

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](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

September 24, 2021

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

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

- 1. \*396 West Street - Application is to construct a rooftop addition, restore the façade, replace winds and doors, signage to relocate the Floor Area Ratio from the 1st floor (which is below flood level), for flood code compliance**

#### **Whereas:**

- A. The condition of this distinctive riverside seafarers' hotel building, apart from the storefronts and some windows, is remarkably intact and the original design clearly exists and any intervention must be approached with great respect to ensure that it preserves the historic integrity of the building; and
- B. Façade restoration includes repainting brick and terracottas, replacing existing wooden windows and first floor infill with non-historic non-aluminum frame windows of similar design; and
- C. The fire escape is to be removed and it is proposed that the exit doors on the second and third floors, clearly cut into the facade and terra cotta ornamentation, remain, which presents a disturbing interruption in the strict rhythm of the fenestration and ornamentation throughout the two facades; and
- D. The infill has new window configuration and doorways that are reasonable accommodations to providing egress, entrance to an elevator lobby and use of the ground floor; and
- E. The general scale of the wooden elements of the infill lacks enough weight to be historically plausible and gives the appliance of thin metal and bulkheads and kick plates on the doors are far too low to reflect any historic design prevalent in the district; and

F. A rooftop addition, three stories high with a mechanical level, is in a rigid pattern of steel and glass follows the 70-degree angle of the lot and building; and

G. The rooftop addition is a steel and glass system with mechanical equipment, egress stairs, and elevator towers above its roof; and

H. The rooftop addition design, with no historic reference is not harmonious with the building and with the background created by taller buildings adjacent to the building and beyond; and

I. From the digital visibility studies, the excessively visible rooftop addition, amplified by the contrast of the out-of-context steel and glass design, from numerous places along public thoroughfares and in the public riverside park; and

I. The absence of a mockup hampers the ability to make an accurate evaluation of the actual visibility of the rooftop addition; and it is imperative that a mockup be installed and photographed from vantage points in public thoroughfares in order to make a valid evaluation of the exact visibility.

J. The application includes concepts for signs with out of scale, large size lettering in the signband above the ground floor infill, a blade sign, and a vertical sign to identify the building entrance and the particulars of the design, size and placements will come before the Committee in a future application when tenants have been identified; and

K. A flood mitigation system is added to the cellar and ground floors inside the building and not visible and removable barriers will be installed along the south and west facades only when weather conditions merit; and

L. The applicant represented that engineers have determined that the roof is in fragile condition and cannot support the usual type of mockup, the applicant agreed to install a simple mockup of poles and flags or similar light materials, make photographs from numerous vantage points on public thoroughfares, and invite members of the committee to view the mockup before it is removed and to entertain recommendations of the committee concerning the historic wooden windows, restoring the windows in the fire escape door openings, and making modifications about details of the infill and the concept of the rooftop addition, Now

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

A. **Approval** of the general restoration of the facade provided that the doorways created for fire escape exits on the west facade be restored to the original window configuration and that the first floor infill is more substantial and with historical reference; and

B. **Denial** of aluminum frame windows and infill and that they be replaced with wooden windows of historical design and that the curved windows designs be properly reproduced; and

C. **Denial** of the steel and glass design of the rooftop addition and that it be of a more modest, less visible height and of a design that is harmonious with the background of the surrounding buildings.

D. That the revisions in the designs together with photographs of a mockup of a new rooftop addition be presented to the committee prior to a hearing before the Landmarks Commission.

Vote: Unanimous, with 42 Board members in favor.

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

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*182 Spring Street - Application is to demolish a significantly altered two-story commercial building and construct a new building at 182 & 186 Spring St., and a portion of the rear of 185 Spring St.**

**Whereas:**

- A. The plot includes an undistinguished two-story commercial building in extremely degraded condition on lots formally occupied by two row houses and a vacant lot once occupied by a row house; and
- B. The building does not contribute to the historic character of the district and its demolition will cause no harm to the district; and
- C. The proposed building has ground floor retail bay windows and nine residential units on the upper floors and a community facility on a rear portion of the plot; and
- D. The building respects the street walls and heights of neighboring tenement buildings with a penthouse above; and
- E. There is smooth dark brick on the lower floors and light brick at the penthouse, dark mahogany window surrounds and sheet glass at the ground floor and tilt and turn sheet glass windows in the residential floors above which are of no historic reference and wooden sash windows are historically appropriate to the building and to the district; and
- F. The corner entrance and large corner windows with no corner support are an extreme deviation from historic reference and the punched masonry design of the building; and

G. The infill in wood is insubstantial and give the appearance of trying to imitate a non-historical metal infill and there is a simple metal cornice above the residential entrance; and

H. The building, while in materials and scale respects the historic character of the district has minimal elements, especially the sheet glass windows and detailing of the corner entry and windows, that are out of harmony with the building itself and the district; and

I. The details above were discussed with the applicant who graciously took the comments and suggestions under advisement; and

J. There was objection to various aspects of the design and bulk from Village Preservation and members of the public; now

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

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

B. **Denial** of proposed building with numerous details outlined in the whereas clauses above which give the building the appearance of an insensitively altered historic building of no particular interest or historical reference; and

C. That the applicant reconsider details of the design and present a revised application for review by CB2 prior to a hearing before the Landmarks Commission.

Vote: Unanimous, with 42 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

- \*1 Clarkson St. (Tony Dapolito Recreation Center) – Application is to replace the front stairs and ramp.**

#### **Whereas:**

- The ramp and stairs and sidewalk vault on 7<sup>th</sup> Avenue South are in poor condition; and
- The proposed central stairs recall the original design and includes a side stair and a switchback ramp that are harmonious with the building and incorporate all necessary safety regulations; and
- The sidewalk above the vault will be replaced in kind; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application as a welcome improvement to the building entrance.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*134 Spring St. – Application is to establish a master plan for a painted wall sign.**

**Whereas:**

- A. The sign is on the east lot line wall and is clearly visible owing to the lower building to the east; and
- B. Historic photographs show that there had been a sign on the wall in the same position; and
- C. The sign is 14.5% of the facade 18' x 16'43/4' with a 2' x 3' tag below; and
- D. Staff will verify that the sign conforms to the applicable regulations; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application provided that Landmarks Commission staff ensure that it conforms to regulations.

Vote: Unanimous, with 42 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
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Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. \*657 Greenwich St. (St. Luke's School) – Application is to modify the previously approved play cage and guardrails; and install play cage seating and wall safety pads and reconfigure of the previously approved switchback exterior stair to a straight run stair; and extending a mechanical flue.**

**Whereas:**

A. The play cage in structural steel is modestly increased in size from the approved plans to conform to regulations for the use of the space; and

B. The cage and steel frame with metal mesh guardrail is from 3'-8" to 8'-0" with steel framing and metal mesh, the egress stair is changed to a single run along the south wall, and the boiler flues are extended to conform to regulations; and

C. The appearance of the structures, while slightly more visible from the street, is not materially different from the prior application that has been approved; now

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

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **\*275 Mulberry St. (Puck Building) – Application is to install a flagpole and banner, interior display windows, and new signage on Lafayette Street; install awning, replace bracket sign, and new signage on Mulberry St.; and replace doors and**

### Whereas:

- A. The portion of the building under review is along Lafayette Street, a principal facade, and Mulberry Street, a secondary façade on Jersey Street; and
- B. An awning is proposed for the south bay on Mulberry Street and there is no historical precedent for awnings on the building and there are no awnings elsewhere on the building; and
- C. Cutout gold script lettering is along the sign band in the south bay and in other bays the sign band is covered in solid wood, obscuring the historic sign band; and
- D. A new blade sign of the same size and in the same position as the existing blade sign on the Mulberry Street is painted to match awning; and
- E. The last bay to south on Lafayette Street shows the three window as a vitrine with painted lettering on the windows; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application provided that the historic details of the sign band are not obscured and that there be no interior structure within 18” of the vitrine window.

Vote: Unanimous, with 42 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 Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **\*]118 Greenwich Ave. Application is to paint the existing brick areas of the ground floor façade along W. 13th St., install exterior sconces at the West. 13th St. and Greenwich Ave. façades, and install three soft-canvas retractable awnings over the building façade along W. 13th St.**

### **Whereas:**

- A. The existing awnings on Greenwich Ave are to be reproduced along the 13<sup>th</sup> Street facade -over the windows and the brick wall and with the awning overhang adjusted for the narrow sidewalk; and
- B. Awnings over wall areas without windows have no precedent and do not serve the purpose of awnings as providing shade for windows; and
- C. The 13<sup>th</sup> Street ground floor wall is proposed to be painted to match the dark teal of the Greenwich Avenue facade; and
- D. There are eight brass sconces with frosted 8” glass globe along Greenwich Avenue and fewer on 13<sup>th</sup> Street; now

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

- A. **Approval** of the awnings above all windows and denial of awnings over sections of the 13<sup>th</sup> Street facade where there are no windows; and
- B. That the teal color be reconsidered in favor of a lighter color of more historic reference; and

C. **Denial** of the painting of the brick wall on 13<sup>th</sup> Street and that it be restored where necessary; and

D. **Denial** of the sconces as excessive and without historic precedent.

Vote: Unanimous, with 42 Board members in favor.

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**Susan Kent, First Vice Chair**  
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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*69 Gansevoort St. – Application is to demolish an existing one-story rooftop structure and to construct a multi-story rooftop structure.**

**(laid over)**

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
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Sarah Carroll, Chair  
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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 23, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. \*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.**

**Whereas:**

- A. The application has been considerably modified from the initial presentation before the Committee, most notably with respect to the facade material and the alignment of the windows with the neighboring building and the cornice; and
- B. The cornice is in smooth painted aluminum and appears insubstantial and does not have the texture and weight to properly terminate the building; and
- C. The brick facade with punched windows has historical reference however the brick samples, as shown in a rendering, are without character and variation; and
- D. The window height makes the alignment unsettling and gives the impression of a window of historic proportion that has been altered; and
- E. The tilt and turn windows are completely inappropriate to the building and the district and double hung or similar sash windows with wooden frames would be harmonious with the building and would not, as asserted by the applicant, unduly impede the view of Jefferson Market Garden by the tenants; and
- E. The proposed ground floor aluminum storefront system gives a flimsy, modern appearance and the materials and design details are out of character with both the building and the district; and

F. The storefront surround is covered in metal scored to look like stone and includes a header, side pilasters, and a too narrow pilaster between the storefront and the residential entrance and would historically be stone or masonry, is the same material as the storefront, does not respect the vertical lines and rhythm of the facade above, and has no visual substance to support the building; and

G. The infill lacks weight and details and the materials and color are unrelated to the historical references of the building; now

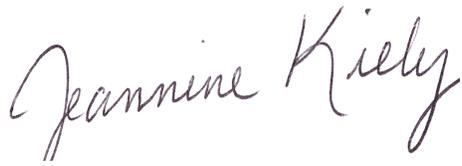
**Therefore be it resolved that CB2, Man. recommends:**

That the application be **denied** unless the cornice, brick, windows and the ground floor surround and infill are modified along the lines of the information detailed in the whereas clauses above to achieve a design that has historical reference, pleasing proportions and has harmony within the building itself and with the district.

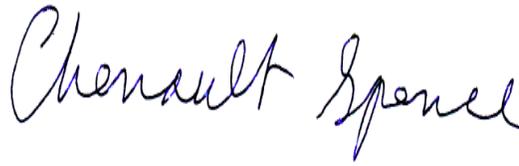
Vote: Unanimous, with 42 Board members in favor.

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

Sincerely,



Jeannine Kiely, Chair  
Community Board #2, Manhattan



Chenault Spence, Chair  
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