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

February 19, 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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. ***351 Canal Street**- Application is to construct an infill of the areaway to create a stair enclosure.

Whereas:

A. The addition fills an unbuilt area at the rear of the building in order to provide a second egress stair shaft; and

B. The construction has no adverse impact on this distinguished building; and

C. There is very minimal visibility from a public thoroughfare which does not cause any harm; now

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

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
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Susan Kent, *Second Vice Chair*
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February 19, 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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***66 W. 9th St. – Application is to alter the areaway and replace a secondary stoop for barrier-free access.**

Whereas:

A. The proposal is to install a lift and add a flight of stairs along the areaway and to build a landing over the existing stairs and stoop to a retail space; and

B. The modifications are within the area of the existing areaway and the existing stairs and stoop; and

C. The design of the addition, the railings, and the lift in its storage position are respectful of the building; and

D. The facing of the stairs and the landing are without detail, apart from a recessed niche, and the design profits from the proposed detailing and rustication, provided that the work is executed with careful craftsmanship; and

E. The property would be enhanced by the planting of a tree in the existing pit; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that the facing of the stairs and the landing have detailing and rustication executed with the careful craftsmanship evident in the building.

Vote: Unanimous, with 44 Board members in favor.

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
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February 19, 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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***233 Bleecker Street - Application is to reclad existing 1st floor facade, enlarge and opening, repaint existing window mullions, install new front entry door to match existing, and install new retractable awnings, and signage.**

Whereas:

A. The building, in a prominent position in the district, once served as a stagecoach station with rooms for drivers in the second floor and the ground floor was converted to several small stores with wooden infill in historic style; and

B. The building, with its extant original second floor, was the inspiration for the Edward Hopper painting, *Early Sunday Morning* which depicts historic and presumably original storefronts; and

C. The entire facade and windows of the ground floor are covered in plywood; and

D. The applicant represented that probing of the facade showed only a minimal amount of original material; and

E. The cladding is of modern design in wood painted black with stainless steel detailing and the windows are plate glass on Carmine Street and operable glass doors on Bleecker Street; and

F. The signage is two backlit stainless metal script logos with "halo" lighting and two gooseneck lights for each and a blade sign represented as conforming to regulations on Bleecker Street; and

G. The vast amount of glazing brings danger that an unacceptable amount of interior light will spill into the street and take the focus from the historic building to the retail space within; and

H. The proposed design has no coherent relationship with the building's architecture, and instead references the regrettable pre- designation modern storefront of the previous tenant, resulting in a generic modern first floor with the intact original second floor atop and a jarringly dissonant relationship between the two; and

I. There is ample opportunity to install a retail facade that reflects the unique history of the building and is suitable to the neighborhood; and

J. The design does harm to the district in an especially prominent location on Bleecker Street facing Fr. Demo Park; now

Therefore be it resolved that CB, 2 Man. recommends **denial** of the application as out of context with the building and with the district when there is opportunity to design a suitable cladding, infill, and detailing that is in harmony with the original second floor of the building and the historic district.

Vote: Passed, with 41 Board members in favor, and 3 in opposition (M. Metzger, B. Page, R. Sanz).

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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February 19, 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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *63 Gansevoort St.- Application is to add one story to an existing one-story building.

Whereas:

A. The original three-story building was demolished in the 1930s and replaced by a one-story repair garage with a large opening for vehicles and two small entrances at the east side; and

B. The proposed modified opening is the size of the large original garage opening on the west and the small side doors to the east are intact; and

C. The ground floor is white painted existing brick and the infill is wood and glass with a bulkhead in three sections with prominent divisions and the doors in wood

D. A second floor is to be added with an approximately 12’ 6” tall sloping glass wall (characterized by the applicant as a skylight) set immediately behind the narrow gutter beside the coping of the first floor; and

E. No examples of similar height rooftop additions or rooftop additions without considerable setbacks were presented by the applicant; and

F. The wall and an adjoining roof are wood framing with plain glass in front of a glass penthouse; and

G. There is mechanical equipment at the rear of the building which is not visible from a public thoroughfare and there is minimal visibility of the rooftop structure from Little West 12th Street; and

H. The wooden mullions and demarcations of the three sections as infill in the garage entrance have no industrial or contextual reference to, or acknowledgment of, the historic purpose of the opening; and

I. The overwhelming large glass wall is far larger than a skylight, and does not serve the purpose of a skylight; and

J. The proposed second story completely overwhelms the existing building and results in an iproportioned two story building rather than rather than an existing one story building with a setback penthouse; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application with non-contextual and non-historic design for the existing building and an overly large glass rooftop addition that overpowers the existing and is without historical reference and out of keeping with the neighborhood.

Vote: Unanimous, with 44 Board members in favor.

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

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February 19, 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 February 18, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

5. *14-16 Fifth Ave-Application is to demolish the existing row houses converted to apartment buildings and to construct a new 19-story apartment building.

Whereas:

A. Two 25' wide row houses built c1848 and converted to one apartment building, with typical exterior stairs, stoop, and detailing removed in 1937 are proposed to be demolished; and

B. The facade is simple brownstone and the original volume is retained, making the building fit well into the streetscape; and

C. The buildings have considerable cultural and social significance connected to early industrialists, inventors, philanthropists, jurists, railroad tycoons and civil war generals, as well as writers, actors, editors, and political reformers reflecting the character of the neighborhood as it changed from homes of the early occupants who were socially prominent to the center of bohemian culture; and

D. The applicant showed numerous buildings in the district and other landmarked districts that had been considerably altered or replaced and none of the replacements in the district were out of scale with the original buildings; and

E. The proposed building is 19 stories and 241' feet high, including a 31' tall mechanical tower and its overall design and detailing are, in general, inspired by the older apartment buildings in the area along Fifth Avenue; and

F. The building's height is far out of proportion to the 50' wide Fifth Avenue frontage and is higher than all of the buildings on Fifth Avenue below 14th Street except for 1 Fifth Avenue, built as a hotel; and

G. The upper irregular setbacks on the upper floors are overly articulated compared to other buildings in the district; and

H. The impact on the views along Fifth Avenue were only shown when the building is viewed from a distance, with an unconvincing narrative that the height fits harmoniously with the neighboring buildings along Fifth Avenue; and

I. No shadow studies were shown when it is evident that there is considerable impact to the west in the morning and to the east on Fifth Avenue in the afternoon; and

J. The board received approximately 360 letters from the public in opposition to the demolition and the proposed construction and 3 letters in support of the proposal from real estate interests, and a number of elected officials are on record as opposing the application; and

K. Approximately 100 members of the public attended the committee meeting and approximately 50 spoke in opposition to the application and 4 spoke in favor; now

Therefore be it resolved that CB2, Man. recommends:

A. Denial of the demolition of the historic buildings owing to their cultural and social significance and the importance of their scale to the streetscape; and

B. That any building on the site be no higher than the neighboring building immediately to the north because of the relatively small 50' frontage on Fifth Avenue in order to not disturb the rhythm of the buildings in the block and to minimize the shadow impact; and

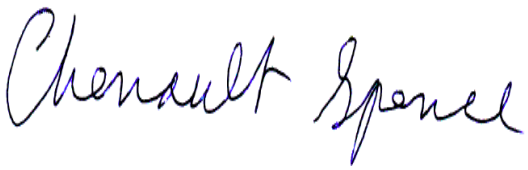
C. That the setbacks be simplified in keeping with the existing buildings along Fifth Avenue.

Vote: Passed, with 39 Board members in favor, and 5 in opposition (J.P. DeVerna, M. Metzger, B. Pape, R. Sanz, A. Zeldin).

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