

Susan Kent, Chair
Valerie De La Rosa, First Vice Chair
Eugene Yoo, Second Vice Chair



Antony Wong, Treasurer
Amy Brenna, Secretary
Brian Pape, Assistant Secretary
Mark Diller, District Manager

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@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

August 23, 2023

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *1 Bond St. – Application is to replace windows on the alley side of the building and install additional transom windows.

The applicant did not appear as scheduled for the hearing and therefore there is no recommendation concerning the application. The applicant must appear for a public hearing before the CB2 Landmarks Committee prior to the consideration of the application by the Landmarks Commission.

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Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *110 Greene St. -The application is to replace infill at the ground floor.

Whereas:

- A. The existing condition is a central entrance with glass doors to the retail store flanked by plate glass windows and more elaborate entrances to the right and left of the central bays; and
- B. The proposed windows and the central door are full height glass. Behind the window is a ceiling suspended box that houses shades, roll down gates and conceals the interior ceiling.
- C. Discreet signage is 18” high and in keeping with the building,
- D. The north entrance door is not part of this application, and the south entrance is to be converted to a show window that is essentially replacing the door with plate glass and is easily reversible; and
- E. The non-historic sign boxes on either side of the south door are to be removed; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application which minimally changes the existing condition and preserves the architectural integrity of the building.

Vote: Unanimous, with 13 Executive Committee members in favor.

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Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. *92 Horatio St. – Application is to apply new brownstone stucco facade at the entire ground floor, install new wood entry doors in the existing opening and replace existing window security grilles.

Whereas:

- A. The corner building is comprised of five buildings, originally with commercial space on the ground floors, and now a completely residential building with unified façades; and
- B. The ground floor current condition is shorn of its detail and the ground floor windows are of random size and rhythm resulting from the conversion from commercial to residential use, and there is an undistinguished entrance door; and
- C. The ground floor is proposed to be smooth grayish stucco and gives the appearance of a separate base imitating a stone (with no scoring) other than brownstone, when a brownstone-like finish would both better serve the applicant’s stated intention of unifying the façades and be more in keeping with the district and suitable to the building’s color and style; and
- D. The proposal organizes numerous larger windows with simple security grilles in an agreeable configuration with modifications on the secondary facade recalling the commercial use of the ground floor; and
- E. The proposed plain entry door is in mahogany veneer and lacks the detailing that would make it more in keeping with the building’s existing detailing on the upper floors and neighboring buildings; and

F. Missing headers are to be replaced and are designed after existing headers on the upper floors; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the ground floor windows, security grills, and the replacement of the headers; and

B. **Denial** of the stucco coating unless it is of a brownstone color and tooled in a traditional manner to suggest actual brownstone in keeping with the style of the building; and

C. **Denial** of the entry door unless it has detailing suitable to the style of the building.

Vote: Unanimous, with 13 Executive Committee members in favor.

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Valerie De La Rosa, First Vice Chair
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Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *338 W. 12th St. – Application is to reduce the existing 4th floor, construct a new rooftop stair bulkhead and mechanicals, construct a one-story rear yard extension and to alter the rear façade, excavate and alter within the horse-walk.

Whereas:

- A. Work on the front façade - notably masonry, stoop, windows is considered by Commission Staff; and
- B. The stoop was removed in the distant past and was restored in 2004; and
- C. The horse walk gate is to be retained and to have a dark wall installed 2'6" behind the gate which the applicant represents will not be noticeable to the passerby; and
- D. The areaway is to be lowered to provide proper entrance below the stairs and causes no harm to the appearance; and
- E. There are alterations to the existing non-visible rooftop addition and bulkhead with change in volume at the rear, and windows in the front preserve its non-visible condition; and
- F. The rear facade brick is considerably degraded, likely from crude removal of a coating, and is to be restored in the parts that are not replaced by the extension; and
- G. The basement and parlor floors have modest wooden extensions somewhat recalling a two-story tea porch with windows and doors that are within the width of the three original windows and are divided into three sections, recalling the original punched windows; and

H. The cellar and garden are to be excavated and the garden area rebuilt lower to align with basement level, and the excavation, as proposed, abuts the adjoining houses on each side of the cellar and rear buildings in the adjoining gardens; and

I. The application was deficient in that no detailed designs for the excavation and no engineering studies were provided concerning the excavation and the critical matter of underpinning of the adjoining houses and rear garden buildings, and the applicant's vague representations concerning the excavation and underpinning details left the impression that they had not yet been seriously considered; now

Therefore be it resolved that CB2, Man. recommends:

A. That the wall in the horse walk door be **approved** in that it does not disturb the historic view from a public thoroughfare; and

B. That the areaway modifications be **approved**; and

C. That the alterations to the non-visible rooftop addition, the restoration of the rear facade upper floors, the additions on the basement, parlor and second floor be **approved**; and

D. That the excavation of the cellar and garden be **denied** until detailed plans and engineering studies are provided to the Commission which, in their view, ensure that the work does not endanger the integrity of the subject building, the adjoining buildings, and adjoining gardens and rear garden structures and that the Commission, in its discretion, return the application to CB2 Community Board for a public hearing if it deems this appropriate.

Vote: Unanimous, with 13 Executive Committee members in favor.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*
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Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. *130 Bank St. – Application is to install new steel deck at first floor level over existing cellar extension, including new pavers, steel structure, railings and stair access to interior stair hallway, replace one window with a door to the stair, and add new lighting at exterior façade.

The is no recommendation for this application – The application is incomplete in that the required mockup has not been built and therefore no recommendation could be made concerning he critical matter of its visibility from a pubic thoroughfare. The applicant agreed request a layover for the scheduled Commission hearing and to return to the CB2 Landmarks Committee for a public hearing with the required materials and photographs illustrating the visibility from public thoroughfares.

Vote: Unanimous, with 13 Executive Committee members in favor.

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Dear Chair Carroll:

At its Executive Committee meeting on August 22, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *51 Downing St. – Application is to replace the entry doors, garage door, 4th floor windows and replace existing roof top addition with a new mezzanine addition.

Whereas:

- A. The existing non-historic entry doors and garage door and window above (at the original horse entrance) are to be removed and replaced by plain wooden doors suitable to the stable building with transoms at the entry doors and a solid wooden header above the garage door; and
- B. There is unobtrusive recessed lighting above the entry doors; and
- C. A non-historic gabled rooftop addition which was represented by the applicant as not being compliant with building codes and the bulkhead are to be removed; and
- D. The new rooftop addition is a full width, 22' high structure in dark grey metal with north and south curtain walls, partially fitted with dark grey fixed metal louvers; and
- E. The proposed new bulkhead is 10' above the roof, resulting its extending 30' above the original roof; and
- F. Numerous photographs of the mockup from various points clearly show the rooftop structure is visible, most notably from Varick Street and Carmine Street where its extremely visible and boldly modern design aggressively asserts itself, bearing no relationship to either the building or to the historic district; and

G. This combination of volume, which makes the addition highly visible, and design, which in no way relates to the building or the historic neighborhood, are unacceptable in the Greenwich Village Extension II historic district.

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the garage door and the entrance doors together with their lighting; and

B. **Absolute denial** of the rooftop addition as of a design that does great harm to the historic district and is unacceptably visible by the standard of “minimal visibility” for rooftop additions that has guided the Commission with respect to the district.

C. That if the applicant wishes to have consideration of an addition that it be of a design that is in harmony with the building and the district and is greatly reduced in size and visibility in order that it is in tune with the district and that the applicant be instructed by the Commission to return to CB2 for a public hearing on the revised proposal.

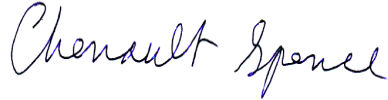
Vote: Unanimous, with 13 Executive Committee members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Susan Kent, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

SK/fa

- c: Hon. Daniel 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. Mark 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