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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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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

April 24, 2017

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 April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1 *769 Greenwich St. (corner of Bank Street) - Application is to remove the existing stair bulkhead from roof terrace, extend existing elevator shaft with new bulkhead at the roof terrace, and to install a greenhouse enclosure at 3rd floor terrace.

Whereas:

- A. The rooftop of the 3rd floor rear extension is to be enclosed with a highly visible modern glass room extending 5' above the parapet.
- B. This glass addition visually detracts from the massing of the otherwise plain exterior; and
- C. The applicant's stated purpose for the addition is to make safe the roof terrace which can easily be accomplished by installing a simple, unobtrusive railing; and
- D. The elevator shaft and stair bulkhead structures are to be extended to a total of 9'-0" above the main house's roof line and 5'-6" above the parapet and is minimally visible; now

Therefore be it resolved that CB2, Manhattan recommends:

- A. Denial of the glass room on the roof of the rear extension; and**
- B. Approval of the extension of the elevator shaft and stair bulkhead.**

Vote: Passes, with 25 Board members in favor and 9 Board members in opposition (B. Riccobono, S. Russo, K. Faccini, S. Wittenberg, J. Kiely, C. Booth, R. Sanz, R. Goldberg, R. Caccapolo).

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2 *440 W. 14th St. - (corner of Washington Street) Application is to legalize 2 illuminated hanging signs that replaced 2 previous hanging illuminated signs.

Whereas:

- A. There is a violation for two hanging interior illuminated signs 2' high, 7' wide, 4" thick, and 10' above the sidewalk (one on 10th Street and one on Washington Street); and
- B. The applicant presented numerous examples of hanging signs extant in the district that are smaller and less assertive than the proposed sign; and
- C. The signs are larger than is typical for the district and the interior illumination is inappropriate for the district and calls undue attention to itself; now

Therefore be it resolved that CB2 recommends **denial** of this application.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3 *77 Washington Place (between Sixth Avenue and MacDougal Street) – Application is to restore the street façade to its 1917 appearance and to build rooftop extensions for stair and elevator bulkheads.

Whereas:

- A. The street façade work is to be approved by LPC staff and is therefore not under consideration here; and
- B. The stairs are to be extended to the roof in a minimally visible bulkhead 9’-5” high and a new elevator shaft which is not visible from any public thoroughfare is to be constructed on the footprint of an existing connector corridor between the main house and the back studio building; and
- C. The chimneys are extended to be the height of the existing metal flues and create a clearly visible and unacceptable masonry mass; and
- D. The brick chimney extension does not serve to mask the bulkhead; and
- E. The use of metal flues atop original chimneys are typical to the district and satisfy the code without undue mass; and
- F. In the studio, the later addition of glass block infill is to be replaced with a full height glass facade reflecting the original design; and
- G. The proposed alteration of the intermediate rear façade retains the existing openings, changes

the fenestration to French doors and casement single pane windows and diminishes the size of the skylight; and

- H. The single row of windows in the rear façade are obscured by the introduction of a elevator shaft tower which is in the footprint of the existing connector and is not visible from the street; and
- I. The alterations do not change the size of the garden or intrude on the general condition of the adjoining open spaces; now

Therefore be it resolved that CB2 Manhattan recommends;

A. Denial of the brick chimney extension; and

B. Approval of the stair bulkhead , elevator shaft , skylight , and changes in fenestration to rear intermediate facade and rear studio facade.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4 *495 **Broadway** – Application is to change Broadway side windows, operation & material to aluminum clad to tilt turn windows, add façade lighting to Broadway side of building, and change lobby glass storefront and doors to improve building entrance.

Whereas:

- A. The building is almost totally intact as illustrated in a 1912 photograph which is presumed to depict the original condition and all subsequent alterations appear to be reversible; and
- B. The ground floor infill proposed is aluminum, modern with a too low a bulkhead, too little framing and does not reflect the historic era in either materials or design, and
- C. This architecturally significant building had, according to the 1912 photograph, four beautifully detailed bundled columns at the street level that have since been drastically and detrimentally altered; and
- D. The four base columns were modified by enclosing the original stone with steel cylinders that alter not only appearance, but the overall proportions by eliminating all details including the column base and the articulated columns; and
- E. The existing Broadway upper floor windows are painted multi lite steel windows to be replaced by single pane tilt and turn windows in aluminum with single pane glazing and transom; and
- F. Aluminum windows introduce an unacceptable modern substitute for the original wooden frames in the upper floors of the façade that is otherwise in its original condition; and

- G. The rear façade lower floor 2 over 2 windows (Mercer Street façade) are proposed to be replaced with inappropriate one over one windows matching those in the upper floors; and
- H. The proposed lighting is unobtrusive and the placement of the flagpoles compliments the building; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of the ground floor work unless the design of the original columns be restored and thereby greatly enhance the overall appearance of this remarkable building; and**
- B. Denial of the storefront proposal and recommend that it be modified to better reflect the original architecture of this building; and**
- C. Denial of the aluminum window frames in the Broadway upper façade and recommends that they be in wood; and**
- D. Denial of the one over one windows in the Mercer Street façade and recommends two over two; now**
- E. Approval of the lighting and flagpoles**

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5 *36 Commerce St. - Application to replace windows, repair stoop, and other minor modifications to the front facade; modify roof, including extension of parapets and chimney, new roof profile not to be visible from street, and new HVAC equipment; modifications to the South, west, and east facades; and modifications to the rear yard including excavation and new balcony stair.

Whereas:

- A. The parapet is to be raised minimally in varying amounts in order to raise roof level to bring the interior space ceiling height to code and raise chimney 18” to conform to code; and
- B. The cellar floor is to be lowered 1’-0” and the garden is to be excavated 2’-0”;
- C. The rear façade top floor windows are to be lengthened to align properly with the increased ceiling height of the top floor; and
- D. A spiral staircase from the parlor floor to the garden is space saving and prevents intruding into to egress easement.
- E. Rooftop rail, HVAC, and chimneys are very minimally visible from any public thoroughfare; now

Therefore be it resolved that CB2 Manhattan recommends approval of this application.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6 *710 Greenwich St. – (between West 10th Street and Charles Street) Application is to install new metal/glass storefront and minor masonry modifications to the exterior to help unify the street façade of the building.

Whereas:

- A. The building is an intact warehouse with loading docks and considerable historic masonry infill within the openings between the pilasters; and
- B. The proposal is to install sheet glass windows and doors in openings between the pilasters, covering the masonry infill; and
- C. The covering of the masonry infill by sheet glass gives a modern, museum like appearance to the intact industrial building and denies the clear reference to the loading door configuration; and
- D. Steel stairs with perforated risers are in keeping with the building; and
- E. Two proposed signboards are too large for the space above the ground floor and give the appearance of signs fixed to the façade rather than referencing historical sign bands; and
- F. Two blade signs of acceptable size are hung side by side between the two openings; and
- G. Acceptable lighting is to be installed on the facade; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of the glass windows and doors unless they are confined to the openings between the masonry infill; and**
- B. Denial of the signboards unless they are reduced in size to leave more masonry visible around their four edges; and**
- C. Approval of the blade signs provided that they are hung, one on the north side of each storefront; and**
- D. Approval of the stairs and lighting.**

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7 *13 Bleeker St. – Application is to convert existing 2-family house into a single family, renovate the front and rear façades; and install new mechanical equipment and a new LULA elevator.

Whereas:

1. The alterations to the front facade are intended to mimic the look of the storefront in the historic tax photo and will restore the design and openings as seen in that photo; and
2. The upper windows are to be replaced by wood frame 1 over 1 windows as depicted in photo; and
3. The fire escape is to be removed; and
4. A 3' excavation is proposed for the cellar and a portion of the rear yard; and
5. The rear facade alterations, including removal of a non- original Juliet balcony and door to be replaced with a window that respects the rhythm of the rear facade, and creation of a new concrete balcony below with fixed glazing, French doors, and new stairs and railings, are intended to unify the look of the facade that has undergone many disparate modifications over time; and
6. The proposed rooftop mechanicals are not visible from the street; and
7. The new elevator shaft does not penetrate the roof; now

Therefore be it resolved that CB2 Manhattan recommends:

Approval of the application and commends the applicant for respecting the layered history of the building and creatively adapting the storefront facade for residential use.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on April 20, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8 *155 W. 11th St. a/k/a 1 7th Ave. – Application is to change the existing terrace railing and to add a trellis on the east side of the terrace.

Whereas:

1. The proposed glass railing on the 15th floor terrace is minimally visible from the street, and incorporates the same detailing as some existing balconies in the building; and
2. The proposed trellis & pergola, while visible, does not appear to be out of place on the building; and
3. The applicant alluded to the fact that other occupants of the building are planning similar structures; now

Therefore be it resolved that CB2 Manhattan recommends:

Approval of the new railing and trellis, but is concerned about creating a pathway to future structures that may not be as consistent with the building's architecture as this one is.

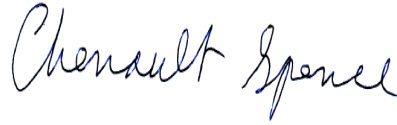
Vote: Unanimous, with 34 Board members in favor.

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