

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



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)

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October 12, 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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

### 1<sup>ST</sup> LANDMARKS MEETING

1. \*133 W. 4th St. – Application is to add a decorative gate to the front stoop

#### **Whereas:**

A. The existing original iron work is intact and the proposed gate's design is patterned after the areaway railing; and

B. The design of the gate does not detract from the historic character of the building; now

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

Vote: Unanimous, with 44 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
**Valerie De La Rosa, Second Vice Chair**



**Antony Wong, Treasurer**  
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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**2. \*421-425 W. 13th St.** – Application is to replace a sidewalk landing and step with a new landing, stair and railings.

**Whereas:**

A. The proposed stair, landing, and railing are in keeping with the building and similar to other approved designs in the district; and

B. The ramp approved by Landmarks Commission staff is a considerable improvement over the existing ramp and less intrusive to the historic character of the building; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the stair, landing, and railing.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

3. **\*429 West Broadway** – Application is to replace storefront doors and lock system.

**Whereas:**

- A. The proposal is for a single entrance door painted to match the existing cast iron; and
- B. The double security gates proposed in perforated stainless steel are opaque, out of character for the building and the historic district, and other appropriate designs are readily available that would better serve security the purpose in the historic district; now

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

- A. **Approval** of the entrance door; and
- B. **Denial** of the security gates unless it is of a material and design in harmony with the building and the historic district.

Vote: Unanimous, with 44 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
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October 12, 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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

4. **\*104 Grand St.** – Application is to install mirrors in the windows.

### Whereas:

A. The addition of adjustable angled mirrors the full height of the window is proposed for a large window on the corner; and

B. Three smaller windows are to have solid mirrors filling the window openings and angled to reflect passersby; and

C. Two windows and the front door are to have medium size red logos; and

D. The applicant gave contradictory testimony concerning the positioning of the adjustable mirrors and whether they would be fixed or can pivot to reflect into the showroom or to reflect passersby on the sidewalk; and

E. The use of the mirrors in this manner is out of keeping with the building and the neighborhood and detracts and distracts from the historic character of the district; and

F. Red logos are to be attached to the door and two of the mirrors; and

G. The renderings show marked differences from the existing condition of the street level facade and the applicant represented that there no changes apart from the mirrors and logos; now

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

A. **Approval** of the logo on the front door; and

B. **Denial** of the large movable angled mirrors and the mirrors covering three other windows as out of character with the building and the historic district.

Vote: Unanimous, with 44 Board members in favor.

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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**5. \*65 Spring St.** – Application is to install a new storefront infill, relocate entry doors, and lower first floor to sidewalk level for barrier-free access.

### Whereas:

- A. The central residential entrance and the two cast iron columns flanking this entrance are to be relocated to the west opposite the subway entrance; and
- B. There is to be a large central window with the apartment entrance on the left and the shop entrance on the right; and
- C. The proposal to relocate the central cast iron columns/pilasters toward the outside edges of the building destroys the intact, historical design of a central residential doorway flanked by two storefronts; and
- D. The entrance to the upper floors is awkwardly placed behind a subway entrance railing; and
- E. A bracket sign is proposed that the applicant represented as being according to regulations; and
- F. There are LED lights on the cornice that are non-historic and detract from the historic character of the building; and
- G. The currently existing commemorative plaque over the residential entrance is significant to the community and, while acknowledged by the applicant, has not been relocated in the proposal; and
- H. The proposed design was represented by the applicant as serving the commercial purpose of the building over and against the historic preservation of the façade; and
- I. There was written and oral testimony from the public, principally tenants in the building, opposed to the application as moving the residential entrance opposite the subway railing where there is less sidewalk room for easy egress especially with respect to the disabled and will result in changes to the interior residential staircase which will displace tenants; and

J. CB2, Man. has significant concerns that this proposal for reconfiguring the storefront facade, which will result in changes to the interior building staircase, may result in displacement of long-time existing rent regulated tenants through loopholes in the 2019 revisions to the rent stabilization laws with no discussion thereof; and

K. CB2, Man. has strong concerns with tenant displacement and this was a key area of concern for CB2 during the recent rezoning of SoHo and NoHo of which this building is a part and CB2, Man. has a long history of opposing actions which result in displacement of rent regulated tenants.

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

- A. **Denial** of removal and relocation of the historic cast iron pilasters from their present, original location, denial of the cornice lighting, and that the central entrance remain; and,
- B. **Denial** over concerns that the dismantling and restructuring of the building, as evidenced in the applicant's proposal, will result in permanent residential rent-protected tenant displacement.
- C. That the commemorative plaque remain in place over the central residential doorway.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
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October 12, 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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**6. \*526 Hudson St.** – Application is to construct a new elevator at the rear of the building as a horizontal and vertical enlargement and construct a new stair bulkhead on the roof.

A. The building is residential and commercial and is being converted to a community facility with commercial at street level; and

B. Work on the facade, including removal of the iron security window gates is being approved by staff; and

C. An elevator shaft is to be installed at the rear north side of the building within the footprint of an existing rear yard addition.

D. A large stair bulkhead is to be built over the existing interior stairway close to the front of the building and will be clearly visible from a public thoroughfare; and

E. The applicant did not construct a required mockup of the stair, which will be quite visible, and the elevator to illustrate the visibility from a public thoroughfare; and

F. The absence of the required mockup of a large rooftop bulkhead that will clearly be visible near the front of the building constitutes a seriously incomplete application; now

**Therefore be it resolved** that CB2, Man. recommends that this application be heard by the Landmarks Commission only after the required mockup of the bulkhead has been constructed and photographed and presented at a public hearing before the CB2 Landmarks Committee: and the CB2 Board has made a recommendation to the Commission.

**Vote: Unanimous, with 44 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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

7. **\*565 Broadway** – Application is for limited replacement of marble with precast GFRC (glass fiber reinforced concrete) on the North (Prince St.) and East (Broadway) façades in connection with required Local Law 11 work.

A. There is considerable deterioration of areas of marble throughout the facade that must be addressed on account of safety issues; and

B. The materials used for the repairs resembles the existing marble in texture and color and the applicant represented that, while not marble, the difference will not be noticeable from the street once installed; and

C. The applicant represented that the products being used will eliminate the need for mortar joints and that they will not harm the existing marble; and

D. The applicant was unable to confirm that the proposed materials were compatible with the marble with respect to expansion and chemical reaction, retention of color and texture over time, and offered no tests or record of experience with the material when used in similar repair; and

E. The applicant represented that it had not been possible to find matching marble from a search that was made by one contractor from a limited number of sources; and

F. There is a clear policy in place that repairs of this nature be made with original materials; and

F. There was testimony from a knowledgeable member of the community that repairs of this kind to a marble facade in the neighborhood had changed color and texture with weathering and are now plainly visible as patches with a non-original material; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application unless the original material (marble) be used for the repair of this architecturally important building.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
Valerie De La Rosa, *Second Vice Chair*



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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**8. \*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.

A. The proposed stoop, modeled on the adjacent intact stoop at 71 Perry Street and built as a matching building, is to restore the original design of the stoop and entrance; and

B. New windows to replace the existing divided lite windows with one over one windows that match 71 Perry Street and are atypical for the period; and

C. The rear yard is to be excavated to the cellar level and there is a balcony with stairs into the landscaped garden level; and

D. On the rear facade, the basement windows to be enlarged with multi-pane windows and door and at the cellar level the full width to be bifold glass doors with simulated muntin copied from an approved design on a neighboring building; now

**Be it resolved that** CB2, Man. recommends:

A. **Approval** of the stoop and entrance; and

B. Denial of the single pane windows on the front facade; and

C. Approval of the rear garden excavation, the balcony, and staircase and approval of the windows at the basement and cellar floors.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
Susan Kent, *First Vice Chair*  
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October 12, 2022

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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

### **2<sup>ND</sup> LANDMARKS MEETING**

9. \*138 Waverly Pl. – Application is to install an areaway fence and replace a lamp.

#### **Whereas:**

A. A 4' high gate and a 6' high from grade areaway fence and gate necessary for security will be patterned after the window guards and similar fences that are seen on larger buildings in the block and immediate neighborhood.

B. A historic design bracket with a contemporary glass ball light is proposed to replace the existing historic lantern fixture over the door in order to give better illumination for security; now

**Be it resolved** that CB2, Man. recommends:

C. Approval of the stairs gate and the areaway gate fence and gate; and

B. Denial of the lighting fixture unless the light is of a more historic design that is in harmony with the bracket and the building or instead a fixture similar to the existing lantern that is brighter.

Vote: Unanimous, with 44 Board members in favor.

Jeannine Kiely, *Chair*  
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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**10. \*39 Commerce St.** – Application is to add a visible skylight at the roof and three further small skylights and mechanical equipment at the rear of the building.

**Whereas:**

- A. The building is one of a matching pair at the curve of Commerce Street that contribute to the variety of unusual Greenwich Village buildings; and
- B. The skylight is patterned after the existing skylight on the matching building and in metal rather than gray roofing material; and
- C. The matching houses and the structurally matching skylight require carry through to the color of the skylights.
- D. The three small skylights and mechanical equipment toward the rear of the building are not visible from a public thoroughfare; now

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

**Approval** of the new skylight provided that the metal cladding is painted to match the color of the skylight of the matching building.

Vote: Unanimous, with 44 Board members in favor.

**Jeannine Kiely, Chair**  
**Susan Kent, First Vice Chair**  
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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**11. \*396 Avenue of the Americas – proposal for new signage at the Spectrum store.**

**(laid over)**

**Jeannine Kiely, Chair**  
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**Valerie De La Rosa, Second Vice Chair**



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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**13. \*275 Canal St.** – Application is to install illuminated signage.

**(laid over)**

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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**14. \*1 Bond St.** – Application is to install 3 transoms double hung wood windows at the mezzanine level above existing double hung wood windows.

**CB2, Man. recommends:**

**In that the applicant did not appear for this required public hearing, that the application not be heard before the Commission until the application has been presented for a public hearing before the CB2 Landmarks Committee: and the Board has made a recommendation.**

Vote: Unanimous, with 44 Board members in favor.



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### **REVISED RESOLUTION. PLEASE SEE UNDERLINED BELOW.**

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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

**15. \*613 Hudson St.** – Application is to install a guardrail along the front rooftop.

#### **Whereas:**

- A. The fence is in the usual rectilinear design for metal rooftop guard fences in the neighborhood is on top of the front wall and extending the width of the building and is shown in the rendering as a light color; and
- B. The positioning of the fence on top of the front wall disturbs the historic facade and cornice and the light color is not typical for the neighborhood; and
- C. Examples were shown of similar fences in the neighborhood; now

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

**Denial** of the application unless the fence is a moderate distance from the front facade or slopes away from the front facade and in a dark color.

Vote: Unanimous, with 44 Board members in favor.

**NOTE: Following the Committee meeting, the applicant contacted the Committee and represented that the fence would be positioned 30” from the cornice and painted a dark grey color.**

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Susan Kent, *First Vice Chair*  
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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 September 22, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution which was voted on at the August Executive Committee:

4. **\*72 Mercer St.** – Application is to remove exterior perforated panels (cladding) from both street facades – on Mercer and Broadway.

### **Whereas:**

The perforated panels at the windows, presumably reflecting other design elements in the facade, do not contribute to the overall appearance of the building and their removal would enhance the facade; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the removal of the perforated panels from the facades of the building.

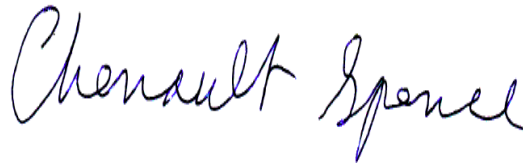
Vote: Unanimous, with 44 Board members in favor.

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