Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *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

June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. 130 Greene St.– Application is to amend a master plan for painted wall signs.

(Reviewed at LPC staff level)

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *60 Grand St. - Application is to amend a master plan for painted wall signs.

(No public hearing review)

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *53 W. 9th St. - Application is to install new louvered wood shutters at the second, third and fourth floor front facade windows.

Whereas:

A. There is ample precedent for shutters on houses of the period and design; and

B. The black wood shutters are in historic design and are operative; and

C. Addition of the shutters highlights the absence of lintels and sills; and

D. The shutters would be less assertive on the narrow house in a lighter, traditional color; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approva**l of the shutters provided that they are in a lighter, traditional color and that the color be reviewed by the Board for recommendation to the Commission; and

B. That consideration is given to restoring the lintels and sills.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***357 W. Broadway** – Application is to add a 3rd floor rear stair bulkhead.

(Reviewed at LPC staff level)

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *55 Gansevoort St. – Application is to amend a previous approval for mechanical equipment at the roof of a penthouse addition, and at an undeveloped rear facade.

(Reviewed at LPC staff level)

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *4 Jane St. - Application is to construct a rooftop addition, excavate the rear yard and construct a below-grade rear yard addition.

Whereas:

A. The rooftop addition has a skylight and window wall and a terrace with railing at the front of the building; and

B. Both the structure and the railing are highly visible and obtrusive from a public thoroughfare along the ally to the west of the building; and

C. An inadequate presentation did not illustrate the appearance of the finishes of the masonry and the glazing; and

D. Non historic openings along the east facade filled in glass brick are to be removed, bricked in and parged to match the wall; and

D. The rear yard excavation is 7'-0" deep to provide a walkout from the basement and 13'-0" from the rear wall of the house with 5'-0" remaining at the existing level to the property line.

E. The exiting stair from the parlour floor to the rear garden is to be replace by a spiral staircase; and

E. The cellar is to be excavated 1'-0"; and

F. The inadequate presentation did not give a visual depiction of the rear facade, the stair, the necessary retaining walls, and the garden with the materials and finishes and gave no information concerning the engineering and safety measures to be instituted on order to ensure the integrity of the house and the neighboring houses and gardens; and

G. A member of the public spoke in opposition to the application.

Therefore CB2, Man. recommends:

A. **Denial** of the highly visible rooftop addition as obtrusive to the historic character of the neighborhood and because of inadequate information about its appearance; and

B. **Denial** of the rear facade and garden excavation because of inadequate information about its constriction and appearance; and

C. That the Landmarks Commission direct that the applicant comes before the Board for a review of an adequate presentation in order that the Board may make a proper evaluation and a recommendation to the Commission.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*

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June 18, 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 June 17, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

7. *15 Greenwich Ave. – Application is to demolish existing 1-story commercial building and construct a new 5-story mixed-use building with cellar and attic.

A. The existing building, a one story much altered retail space replaced a 19th century four story row house in 1937 and is proposed to be demolished; and

B. The site is prominent, facing onto a moderately wide avenue with a park and an important historic building, the Jefferson Market Library.

C. The building is architecturally and historically undistinguished and there is no objection to its demolition; and

D. The proposed new building is 20' wide, with cellar and first commercial floors built to the lot line and above the building steps back 27' with four residential floors and an attic (48' deep); and

E. The height to the roof is 62'-6" and with an unarticulated parapet and painted aluminum mechanical equipment screen to a height of 72'

F. The facade is covered in concrete cast stone with blueish red color at the ground floor, as random vertical elements at the windows and the overall effect is an aggressive presence in the row of warm tone historic facades; and

G. The windows, 7'-0" high and 3'-0" wide, are single lite fixed panels with simple bronze frames with an operable tilt panel and are far out of scale with the neighboring historic buildings; and

H. The proportion of masonry to glass gives the appearance of a modern frame with glass panels rather than having the historic reference of punched window openings proportional to the masonry and there is no alignment of fenestration and height to the windows in the historic tenement and row houses to the west and the apartment building to the east; and

I. The rear facade is similar, with a simpler design and the applicant was unable to explain its visibility from 10th Street west of Greenwich Avenue.

J. The building is an unwelcome, aggressive presence on a cohesive historic row in a prominent location facing a park and important historic building and it is ill suited to this location on account of its scale, proportion, height, color, materials, windows, alignment with neighboring buildings, lack of detailing and totally lacking in historic reference; now

Therefor be it Resolved that CB2, Man. recommends:

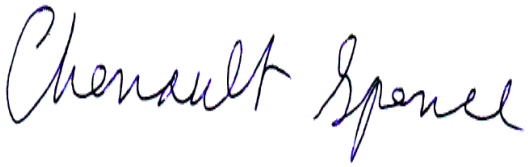
A. Approval of the demolition of the existing undistinguished building; and

B. Denial of the application for the new construction as being an unwelcome intrusion to a cohesive historic row in a prominent location and not having a harmonious relationship to the neighboring buildings and the immediate area and its total lack in historic reference.

Vote: Unanimous, with 44 Board members in favor.

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

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan

Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

JK/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