

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 24, 2022

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 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1. *165 Waverly Pl.– Application is to install permanent signage on the exterior of the building.

Whereas:

A. The building, the former Northern Dispensary, is being used as an office by God's Love We Deliver@ The Northern Dispensary; and

B. Signs identifying the name, address, lift instructions, and emergency exit are discreet and do not detract from the facade; and

C. The name sign is backlit with a subtle halo lighting system; now

Therefore be it resolved that CB2, Man. Recommends **approval** of this resolution.

Vote: Passed, with 33 Board members in favor and 1 abstention (C. Dignes).

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At its Full Board meeting on June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *468 Broome St. – Application is to paint the storefront.

Whereas:

- A. The building is an intact cast iron building with delicate detailing and is emblematic of the district; and
- B. The existing condition is light colored paint on the entire portion of the facade under consideration giving a unity, especially with regard to the vertical expression; and
- C. There is rust, peeling paint, and corrosion in the cast iron that requires careful conservation and restoration; and
- D. The proposal to paint the ground floor in a dark grey, the signature color of the commercial establishment, objectionably destroys the unity of the building, obscures detailing, and gives the appearance of a heavy base with unrelated floors above; and
- E. The applicant represented that the rendering did not show the correct intended color and there were vague references to lighter shades of black or grey; and
- F. There was public testimony opposing the application; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the application as undesirably compromising to the historic design of the building; and

B. That the branding of a commercial establishment notwithstanding, any modification of the color of the ground floor be of a very light color in order to preserve the unity of the facade; and

C. That any work on the façade include a careful conservation and restoration of the fabric of the building.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *225 W. 4th St.– Application is to alter the façade, replace an enclosed sidewalk cafe, and replace window and signage.

Whereas:

- A. The building occupies a prominent triangular plot in a central Village location; and
- B. The existing condition has outdoor seating and a disused enclosed sidewalk structure; and
- C. The proposed work is to paint the building off-white, add large multi-light wooden double hung windows in three sections on the 7th Avenue South side, and one similar window extending northward from the present window on the West 4th street side and a similar small window and door on the west 10th Street side; and
- D. A historic photograph shows the building used as a diner and painted white; and
- D. Signs above the entry door and on the 4th street side are painted red script; and
- E. The areas of the sidewalk at the front and West 4th Street that are tiled and fenced will be paved in concrete, the fence will be removed, and the area will be maintained as public sidewalk.
- F. Separately, a sidewalk cafe structure attached to the building of simple design with plate glass windows and a sloping metal roof is proposed at the present location of the disused sidewalk structure; and

G. The applicant has not demonstrated their right to construct a new enclosed sidewalk café: the current non-historic glass and metal structure to be replaced being beyond the property line, the enclosed sidewalk café use having ended in 2017 when the previous restaurant closed, the DCA enclosed sidewalk café regulations and 2015 Revocable Consent Agreement with the City mandating the removal of the non-permanent glass and metal structure and restoration of the public sidewalk area to its proper condition after fee payment was stopped or by May 2018, no fees have been paid to the city since the discontinuation of use, and the future program for outdoor dining not permitting any new enclosed sidewalk seating structures, only unenclosed outdoor sidewalk seating; and,

H. There was testimony from the public in opposition to the application.

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the off-white color for the building and the two painted signs; and

B. **Approval** of the windows on the 7th Avenue side and the window and door on the 10th Street side; and

C. Recommends that the window on the 4th Street side be under the exposed beam matching the existing window placement and that a second, separate window continue northward of this window; and

D. That the legality of construction of an outdoor cafe at this location be unambiguously established by the applicant and if it is found to be permitted that the proposed design be approved.

Vote: Passed, with 30 Board members in favor, **1 in opposition (M. Metzger)** and 3 abstentions (C. Dignes, Z. Roberts, A. Zeldin).

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(AMENDED VOTE: 1ST LANDMARKS MTG. #3)

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Dear Chair Carroll:

At its Full Board meeting on June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. – *34 W. 12th St. - Application is to restore the building to the previously established design, restore the arched windows, stucco finish and previous stoop location.

Whereas:

A. The application proposes to restore the stoop and entry modeled on the existing historic fronts the of the adjacent house, maintaining the original design of the house that was built as part of a unified row; and

E. A mockup of the rooftop extension was constructed and photographs show that there is no visibility from a public thoroughfare; and

F. The rear yard extensions are of no historic or architectural merit; and

G. The rear wall of the building, apart from the basement level, is intact; and

E. The proposal is for wide, full-length windows in the basement and parlor floors and two large windows on the second, third, and fourth floors; and

F. The window openings, placements, and design is modern, without nuance, and without historical reference or respect for the design of the building; and

G. The parlor floor and the three floors above would benefit from referencing the tripartite windows of the original design; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the stoop and stairs and is in accord with the staff determinations for the front facade; and
- B. **Approval** of the rooftop addition which is carefully placed to have no visibility from a public thoroughfare; and
- C. **Approval** of the demolition of the rear yard additions and the large window at the ground floor; and
- D. **Denial** of the window at the parlor level and recommends instead that the expanse have some vertical expression of a tripartite configuration; and
- E. **Denial** of the windows at the three upper stories and recommends that they respect the three punched openings in the existing, intact rear wall; and
- F. That the windows have a reference to the historic design of double hung windows on the parlor and upper floors.

Vote: Unanimous, with 34 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

5. *72 Mercer St. – Application is to remove exterior perforated panels (cladding) from both street facades (Mercer & Broadway).

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on June 23, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *332 W. 11th St.– Application is to adaptively re-use and convert 1st to 5th floors to residential use; restore front (north) façade windows and cornice; alter window configuration on 5th floor; modify ground floor altered storefront; remove portion of the rear (south façade) of building to provide rear yard; re-fenestrate side facades (east and west); add 6th floor and penthouse; and update mechanicals, elevators, stairs and bulkheads.

Whereas:

- A. The existing condition is a 5-story parking garage which is to be converted to a basement garage with apartments above; and
- B. The front facade is to be restored, including new windows and a cornice modeled on an existing original one in a similar building by the same architect; and
- C. There are changes to the ground floor to accommodate the existing car lift, and to create a residential entry with plain wooden doors, and service and egress doors in three bays and it is to be painted a grey color; and
- D. The glazing in the top floor windows is to be changed to a double hung sash with curved top sash; and
- E. Violations exist with respect to signage and lighting which will be cured by their being removed; and
- F. The rear facade and 10 feet of the side walls are to be demolished to provide more light and air; and

G. The proposed rear windows are made of modern steel in assorted sizes on the upper floors, and plate glass sliding doors on the ground level; and

H. The lot line windows on the east and west sides are to be reconfigured with steel sashes and the total area for each side will not exceed the area of existing windows; and

I. A rooftop addition consisting of a penthouse set back 15' from the front wall, a mezzanine containing stair bulkhead, mechanical equipment, and an elevator bulkhead; and

J. The addition is taller than examples shown in the district of rooftop additions on similar buildings and is clearly visible from a most vantage points in public thoroughfares; now

Therefore Be It Resolved, that CB2, Man. recommends:

A. **Approval** of the front facade provided that the residential entry doors be more substantial and of a historic character and that the color of the ground floor is considerably lighter than illustrated in the presentation; and

B. **Approval** of the demolition of the rear wall and a section of the side walls; and

C. **Approval** of the rear wall lot line windows; and

D. **Denial** of the three-level roof top addition unless it is reduced to the height of the proposed penthouse (lowest) level.

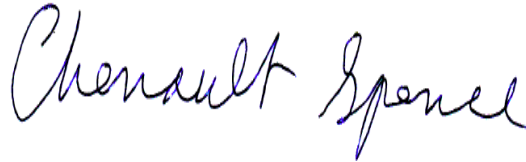
Vote: Unanimous, with 34 Board members in favor.

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. 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