

**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

April 29, 2022

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 April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1. 224 Waverly Pl.– The application is to modify the ground floor windows and doors, modify the staircase roof, and to modify the fire escape, and add ductwork on the north facade.**

**Whereas:**

- A. The goal of the renovations is to make the theater accessible and more inviting; and
- B. The current condition has a curb step up at the street entrances and the theatre is accessed by a flight of stairs only; and
- C. An elevator is to be installed in an adjacent area through a new, grade level entrance in the center bay; and
- D. The historic style proposed door is centered in the building, and conforms to the existing original openings pattern and the existing window will be moved to the existing position of the door; and
- E. A new duct runs up the north wall of the second story, the access door is modified; and certain mechanical equipment will be replaced with smaller units; and
- F. The duct and mechanical equipment will be painted or modified to blend into the existing finish of the north facade and though visible, is not objectionable; and
- G. At side entrance, the pitch of the roof is raised (while still maintaining the existing peak) to accommodate an accessible toilet; and

H. There are two signs in frames, one beside each door, and a 11' tall banner, 10' off the ground, beside the entrance door; now

**Therefore be it resolved** that CB2 Manhattan recommends **approval** of this sensitive modification that provides accessibility to this distinguished building for a valued Off-Broadway company, that results in a symmetrical classical facade.

Vote: Unanimous, with 39 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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Dear Chair Carroll:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. 770 Broadway– Application is to install new signage and new emergency back-up generator at roof and new cooling towers.**

**Whereas:**

- A. There are five gold script signs highlighted in dark green with interior halo lighting in the transom of assorted bays on the east and south facades with a medallion sign over the entrance; and
- B. There are panel signs showing products and information in two east bays on 9<sup>th</sup> Street and four in the northern bays on 4<sup>th</sup> Avenue; with a substantial margin of clear glass providing visibility into the store; and
- C. The southeast corner cooling tower is positioned to be as unobtrusive as practical, is masked, and is shorter than the adjacent penthouses and is visible from a distance which is not objectionable; and
- D. The north-west generator is not taller than other equipment behind it and is minimally visible from a distance which is not objectionable; now

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

- A. **Approval** of the panel signs, provided that they do not have advertising for particular products and that there is a substantial margin of clear glass around each sign.
- B. **Approval** of the lighted signs and the rooftop equipment

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. 163 Bleecker St.– Application is to renovate the existing two-story structure with new mezzanine, raised second floor level, and new exterior façade.**

**Whereas:**

- A. The three-story building is to occupy the site of a burned out one-story building; and
- B. The ground floor is light colored masonry with a plate glass public entrance and solid door office entrance and the upper floor façade is made up of dark vertical aluminum cladding with large multi-pane windows; and
- C. The vertical thrust, the large amount of glass, the materials and the overall design has no relationship to the historic character of the district and the building is an alien intrusion on the streetscape; and
- D. The marquee is without precedent in the district -other than a theatre, is assertive, and has no relationship to the building; and
- E. The modern style neon signs immediately behind the windows on the second and third stories become the central focus of the building, are not historic, and there is no recorded approval of new neon signs in the district which historically only has them on diners and similar establishments; and
- F. The applicant stated that the signs are only an “idea” and made it clear that this is an incomplete application in this and several other respects and when the applicant was questioned about this and several other details the answers were vague; and

G. The overall impression of the building is one without historic reference, it bears no relationship to the historic music clubs and cabarets in the district which are traditionally found in modest buildings; and

H. There was public testimony opposing the design of the building, now

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

A. That this application be **denied** for missing vital details and as a totally unacceptable concept and design for the district and the streetscape; and

B. That a new design be brought to the community board that is in harmony with the historic district and with the streetscape.

Vote: Unanimous, with 39 Board members in favor.

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NYC Landmarks Preservation Commission  
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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

#### **4. 24 Commerce St. – Application to reconfigure the rear roof with a large dormer window.**

- A. The rear door dormer will be demolished and the rear roof will be extended from the existing ridge to provide sufficient interior height for a room for 60% the width of the building; and
- B. The roof shingles and cladding will match the existing and the windows will match the windows below; and
- C. The extension is similar to 26 Commerce St. which was approved by the commission; now

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

Vote: Unanimous, with 39 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 April 26, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. 31 Perry St. – Application is to renovate the existing four-story building with changes to the ground floor front, replacement of existing rear façade extension and new steel windows at rear (north) and side (east) facades.**

A. The garage doors and curb cut will be reintroduced in the west side of the street level facade and a new column to match the existing column will create an entry area with a recessed paneled wood door all in dark brown; and

B. The rear facade is to be removed and the two lower floors will have large multi-pane windows and the upper floor are steel industrial punched windows with one blind window; and

D. The new, less deep rear extension with industrial windows is in the general style of other rear facade designs approved by the commission; and

E. The east lot line wall with historic narrow punched windows is proposed to have a solid brick ground floor, a large industrial steel window on the second floor and large punched double hung steel windows in the top two floors making it an important facade facing the garden of the neighboring property the design is assertive and transforms a lot line wall with small punched windows into a principal facade which has no historic precedent and is a distraction to the neighboring properties; and

F. The top floor is proposed to be floor to ceiling plate glass windows on all four sides and is minimally visible from a public thoroughfare: and

G. The glass penthouse is not in harmony with the building and the district and is a distraction to the surrounding properties, especially when lit in the evening; and

H. There was testimony from the public against the penthouse; now

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

A. **Approval** of the front facade provided that the restoration of the curb-cut is permitted; and

B. **Approval** of the rear facade; and

C. **Denial** of the east lot line wall of windows and that the windows be reduced in size and not more than the number of the existing and bricked up historic windows arranged in an orderly pattern; and

D. **Denial** of the penthouse as proposed and further recommends that it have a ratio of solid material to glass generally in line with similar approved penthouses and with a historic reference.

Vote: Passed, with 38 Board members in favor, and 1 abstention (R. Kessler).

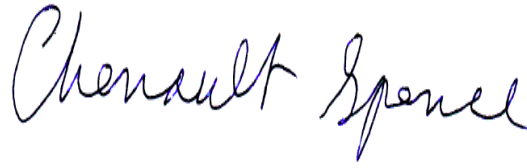


Please advise us of any decision or action taken in response to this resolution.

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. Brad Lander, NYC Comptroller  
Hon. Michael Levine, Man. Borough President  
Hon. Erik Bottcher, NYC Council Speaker  
Hon. Christopher Marte, NYC Council Member  
Hon. Carlina Rivera, NYC Council Member  
Sasha Sealey, Community & Intergovernmental Affairs Coordinator, LPC