

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Mark Diller, District Manager



Antony Wong, Treasurer
Amy Brenna, 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

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February 17, 2023

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 February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1ST LANDMARKS MEETING

1. ***350 Bleecker St. - The application is to paint the storefront portion of the facade a white color, to install a bracket sign, and to install signage with a polished gold finish.**

(Laid Over)

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *841 Broadway - The application is to remove and existing glass panel infill and install an ATM machine and metal surround and to add lighting in an existing canopy.

Whereas:

A. For security concerns, the applicant has closed the 24-hour ATM lobby and wishes to install the machine accessible from the sidewalk; and

B. The panel replaces an existing pane of glass and additional lighting and a security camera will be installed in the existing canopy; and

C. The panel is the bright red signature color of the bank and matches the existing sign above; and

D. The large red expanse of the panel creates stark contrast to the adjacent window and masonry, and if the expanse of red was reduced by adding a neutral color, the contrast would be softened and be more harmonious with the building; and

E. The applicant was receptive to the suggestion that the area of red be reduced; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that the amount of red in the panel be reduced and replaced with a neutral color as the primary color in order to soften the effect on this historic building.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *136-140 Grand St. - The application is to install awning over new residential lobby and increase elevator roof bulkhead.

Whereas:

- A. The existing freight elevator is located in the typical position at the facade and will be converted to a passenger elevator which necessitates an increase in height of approximately 10' to the bulkhead to provide ADA access to the roof; and
- B. The increase is quite visible, as are other bulkheads and rooftop additions to similar buildings the neighborhood, though it is not objectionable and the grey acrylic stucco complements the color of the building which serves to diminish the obtrusiveness; and
- C. No historic material will be disturbed; and
- D. The bay for the existing elevator entrance and the adjacent bays will have wooden doors with glass panels patterned after the doors on Grand Street that are in keeping with the building and the district; and
- E. An contemporary aluminum and glass canopy inspired by historic sheds in the district extends 6' over the sidewalk and unobtrusive down-light is adjacent to the interior I beams; now

Therefore be it resolved that CB2, Man. recommends **approval** of the sensitive design of a necessary modification that minimizes the visual impact and respects the historic character of the building.

Vote: Passed, with 41 Board members in favor, and 1 recusal (Eugene Yoo).

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *60 Greene St. - The application is to replace existing ground floor infill, paint ground floor to match existing, repair and paint existing handrail and entrance steps.

Whereas:

- A. The building is distinguished, largely intact, and worthy of individual landmark designation, and it has an unusually delicate, detailed design especially characterized by a rhythm of repeated infill at the ground floor
- B. The proposal is to replace sections of the ground floor infill including wooden bulkhead at the former position of a door with a new cast iron panel to match the existing window bulkheads, to paint the railings to match existing and to replace the original configuration of double pane windows with single pane plate glass; and
- C. The introduction of a new non-historic, boldly contemporary plate glass window into the original wooden infill gravely harms the historic character of the building and interrupts the rhythm of the ground floor infill; and
- D. The applicant's assertion that it is "impossible" for the shop to show its wares (watches) with the divided windows is spurious; and
- E. The applicant represented, without verification, that the wooden infill was deteriorated and that it would be replaced with reproductions; and

F. There was written testimony with extensive verification submitted to the Board that, apart from a small portion of one door, the wooden infill is in good condition and, apart from a small portion of one door, does not need to be replaced; and

G. The store entry door is to be replaced with a reproduction of the existing door to provide greater security; now

Therefore be it resolved that CB2 Manhattan recommends:

A. **A forceful denial** of replacing the historic divided ground floor windows in three bays with single panes of plate glass, which destroy the repeated rhythm of the ground floor; and

B. **Denial** of the replacement of the wooden infill based on a report that the wood is in good condition except for a small portion of one door which may be repaired; and

C. **Approval** of the replacement of the wooden window bulkhead with cast iron to match the existing original in other bays; and

D. **Denial** of the replacement of the entrance unless it is verified by staff that the existing door is unsatisfactory and if it is found to be in need of replacement that the door with a faithful reproduction of the existing door and of the painting of the new doors and railings to match existing.

Vote: Passed, with 41 Board members in favor, and 1 abstention (A. Zeldin).

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *473 Broadway - Remove the existing greenhouse structure on the east side of the existing penthouse, add a roofed enclosure on the west side, alter existing portion of the penthouse, raise exhaust fan structures with new exhaust fans, and replace existing air conditioner equipment.

Whereas:

The modifications to the existing penthouse and the addition of an enclosure to the existing exhaust fans are sensitively designed for minimum visibility and clad with lead coated copper and similar colored materials further minimizing the intrusion to the rooftop view; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application which presents no objectionable views from a public thoroughfare.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *188 Spring St. - The application is to alter the front facade, to demolish the rear wall, construct a rear extension, and excavate the cellar and a portion of the rear garden.

Whereas:

A. The building, though altered and re-bricked is one of the few surviving buildings of its period in SoHo and is further distinguished by having the horse walk entrance preserved; and

B. The left door, originally for a horse walk and later repurposed for a commercial use of the ground floor, is to be replaced with a punched opening without regard for the great historic importance of retaining the door as a memory of the original horse walk; and the plate glass commercial window is proposed to be lengthened and fitted with a wooden casement; and

C. This window configuration was represented by the applicant as a “homage” to the later commercial use of the ground floor and, with the removal of the second door and the cellar access stairs below the central window gives only the appearance of odd openings with non-historic infill and serves no purpose as a historic reference for an intermediate use of the building; and

D. The plain wooden door and the brick steps have no historic reference; and

E. With return to a one family house it would be a more authentic treatment to return the facade to the original historic appearance, retaining the horse walk door and the central window of historic size with a double hung, multi-pane. punched window and to have an entrance door with period detailing and brownstone steps, all in the original historic style of the building; and

F. Restoration of the upper facade, the lintels, the dormer, and the roof are in keeping with the historic style of the building; and

G. The rear additions and the rear wall, represented by the applicant as not original, are to be demolished and replaced by a masonry extension with depths of 24' at the basement and parlor floors, leaving ample rear yard depth, and 8' on the second and third floors and the rear dormer is to be raised to conform to code; and

H. The rear windows are proposed to extend nearly the full width of the building and be glass folding doors from floor to ceiling with minimal metal framing of no particular style and not in harmony with the historic building; and

I. There is to be excavation in the cellar and a portion of the garden that retains a thickness of the existing wall for security of the adjacent row house and to the wall of a large, contemporary building on the opposite side and requires no underpinning and appears to present no peril to the building or adjoining properties; now

Be it resolved that CB2, Man. recommends:

A. **Approval** of the front facade restoration above the ground floor; and

B. **Denial** of the design for the ground floor unless the horse walk door is retained, the central window is a historic double hung window, the entrance door has historic detailing, and the steps are in brownstone and the lower brownstone detailing extends to grade; all of which would together recreate the original design; and

C. **Approval** of the demolition of the non-historic rear wall, the extensions, and excavation of the cellar and a portion of the garden, provided that care is taken to do no harm to the building or adjacent properties; and

D. **Denial** of the rear windows and recommends that in their place, the basement and parlor floors have a less industrial appearance and that the upper floors and the dormer have windows with a clear historical reference.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2ND LANDMARKS MEETING

7. *875 Washington St. – The application is to install two illuminated hanging blade signs below the canopy at Washington Street and the 14th Street, install new metal louvers and illuminated signs in front of and within the existing glass transoms at Washington Street and 14th Street, replace the existing storefront bay at the freight elevator, with a new brick wall painted to match existing.

Whereas:

- A. The premises is the entire Washington Street facade with portions on 13th and 14th Streets; and
- B. The side of the freight elevator is to be infilled with brick matching the upper floors with a painted logo on the brick matching a similar infill in another business in the building; and
- C. The transom windows are to be fitted with dimensional “louvers” with individual illuminated, dimmable lettering and the company logo above the entrances on Washington and 14th Streets.
- D. Two hanging signs beneath the sheds, one on 14th Street and one on Washington Street 4’ X 18” and 3” thick with interior, dimmable illumination, represented by the applicant as being of size and design similar to other signs in the immediate neighborhood; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application as harmonious with the building and the neighborhood.

Vote: Unanimous, with 42 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 16, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *17 W. 9th St. -Application is to restore front façade stoop and entrance, enlarge rear façade windows, replace existing two top floor extensions at existing rear ‘L’ addition, add elevator and stair bulkhead, extend chimneys, remove roof skylight, add roof railings, and lower rear yard to align with lowered basement level.

Whereas:

- A. The front facade windows are to be replaced in kind, through wall air conditioner window units will be removed and the masonry will be restored; and
- B. A stoop with typical stairs, a surround recalling the curved lintels of the windows above and wooden door with small windows complement the facade with a welcome restoration of the original style entrance; and
- C. The reintroduction of the stoop necessitates certain changes to the areaway together with other small modifications and the iron work will be restored; and
- D. The roof will have an elevator bulkhead, stair bulkhead, mechanical equipment, and glass railings in the front and back and only the front railing is visible from a public thoroughfare; and
- E. A non-visible skylight, much modified and not original to the building, is to be removed; and
- F. The glass railing is out of harmony with the building and the district, and a metal railing would be less obtrusive and much preferable; and

G. There is a window wall giving onto the enclosed garden on the basement level, a glass wall at the parlor floor, and plate glass in the original punched openings in the exposed portion of the upper floors; and,

H. The two additional floors above the existing extension are glass with bronze framing and the original rear wall is preserved and is visible within the addition; and

H. The rear of the basement together with the garden are to be lowered 3'; and

J. The cellar is to be excavated approximately 5' and there was no indication that excavation is required; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Approval of the front facade restoration, the entrance and stairs, and areaway modifications; and

B. Approval of the rear facade modifications and the windows on the lower floors; and

C. Approval of the modest amount of excavation provided that if underpinning of the neighboring properties is required that it conform to all regulations and be done with the greatest of care to avoid any damage to the house or the neighbors.

D. Approval in this exceptional case, of the plate glass in the upper floor punched openings to harmonize with the glass below and in the "L" addition; and

E. Approval of the addition to the "L" with special commendation that the rear wall is visible within the glass rooms.

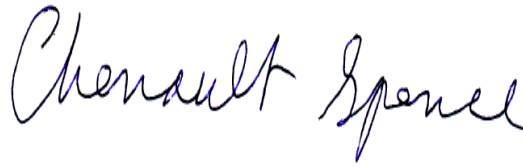
Vote: Unanimous, with 42 Board members in favor.

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. Dan Goldman, Congressman
Hon. Brad Hoylman, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Grace Lee, 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