

Carter Booth, *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
www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org
Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

June 21, 2019

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 June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **43 Perry Street.** - Application is to replace windows at the primary façade.

Whereas:

A. The facade was extensively altered prior to designation to a Dutch inspired style with a stained glass window on the ground floor and custom casement windows incorporating distinctive round stained glass elements on the upper floors; and

B. The applicant presented evidence that the window with stained glass on the first floor can be restored while the existing casement windows on the upper floors are deteriorated to the extent that they are beyond repair; and

C. The existing windows date from the 1948 pre-designation design, with custom made mullions fitted with round architectural stained glass in each section, and they are clearly integral to the design of building and in this respect are historic to the existing facade; and

D. The proposal is to replace all of the windows with sliding style windows with considerably wider frames and “snap-in” mullions and is in no respect suitable for this building and the historic neighborhood; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application and recommends that the stained glass window on the first floor be restored and kept in place and that replacement windows on the upper floors be casements and copy or be in the style of the existing windows and preserve the mullion design and round architectural stained glass elements in their existing positions.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 83 Wooster St. – Application is to renew a Master Plan regarding painted wall signage.

Whereas:

- A. There is a ghost sign which was protected with a sealant prior to the installation of the existing painted sign; and
- B. The applicant represented that the sealant permits removal of the existing sign without disturbing the ghost sign beneath it and proposes painting a new, smaller one in approximately the same position; and
- C. The new sign will conform to the present regulations applicable to this building and new proposed regulations; now

Therefore be it resolved that CB2, Man, recommends:

Approval of this application provided the Commission staff ensures that the plan and subsequent new signs conform to the regulations applicable to this building.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 3. 190 Bowery** - Application is to establish a Master Plan for painted murals on the water tank on top of the building.

Whereas:

- The Beaux Arts building has been authentically restored and is prominent in the neighborhood; and
- The building's archetypical water tank is clearly visible from a wide variety of vantage points; and
- The neighborhood is well known as the home of a number of early Pop Art artists; and
- The proposal is for a master plan for changing paintings without text covering the tank; and
- The only precedent for water towers used as public art surfaces within a historic district was a temporary project where the tank was ultimately removed with the art intact.; and
- The design calls undue attention to itself and measurably detracts from the beautifully restored Art Deco building; now

Therefore, be it resolved that CB2, Man. recommends **denial** of this application as inappropriate to the building and to the neighborhood.

Vote: Passed, with 38 Board members in favor, and 1 in opposition (M. Metzger).

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 4. 265 W. 11th St.** - Application is to modify the street facade, rear facade, and a bulkhead approved at staff level by the LPC.

laid over

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. 501 Hudson St. AKA 131 Christopher St. - Application is to remove storefront infill, awnings, signage, HVAC unit, bracket sign, barber pole, lighting and conduit, installed without LPC permits, and install new awnings, signage, storefront infill, and metal cladding.

Whereas:

- A. The present condition is a random assortment of infills and signs, none of which is historic and much of which is in violation; and
- B. The proposal is for unified infill with black frames for the several shops in the style of the one bay with an approved infill; and
- C. The awnings are black, 3' deep and the width of the individual shops and uniform non-illuminated signs 2' high and a width appropriate to the width of the shops are proposed above the shops on the metal cladding in the position of a traditional signband; now

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

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. 155 Wooster St. - Application is to renew a Master Plan regarding painted wall signage

Whereas:

A. A prior permit for five years has expired; and

B. The master plan presented in the application is represented by the applicant as conforming to both the existing regulations and the proposed new regulations for the neighborhood and building; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application provided that the Commission staff ensure that the master plan conforms to applicable regulations.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. 166 Crosby St. – Application is to renovate the existing lobby, modify the existing storefront infill, and install a new metal awning.

Whereas:

- A. The existing condition of both facades is an assortment of infills;
- B. The proposed revisions will maintain the style of the facade and provide entrances in additional bays; and
- C. One bay contains an elevator shaft and it will be treated similarly with appropriate backlighting; and
- D. The materials of the proposed infill are wood, glass, and cast iron with non-historic and inappropriate metal doors; and
- E. An open metal-slat awning, proposed for the Crosby Street side is boldly modern, oddly proportioned and affords no protection for the entrance; now

Therefore be it resolved that CB2, Man. recommends:

- A. Approval of the application for the alterations to the infill; and
- B. Denial of the metal doors and in their place recommends historic style doors in wood; and
- C. Denial of the awning as not being in the style of the building and its infill.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. 142 Grand St. (DEP shaft site-Grand & Lafayette Sts.) – Application is to replace a fence and paving, and install site furnishings.

Whereas:

The site is a vacant lot above a water tunnel distribution connection and has inherent special considerations in the design of the garden; and

B. The design has perimeter planting areas with evergreen trees on two sides and a small central lawn area in artificial turf with a single tree because a considerable area must remain unplanted to provide access to the water tunnel; and the paving is permeable stone in a Belgian block design in artificial turf in certain areas; and

C. There are bench seating, stone seating, lampposts, trash receptacles, and interpretive signs and water fountains throughout and one street tree; and

D. The representatives of the Parks Department have been responsive to the needs and concerns of the community and the design affords an agreeable oasis in a neighborhood with few open spaces; now

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

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. 50 W. 12th St. – Petition seeking CB2 support for the installation of a plaque designating this building as an official former residence of author/illustrator Eric Carle.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. 13 Bank St. – Application is to alter the rear façade windows on the 4th floor.

(will be reviewed by LPC at staff level)

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

11. 421 W. 13th St. – Application is to legalize the installation of signage without LPC permits.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

12. 100A 7th Ave. So. –Application is to replace the existing front doors and awning at the cellar level.

- A. The existing condition is red wooden doors and a black canopy extending to the curb; and
- B. The front doors are to be replaced with wooden doors with windows and wooden panels ; and
- C. The black canopy, designed in such a way as not to obstruct the brick arch detailing above the door, is 5' deep, 6' wide height, located 8' 6" above the sidewalk and includes backlighted lettering and downlight. ; and
- D. The stone surround will be cleaned and restored; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application with the provision that the existing doors, which preserve the memory of the Actors' Playhouse, an important Off-Broadway theatre which occupied the space for many years, be retained and restored.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. 17 E. 9th St. - Application is to renovate the existing façade, modify the interior layouts from multi- to a single-family, and rear bulk addition.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. 317 W. 11th St. and 319 W. 11th St. – Application is to install a rooftop addition, excavate to enlarge existing cellar, and modify the front façade, areaway, and existing rear yard addition.

(laid over)

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. 568 Broadway – Application is to modify the Prince St. side of the building including removal of window security grills, modifications to entrance doors for accessibility, installation of awnings and relocation of window louvers.

Whereas:

- A. The security grills, represented by the applicant as not original, are to be removed; and
- B. One bay containing an elevated entryway and a window is to be reconfigured with two matching doorways, in a sensitive adaptation of the building's design, in order to provide accessibility; now

Therefore be it resolved that CB2, Man. recommends approval of the application with the provision that the grills be retained and reused in a visible location in the building.

Vote: Unanimous, with 39 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on June 20, 2019, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

16. 37-39 Perry St. - Application is to modify the front and rear facades and to construct a rooftop addition.

Whereas:

- A. The two two-window wide townhouses have been united into one property, preserving the visual separation of the original houses, principally with a drainpipe as the demarcation between the buildings; and
- B. The existing condition is with a garage entrance on the east side and an entry, gated stair to the lower level, and a window on the west side; and
- C. The proposed facade design seeks to achieve complete unity of the two houses creating a continuous facade four windows wide, which is amplified by the strong horizontal design of the first floor brickwork, and erases any idea of two separate houses; and
- D. The east side garage opening is retained with double wooden garage doors and the west side is reconfigured with an entryway and window aligned with the windows above; and
- E. The parlor floor windows are lengthened to the classic, and likely original, height with guard grills, the upper floor windows are two over two double sash, shutters are installed on the three upper floors, and the masonry is to be restored; and
- F. A continuous cornice uniting the 2 front facades is not in keeping with the buildings' origins as 2 distinct row houses and thus atypical of matching row houses in the district; and

G. The rear facade and extension are retained with larger windows on the first floor, lengthening of the parlor floor windows and two over two windows on the upper floors; and

H. The applicant represented, without providing evidence, that the bricks above the rear facade extension are deteriorated beyond repair and will be replaced with similar material; and

I. The roof is to be raised less than one foot and stair landing bulkhead and a taller elevator bulkhead at 13' above the roof were represented by the applicant as not being visible from any public, though the photographs with the mockup in place were totally obscured by trees and no determination could be made from them; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the facade material restoration, windows, shutters, and cornice; and

B. **Approval** of the rear restoration provided that the Landmarks Commission staff affirm that the original rear wall above the extension cannot be restored; and

C. **Approval** of the roof work provided that Landmarks Commission staff affirm that there is no visibility of the bulkheads and that the materials are acceptable; and

D. **Denial** of aspects of the design that erases the demarcation of the two separate original houses, such as relocation of the drainpipe and the proposed continuous cornice rather than two clearly separate cornices that expresses the individual original row houses.

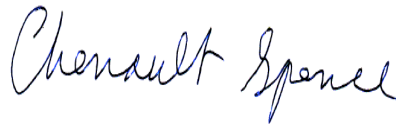
Vote: Unanimous, with 39 Board members in favor.

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

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



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

CB/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. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Speaker
Hon. Margaret Chin, Council Member
Hon. Carlina Rivera, Council Member
Rich Stein, Community & Intergovernmental Affairs Coordinator, LPC