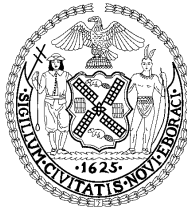


Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Erik Coler, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**1 \*484 Broome St. – Application is to replace existing window with a door on the ground floor.**

**Whereas:**

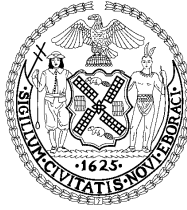
A - The west bay central infill is to be changed from a show window with bulkhead to a door of similar design to the existing infill with a kick plate referencing the existing iron bulkhead; and

B - The door has an invisible frame and the bulkhead is not aligned with the bulkheads of the windows to give a desirable continuous line; now

**Therefore be it resolved** that CB2, Man. recommends denial of the application unless the door has a wooden frame and the salvaged metal screen bulkhead is used on the door.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**2 \*79 Washington Pl. – Application is to replace an existing rooftop cooling tower with a smaller unit.**

**Whereas:**

The replacement tower is only minimally visible from a great distance north on 6th Avenue; now

**Therefore be it resolved** that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*

Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3 \*16 E. 10th St. – Application is to install two security cameras on the north elevation of the façade.**

**Whereas:**

A - Two cameras, 5” in diameter are proposed to be installed in a conspicuous way at prominent locations on the facade, thus spoiling the pristine historic facade; and

B - Smaller cameras are available and there are locations where they could be unobtrusively installed; now

**Therefore be it resolved** that CB2, Man. recommends denial of this application.

Vote: Passed, with 34 Board members in favor, and 1 in opposition (R. Sanz).

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4 \*375 W. Broadway - Application to replace sidewalk vault, cover the vault with diamond plate and to restore steps using existing “vault” lights in risers.**

**Whereas:**

A - The vaults, light frames and coverings are in poor condition and considerable restoration of the vaults and supports for the covering will be required; and

B - It is proposed to make new supports and cover the area, including the face of the platform, with diamond plate typical to the district and to install vault lights in the risers; and

C - The original surface was vault lights which are prevalent in the neighborhood and high quality new lights are available; now

**Therefor be it resolved that:**

CB2, Man. recommends approval of this application provided that the surfaces that were originally vault lights be restored with replacement lights.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5 \*81 Charles St. – Application is to convert the building from multi-family apartments back to a single-family residence; rebuild the historic front stoop that had been removed and restore the base of the front facade to match the original design; enlarge an existing one-story rear extension into a two-story rear yard addition; add a rooftop addition and stair bulkhead; excavate the cellar down and expand it to the rear, under the rear yard.**

### Whereas:

- A - The stoop and entry replacement are to match the presumed original ones at 77 Charles Street; and
- B – The proposed ironwork is utilitarian, generic and without any historical reference to the building or to the period; and
- C - The rear facade is to be reconfigured with a two story extension 12' deeper than the existing extension and in line with one story extensions on neighboring houses, replacement of the historic double hung windows with inappropriate single pane casements and plate glass; and
- D - The historic windows in the upper floors of the rear facade are to be replaced with inappropriate modern casement windows; and
- E - The penthouse, not unlike others in the block including the neighboring building, and bulkhead finished in stucco are not visible from any thoroughfare and the applicant represented that the safety railing will be moved toward the back of the building to become less visible; and
- F - The chimney flues are prominently visible and the applicant represented that they can be moved to a less visible location; and

G - There is to be standard excavation of the cellar and the back garden similar to other properties in the neighborhood; and

H - There was written and oral testimony from neighbors opposed to the design of the penthouse, objection to the extension, and with concern about damage from excavation; now

**Therefore be it resolved:**

That CB2, Man. recommends:

A - Approval of the stoop and entry, rear extension bulk, and the chimney flues provided that they are moved to a less visible location; and

B- Approval of the penthouse which is not visible from any thoroughfare; and

C - Denial of the inappropriate ironwork at the front façade and the fenestration that is without historic reference in the rear extension.

D - Denial of the excavation unless the usual cooperation with the neighbors for inspection and monitoring and that every possible precaution is taken to insure the integrity of the building and the neighboring buildings.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6 \*240 Sullivan St. - Application is to alter the storefront, install a mural sign, and change the approved design for the awning.**

**Whereas:**

A - Four operable windows are to replace the fixed window on the north side; and

B - The previously approved bright pink awning is to be modified with the addition of white polka dots; and

C - A bright mural that is out of character with the building and does not contribute to the aesthetic unity of the fairly recently designated historic district is proposed to be painted above the awning; and

D - No examples of similar bold designs that have been approved by the Commission were presented; and

E - The applicant represented that letters of support would be sent to the Board; now

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

A - Approval of the operable windows; and

B - Denial of the mural unless it is considerably softer and less bold, respects the architecture of the building (in particular is painted within the signboard area shown in the existing condition), and generally respects changing standards for design in the neighborhood occasioned by the recent landmark status of the district.

C - Denial of the change in design for the awing.

Vote: Unanimous, with 35 Board members in favor.



Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**7\* 620 Broadway – Application is to install new steel frame windows and doors in reconfigured masonry openings, alteration to areaway and entry gates, and sidewalk repair on the Crosby Street facade.**

**Whereas:**

- A - The building has been drastically altered and that no vestige of the original design or materials remains on the lower floors; and
- B - The third floor casement windows were previously approved and similar windows are proposed for the second floor and the ground floor; and
- C - Similar style bi-fold doors are proposed for the cellar facade and with metal stairs in the areaway; and
- D – The sidewalk is to be surfaced in appropriate material; now

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

- A - Approval of the facade reconfiguration, windows, stairs, layout of the areaway, and the resurfacing of the sidewalk; and
- B - Denial of the fence unless it is made more in keeping with the style of the building and the neighborhood style.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**8 \*248-50 Mercer St. – Application is to alter the storefronts, heighten and re-clad the walls, and add rooftop mechanical equipment to the existing one-story building.**

A - The storefront windows are to be enlarged with sliding windows in thin charcoal aluminum frames to provide continuous show windows turning the corner to cover most of both facades; and

B - The cast block facade is to be a light gray; and

C - The parapet will be raised 17” with no defining cornice or coping to align with the adjoining buildings and will provide partial screening of mechanical equipment; and

D - The mechanical equipment is not objectionably visible; now

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

A - Approval of the facade and its extension provided that the color is a darker rather than a lighter gray and that a cornice is added; and

B - Approval of the windows provided that the frames are thicker and that the doors frames are thicker with bulkheads.

Vote: Passed, with 26 Board members in favor, and 9 in opposition (T. Bergman, C. Booth, C. Flynn, J. Gallagher, R. Goldberg, L. Racusin, L. Rakoff, S. Russo, S. Secunda).

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**9. \*3 E. 10<sup>th</sup> St. – Application is to add shutters and planters, and paint entrance door at the front façade; modify windows at the rear façade,**

**Whereas:**

A - The addition of black wooden shutters, justified by the existence of pins in window frames that were not represented as original; and

B - Window boxes as presented have no historical precedent and do not enhance the appearance of the historic facade; and

C - The shutters and window boxes are fussy decoration that call undue attention to a handsome, well preserved house which is part of a distinguished row of similar houses; and

D - The black front door will complement the existing black window frames; and

E - A planter similar to one cited in the neighborhood is proposed for the areaway and is reversible; and

F - The rear wall is to be re-clad in new brick similar to the existing historical brick with full length operable windows on the basement and parlor floors and protruding windows on the upper floors that are without historical reference and give the appearance of iron bars; and

G - A metal balcony the width of the building with a staircase down to the garden is in keeping with the design of the rear facade; and

H - An existing airshaft near the middle of the building which is not visible is to be enclosed; now

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

A - Approval of the front door, planter at grade, re-cladding of rear wall, windows in the rear basement and parlor floors, the balcony and staircase, and the air shaft, and

B - Denial of the shutters, window boxes, and the windows on the upper floors of the rear facade.

Vote: Unanimous, with 35 Board members in favor.

Terri Cude, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Erik Coler, *Assistant Secretary*

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December 28, 2016

Meenakshi Srinivasan, *Chair*  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on December 22, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**\*29 W. 8<sup>th</sup> St. - Application is to install new windows at the front façade.**

**(withdrawn)**

**\*529 Broadway - Application is to install privacy interior film for fitting & storage room façade windows.**

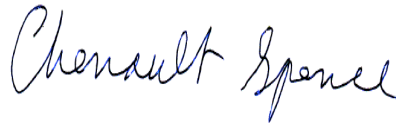
**(withdrawn)**

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Terri Cude, Chair  
Community Board #2, Manhattan



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

TC/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Alice Cancel, Assembly Member  
Hon. Gale A. Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Lauren George, Director of Government & Community Relations,  
Landmarks Preservation Commission  
Amber Nowak, External Affairs Coordinator, Landmarks Preservation Commission