

Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Daniel Miller, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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

July 22, 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 July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

1. **\*44-48 W. 12th St.** – Application is to replace existing stucco surface on the street facade and partial reconstruction of underlying (non-visible) deteriorated masonry.

### **Whereas:**

- A. The stone wall behind the stucco is in poor repair, especially around the windows and the offset between the two buildings; and
- B. No original materials in the facade, some of which will be replaced, are visible; and
- C. The stucco will be replaced in texture and color matching the neighboring building at 42 West 12th which has lately been resurfaced with Landmarks Commission approval; now

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends approval of this application

Vote: Unanimous, with 38 Board members in favor.

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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 July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **\*241 W. 11th St.** – Application is to amend original LPC approved application for renovation work at the rear façade in order to remove violations for work in progress or completed which does not conform to the certificate of appropriateness undertaken without approval.

**Whereas:**

- A. A certificate of appropriateness was issued to a prior owner for modifications to the building and the applicant has carried out construction which does not conform to the approved plans; and
- B. A “greenhouse” with glass walls and glass roof at the basement level, previously approved, has been modified with a solid roof and terrace; and
- C. The extension has been increased by one story, clad in brick with historically proportioned and spaced windows; and
- D. A skylight has been added on the fourth floor, rear that is not in keeping with the house nor with artist studio style skylights prevalent in the district; and
- E. Decorative Tudor style battening has been incorporated into the facade of the penthouse; and
- F. The applicant has declined a request by the residents of the neighboring build to the east to paint the east wall (visible only to the neighboring building) white to increase light into windows that are now being blocked by the proposed increase in height of the extension, now

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends:

- A. Denial of the request for removal of the violations for the greenhouse, skylight, and modified design of the penthouse and recommends that they be modified to conform to the existing certificate of appropriateness or that a modified design, along the lines of the recommendations above, be submitted to CB2 Manhattan for consideration prior to a hearing by the Commission and
- B. Approval of the brick cladding and windows of the addition for the second and third floors only; and
- C. Suggest that the east wall, visible only from the adjacent building to the east, be painted white.

Vote: Unanimous, with 38 Board members in favor.

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One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **\*139 Charles St.-** Application is to install new storefront behind existing roll down gates, new signage and exterior architectural lighting, install new lot line door, rooftop HVAC equipment and repair/re-pointing of existing brick façade; in conjunction with the installation of new food market and dining venue.

**Whereas:**

- A. The neighborhood has undergone a transformation from a warehouse/industrial area to an exclusively residential district; and
- B. An infill behind existing roll down garage doors is in steel and glass appropriate to the garage building with 8' high full width operable doors and similar pivot windows above; and
- C. The brickwork is to be repaired, repointed, and painted uniformly in white, matching the existing white portions on the Charles Street facade; and
- D. Painted signs and logos, disproportionately large for the building and out of keeping with the district; and
- E. The logos and portions of signs are proposed in neon, out of keeping with the building and the district and with no precedent in the neighborhood; and
- F. A total of 18 gooseneck lights are proposed for the two facades; and
- G. A new lot line door in the style of the building on the west facade leading to an adjoining open area; and

- H. HVAC equipment on the roof has been placed in the extreme north east corner to minimize visibility from the street; and
- I. Members of the public voiced objection to the proposal as an intrusion into the residential neighborhood; now

**THEREFORE BE IT RESOLVED** That CB2, Man. recommends:

- A. Denial of the painted signs in their proposed size, all proposed neon lighting, and the number of gooseneck lights; and
- B. That the signs be reduced to approximately half the proposed size and that there be a maximum of three gooseneck lights on each facade; and
- C. Approval of the infill, facade repair, lot line door, HVAC equipment placement

Vote: Unanimous, with 38 Board members in favor.

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**4 \*685 Washington St.** - Application is to replace existing concrete slab with concrete pavers, regrade site and install new site drainage, and install new temporary tables and vendor stalls in conjunction with a new seasonal outdoor food/dining venue.

**Whereas:**

- A. A general concept of design was presented without details of the structures, finishes, furnishings, fence and other aspects of the proposal; and
- B. The matter of whether the installation will be temporary or permanent, which will very much affect the design, has not been settled; and
- C. The applicant was unable to accurately respond to questions and suggestions owing to the vagueness of the design; and
- D. The applicant was receptive to suggestions from the Committee about modifications, especially openness to the street and articulation of the fence; and
- E. The applicant expressed a willingness to lay over the hearing with the Landmarks Commission and to come before the CB2 Landmarks Committee after the matter of the temporary or permanent permit is decided with a detailed proposal; now

**Therefore be it resolved** that CB2, Man. recommends: Denial of the application

Vote: Unanimous, with 38 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**5 \*55 Gansevoort St.** - The application to construct a rooftop addition, replace storefront infill, facade alterations, and sidewalk replacement, and other details.

### Whereas:

- A. The proposal is to repair and replace non-historic elements in the facade and infill with appropriate details matching existing historic fabric, and
- B. Install non-obtrusive signage on selected columns and above selected doorways,
- C. Rebuild the awning structure in kind and replace the tin roof with glass (similar to examples in the district), install non obtrusive strip lights above the canopy to wash the walls, non obtrusive spotlights under the canopy to light the entryways, and non-historic, inappropriate globe lights hanging from the underside of the canopy; and
- D. Paint the windows and door in light gray, remove the fire escape, preserve ghost signs; and
- E. Reconstruct the original parapet design in fiberglass; and
- F. Remove pipes on the north facade and install screened air conditioner condensers on small balconies and
- G. Raise the parapet to required code height, while preserving the irregular line of the present condition; and

- H. Install a penthouse - 9' high with screened mechanicals on top which is visible from a number of sites in the district; and
- I. Replace the sidewalk, presently in a variety of materials, with granite pavers matching the existing historical examples; and
- J. There was testimony from the public opposing the penthouse; now

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

Approval of the application with the exceptions that the penthouse and the installation of any hanging lamps under the canopy be denied.

Vote: Passed, with 30 Board members in favor, and 6 in opposition (S. Aaron, A. Brandt, S. Greene, R. Sanz, C. Spence, R. Woodworth).



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Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **\*210 W. 11 St.** – Application for a cellar extension below the backyard. (STAFF APPROVAL)
  
7. **\*210 W. 11 St.** – Application is to excavate the rear yard. (STAFF APPROVAL)
  
8. **\*165 Mercer St.** – Application is to add a one-story addition on top, replace the ground floor storefronts and remove the fire escapes on the front and the rear. (LAID OVER)

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Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

9. **\*145 Spring St.** – Application is to establish a Master Plan to install a painted wall sign on the secondary east façade of the building.

**Whereas:**

- A. The proposed sign area of 10' X 14' is within the parameters for painted signs according to the street width of the building and the parameters for the art work are in accord with zoning regulations and criteria for similar locations; and
- B. The Commission staff will review each change in design to ensure that it conforms to the agreed parameters; and
- C. The sign is so low as to be objectionably close to the one story historic building adjacent to the property; now

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends:

Approval of the application provided that the sign is raised well above the roof line of the adjacent building.

Vote: Unanimous, with 38 Board members in favor.

10. **\*140 Perry St.** – Application is to replace windows and enlarge window openings on the western facade. (STAFF APPROVAL)

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New York, New York 10007

Dear Chair Srinivasan:

At its Full Board meeting on July 21, 2016, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

**11 \*14 St. Luke's Pl.** – Application is to construct a penthouse addition, Place an HVAC unit on the roof, and replace front facade windows

#### **Whereas:**

- A. The penthouse proposal was presented without pictures and visibility analysis of a mockup in a location where visibility is a very special concern; and
- B. There were vague representations by the applicant about visibility without substantiation; and
- C. There was not an adequate picture of the row to make it possible to see the addition in context; and
- D. Inadequate plans, sections, and elevations (including the neighboring buildings) and without dimensions were presented; and
- E. The visibility of the HVAC unit could not be determined; and
- F. The casement windows, though it was represented that they were specified for the worthy reason of energy efficiency, have an unacceptable ratio of frame to glass. The heaviness is inappropriate for the building and are not in context with the ensemble of the block; and

There are windows on the block that have lately been replaced which have the delicate frames that replicate the original windows of buildings of this era and style; now

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

- A. Denial of the penthouse and HVAC unless an adequate presentation of the penthouse and HVAC is made to CB2 and the Board then makes recommendations to the Commission; and
- B. That the proposed windows be denied and that a design for windows more in keeping with the house and the row be reviewed by CB2 prior to a hearing at the Commission.

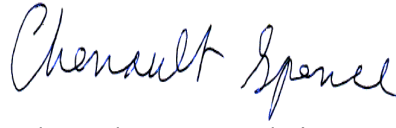
Vote: Unanimous, with 38 Board members in favor.

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

Sincerely,



Tobi Bergman, Chair  
Community Board #2, Manhattan



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

CS/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