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
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *399 W. Broadway- Application is to propose a Master Plan for hand painted advertising signage.

Whereas:

A. The proposed 14.5' x 12' sign is typical of the painted wall signs in the district and appears to conform to the regulations for a painted wall sign for the building; and

B. There is the vestige of a historic sign in the location; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that staff verifies that it conforms to the regulations for the district and the building.

Vote: Unanimous, with 42 Board members in favor.

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

Antony Wong, *Treasurer*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *33 Ninth Ave. – Application is to retro-fit the existing non-illuminated window signs with internal illumination and install one custom corner sign cabinet reading 'Rolex' with a clock at each elevation.

Whereas:

A. The three interior illuminated signs are in the same location and approximately the same size as the existing approved signs and are flush with the windows; and

B. The corner illuminated sign is on each face 6'x 4' x 7" thick and is similar in size and considerably thicker and lower than the simple wooden corner sign shown in a historic photograph and has an operable clock in each face; and

C. The applicant did not show any examples of either type of sign and exterior clocks in the district and represented that he did not know of any such installations; and

D. The interior signs do not conform to the regulation that interior signs must be at least 18" from the window and there is far more than sufficient interior lighting in the showroom to draw attention to the premises; and

E. The corner sign, though somewhat smaller than the historic sign, is in an intrusive lower location than the corner sign in the historic photograph and an illuminated sign with an operable clock are without historic or current precedent; and

F. There was oral and written testimony from the public opposing the application; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application in that the illuminated signs at the window are contrary to existing regulations and the corner sign is obtrusive and the illumination and clock are inappropriate to the building and the district.

Vote: Unanimous, with 42 Board members in favor.

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

Antony Wong, *Treasurer*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *52-58 Gansevoort St. - Application is to install signage, add exterior lighting, insert brickwork and a clock in middle window opening, add planter boxes on windowsills, and add logos adjacent to the entrance door.

A. The portion of the facade proposed for the mounting of a clock is a historic hatch that was converted to a pair of windows in the 1937 alteration of the building and this feature is highlighted in the designation report as historically important in showing the evolution of the building and of buildings in the district; and

B. The clock - 6'-10' x 6'-6" - is on a brick infill, matching the existing bricks in the facade; and

C. A discreet painted sign at the top of the building is 14' x 3' and illuminated by three black gooseneck lamps which are without historic precedente in the district; and

D. There are window boxes with greenery at the windows of the second floor are purely decorative and lit from behind by LED fixtures and they are without precedente, and are ill suited to an industrial building, and no example of such decoration in the district was shown by the applicant and; and

E. An additional globe light, copying the existing ground floor fixtures, is to be added to the right side of the entry; and

F. There was public testimony in opposition to the application; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the painted sign and the added ground floor light; and

B. **Denial** of the replacement of windows with the clock, gooseneck light fixtures above the sign, and the window boxes as without precedente in the neighborhood and contrary to the industrial character of the building.

Vote: Unanimous, with 42 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *527 Broome St. –Application is to replace the storefront.

Whereas:

A. The existing condition is two divided pane windows and a divided pane horizontal skylight which replaced an original loading; and

B. The proposed replacement windows are operable casement sheet glass in six sections and the skylight windows are replaced with operable sliding solid glass panels that did not appear to have any provisions for the safety of passersby at the void created at near grade level when in the open position; and

C. The plate glass operable casement windows of unsuitable design and proportion and the skylight are without historic precedent and are ill suited to the building; and

D. The proposed application is in direct conflict with an agreement in connection with the approval of a liquor license that includes the following stipulations, all of which are in direct conflict with the changes proposed in the application:

1. All doors and windows will be closed at all times except for patron ingress and egress.
2. Will not install or have French doors, operable windows or open facades.
3. Will not make changes to the existing façade except to change signage or awning.

Therefore be it resolved that CB2, Man. recommends **denial** of the application of a modification that is in no way respectful of the historic character of the building and the district and is in direct conflict with binding stipulations in the liquor license for the premises with respect to operable windows and changes to the existing facade.

Vote: Unanimous, with 42 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *611 Broadway - Application is to construct a one-story rooftop addition and mechanical equipment, install an ADA compliant entrance, and perform façade restoration.

Whereas:

A. The Cable Building occupies an prominent position at a historic main intersection and is of notable historic and architectural importance; and

B. The rooftop addition clad in dull zinc has a 20' setback from the bordering streets and the railings are carefully positioned to achieve minimal visibility; and

C. The mechanicals are visible only from Broadway on the north, lot line facade and do not disturb the roofscape; and

D. The cresting on top of the cornice is to be restored and the missing elements will be reproduced; and

E. The ADA entrance is achieved by restoring the entry door to its original grade level: and

F. The fire escapes will be removed and egress will be achieved by recessing and restoring existing Mercer Street loading dock doors and installing egress doors and louvers within the recess; and

G. The several elements of this exceptionally sensitive application are well planned and respectful alterations and restorations in this application have been considered with respect to a welcome future master plan for full restoration of this important building; now

Therefore be it resolved that CB2, Man. recommends **approval** of this sensitive alterations and restoration of an important historic building.

Vote: Unanimous, with 42 Board members in favor.

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

Antony Wong, *Treasurer*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *9 St. Luke's Pl.– Application is to construct a 3-story addition to the rear of the house, a penthouse addition and new mechanical equipment on roof, new windows on all facades, refurbishment of areaway and sidewalk, and excavation below cellar and rear yard.

Whereas:

A. The new front doors are to match 8 St. Luke's Place with the introduction of historic detail matching other doors in the row and is appropriate to the house provided that it and the surround are carefully detailed; and

B. The balcony on the rear facade will be removed and

C. A three story 6'-3" deep rear yard extension, much like other extensions within the doughnut has full width divided glass on the ground and parlour floors and there is an awkward configuration of two modern windows on the third floor and the three punched windows remain on the top floor; and

D. There is a full width iron balcony at the parlor floor; and

E. The penthouse is smaller than most of the penthouse additions in the row and with moderate visibility from St. Luke's Place and considerable visibility from the south side of the park across the street from the house; and

F. The penthouse materials are light brick and the chimneys are to be removed and replaced with obtrusive light brick clad outsize chimneys that are very visible as modern additions and they intrude on the roofscape; and

G. The southwest chimney is turned at right angles to the front of the building in an awkward and obtrusive manner.

H. There is to be excavation, some of which is to the lot line walls, in the cellar extending into the rear yard which will be paved over; and

I. The parlor floor rear windows lack any suggestion of the historic three window configuration which they replace and there is a clear example two houses to the east with a similar window wall that makes this important historic reference; and

J. The two oddly sized second floor rear windows disturb the integrity of the rear facade and are historically and aesthetically important and the three punched window configuration would greatly enhance the facade; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the entrance provided that the detailing is of careful historic design and fabricated; and

B. That the penthouse be reduced in size and/or moved toward the rear of the building to reduce visibility; and

C. **Denial** of the chimneys' design and that they be replaced with a more traditional design and be positioned in the historic parallel to the property line and flat against the sides of the building as close to the rear of the building as possible; and

D. **Approval** of the rear basement windows and the parlor floor windows provided that the parlor floor configuration makes some reference to the three punched windows which they replace; and

E. **Approval** of the excavation provided that all care is taken with the design and construction to ensure that the integrity building and neighboring buildings is not compromised, that all methods and monitoring necessary to ensure these protections are carried out.

Vote: Unanimous, with 42 Board members in favor.

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

Antony Wong, *Treasurer*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *69 Gansevoort St. -Application is to construct a multi-story rooftop addition in front of and on top of an existing one-story rooftop structure.

Whereas:

A. The existing front building of great importance to the evolution of architecture and to the culinary history of the district is to be well preserved and was modified to its present condition in the 20th century from twin row houses; and

B. There is an existing tenement building behind and adjacent to the front building that is not visible from any public thoroughfare; and

C. The addition was represented as being inspired by the volume and design of the historic front building; and

D. The facade is plate glass with a decorative steel screen that results in a confusing layering of patterns and though it is set back 15' (20' forward of the south facade of the tenement building), its bold model presence completely overwhelms the existing front building, and is too bulky and high to be visually supported by the existing building; and

D. The new construction encases the existing rear tenement building and its south facade will be demolished, essentially resulting in its demolition; and

E. Two rear windows will be covered to mask an elevator shaft; and

F. The height of the addition does not respect the street wall nor the original height of front building and the buildings to the east and west, resulting in a lack of resolution at the top; and

G. The addition is boldly visible from across from Gansevoort: Street and for a distance to the east and the west and is somewhat visible toward the east and west corners and is objectionably visible from the Highiine.

H. The applicant represented that there was no historic reference intended apart from a questionable extraction of the screen pattern from the three punched windows south facade of the original buildings with is not at all discernable from viewing the building; and

I. The applicant represented that of the distance of the new facade from the facade of the tenement building was driven by the desire to maximize the floor space of the upper stories; and

J. There was testimony from the public opposing the application; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** for the restoration and minor alterations to the existing front building; and

B. **Denial** of the addition as totally out of scale for the site and in a design that is without historic reference and does not respect the historic architecture of the existing building and the industrial quality of the neighborhood.

C. That the Landmarks Commission ensures that a revised design is presented to CB2, Man. for a public review at its Landmarks Committee.

Vote: Unanimous, with 42 Board members in favor.

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*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

8. ***54 Bleecker St. - Application is to replace an existing storefront.**

Whereas:

A. The present condition is painted wood infill with a painted cornice and windows with assorted grill like patterns in wood and awnings and lights which are to be removed; and

B. The painted brick and wooden infill are to be stripped and the wood painted portions are to be restored as required and painted black; and

C. Pending further investigation, the cornice will be either be cleaned, or, if needed, repainted to match existing color; and

D. Discrete script logo signs will be painted on the black metal transoms; and

E. LED lighting is to be installed in the cornice to provide a glow on the black transoms; now

Therefore be it Resolved that CB2, Man. recommends **approval** of the application which enhances the historic appearance of the building.

Vote: Unanimous, with 42 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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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *314 Bleecker St. Application is to modify and legalize a rear yard extension, install a gate in the existing masonry garden wall and modify an egress door opening.

Whereas:

A. The existing extension was constructed without permit by a prior tenant and the proposal is to modify its rear facade with a painted bulkhead, operable multi-pane windows and a multi-pane door; and

B. Existing exit door on Grove Street will be recessed to 18" to comply with regulations; and

C. An ironwork gate in the masonry fence is of a harmonious design , but oddly is only the height of the masonry part of the fence, and the applicant favorably received a suggestion by the Committee that it be the full height of the fence as shown in several examples in the district; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the extension modifications, the Grove Street exit door, and the gate provided that the gate is even with the height of the top of the metal work in the fence; and

B. That the extension as modified be legalized.

Vote: Unanimous, with 43 Board members in favor.

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

Antony Wong, *Treasurer*
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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. *122 W. 3rd St. aka 12 Minetta Lane: Application is to restore both the West 3rd Street and Minetta Lane façades with a set-back 2-story rooftop addition.

(LAID OVER)

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*

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October 22, 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 October 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. *33 Charles St. – Application is to reduce depth of existing rear addition at basement floor, construct a new rear addition at the parlor floor, construct a new rooftop addition, install new steel windows on the rear façade.

Whereas:

A. The rear yard addition and the stairs to the garden will be removed; and

B. The two-story extension is 6’ deep with wide multi-pane windows, an 8’balcony in metal at the parlor level and a terrace railing at the second floor; and

C. The metal windows at the basement and parlor rear facades are similar to the existing windows similar to those in another house close by in the doughnut which are assumed to have been approved by the Commission; and

D. The wide metal window at the second floor is within the boundaries of the existing pair of double hung windows; and

E. The 265 square foot rooftop addition with mechanical equipment on top is positioned at the rear of the house and are not visible from any public thoroughfare; and

F. There was testimony from the public on non-landmark grounds opposing the application; now

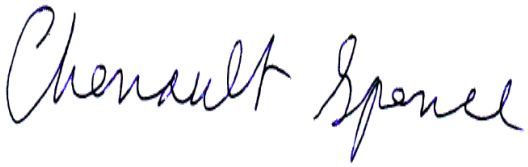
Therefore be it resolved that CB2, Man. recommends **approval** of this application.

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
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC