placed higher than the position depicted in the rendering.
- D. A sign in on this wall is approved only for the commercial tenant of the building and any change to the design for this tenant or a new design for a new tenant must come before the Committee for approval

**Therefore be it resolved that** CB2, Man. recommends approval of this application as amended by repositioning the sign higher.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*597 Broadway** – Application is to install a sidewalk chairlift.

### Whereas

- A. There are two steps into the commercial space and accessibility provided by a portable ramp, and
- B. The steps cannot be lowered on account of structural and service construction – clearly depicted in photographs - below the steps, and
- C. The mechanism is to be within the recessed entryway and the platform is to be stored beside the building, occupying no more than 18 inches of sidewalk, and
- D. The applicant represented that a system to provide storage within the recessed entryway would necessitate reconfiguring of the entrance infill, now

### Therefore be it resolved that:

- A. CB2, Man. recommends denial of this application unless the design for the lift provides for location of the mechanism and storage of the platform within the recessed entryway, and
- B. The applicant presents a revised plan to the Committee for review before a hearing before the Landmarks Commission.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. \*21 ½ King St.** – Application is to convert a multi-family dwelling to a single-family dwelling.

**Whereas:**

- A. The façade will be restored with details copied from the intact, matching neighbor; and
- B. The light wells will be filled in, producing a solid wall and the space claimed by making the garden deeper and the new, rear façade will have new, larger undivided windows that are minimally visible from a distant view on a main thoroughfare and.
- C. The roof parapet will be raised to accommodate a flattened roof, will be occupied and will be reached by a minimally visible stair bulkhead, and
- D. The parapet and sidewall will be in gray or brick color stucco in the event that the existing brick is too degraded to be restored and repointed, 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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Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. \*91 Crosby St. aka 523 Lafayette St.** - Application is to construct two rooftop stair bulkheads and remove the wood water tower.

**Whereas:**

- A. HVAC equipment and a wooden water tank are to be removed, providing the required fire department access across the roof, and
- B. Two new minimally visible stair bulkheads in grey Stucco with large windows to be constructed on either side of the existing bulkhead, 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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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. \*25 Bleecker St.** – Application is to demolish an existing 4-story building and replace it with a 6-story building plus penthouse addition.

### Whereas:

- A. The applicant represented, without photographs and without a report from a structural engineer or documentation from the Department of Buildings, that the building is so depilated that it cannot be salvaged, and
- B. There was testimony from both the applicant and a member of the Committee that a proposal for replacing the façade was approved by the Commission in 2014 and there was no explanation by the applicant as to why the building's condition had become so compromised as to be unsalvageable during the ensuing two years since this approval, and
- C. The building, though considerably altered, nevertheless retains its proportion and the upper two stories appear to retain their window openings, and
- D. The building is part of a row of three similar buildings that, as a whole present, an historical row and must remain intact to respect the scale and cohesiveness in a streetscape that alternates between similar rows of early 19<sup>th</sup> century dwellings and later taller historic buildings- all of which contribute to the character of the landmark district, and
- E. A proposal was submitted for a new 6 story building with penthouse, and
- F. There was testimony from the Greenwich Society for Historic Preservation including considerable historic reference opposing demolition of the building, and that it is imperative that the scale of the c. 1830, and
- G. There was testimony from Zella Jones representing NoHo-Bowery Stakeholders with other residents at 33 Bleecker and 41 Bond opposing the demolition on historic and aesthetic, grounds, asserting that the building was occupied and for this reason questioning the representation that it was too dilapidated to be salvaged and providing documentation of three

instances in the area where the Commission had denied demolition in a similar situation, to wit 383 Lafayette Street, 340 Bowery, 21-23 Bleecker Street, and

H. There was testimony from the building manager at 41 Bond Street and a resident of the neighborhood opposing demolition, now

**Therefore be it resolved** that CB2, Man. recommends denial of the application to demolish the building and if the existing building is demolished, the front façade of the replacement building should remain identical to the version approved March 2014 for the replacement of the façade of the existing structure, with any additional structure limited to set-back or penthouse additions that are not visible from any public thoroughfare.

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

Tobi Bergman, *Chair*  
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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. \*88 Perry St.** – Application is to legalize tile mural installed without LPC permits.

**Whereas:**

- A. The tile mural was installed in 1972 and serves as a worthy reminder of the Spanish flavor of the neighborhood, and
- B. There are examples of various Spanish styles in a number of altered buildings in the area, and
- C. Whereas the Perry Street Block Association and residents of the area regard the mural as a “landmark” of Perry Street worthy of preservation, and
- D. The Greenwich Village Society for Historic Preservation gave testimony in favor of approving the application, 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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Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**13. \*303 Bleeker St.** –Application is to legalize the installation of an HVAC unit at installed without LPC permits

**Whereas** the units are misally visible, 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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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on April 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**14. \*62 Cooper Square** – Application is to install two flags and flagpoles.

**Whereas:**

- A. Two poses in bronze are proposed with 5' X 8' flags depicting the commercial tenant's logo and cut on the angle of the pole in order to lie flat resembling a banner; and
- B. The brackets are to be "mechanically fastened" directly into limestone facade, and
- C. There exists an historical photograph of one flag and a bracket high above the proposed location, and
- D. The applicant represented that the condominium board of the upper floors has expressed its approval of the design, and
- E. Fastening brackets into the limestone facade will compromise the historic material, and
- F. This building of considerable historic and architectural significance will be unduly compromised by this proposal, and
- G. The lack of visibility of the establishment alleged by the applicant is temporary, primarily due to construction of the plaza and indeed, the premises with ample signage in the windows, will be extremely visible across the inviting, open space of Cooper Square, and

**Therefore be it resolved that:**

CB2, Man. recommends denial of this application.

Vote: Unanimous, with 39 Board members in favor.

