

Valerie De La Rosa, *Chair*
Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Mark Diller, *District Manager*
Brian Pape, *Assistant Secretary*

Community Board No. 2, Manhattan

3 Washington Square Village
NEW YORK, NY 10012-1899

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May 23, 2025

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 May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

FIRST LANDMARKS MEETING

1. *142 Greene St. – Application is to restore the cast-iron façade, construct a rooftop addition, reconstruct the rear elevation, and carry out excavation to construct a sub-cellar.

Whereas:

- A. The building is being converted from commercial to single-family residential use; and
- B. The facade will undergo extensive restoration including removal of the fire escape, new two over two wooden windows, and replication of the missing cast iron cornice modeled on 165 Mercer Street, a matching building which also had Commission approval to remove the fire escape; and
- C. The exceptionally fine cast iron facade restoration includes removal of paint and painting a green tone to match the bottom color discovered via paint analysis, replacing certain non-visible support elements, and mending damage from the installation of the fire escape; and
- D. The ground floor infill, two doorways and four windows, have six pane transoms and wooden bulkheads; and
- E. The rear portion of the building is to be demolished, rebuilt in a utilitarian design and set back from the original rear façade line to provide for 26' rear yard; and
- F. The two-story penthouse, set back 23', is bronze and glass in a modern style out of harmony with the building; and

G. Screened mechanical equipment and elevator bulkheads are at the roof of the penthouse; and

H. The penthouse is visible from distant points on public thoroughfares; and

I. A sub cellar is to be excavated 9' and extending approximately 74' from the front facade and requires underpinning of neighboring buildings; and

J. There were comments from the public but no significant objections; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the careful restoration of the cast iron facade, including removal of the fire escape, the green color, and the ground floor infill; and

B. **Approval** of the rear alterations providing adequate space for air and light; and

C. **Denial** of the design of the penthouse and a recommendation that it be modified to a style that is more harmonious with the building; and

D. **Approval** of the sub-cellar excavation and underpinning provided that all regulations and procedures are followed to ensure the integrity of the building and neighboring buildings.

Vote: Passed, with 30 Board members in favor, 10 in opposition (K. Berger, R. Chattree, A. Fernandez, S. Fitzgerald, D. Gruber, S. Kent, J. Kiely, L. Rakoff, S. Sweeney, S. Wittenberg), and 3 in abstention (S. Secunda, E. Smith, E. Yoo).

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. *247 Bleecker St. – Application is to maintain the painted exterior storefront and hanging sign, both currently under temporary permits and to approve the sign band installed without LPC permits.

Whereas:

- A. The circumstances of the issuing of a temporary permit to paint the facade are unclear when “temporary” suggest a condition that intended for a special purpose such as the opening or a special promotion of an establishment and is easily reversed; and
- B. The pink color which presumably serves to identify the business is grossly inappropriate to the building, the Bleecker Street streetscape, and the neighborhood; and
- C. To entertain making the non-contextual paint color permanent for the duration of the lease extends the time that the unacceptable condition endures and invites a precedent for the building and other buildings in the district to be similarly treated to the detriment of the historic character of the buildings and the district, ultimately undermining the very purpose of designation of historic districts; and
- D. The blade sign, provided that it conforms to applicable regulations and is in a color with historical references and in no case is the existing pink color acceptable; and
- E. The sign band text font and size are not objectionable provided that it its font and color have historic reference and in no case is the existing pink color acceptable; and
- F. There were comments from the public but no significant objections; now

Therefore be it resolved that CB2, Man. recommends:

A. **Absolute denial** of the totally inappropriate pink color for the facade and the signs and that the applicant return to CB2 Landmarks Committee with a proposal for repainting the façade and signs in a color that is appropriate to the historic building; and

B. **Approval** of the blade sign and sign band lettering design provided that they are in accord with regulations are, and in a color and font that is appropriate to the historic building.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 36 W. 11th St. – Application is to restore the front facade, replace the rear extension, and add a rooftop structure

Whereas:

A. The building is being converted from a multiple dwelling to the original condition of a single-family residence; and

B. The existing extension is to be replaced by a more shallow extension providing a welcome 30' garden; and

C. The modern rooftop extension with overhanging roof is in zinc and is located at the lot line on one side set back on three sides with the required safety railing in iron at the front and a modern glass railing at the back and sides; and

D. The rear facade in red brick with full width French windows and doors at the basement and parlor floors, heavy delineation between the basement and parlor floors, and punched windows without lintels on the second and third floors and fitted with modern plain glass, and the parlor floor lintel is not sufficiently heavy and is in no way related to the historic style of the building and the district; and

F. The front facade is being restored with approval by the Landmarks Commission staff; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the demolition of the extension and the welcome more shallow extension providing a larger garden; and

B. **Denial** of the rooftop addition and glass railing and that it be replaced with a design that is in harmony with the historic building; and

C. **Denial** of the design for the rear facade unless there has a less bold delineation with historic reference between the basement and parlor floors, that the parlor floor have a more important lintel, and that the windows on the second and third floors are a historic double hung wooden windows with historically informed lintels of a historic design according to the standard for similar buildings in the district.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. *160 W. 10th St. –Application is to convert the existing garage to residential use including new ground-floor infill, construction of a rooftop addition, demolition of the rear facade and building a new rear facade, and extensive façade restoration.

- A. The front facade will be extensively restored with the central portion of the ground floor having three entrances with wooden doors surrounded by transoms and sidelights and retaining the west garage entrance. The oriel window will be clad in copper and double hung multi-light windows at the second floor and two windows in the second floor of the towers will be slightly enlarged; and
- B. The two-story rooftop addition is in keeping with the style of the building with visibility not greater than approved rooftop additions for similar buildings in the district, is set back 15 feet at the first level and 25 feet at the second level with arched multi-pane full length windows and a strong cornice to reference the existing second floor cornice; and
- C. The lower floor brick matches the existing with the upper floor in lighter brick and the detailing is in terracotta; and
- D. The mechanical equipment is screened and placed in the most unobtrusive position possible; and
- E. There are conforming lot line windows in the east facade; and
- F. The rear portion of the building is to be demolished. A new rear facade, moved toward the front of the building to nearly double the rear open space, is in common brick and has full width windows in the ground floor bays and large multi-light windows in the upper floors; and
- G. There is no underpinning required in the reconstruction of the rear; and

H. There was considerable public comment generally about quality-of-life issues due to the added height of the building and the owner provided an email address for further concerns; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the careful facade restoration provided that the lighting fixtures are of a historic design suitable to the building and that the existing “bumpers” be replicated in the bays to recall their use as garage entrances; and

B. **Approval** of the added penthouse floors and the rebuilding of the rear portion of the building to provide a greater garden area.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

SECOND LANDMARKS MEETING

5. *95 Horatio St. – Application is to construct a new window opening on the 6th floor on the Gansevoort St. façade.

Whereas:

A. The proposed window is a second “missing” window in a floor of the building that has pairs of windows throughout the row; and

B. The window matches the existing windows in the row and will be indistinguishable from original; and

C. The overall pattern of windows in the building, a combination of several buildings, is somewhat irregular with other windows appearing to be missing: now

Therefore be it resolved that CB2, Man. recommends **approval** of adding one matching window to the row to form a pair.

Vote: Unanimous, with 43 Board members in favor.

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At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. *115 Mercer St. – Application is to install flagpole and banner.

Whereas:

- A. The banner with a central logo is located between windows at the second floor, is 6' 10" x 6' 10", and the applicant represented that it conforms to regulations concerning size, fastenings and height from the street; and
- B. The graphic is the company logo and its generally appearance is similar to approved signs in the district; and
- C. The applicant was not able to provide assurance that the bracket, in the position depicted in the application, could be anchored into the mortar joint as required; and
- D. There were comments from the public but no significant objections; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the banner provided that the bracket is attached into the mortar joint; and
- B. That in the event that the position must be changed in order to attach the bracket into the mortar joint that staff ensure that the position conforms to regulations.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. *67 Gansevoort St. – Application is for a master plan to install painted wall signage.

Whereas:

- A. The sign is 126.75 square feet, set two feet below the parapet and 3 feet from the facade and appears to conform to applicable regulations; and
- B. The proposed graphic design appears to conform to applicable regulations and subsequent changes to the content is to be reviewed by Commission staff; and
- C. There were comments from the public but no significant objections; now

Therefore be it resolved that CB2, Man. recommends **approval** of the master plan for the proposed painted sign provided that it conforms to applicable regulations.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. *225 W. 4th St. – Application is to install new 4' High Fences at two facades and illuminated non advertising accessory business wall sign.

(LAID OVER)

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. *4 Bond St. – Application is to modify the front facade at the mezzanine level, and modify the existing fire escape and to paint the facade at the ground floor.

Whereas:

- A. The fire escape cantilevered ladder is to be replaced by a conforming typical drop ladder; and
- B. The current infill is non-historic and, at the mezzanine level, is to be replaced with an arched wooden infill conforming to the historic masonry arch and will replace the small square mezzanine windows with a row of tightly spaced vertical rectangular windows; and
- C. The infill at the ground and mezzanine floors and architectural detailing on the upper floors and fire escape are to be painted black and the upper walls painted light buff; and
- C. The band sign is to be is to be altered and repainted; and
- D. There were comments from the public but no significant objections; now

Now therefore be it resolved that CB2, Man. recommends:

Approval of modifications to the fire escape ladder, replacement of the mezzanine infill, modifications to the sign, and repainting throughout.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. *80 Washington Pl. – Application is to modify the ground floor including new pillars, light fixtures, and bluestone pavers and to construct a rooftop addition.

Whereas:

1. The existing areaway fence, previously approved by the Commission as suitable to the house and typical to similar designs in similar houses in the district, is proposed to be replaced with a taller fence and the entrance gate is flanked by two columns with gas lights which are not suitable to the house or the district and no evidence was presented that there are similar designs in the district; and
2. The areaway is to be paved with bluestone and the section before the entrance has an intricate design unsuitable to the house or the district; and
3. There are alterations to the rooftop structure and installation of skylights and the massing and profile of the modifications is not substantially different from the existing appearance and is very minimally visible from a distance; and
4. There were comments from the public but no significant objections; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of both the replacement of the existing fence with a taller fence and the columns with lights flanking the entrance gate as unsuitable to the house and the historic district; and
- B. **Approval** of bluestone pavers in the areaway; and

C. **Denial** of the intricate design of the bluestone paving at the entrance and further recommends that it be replaced with a simpler design suitable to the house and the district; and

D. **Approval** of the skylight and alterations to the rooftop structures.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. *405 W 13th St. – Application to legalize existing signage at the transoms, existing bracket signage under canopy, existing pendant lighting, existing spot lighting, existing flag banners, and to replace existing metal canopy with translucent canopy.

Whereas:

- A. The transom signs are individual halo lit profile letters and are suitable to the building and are attached directly to the window with acrylic which is not permitted under Landmarks guidelines; and
- B. The hanging signs are larger than conforming signs for no justifiable purpose and the design of the signs themselves is not objectionable, and they are lit by discreet spotlights mounted in the ironwork; and
- C. There are industrial bottle caged lights attached to the canopy which are in keeping with the industrial style of the building; and
- D. The flags, large triangular banners, are mounted on slanted poles at the edge of the marquee and have a casual, decorative appearance unlike the usual flags or banner signs on the facades of buildings in the district; and
- D. The canopy roof is an assortment of materials, and the proposal is to replace the existing materials with translucent panels of which no example was shown; and
- E. There were questions from a member of the board and the public but no serious objections; now

Therefor be it resolved that CB2, Man. recommends:

- A. **Denial** of the mounting of the transom letters directly on the window and that a suitable alternative method of mounting in keeping with the style of the building be devised and reviewed for appropriateness by Commission staff; and
- B. **Approval** of the design and halo lighting of the individual transom sign letters and the sign and sidewalk lighting installed in the canopy; and
- C. **Denial** of the hanging signs as being larger than usual and that they be of the same design and conform to the standard size for similar signs in the district; and
- D. **Denial** of the flags and that any replacements be of the same shape as other flags in the district and hung from the building in the usual manner of flags or banners rather than on the edge of the marquee; and
- E. **Approval** of translucent material for the roof of the marquee, provided that Commission staff verify that the material and method of installation are of a high quality.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. *57 Christopher St. – Application is to remove all existing brick masonry at the south façade (street) from the ground 1st floor through the 3rd floor, repair and waterproof the backup masonry, and replace with new face brick to match the LPC approved brick at the ongoing restoration of 55 Christopher Street.

Whereas:

A. The facade will be stripped, waterproofed and clad in a brick approved by the Commission for a neighboring building that is a part of the original row; now

Therefore be it resolved that CB2, Man. recommends approval of the structural work and brick recladding according to the brick sample shown.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on May 22, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. *62 Prince St. – Application is to replace existing storefront and windows, install a standing seam metal roof, install branded signage including both blade and halo lit roof and facade mounted logo signs, and linear downlighting on a menu and sculpture, construct a new glazed patio enclosure to the West of the gabled volume, and install new metal planters and fence along Prince Street.

Whereas:

- A. The current condition is a gabled “shed” style building and a small two-story brick building and a patio with a large billboard which predated designation; and
- B. The proposed work is to considerably modify both buildings and refurbish the patio area; and
- C. The image of the completely open appearance of the gabled building without bulkheads or transoms on the two street sides, large windows in the cafe, busy framing behind the show windows, a bold modern stainless-steel panel sculpture at street level that is a certain invitation to graffiti, a large existing billboard that predates designation, considerable lighting of the sculpture, second story windows, the show windows, a menu sign, a bracket sign and two halo lit script signs on the side and rooftop of the gabled building discordantly inserts a boldly assertive modern “campus” into a corner of historic industrial buildings; and
- D. In the daytime the buildings sit as an unwelcome modern showpiece without historic reference in the neighborhood; and

- E. The excessive lighting mounted on the buildings together with the open sides to the brightly lit interior of the gabled building, the sculpture, assorted signs, windows and patio all separately lighted, overwhelms the corner and gives the appearance of a carnival encampment in an historic location; and
- F. There was testimony from the public opposing the application; now

Therefore be it resolved that CB2, Man. recommends:

That the boldly modern excessively lit application **be denied** as totally unsuitable to the neighborhood and the district.

Vote: Unanimous, with 43 Board members in favor.

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

Sincerely,



Chenault Spence, Chair
Landmarks Committee
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/fa

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Christopher Marte, NYC Council, 1st District
Steven Thomson, Director of Community and Intergovernmental Affairs, LPC