

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)

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January 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 January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- \*463 West St. (Westbeth)**- Application regarding resiliency upgrades, including elevation of the electrical and boiler systems, dry flood proofing of the fire pump room, provision of flood gates for certain windows, and replacement of the courtyard's structural system to provide handicap accessibility.

### Whereas:

- The insertion of a new ADA compliant ramp is required in order to provide access into the interior courtyard from the West Street passageway; and
- the proposed ramp is visible from the West Street courtyard entry; and
- The existing stairs are to remain and the applicant demonstrated why the proposed ramp cannot have fewer than three legs; and
- The details of the proposed reinforced concrete and steel pipe ramp and railings are informed by the existing 1968 Richard Meier ramp that needs to be replaced; now

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

Vote: Unanimous, with 32 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 January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- \*126 Waverly Place** - Application to introduce storefronts east of the public entry that was a back entry storage location to the former commercial space for stand alone retail space and remake the storefront.

**Whereas:**

- The proposed storefronts are on the residential entrance side of the building and align with the height of the residential entry; and
- The same precast concrete elements that were used in the building's existing storefronts, but reduced in scale in order to bring into scale with the residential scale of the streetscape, will be used; and
- The proposal does not include storefront bulkheads of the type seen in the building's other storefronts; and
- The applicant indicated willingness, to incorporate this type of bulkhead into the proposal; and
- Any signage will be behind the glass storefronts; now

**Therefore be it resolved** that CB2, Man. recommends approval of the storefronts if the applicant is indeed willing to incorporate bulkheads of appropriate proportion into the storefront design.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 3. \*21 West 10th St.** Application is to restore the rear facade; lower the areaway and rear garden; excavate the cellar and expand it under rear yard; replace areaway ironwork; replace parlor floor French door railings at street façade and install new parlor floor French doors and railings at rear façade; and convert the building from multi-family apartments to single family residence.

**Whereas:**

A. The overall thrust of the restoration and alteration of the street facade reflects respect for the building's original Italianate roots; and

B. The areaway will be lowered by 12" and be paved to match the sidewalk's bluestone with planters to match existing brownstone; and

C. The non-original 6' high areaway fence will be replaced by a fence replicating and aligning with the existing, neighboring cast iron fence at 19 West 10th; and

D. The existing, non-original curved first floor balcony railings will be replaced by balcony railings inspired by, but not identical to, the existing balcony railings at 15 West 10th, which are more consistent with the building's origins; and

E. The existing non-original entry door will be replaced by a wooden door unit that references an existing one at 37 West 10th and is more consistent with the building's architecture; and F. The existing non-original French doors and small windows at the garden level rear facade will be replaced by wooden French doors, stone pilasters, and ornamental lintels that indicate the same respect for the building as the front facade; and

G. The proposed first floor rear French doors with transom will match the front units, as will the metal railings, and will require new facade infill at the masonry openings; and

H. The committee commends the applicant for his sensitivity to and respect for the building, particularly with respect to the rear facade; now

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

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **\*143 Prince St.** – Application is to extend existing storefront design to additional frontage on West Broadway at street level and cellar level door; install new signage to match previously approved signage on Prince St.; replace existing banner and repair and refurbish existing black metal stairs from side walk to cellar level. (**Withdrawn-LPC will review at staff level.**)
5. **\*10 Jones St.-** Application is to install a new metal canopy with integrated lighting and new first floor security window grates.

### Whereas:

- A. The proposed new metal canopy projects 5' out and is unlike anything on this or other streets of similar scale in the historic district; and
- B. The existing entryway to the building is recessed, negating the need for protection from rain that was cited by the applicant as a justification for the canopy; and
- C. The design of the proposed new first floor metal security gates is entirely without reference in the district and the applicant, who did not know the date of the building, was unable to offer a rationale for the pattern other than it was something the client likes and already employs as an identifying device in two other buildings he owns, neither of which are located in historic districts; now

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

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- \*453 Broome St.** - Application is to legalize construction/installation of new granite paving and diamond plate for sidewalk on two sides of the location.

### Whereas:

- Sidewalk work involving the installation of granite paving and diamond plate was approved at LPC staff level a year ago with permission to remove glass vault lights granted on the condition that the lights would be examined by LPC staff and potentially reconfigured; and
- The contractor proceeded to do the work and threw away the vault lights, without complying with the agreement that had been made at LPC; and
- The applicant purports to have been unaware of his contractor's actions until it was too late, it is nonetheless the applicant's responsibility to exercise the oversight required to ensure that his agreement with LPC was adhered to and that historic material not be indiscriminately thrown away; now

**Therefore be it resolved** that CB2, Man. recommends denying legalization of the sidewalk renovation that has already occurred unless the applicant reintroduces cast iron and glass light risers and steps at each stair location, in acknowledgement of the importance of glass lights as a defining visual element of the district.

Vote: Unanimous, with 32 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7. \*11 Commerce St.** - Application is to add a bulkhead for the stair, add a small mechanical penthouse on the roof and to enlarge windows on the rear facade.

**Whereas:**

A. The proposed verdigris copper clad bulkhead would not be visible from Commerce Street and is somewhat visible from Seventh Avenue; and

B. The bulkhead creates the necessity for increased chimney height, creating a peculiar, freestanding and visible chimney, which would provide a stark and overly important presence among this row of 1830's Greek Revival houses when viewed from Seventh Avenue, and

C. The enlargement of the windows on the rear facade is not visible, and

D. The existing front door and columns are to be cleaned and repaired, with trim around door to be replicated, with copper cornice on door painted to match previously permitted windows; and

E. A modest vintage gas light is proposed next to door; now

**Therefore be it resolved** that CB2, Man. recommends approval of the bulkhead, rails, rear windows, and front door, and requests that the applicant seek alternative solutions to the placement of the chimney, with the goal of minimizing its conspicuousness.

Vote: Passed, with 31 Board members in favor, and 1 in opposition (C. Flynn).

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Dear Chair Srinivasan:

At its Full Board meeting on January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*439 Lafayette St.** – Application is to renew a master plan for hand painted signage.

**Whereas:**

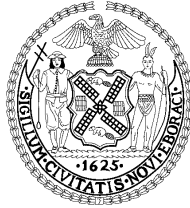
- A. The applicant provided sufficient material to review in order to evaluate the signage that has appeared since the master plan was originally approved; and
- B. This is simply a renewal of that plan; now

**Therefore be it resolved** that CB2, Man. recommends approval of the renewal of the Master Plan.

Vote: Unanimous, with 32 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 January 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. \*145 Perry St.** - Application is to construct a 6-story apartment building and an adjoining 4-story townhouse with a partial basement and an expanded footprint of rear yard open space.

### Whereas:

- A. The massing of the proposed buildings is appropriate to its location; and
- B. While the detail, layering and juxtaposed materials from an eclectic assortment of Village references forms an original mixture, it is not conducive to dialogue with the neighborhood, preferring to shout above the rest; and
- C. The heterogeneity of typology in the district is indeed a fact to be celebrated, it does not provide a blank check to design a building with so little regard for the surrounding area; and
- D. The townhouse aims to "hold the corner", it, in fact, asserts a jarring monumentality that suggests a corporate or cultural institution more than a West Village townhouse, and, despite the applicant's contention that the building would "slip in" to the streetscape, exerts an overwhelming presence which throws the block out of balance; and
- E. The openings of the townhouse are varied, the relationship of them to each other is confusing and without a unifying historic reference to the district and they disrupt the continuity of street wall which otherwise would anchor it to the street and district; and
- F. The apartment building might suggest an industrial motif which has a place in the district, the ratio of void to solid is out of character in the West Village; and

G. The expanded rear garden footprint is commended, and

H. The engineer committed to construction techniques designed to protect adjacent properties in the historic district, and

I. Members of the public from various entities including the Perry St. Block Association, the Greenwich Village Community Task Force, the Washington/W. 11th St Coop, and the Perry Street Crusaders all spoke out in opposition to the project; now

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

A. Approval of the footprint and massing of both the townhouse and the apartment building.

B. Denial of the buildings designs as presented, due to the overall monumentality of the townhouse design and the lack of historic district contextuality in both the townhouse and the apartment building.

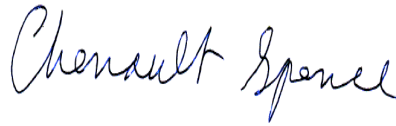
Vote: Passed, with 30 Board members in favor, 1 in opposition (R. Sanz), and 1 recusal (B. Freeland).

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. 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  
Amber Nowak, External Affairs Coordinator, Landmarks Preservation Commission