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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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Erik Coler, *Assistant Secretary*

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

February 23, 2018

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 February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- *298 Elizabeth St. - Application is to legalize/modify a storefront installed without LPC permits.**

Whereas:

A The application was previously presented and the applicant has made changes according committee's comments; and

B The photograph of 10 Bleecker Street, a similar building that is reasonably intact was used as an example for the modifications;

C A three part transom that is 2'-7" high, a door 9' high, and a 2'-4" high bulkhead make a composition suitable to the building; and

D The framing inside the pilasters and header lacks framing of the edges of the door and windows adjacent to the pilasters and header and the committee recommends, and the applicant agreed to, the completion of the framing of all sides of doors and windows; and

E Having the windows and doors in the same plane as the pilasters and header presents a flat appearance of the infill; now

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

A The doors and windows each have complete framing, as agreed by the applicant; and

B The door and windows are recessed from the edge of the pilasters and header to lend depth to the infill.

Vote: Unanimous, with 35 Board members in favor.

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One Centre St., 9th Floor North
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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *230 Thompson St. – Application is to replace storefront infill.

Whereas:

A The proposal generally preserves the current structural elements which are close to the infill depicted in the historic photograph; and

B The dimension of the door was modified to conform to code; and

C The modification of the windows to a folding design is not historically correct; and

D The entire infill is to be painted charcoal; and

E The proposed use of metal for the door and windows is not in keeping with the historic nature of the infill and not suited to the building; now

Therefore be it resolved that CB2, Man. recommends denial of the application unless the door and windows and other new storefront elements are in wood.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *357 Canal St. – Application is to replace windows on the Canal St. and Wooster St. facades.

Whereas:

A The current condition is a miscellaneous collection of windows, six of which are original and none of the others are of historic design; and

B The application to install uniform two over two throughout is arbitrary in view of the existence of six original with unusual rounded tops that can easily be copied; and

C Contrary to the applicant's assertion, the proportion of solid to glazing in the original windows does not reduce natural light into the building to an appreciable degree; and

D The original examples could easily be copied throughout the building; now

Therefore be it resolved that CB2, Man. recommends denial of the application unless the replacement windows are copied from the extant original examples.

Vote: Unanimous, with 3 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *622 Broadway - Application is to install an HVAC unit and acoustic sound barrier on the roof.

Whereas:

A The HVAC units that are to be replaced will have acoustic barriers installed to reduce noise for the occupants of the building and the neighbors; and

B The visibility is minimal from points close to the building and moderately visible at a distant view from Houston Street; and

C The applicant did not present a sample or rendering of the barrier material enclosure and gave only a vague oral description; now

Therefore be it resolved that CB2, Man. recommends approval of the application provided that staff review the barrier enclosure materials to ensure that they are discreet and are not reflective.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *102 Greenwich Ave. – Application is to legalize the installation of 2 new bulkheads and 2 decks at the rooftop without LPC permits.

Whereas:

The applicant did not appear before the Committee as scheduled; now

Therefore be it resolved that CB2, Man. recommends that the Commission not hear the application until the application has been reviewed by CB2 and it has made a recommendation to the Commission.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *375 W. Broadway – Application is to install an ADA chairlift at the Wooster St. entrance (amended application previously approved by LPC).

Whereas:

A The applicant is seeking approval of a lift to be incorporated into a modified design for the reconstructed loading dock at the Wooster Street side which was previously approved; and

B The lift is to be installed at the south end of the loading dock and to be accommodated by foreshortening the dock from the approved design; and

C The applicant presented an inaccurate elevation drawing and only vague oral descriptions of the lift's appearance; now

Therefore be it resolved that CB2, Man. recommends approval of the application provided that staff determine from accurate drawings that the railing and screening are of an appropriate design for the building and that the lift is of an acceptable appearance.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *2-6 Washington Pl. - Application is to upgrade and install mechanical equipment on the roof.

Whereas:

A There is considerable equipment on the roof and the applicant represented that the equipment to be installed is the minimum height available for the necessary purpose; and

B The additional equipment does not change the general appearance of the roofscape; and

C The equipment is not visible from points close to the buildings; and, though there is clear visibility from Washington Square Park, Washington Place and Mercer Streets is distant and not objectionable; now

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

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. ***56 Bank St. – Application is to lower cellar and basement levels; replace front windows, door and repair the front façade; replace existing brick at rear, and reconfigure openings at the rear façade; and construct a roof addition, extend flues, chimney and top railing.**

Whereas:

A A highly visible fourth story addition, a highly visible guard rail set back 1' from the facade, and an inordinately high chimney extension are proposed; and

B It is not clear that the chimney is of sufficient height to conform to code on account of the height of the neighboring building; and

C The rooftop addition, chimneys, and railing are clearly and objectionably visible from public thoroughfares; and

D The front facade is to be restored and the windows are to be replaced in kind and two small windows are to be added to the alley wall, and

D The areaway and its stairs are to be modified with a reasonable design; and

E A new gate under the stairs and the left stair railing proposed is not depicted with drawings or pictures of examples and the oral descriptions were vague; and

F The rear facade basement and parlor floors are to have extensive windows and the rear extension windows are to be changed with a variety of sizes and shapes and are almost totally hidden in a recess; and

G There is very considerable excavation in the cellar and the garden area; and

H The changes to the garden resulting from excavation and rebuilding are not objectionable; now

Therefore be it resolved that CB2, Man. recommends:

A Denial of the rooftop addition, the chimney extensions, and the placement of the railing; and

B Approval of the windows and front facade restoration; and the rear facade, rear windows and garden modifications.

C Approval of the front gate and railing provided that drawings and/or photographs are presented to staff and are reviewed by them to ensure that they are suitable to the building; and

D Approval of the excavations provided that the usual care is taken to ensure the integrity of the building and the neighboring buildings.

Vote: Unanimous, with 35 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on February 22, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *137 W. 13th St. - Application is to convert to single family; lower cellar and basement levels; replace front windows and door, restore front brick and cornice, repair and restore front steps and basement; replace existing rear brick wall and windows, change 2nd story rear window to door, construct 4'-0" rear addition on the basement and 1st story; and partial 4th story addition, remove unused flues and install new flue and exhaust vents; install railings on the existing roof level.

Whereas:

A The building has been stripped of its original window detailing, the top floor windows altered and now cut into the wooden cornice and the rear facade is represented as not being original; and

B The application to restore the front facade to its historic condition, including proposed changes to the areaway, relocation of the top floor windows to their original position, and restoration of the lintels and cornice, was missing critical drawings and certain details were not presented; and

C The applicant presented photographs that intended to show visibility of the rooftop addition, flues, and railing; however the photographs presented had leaves on the trees that completely obscured the area of the building's roof and therefore made it impossible to determine the visibility of the additions; and

D The applicant represented that a new mockup was being installed and was not yet completed and photographed for consideration and therefore the application was brought prematurely; and

E The French windows at the front parlor are typical of the style of building and the neighborhood, however, French windows are not correct for the basement level and the upper floors, where double hung four over four windows are historically correct; and

F The rear extension of the basement and parlor floors and the modification of the extension are not objectionable and the restoration of the upper stories returns these areas to their original condition; and

G The cellar and rear yard excavation does not disturb the historic character of the building, however care must be taken to ensure the structural integrity of this building and the neighboring buildings; now

Therefore be it resolved that CB2, Man. recommends:

A Approval of the overall front facade restoration provided that the windows in the basement and upper two stories are double hung; and

B Approval of the areaway and iron work on the condition that staff is provided with detailed drawings and reference photographs to ensure that the historic character of the building is preserved; and

C Denial of the rooftop addition, flue extension and railing unless a correct mockup is built and photographed to show visibility from all possible vantage points and that staff views the photograph and visited the site to ensure that none of these is more than minimally visible, as defined in the LPC regulations; and

D Approval of the rear facade, garden and excavation provided that care is taken with the excavation to ensure the structural integrity of this building and the neighboring buildings.

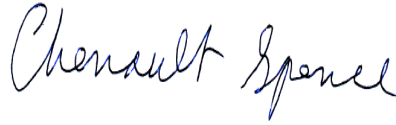
Vote: Unanimous, with 35 Board members in favor.

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. Brian Kavanagh, 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. Carlina Rivera, Council Member
Ali Rasoulinejad, Director of Government & Community Relations, LPC