Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899
www.cb2manhattan.org
P: 212-979-2272 **F**: 212-254-5102 **E:** info@cb2manhattan .org
Greenwich Village ❖ Little Italy ❖ SoHo ❖ NoHo ❖ Hudson Square ❖ Chinatown ❖ Gansevoort Market

January 25, 2021

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***61 7th Ave. South - Application is to install a handicap accessible ramp.**

Whereas:

A. The proposal is for a ramp 14'-0" x 3'-4" on Bleecker Street at the east of the property; and

B. The ramp surface is a grating 1 ½" x 1 ½" grid (fiberglass) with simple metal railings painted brown and a wider opening and new wooden door of the required width is proposed; and

C. An alternate location on 7th Avenue South requires a switchback ramp because the floor level is higher and the area -including modified stairs and landing is 22'-0" X 5'-0" and more intrusive to the sidewalk area and blends better with the building; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application, as the Bleecker Street location is the less intrusive position to the public sidewalk for a ramp.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***59 Greene St. -** Application is to alter/lower the existing windowsill and replaces the existing window glass.

Whereas:

A. The proposal is to lower the center bay windowsill from 3'-10" down to 1'-6" above the sidewalk, a 2'-4" difference to provide a larger show window in plain glass; and

B. Historic cast iron fabric would be removed; and

C. The design breaks the current alignment of the top of the sill to top of the base of the surrounding masonry pilasters and the alignment to the other bays; now

Therefore be it resolved that CB2, Man. recommends **denial** of the design which requires destruction of historic fabric and disturbs the rhythm of the infill in other bays.

Vote: Unanimous, with 43 Board members in favor.

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NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***334 W. 12th St.** - Application is to install a new cornice.

Whereas:

A. The fourth floor was added to the original building and no cornice was installed at the time of the addition; and

B. While the applicant's desire to add a cornice is commendable, the new black cornice as proposed is in unsuitable fiberglass, its design is not suitable to the building and does not acknowledge that the fourth floor is an addition; and

C. While a cornice would enhance the building, the proposed design and material is unsuitable; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application as being in an unsuitable material and a design unfitting to the building's history.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
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January 25, 2021

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***530 Broadway - Application is to remove non-original doors, transom, and intercom replaced with glass doors with black metal framing and to install a new intercom.**

A. The existing door and transom, though not original, are in harmony in materials and general design with the building although the size of the doors are not of historic proportion; and

B. A historic photograph clearly shows the transom line above the presumably original doors indicating their height; and

C. An intercom is to be inserted into the new metal surround; and

D. The proposed design, despite the fact that the height of the doors are more historically correct and better proportioned than the existing doors, is without historic reference, intrusively modern in thin black metal with black door handles and the surround obscures the detailed recess of the arch and columns; and

E. The aesthetic of the design references a renovated lobby and a stylish contemporary Soho aesthetic rather than respecting the intact historic design of the building using wooden doors and preserving the intact entry; and

F. The entry mats are in cast iron with an imitation of vault lights replacing the existing paving and threshold; and

G. The mat design mimics vault lights, but locates the mat at the entrance with no open vaulting below, in a location where it would serve more as a boot scraper rather than reflecting the historically correct location and organic purpose of vault lights, which was to provide light for the vault below;

H. The intact stone arch entrance surround is to be covered over and by a flat 8” continuous metal plate that adds a flat appearance to the arch and entry; now

Therefore be it resolved that CB2, Man. recommends **denial** of this application as a design that does not respect the intact historic design of the building and its details and aesthetic.

Vote: Unanimous, with 43 Board members in favor.

Carter Booth, *Chair*
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January 25, 2021

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***14 Gay St**. - Application is to restore the facade and roof and reconstruct stoop, and ironwork in historic design.

The applicant did not appear and CB2, Man. recommends denial of the application unless the application is presented to CB2, Man. for consideration ahead of a hearing before the Landmarks Commission.

Vote: Unanimous, with 43 Board members in favor.

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January 25, 2021

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 37-39 Perry St. – Application is to gut renovate and reallocate some square footage onto the roof.

(laid over)

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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January 25, 2021

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on January 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *24 E. 10th St. – Application is to alter existing rooftop addition, construct rear yard additions, and remove the shutters at the front facade.

Whereas:

A. The removal of the skylight and extension of the rooftop addition to the rear make it less visible from public thoroughfare and the railing is of generally approved design required by code and is masked by a hedge; and

B. The shutters and details of the facade not original to the building will be removed and the original design of the facade and entry will be restored; and

C. The paint will be removed from the front facade and the brick and a stucco base will be restored; and

D. The existing rear extension is undistinguished and will be removed; and

E. The proposal is for an interpretation of a rear house with a multi-story connector; and

F. The location of the row house is exceptional in that it is the last house on the east edge of the Greenwich Village Historic District and is in the zoning for the area of University Place to the east of the property; and

G. The applicant represented that the bulk with the addition to the rooftop structure and the rear yard additions, though greater than the usual extension to a row house, is well under the permitted FAR of the zoning; and

H. The rear yard is surrounded by a large multistory building to the east, a commercial building to the south and a portion of the west garden is obscured by an extension of the building to the west; and

I. The east lot line wall facing a narrow alley will be painted and the fenestration slightly altered; and

J. The applicant presented ample material illustrating the varying additions and rear houses in the doughnut and elsewhere, some of which occupy a large portion of the garden and does not unduly intrude into the doughnut; and

K. The design for the new construction is boldly modern with considerable steel and glass windows throughout; and

L. Though the bulk and design in other instances of row house rear additions would not be permitted, the unique situation of the location property obscured by other buildings in combination with the zoning, create a specific situation where the bulk does not intrude objectionably to the doughnut and makes the design acceptable in this specific location; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the application as suitable to this exceptional location in the Greenwich Village Historic District; and

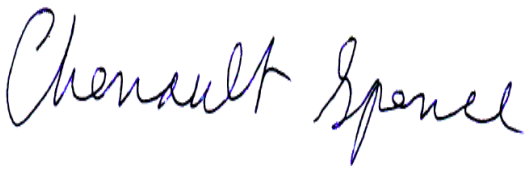
B. That approval of the application not be taken as precedent for usual rear yard additions to row houses.

Vote: Unanimous, with 43 Board members in favor.

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

Sincerely,

Carter Booth, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

CB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Nydia M. Velazquez, Congresswoman
Hon. Carolyn Maloney, 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. Scott Stringer, NYC Comptroller
Hon. Gale A, Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC