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

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

1. 165 Waverly Pl.– Application is to replace existing stair from street to first floor with ADA compliant stair and install wheelchair Vertical Platform Lift for ADA accessibility.

Whereas:

A. The Board and the community are delighted that the building is returning to a permitted use after being vacant for many years; and

B. The stairs will be reorientated toward the west and the lift will be to the east of the landing; and

C. The ironwork will be reused and new, matching sections will be fabricated as required; and

D. The lift is unobtrusively stored in the areaway behind the fence; and

E. There is minimal masonry work to match the existing materials and colors; and

F. There was testimony from Village Preservation in support of the application, now

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

Vote: Unanimous, with 37 Board members in favor.

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 95 Horatio St. – Application to renew a Certificate of Appropriateness for public art installed by the Whitney Museum on the covering for a railway opening and an informational plaque at street level.

Whereas:

A. The original application for this installation was approved for 6 years and was enthusiastically approved by the CB2, Man. Board and renewal is now being sought for the maximum permitted time; and

B. The program has made a great cultural contribution to the museum, the high line, and to the neighborhood with diverse, changing works of art; and

C. The installation of artwork will be changed twice each year and The Commission staff will review each work; and;

D. There was testimony from the High Line Arts Program in support of the application; now

Therefore be it resolved that CB2, Man. enthusiastically endorses this important contribution to the cultural life of the neighborhood.

Vote: Unanimous, with 37 Board members in favor.

Jeannine Kiely, *Chair*
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December 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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 134 Spring St. – Application is to install a flagpole and banner.

Whereas:

A. There was a prior approval for four flag poles on the façade and the brackets remain in place; and

B. The pole is 12' long and the flag is 7' X 5'; and

C. The proposed pole is to use and existing anchor holes at the right side of the bay; and

D. The better position for the pole would be at the center of the bay where there is also an existing anchor and the applicant agreed to this change; and

E. The flag appears rather large in comparison to other flags long the street; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the application provided that the pole is positioned in the center of the bay and that the size of the flag does not exceed others along the street.

Vote: Unanimous, with 37 Board members in favor.

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

4. 5 Crosby St. – Application is to establish a Master Plan regarding painted wall signage.

Whereas:

A. The wall is extensively visible owing to a vacant lot beside the building; and

B. The sing is 20' wide 31.5' (620 sq. ft.) With a 3' setback and appears to conform to the regulations for the building and the district; and

C. Owing to the large expanse of visible wall, the sign appears to be crowed close to the front façade and would be better presented few feet further from the façade; now

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

A. The sign be positioned a few feet farther from the front façade; and

B. That Commission staff verify that the application conforms to regulations for the building and the district.

Vote: Unanimous, with 37 Board members in favor.

Jeannine Kiely, *Chair*
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December 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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 16 Gay St. – Application is to replace the existing door underneath the stoop accessing basement, install gates in front of the stoop.

Whereas:

A. The existing stoop and ironwork are in poor condition and the applicant made vague representations about work that is to be done on the stoop and the façade making it impossible to make an evaluation of a single component absent the full plan for the front of the building; and

B. The fence at #12 Gay Street that was referenced as a model for the proposed fence has not received a Certificate of Appropriateness from the Landmarks Commission and is heavy, with strong horizontal members, ill-suited to the delicate ironwork of the subject building, and.

C. The door beneath the stoop is in poor condition and not of distinguished design and the replacement door is of similar design, and is glazed; now

D. The application is incomplete in that the entire proposed restoration of the front of the building was not presented and the few aspects cannot be evaluated in the absence of a comprehensive presentation of the entire project; now

CB2, Manhattan cannot make a recommendation to the Commission on this incomplete application and requests that the applicant be directed to appear before the Landmarks Committee with sufficient material that illustrates the entire scope of the project.

Jeannine Kiely, *Chair*
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December 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 December 21, 2021, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 14 Gay St. – Application is to replace the existing door underneath the stoop accessing the basement, install gates in front of the stoop and install historic signage on the building façade.

Whereas:

A. The existing stoop and ironwork are in poor condition and the applicant made vague representations about work that is to be done on the stoop and the façade making it impossible to make an evaluation of a single component absent the full plan for the front of the building; and

B. The fence at #12 Gay Street that was referenced as a model for the proposed fence has not received a Certificate of Appropriateness from the Landmarks Commission and is heavy, with strong horizontal members, ill-suited to the delicate ironwork of the subject building, and.

C. The door beneath the stoop is in poor condition and not of distinguished design and the replacement door is of similar design, and is glazed; now

D. A blade sign with the house number is proposed based on a historic photograph of the house showing a blade sign advertised rooms for rent which was clearly not original and was temporary only during the time that it was a business establishment which is not the current use nor is there any historic evidence of blade signs being used to identify private residences; and

E. The application is incomplete in that the entire proposed restoration of the front of the building was not presented and the few aspects cannot be evaluated in the absence of a comprehensive presentation of the entire project; now

CB 2 Manhattan cannot make a recommendation to the Commission on this incomplete application and requests that the applicant be directed to appear before the Landmarks Committee with sufficient material that illustrates the entire scope of the project.

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

7. 114 Waverly Pl. – Application is to paint the front façade.

Whereas:

A. The house was owned for many years by Celeste Martin, a colorful cultural figure in Greenwich Village for many years, and through this connection is of considerable cultural and historic importance as an example of the free spirit in the Village in the 60s and 70s; and

B. The house was considerably altered early in the 20th Century with the addition of a distinctive curved top story with a large artist skylight window in the façade and the reconfiguration of a number of the front façade windows; and

C. The façade, thus altered, could not reasonably be restored to its original condition and it is likely that little of the original façade remains; and

D. The pink color was applied without the approval of the Commission approximately 50 years ago and is in violation; and

E. The paint has been removed for maintenance and restoration and the applicant seeks approval for restoring the pink color.

F. The color, when it was removed, was a soft, weathered pink and recalled Italian pink washed walls and it in this condition that it is known and revered and the nuanced shading and subtle modeling inherent in weathering must be preserved; and

G. The application of a tinted color wash carefully matched to the appearance of the subtle color and weathering of the recently removed color would essentially give an unaltered appearance; and

H. With this weathered appearance, the house does not unduly assert itself in the streetscape as it would with a “freshly painted” appearance; and

I. The Coral Gables color was represented by the applicant as a close match to the original color, though it appears excessively bold, no example of the prior color was shown in order to verify this statement; and

J. The applicant made vague references about the underlying surface which may or may not be stucco, no clarity about the method of application and presented no evidence or sample that could be evaluated to evaluate the appearance of the restored façade; and

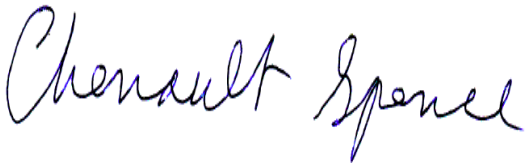
K. In order to evaluate the resulting appearance from the application of the paint, it will be necessary to have a good size sample in the proper material (stucco or other) with the paint applied with the proposed technique; now

CB2, Manhattan cannot make a recommendation to the Commission on this incomplete application owing to the absence of an accurate representation of the final appearance of the façade and requests that the applicant be directed to appear before the Landmarks Committee with a large painted sample applied to the actual under layer that accurately illustrates the proposed appearance of the façade, including the shading evident in the photograph, together with a sample or accurate photograph of the prior color. This is a unique property whose “pinkness” has become woven into the history and character of the district. In the interest of avoiding a regrettable result, it is not prudent to provide a generalized approval of the appearance from a paint chip that does not appear to be as soft as the prior color on the façade without more subtle and detailed visual information from the applicant.

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