

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

#### **1. \*464 Broome St. – Application is to add new lettering to the glass storefront window**

#### **Whereas:**

White metal letters depicting the name of the business are glued to the windows, are of modest size, and do not harm the historic character of the building; now

**Therefore** be it resolved that CB2, Man. recommends **approval** of this application for lettering on the windows.

Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2. \*580 Broadway – Application is to replace the entry door at the Broadway façade and install a new marquee at the Crosby Street façade.**

- A. The building is the southernmost of three matching buildings, all of which are well preserved; and
- B. The neighboring building with an identical adjacent entrance was approved for a steel and glass entry similar to the one proposed to replace the non-historic wooden doors and moldings; and
- C. A card reader, intercom, and camera are unobtrusive and do not detract from the historic character of the building; and
- D. The Crosby Street marquee secured into mortar joints and with cable supports; is similar to several recently approved marquees in the neighborhood; and
- E. Unobtrusive down lighting inside the marquee is intended to light the sidewalk and provide safety on a rather dark secondary street; and
- F. There is an unobtrusive camera that does not detract from the historic character of the building; and
- G. There were comments and questions from the public concerning the application; now

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

- A. **Approval** of the application for the glass and metal Broadway entry and the security equipment:  
and

B. **Approval** of the Crosby Street marquee provided that the lighting is soft and of a warm appearance, and of the security equipment.

Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).

**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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. \*836-838 Broadway** – Application is to remove the existing storefront system at the first floor of 838 Broadway, both at the west (Broadway) facade and north (13th St.) façade, install new aluminum storefront with black anodized frame and insulated glass units, and remove various infills at both the facades for a cleaner design that is closer to the historical design intent.

**(laid over)**

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4. \*25 W. 10th St. – Application is to raise the attic story and attic windows, construct new bulkheads, and modify the rear façade and excavate the rear yard.**

**Whereas:**

- A. Historic 1898 drawings of the stoop and entrance railings, columns, stained glass, and intricate woodwork will be used as a model for their restoration; and
- B. The front façade windows will be restored with historically inspired stained glass panels at the top of the parlor floor windows; and
- C. The top floor façade is proposed to be raised 3'2" to provide adequate ceiling height and fitted with windows matching the floor below; and
- D. The extant original cornice will be restored and reinstalled with the result that, together with the modified windows, the top of the building will match the previously modified matching building two doors away; and
- E. A privacy fence, small room, enlarged stair bulkhead, mechanical equipment and raised chimney are to be installed on the roof and only a small portion of the chimney is visible and does not detract from the roofscape of the block; and
- F. The much-altered rear facade will have a double height multi-pane window spanning the basement and parlor floors, a similar window in the second floor and conventional sash windows on the top two floors; and

G. The cellar level and garden are to be excavated the full width of the property with underpinning of party walls and the required five feet distance from the rear property line in order to accommodate a pool below the garden; and

H. There were comments and questions from the public concerning the safety of the underpinning; now

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

A. **Approval** of the modification of the front steps and entrance according to the historic records and the restoration and modifications of the front facade; and

B. **Approval** of the rooftop additions with the very modest visibility of one element; and

C. **Approval** of the demolition of the non-historic extension and rear facade modifications of the windows; and

D. **Approval** of the excavation provided that the proper method of work and monitoring are carried out at a high standard and according to all applicable regulations.

Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5. \*232 W. 10th St. – Application is to demolish an existing rear yard extension and construct new rear facade and new rooftop bulkhead.**

**Whereas:**

- A. The façade, stoop, and entry are reasonably intact and are to be restored; and
- B. The areaway is to be lowered and new, higher door below the front steps is a simple design in wood; and
- C. The roof is to be raised to be level with the front (highest) point and a new bulkhead which will be unobtrusively visible through the adjoining horse walk and the front safety railing is slightly visible; and
- D. Two lot line windows are visible along the horse walk and do not detract from the historic character of the building; and
- E. The non-historic rear extension is to be removed and new rear wall with three windows and balconies on each floor is in keeping with the historic character of the building and there is no doughnut so that it is visible to only two neighbors; and
- F. There were questions from the public concerning the application; now

**Therefore** be it resolved that CB2, Man. recommends **approval** of the front facade restoration, rooftop addition, lot line windows and rear facade modifications.

**Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).**

**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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*46 Jane St.** – Application is to restore the front stoop and façade ornament, replace the front railing, construct a 1-story rooftop addition and elevator bulkhead, enlarge, and replace rear façade windows, remove fire escape and add stairs to yard.

**(laid over)**



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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

**7.. \*133 W. 3<sup>rd</sup> St. – Application is to install gates in front of the railings of the building.**

#### **Whereas:**

- A. The proposed gate for the residential entrance is intended to prevent people sitting on the steps and to impede access; and
- B. The picture of the proposed condition shows alterations to the stairs and stoop that are not a part of the application and would clearly not be approved by staff and the applicant did not have details about them; and
- C. The practical result is that the gates are shown as attached to a railing that does not exist and is not a part of the application therefore no evaluation of the proposal can be made; and
- D. There was public testimony opposing the application, principally that the narrow sidewalk would be completely blocked were the gates to be left open; now

**Therefore** be it resolved that CB2, Man. recommends that this incomplete application not be heard at this time by the Commission and the applicant be required to return to the Committee for a public meeting with an application that includes all of the proposed work relating to the stairs, railing, and fence in order that an informed recommendation may be made to the Commission.

Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8. \*242 Lafayette St. – Application is to replace the 2<sup>nd</sup> floor north windows, 2 on the front facade and 4 in the rear of the building to replicate previously-approved work.**

**Whereas:**

The applicant was not present at the public meeting and there was no request to lay over; now

**Therefore be it resolved** that CB2, Man. recommends that this application not be heard by the Commission until the applicant appears before the CB2 Landmarks Committee for a public hearing and the Board has made a recommendation to the Commission.

Vote: Passed, with 40 Board members in favor and 1 abstention (J. Osorio).

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. \*52 Greene St. – Application is to add 2 new stories on top plus a penthouse to a 3-story building, install new windows throughout and extend the fire escape to the roof.**

**Whereas:**

- A. The existing three-story building was originally a five-story building that had its two upper stories destroyed in a fire and the proposal is to rebuild the two upper stories according to a historic photograph and to add a non-visible penthouse; and
- B. The intact lower floors and the historic photographs provide ample evidence and example that the facade can be restored to its original design; and
- C. The applicant represented that every effort will be made to ensure that the brick, windows, and detailing of the rebuilt stories will blend seamlessly with the lower floors and the appearance will be convincingly as though the facade remained intact; and
- D. The parapet and several courses of bricks that were added in making the building usable after the fire will be removed and various color and textured bricks will be used to match the existing facade and the original cornice will be reproduced following the historic drawing; and
- E. The Committee discussed with the applicant in great detail the importance of the addition being an imperceptible continuation of the existing facade and the applicant confirmed that this is the intention of the design; and

F. Numerous sightline studies clearly illustrate that the dark grey aluminum penthouse and mechanical equipment are sufficiently set back from the front facade to not be visible from the public thoroughfare opposite the building and the taller buildings to either side of the subject building are sufficiently tall to block views from the north and south; and

G. A fire hydrant in a bay with entry doors blocks one of the doors from being fully opened and it will be moved to the bay without doors; and

H. The applicant represented that the restoration of the ground floor will be the subject of a separate application and that ADA requirements for entrance will be addressed at this time; and

I. The rear facade will be rebuilt following the design of the intact lower floors and the windows will be replicated in kind; and

J. Zoning requirements changed since the original building was constructed require a setback of the 4th floor rear facade which will now provide for a terrace; and

K. There were questions and comments from the public; and

L. The Board commends the applicants for proposing a faithful reproduction of the upper floors facade and the care with detail that will make this an exceptional restoration; now

**Therefore** be it resolved that CB2, Man. recommends approval of the faithful historic recreation of the facade of upper floors, the non-visible penthouse, and the restoration of the upper rear facade.

Vote: Passed, with 40 Board members in favor, and 1 abstention.

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)

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

October 21, 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 October Full Board meeting on October 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**10. \*738 Greenwich St. – Application is to reuse a 4-story parking garage as a multi-unit residential building, restore the front facades, modify ground-floor infill, alter window openings and configuration for 3 windows, remove a portion of the rear of the building to provide light and air, add a one-story rooftop addition with required mechanicals and bulkheads, and excavate below the building to expand the existing cellar.**

- A. The facade restoration includes removal of the white paint from the ground floor, replacement of mismatched brick, altering the size of certain windows, and replacing the windows in kind; and
- B. Balconies are to be build on the third floor with non-historical glass railings which introduce an unwelcome detail completely without historical reference to the intact facade; and
- C. A modestly visible setback one story penthouse respects the ceiling heights of the existing building and the height of the existing bulkheads and has HVAC equipment on top; and
- D. A long “dormer” window on the south roof is highly visible from the south and disturbs the neat line that the penthouse reveals above the parapet; and
- E. The parapet railing is extremely visible and its being set back some distance would minimize this disturbance; and
- F. The west bulkhead will be “squared off” with matching brick and the multipaned window in the style of the windows on the lower floors is proposed to be replaced with an incongruous, non-historic plate glass window; and

- F. A portion of the northwest corner of the building, not visible from any public thoroughfare, will be removed to provide light and air, necessary for residential use, and provide a rear garden, a welcome addition to the small open space among the small rear gardens of the buildings behind; and
- G. The south garage entrance is proposed to be converted to the residential entrance, the metal signs removed, and the southwest service door is proposed both to have modern steel and glass infills and doors and a steel and glass marquee which are disturbingly modern and without historical reference; and
- H. The north garage entrance will be converted to a residential entrance with a glass and steel infill and the two new garage doors at the south, the metal signs will be removed, and service entrance are proposed to be painted black which contrasts objectionably with the soft colors of the masonry; and
- I. The existing painted signs in the sign bands are proposed to have the words “Parking” and “Garage” artificially aged to give the appearance of ghost signs and, though the intention may be to take attention away from the historic use of the building, tampers unnecessarily with the historic appearance of the building and is clearly an artificial decorative alteration contrary to a number of extant examples in the neighborhood including Northern Dispensary at Sherman Square and Gansevoort Stable (private home) on 10<sup>th</sup> Street; and
- J. The full cellar area will be excavated to various depths, all within the the perimeter wall of the building;
- K. There was public comment on the application; and
- L. This is one of the finest adaptive industrial-to-residential reuse proposals that has been seen in the West Village and, apart from certain details, it preserves the intact garage building as an example of a vernacular 1930s industrial building; now

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

**Approval** of this exceptionally fine application for adaptive reuse of a garage building to residential use provided that the following modifications are made:

(Whereas items referenced are noted in lower case.)

- A. (b) Change the jarringly modern glass balcony railings to iron, and
- B. (d) Modify the “dormer” at the penthouse level in order that it is not visible, and
- C. (f) Replicate the historic multi-pane window in the west bulkhead rather than replacing it with plate glass; and
- D. (g,h) Use multi-pane windows and doors in the ground floor entrance infills to preserve the historic character of the facade; and
- E. (h) Paint the garage and utility door in the west facade in a neutral color to blend with the facade; and
- F. (i) Preserve the entire sign band text in its existing historical form; and

G. (j) Ensure that the excavation is carried out following all protocols and regulations to ensure that the fabric of the building and neighboring buildings is not harmed.

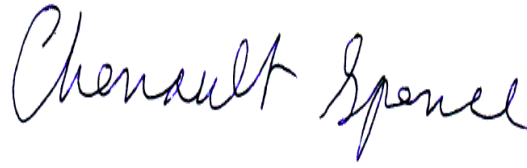
Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Osorio).

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  
Gregory Cala, Community & Intergovernmental Affairs Associate, LPC