

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)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

June 23, 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 June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1 \*538-544 Hudson St.** - Application to demolish existing buildings and construct a new building.

**Whereas:**

1. The applicant asserted that the two existing buildings are not contributing; and
2. Neither of the buildings is in reasonable condition and the rowhouse building has been altered beyond any recognition of its original state; and
3. The proposed residential building is 6 stories in brick with identical punched windows throughout, a rounded corner and an undulated façade that becomes more pronounced floor by floor and ends in an unanchored cornice that is designed to disregard the engineering principles of the chosen masonry material; and
4. The mass and bulk of the building is unacceptable because it overpowers the surrounding historic buildings and is prominently situated on a corner lot; and
5. The penthouse is too large, with no apparent attempt to minimize its bulk by either selecting a cladding that would be less industrial in appearance, or placing it further back from the two facades; and it is aggressively visible, as illustrated in the applicant's renderings, from numerous vantage points on public thoroughfares; and

NB: Visibility is normally determined by photographs of a rooftop mockup and it was necessary in this instance to rely on the applicant's renderings and drawings to make this determination.

6. The undulating façade and disturbingly unanchored cornice have no relationship to the examples of classic neighborhood buildings proffered by the applicant and no or scant reference to any historic period or other buildings from the district and the applicant, when questioned, did not provide a persuasive response; and
7. There is no vertical or horizontal expression and division with the windows or architectural elements of the type that is seen in almost every worthy large building in the district and there is no attempt to suggest the roughly 20' lot frontages (especially with respect to the building to be demolished) that are typical of the district; and
8. The repetition of the exact same size windows with a large a ratio of openings to masonry, contrary to examples shown and in almost every worthy building in the district, do not vary in size from floor to floor, have no enframement or other architectural distinction, have a mullion pattern that its without historic or district reference and the ratio of opening to masonry give an appearance of an undistinguished institutional building; and
9. This appearance is reinforced by the absence of any variation in the plane of the entrances, storefronts, and variation of the ground floor height to the upper floors and windows as it typical of the district and; and
10. The overall design shows no reverence for or reference to the historic architecture of the district, reflected in its overall size, proportions, detailing, lack of vertical and horizontal elements, and is oppressively monotonous and without distinction on this prominent Greenwich Village corner; and
11. There was considerable oral and written testimony from the public in opposition to the application and no support for the application; now

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

Vote: Unanimous, with 37 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 June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*1-5 Bond St.** - Application is to install a new HVAC system in the rear alley.

**Whereas:**

1. Existing units must be replaced on account of age and design; and
2. The replacement units are smaller and less obtrusive than the existing units; and
3. A rendering showing the position of the units affirmed that they are within the property line; and
4. The applicant represented that the cooperative occupying the floors above the subject property would not agree to placing the units in the more preferable position on the roof; now

**Therefore it be resolved** that CB2, Man. approves this application.

Vote: Unanimous, with 37 Board members in favor.

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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 June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3 \*55 Horatio St.** – Application is to add railing and reconfigure basement steps at the front of the house where there was once a railing and stoop.

**Whereas:**

1. The proposal with steps parallel to the building and railing are typical to the district; and
2. The bluestone and sidewalk treatment serves to separate the sidewalk from the areaway; and
3. The plan of the proposed stairs and the design of the railing does not appear to conform to the area that the areaway and stairs originally occupied; and
4. The railing, copying non-original designs prevalent in the block, lacks a substantial curb to anchor the railing visually and practically;

**Therefore be it resolved** that CB2, Man. recommends that the application be denied unless the footprint of the areaway and stairs conforms to the original plan and that there be a substantial curb for the railing.

Vote: Unanimous, with 37 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 June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4 \*32 Perry St.** – Application is to construct a rooftop penthouse addition that is not visible from any public thoroughfare, construct a new rear addition and basement and first floors to "Fill in the L" on existing rear yard addition.

**Whereas:**

1. The penthouse is not visible from any public thoroughfare; and
2. The rear two floor extension is in line with the existing partial extension and evokes a tea room with the basement floor enclosed; now

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

Vote: Unanimous, with 37 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 June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 5 \*278 W. 11<sup>th</sup> St.** - Application is to replace exterior windows/railings/front door, demolish portion of rear façade to create extension into rear yard, excavate portion of rear yard to install sub-grade cellar extension, and to install a penthouse addition with new mechanical/generator equipment above.
1. The areaway iron work is to be changed to a more delicate design that was represented by the applicant as being suitable to the building, though legible drawings and photographs were not shown, and
  2. The parlor floor windows are to be changed to 6 over 9 with window guards and the upper floors changed to 6 over 6 as is typical to the style of the house; and
  3. The front entrance door will be one wooden door with sidelights; and
  4. The penthouse addition is set back 15' from the front façade, clad in gray brick, and added beside the existing stair bulkhead; and is represented by the applicant as not visible from a public thoroughfare though no photographs of a mockup were shown; and
  5. The garden excavation is well within the property lines and the applicant represented that care would be taken not to endanger the root system of trees on the property and on adjacent property; and
  6. The rear addition will have a new central balcony on the parlor level and the upper balcony will have new, matching iron work; now

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

1. Approval of the front window and doorway replacement; and
2. Approval of the ironwork replacement provided the drawings of the proposed ironwork are presented to the Commission for their consideration; and
3. Denial of the penthouse configuration unless photographs of a mockup are shown to the Commission to illustrate that it is not visible from any public thoroughfare; and
4. Approval of the rear addition modifications; and
5. Approval of the excavation provided that it is carried out in a manner that does not endanger the trees on the property or buildings and trees on adjacent properties.

Vote: Unanimous, with 37 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on June 22, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6 ~~\*546 Hudson St. – Application is to alter storefront.~~**

**(Will be reviewed at LPC staff level-will not be heard by CB2.)**

\*\*\*\*

**7 \*379-381 W. Broadway – Application is to install a barrier-free access lift.**

**Whereas:**

1. The lift is unobtrusive and folds flat against the bulkhead when not in use; and
2. Planters further help to obscure the lift when it is in the storage position, now

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

Vote: Unanimous, with 37 Board members in favor.

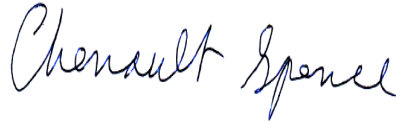


Please advise us of any decision or action taken in response to this resolution.

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. 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