

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

July 22, 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 July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***741-745 Washington St.**– Application is to convert an existing garage entry to windows, expand an existing third-story addition, and install rooftop mechanical equipment and bulkheads.

Whereas:

- A. The studio and home of Roy Lichtenstein has been donated to the Whitney Museum and will be used to house the Whitney Independent Study program; and
- B. The change from a private studio and residence to an institutional use requires certain modifications, in particular studio space for a number of artists; and
- C. There have been multiple minimally visible rooftop additions with punched openings in brick and other materials at various times; and
- D. The facade is to be restored; and
- E. At the ground level the garage entrance is to be replaced with a window mirroring the existing ground floor windows; and
- F. At the entrance there are a plaque, light, and security camera; and
- G. The mechanical equipment, elevator, and bulkhead modifications are not visible; and

H. A proposed third floor addition, completely visible from numerous vantage points in public thoroughfares, is immediately behind the existing parapet with two garage door sized recessed fenestration matching the ground floor, is of monochromatic brick dissimilar to the existing brick with the two oversized windows aligned with the existing ground floor windows fitted into the north and south bays; and

I. The massive addition with only two out of scale large windows and a large central blank area and is nearly flush with the facade, overwhelms the facade, and is not harmonious with the building or the historic district; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the facade restoration, changes in fenestration at the first floor, additions at the entrance; and

B. **Denial** of the rooftop addition unless its front facade has some setback from the existing parapet, the fenestration is smaller and evenly distributed, the brick is more similar to the existing, that there is some termination at the top of the addition, and that the appearance is less heavy and oppressive to the existing building and street scape.

Vote: Unanimous, with 37 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *72 Mercer St. – Application is to remove exterior perforated panels (cladding) from both street facades (Mercer and Broadway)

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***73 Perry St.** – Application is to restore the original façade, arched windows, and previous stoop location to its original configuration, excavate the rear yard from basement to cellar level.

(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*
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Dear Chair Carroll:

At its Full Board meeting on July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***234 W. 10th St.**– Application is to add a one-story horizontal addition to the non-visible existing rear extension, including occupiable terrace; add side yard windows to the existing house, and replace in kind the existing front stoop and areaway.

Whereas:

- A. An existing rear extension is to be raised by one story with the same design and materials, and a teak pergola is to be installed on its roof; and
- B. The addition is not visible from any public thoroughfare; and
- B. Two visible windows are to be added to the third floor matching the existing third floor window; and
- C. The stoop and areaway are undergoing restoration in kind approved by staff; now

Therefore it be resolved that CB2, Man. recommends **approval** of the addition to the rear extension and the addition of two third floor windows and is in agreement with the stoop and areaway restoration.

Vote: Unanimous, with 37 Board members in favor.

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Susan Kent, First Vice Chair
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Dear Chair Carroll:

At its Full Board meeting on July 21, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *429 West Broadway – Application is to replace storefront doors and lock system.

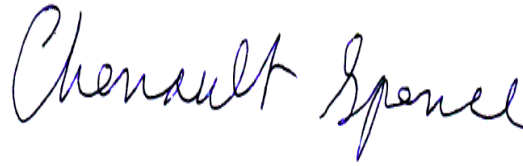
(Laid Over)

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