

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



Antony Wong, *Treasurer*  
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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

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July 20, 2018

Frederick Bland, Interim Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **FIRST LANDMARKS MEETING**

1. **\*105 Greene St. – Application is to install an ADA compliant entrance ramp.**

#### **Whereas:**

A. The material for the base and surface is diamond plate and the railing is steel pipe painted black in a rather ordinary design with unusual hooked ends on the top railing; and

B. The ramp covers the existing steps with vault lights which will be preserved, though not visible; and

C. The applicant represented that the construction of the ground floor and mechanical equipment beneath it would make lowering the entrance doors and placing the ramp inside the building difficult; and

D. Though difficult to position the ramp inside, repositioning it would achieve a preservation purpose of keeping the facade and streetscape intact, though losing the original steps; now

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

Vote: Passed, with 35 Board members in favor, and one abstention (A. Zeldin).

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NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **\*275 Canal St. – Application is to install rooftop mechanical equipment and a rail guard.**

### **Whereas**

A. The mechanical equipment, though clearly visible across a lower building to the west, is only visible from a distance and is not obtrusive nor is it appreciably more visible than many rooftop mechanicals in the area; and

B. The applicant agreed to paint the equipment in a color that blends with the side wall of the taller building to the east; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application provided that the equipment is painted in a color that blends with the side wall of taller building to the east.

Vote: Unanimous, with 36 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 Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. **\*307-309 6th Ave. – Application is to install storefront infill, replace windows, and paint the facades.**

(Withdrawn-will be reviewed at staff level)

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **\*220 Sullivan St. & \*224 Sullivan St. – Application is to excavate the courtyard to construct a recreation room underground, and reconstruct the courtyard after completion and change the lighting in the corridor.**

### Whereas

A. The courtyard is minimally visible at a distance of 60' from the street through gates and a covered corridor; and

B. The new design of the garden with bluestone, planters, and a fountain does not appreciably change the general view through the gates; and

C. The courtyard is to be excavated and the applicant represented that all necessary care will be taken to ensure the integrity of the buildings and the rear structures at the back of the property; and

D. Strip lighting of a modern design, unsuitable to the building, is proposed for the covered walkway between the street the garden; now

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

**A. Approval** of the application provided that all necessary care is taken in the excavation and subsequent rebuilding of the garden to ensure the integrity of all the buildings; and

**B. Denial** of the corridor lighting fixtures and requests that more discreet fixtures suitable to the building and historic district be installed.

**Vote: Unanimous, with 36 Board members in favor.**

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

Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **\*644 Broadway – Application is to repaint 4 existing arch-head windows on the Bleecker St. façade, repair masonry openings, install 3 new windows along the East façade; remove existing window on the modern set back façade and replace with a larger window assembly, all on the 8th floor.**

### Whereas

A. The principal south facade windows will be restored and repainted; and

B. On the east wall, two blocked window openings will be restored and the three windows will be replaced with windows to match the floors below; and

C. On the south facade of the contemporary addition, the existing window is to be replaced matching three large windows three floors below; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the application and recommends that the windows in the contemporary addition be adopted as the model for a master plan to create uniformity for window replacement in this portion of the building.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **\*159 Charles St. - Application is to replace street and rear facade windows; re-paint street and rear facades; rebuild failing Brownstone areaway, stoop and door surround in kind; replace non-historic metal lintels and sills with Brownstone lintels and sills; build a single story rear addition at the second floor on top of existing single story rear addition; and add skylights and mechanical equipment to the existing roof.**

**Whereas,**

- A. The building is an individual landmark outside the landmark district; and
- B. The facade, windows, and entry with its surround will be restored in the varied original material and colors and the brick painted light gray, evidence of which is shown as a previous color prior to designation; and
- C. The variety of materials and colors in the entry, windows and base do not blend well with the light gray painted brick presenting an unharmonious facade; and
- D. The assorted skylights in historical style and the mechanical equipment on the roof are minimally visible from public thoroughfares and are not obtrusive; and
- E. The rear extension is in a simple style and is an addition in front of the original rear facade, which, though not visible, will be preserved; and
- F. Two windows positions at original half landings on the top two floors in the rear facade are to be relocated to align with the floors still presenting a typical arrangement for row house windows; now

**Therefore be it resolved** that CB2 Man. recommends **approval** of the application provided that the front facade brick is restored and left unpainted or repainted the red color at the time of designation in order to provide a harmonious appearance.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **\*430 Broome St. - Application to legalize as-built modifications to rooftop addition.**

### **Whereas**

The corridor from the elevator to the rooftop addition was not included in the original approved design and is minimally visible from a public thoroughfare and is not obtrusive; now

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

Vote: Unanimous, with 36 Board members in favor.



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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

8. **\*442 6th Ave. - Application is to legalize the installation of a storefront and signage in non-compliance with Certificate of Appropriateness 12-4488.**

### Whereas

A. The approved design showed great sensitivity to the historic character of the building and the district with careful detailing, wooden infill and individual, historically referenced individual signs above the windows; and

B. The applicant represented that a corner column and a pilaster at the north end of the building were found to be in poor condition and unsuitable to be exposed as depicted in the approved plans; and

C. The applicant presented the as built design showing columns insensitively encased in aluminum paneling, contrary to the approved design, without seeking approval from the Commission for these important changes; and

D. Inexplicably, and not apparently in response to changes found in the condition of the building, the storefront infill barely resembles the approved design in materials and detailing, and there is an unsuitable, contemporary sign band instead of the approved individual signs, all of which were carefully reviewed and specified in the approved drawings; now

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

That the application for legalization of the as built condition be **denied** and that the facade and signage be rebuilt according to the approved design with suitable accommodation for the condition of the two columns/pilasters; and

That the revised design, incorporating the adjustments for the pilasters/columns' condition and any other changes necessitated by building conditions be reviewed by the CB2 Landmarks Committee for a recommendation to the Commission before the Commission entertains this application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **SECOND LANDMARKS MEETING**

**9. \*2 Cornelia St. - Application is to replace one window on the 5th floor with a single pane window at the 6th Ave. and W. 4th St. side of the building.**

#### **Whereas:**

- A. The building has a random assortment of window replacements on the four facades; and
- B. The one single pane window proposed, while matching other replaced windows on the façade from before designation, is not suitable to the style of the building nor the neighborhood; now

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

- A. **Denial** of this application; and
- B. Encourages the building to undertake a master plan for window replacement.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

10. **\*275 Bleeker St. – Application is to replace the rear masonry wall and rear side walls.**

**Whereas:**

A. The walls are in poor condition and appear from photographs to be beyond repair; and  
B. No important preservation purpose would be accomplished by repair or rebuilding with the original materials; and

C. The masonry walls are not visible from any public thoroughfare and the interior of the block is crowded with rear additions in adjoining properties, and the rebuilt walls will be covered in stucco so that none of the original material would be visible; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**11. \*60 Greene St. – Application is to move an existing bracket sign and install a second bracket sign at the ground floor storefront.**

**Whereas:**

A. The existing 18” x 25” blade sign of simple design identifying the commercial premises is to be moved to the north edge of the facade; and

B. A new 19” x 24” advertising sign with a realistic depiction of a product for sale in the shop is proposed for the central location of the existing sign; and

C. The applicant did not show evidence of similar signs in the district; and

D. The existing sign is discreet and in keeping with the building and the neighborhood and the proposed sign is purely for advertising a particular product and ill suited to this location; now

**Therefore be it resolved** that CB2, Manhattan recommends **denial** of the application.

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**12. \*131 Perry St. - Application is to install two steps and a barrier-free access ramp.**

**Whereas:**

A. The ramp is 12'-0" X 3'-9", the new landing 15" above grade and the construction is in granite with simple metal railings in a dark brown finish; and

B. The neighboring buildings on either side have steps and areaways that project beyond the façade with similar dimensions, which serve to diminish "tacked on" appearance of the proposed front steps and ramp; and

C. Ample photographic evidence was presented to show that there is not adequate space for a ramp or lift inside the building; now

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

Vote: Unanimous, with 36 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

13. **\*653 Broadway – Application is to replace existing storefront infill and install new signage.**

**Whereas:**

A. The four bays have an assortment of awnings, entries, and display windows and the other bays in the building have assorted blade signs, awnings with advertising, signs and infills.

B. The storefront is blackened steel, with polished decorative metal screens placed in front of the glass at the base, the signage is comprised of brass individual brass letters illuminated from behind and two 24" x 18" (estimated) blade signs; and

C. Two bays with large plate glass windows with short entry doors out of scale with the bays contain extremely large air intake louvers that compromise the appearance of the entire building,

D. The decorative grills at the base of the bays, which are presumably meant to be an interpretation of bulkheads, are insubstantial, artificial looking, overly decorative and are out of keeping with the building and the district; and

D. The louvers are particularly unsuited to the building and there are other solutions at the bulkhead or above the transom that would serve the necessary purpose and be far less obtrusive; now

**Therefore be it resolved**, that CB2, Man. recommends denial of the application, and that a revised application considering the comments above be reviewed by the CB2 Landmarks Committee for a recommendation to the Commission, before the Commission entertains this application.

Vote: Passed, with 35 Board members in favor, and 1 recusal (T. Cude).

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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

14. **\*452 W. Broadway – Application is to paint a mural on the building’s stucco side elevation.**

**Whereas:**

A. The painting, in anamorphic style, is to be on the south side wall and is visible over a one-story building and is in black paint on stucco in; and

B. The depiction is of a man drawing a sketch with a pen and does not contain advertising; and

C. The painting is regarded as a work of art along the lines of murals and other permanent works rather than as an advertising sign; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this refreshing work of art as an addition to the SoHo neighborhood.

Vote: Passed, with 35 Board members in favor, and 1 in opposition (R. Sanz).



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Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

15. **\*343 Canal St. - Application is to demolish a one-story rear yard addition and replacement.**

**Whereas:**

- A. The extension is presumed to be original to the building; and
- B. The applicant provided ample photographs and a detailed presentation to illustrate the dangerously deteriorated condition of the dome, steel beams, and masonry walls and that they appear to be beyond repair; and
- C. The extension is in brick to match the main building with three windows reflecting placement of those at the rear of the main building and with three skylights; and
- D. The applicant represented that it is agreeable to make the entire new pitched roof of the addition - lot line to lot line - as a continuous skylight and
- E. The addition will not visible from any public thoroughfare on account of a new structure being built on the adjacent east side of the property; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the demolition of the existing rear section of the building and the new construction provided that the skylight encompasses the entire roof of the addition.

Vote: Unanimous, with 36 Board members in favor.

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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

July 20, 2018

Frederick Bland, Interim Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

*Note: The two applications for 120 and 130 Mercer Streets were originally listed as one application. They are submitted two applications; thus two resolutions below.*

**16. \*120 Mercer St. (a block through building with principal facade at 555 Broadway) - Application is to modify an historic canopy, install storefront infill, install signage and install lighting**

**Whereas:**

- A. The application is being presented together with a separate application for 130 Mercer Street, an adjoining building to the north under the same ownership and operation, and is being evaluated in consideration of the proposed work on this building; and
- B. The block of Mercer street on the east side is characterized by the rear, utility service sides of buildings that have more refined public entrances on Broadway; and
- C. The canopy extends to the curb line, retains its historic framing and metal ties with a relatively recent corrugated metal cover (presumably replacing an original metal covering) and the ties are, in some places, attached at odd angles; and
- D. The south bay retains the historic condition with a cast iron stair to the upper level, while the remaining bays have been altered with removal of a stairs and infilled with wood framed windows and doors; and
- E. The proposal is to reduce the overhang of the canopy, represented by the applicant as a hazard from passing and parked trucks, from 14'-4 1/2" to 10'-7" by removing one complete structural section; and

F. The proposed canopy is to be covered with a translucent resin light weight material that is visually indistinguishable from glass and can be supported by the existing, historic frame; and

G. The canopy is to have soft edge lighting from inside the frame; and

H. There are three 6'-0" X 1'-0" blade signs, one for each shop, hung below the canopy; and

I. The shortening of the canopy is reasonable in consideration of the truck traffic on the street, however the proposed substitution of glass for metal as the covering is not keeping with the original and existing material. The choice of material contradicts the historic "service" character of the street and instead gives the street a non- historic "boutique" feel; and

J. The two north bays are to have storefront infill in wood and cast iron with 10" tall bulkheads made from salvaged cast iron elements from the building; and wood, cast iron and glass storefronts with large single pane doors, display windows and double transom windows above; and

K. Assorted structural elements and the south bay will be restored or replaced in kind; and

L. While the use of Mercer Street has changed over time, the essence of the block as a service corridor for the buildings whose refined public entrances are on Broadway and the essence of the history and spirit of the original use must be preserved; now

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

A. **Approval** of the infill, restoration of structural elements and southern most bay; and

B. **Approval** of the modification to narrow the overhang of the canopy and repositioning the ties which serves a necessary, practical purpose and does not change the character of the building; and

C. **Approval** of the lighting provided that it is soft and unobtrusive as well as approval of the two hanging retail signs; and

D. **Denial** of the substitute of resin (simulating glass) for the metal covering the canopy in that it unacceptably changes the utilitarian character of the building.

Vote: Unanimous, with 36 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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Frederick Bland, Interim Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**17. \*130 Mercer St. – (A through block building with principal faced at 557 Broadway) – Application is to modify infill, install lighting and signage at 130 Mercer.**

- A. The application is being presented together with a separate application for 120 Mercer Street, an adjoining building to the south under the same ownership and operation, and is being evaluated in consideration of the proposed work on this building; and
- B. The main entrance to offices in the building was moved from Broadway to Mercer Street through a separate approved application; and
- C. The façade at street level has a total of three bays – two southern most bays to serve as office entrances with wood and glass doors and existing individual awnings above each bay, and a third north bay with solid, metal egress doors; and
- D. The proposal is to change the north bay infill by replicating the southern bay doors except with frosted glass, install individual letter signage with back lit lighting in the each spandrel above each entrance and two new banners 8'-10" X 2'-4"; and
- E. Lighting with led strips is proposed to outline the edges of the three approximately 30' high arches bringing an inappropriate commercial three story illuminated element to the architecture and suggesting a carnival or theatrical red carpet event atmosphere to this street; now

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

- A. **Approval** of the north bay infill, signage, banner, and awnings; and

- B. **Denial** of the modern, brash lighting of the arches in that it detracts from and obscures the distinctive architecture that it proposes to highlight and serves to diminish the historic character of building and the entire block.

Vote: Unanimous, with 36 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*  
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Frederick Bland, Interim Chair  
NYC Landmarks Preservation Commission  
One Centre St., 9<sup>th</sup> Floor North  
New York, New York 10007

Dear Chair Bland:

At its Full Board meeting on July 19, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**18. \*351 Canal St. – Application is to replace 111 column capitals and the 2nd floor and roof cornice fascia in fiberglass.**

### **Whereas**

A. As part of a façade restoration, extensive cast iron work is being undertaken and in the course of this work 111 cast iron capitals rather than the originally estimated 63, were found to be beyond repair and ample photographic evidence confirmed this; and

B. The lowest capitals are 20' from grade; and

C. Paint removal from the ornamental fascia below the cornice revealed that it is beyond repair and ample photographic evidence confirmed this; and

D. The capitals are to be replaced with molded fiberglass replicas taken from an intact original cast iron example; and

E. The fascia is to be replaced with molded fiberglass replicas of an original intact portion and will be made in approximately six foot sections which must be invisibly joined to reproduce the continuous, seamlessness of the existing condition; and

F. The applicant represented that reproducing the elements in cast iron, though a desirable, is prohibitively expensive; and

G. Though cast iron replacement would be preferable, with careful reproduction, installation and painting, the appearance of the fiberglass replicas from the street will be virtually indistinguishable from the original cast iron; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application provided that care is taken to ensure that the installation and the joining of the segments comprising the fascia strip completely obscures the joints and presents the continuous seamless surface of the current condition.

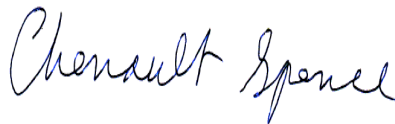
Vote: Unanimous, with 36 Board members in favor.

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. Nydia M. Velazquez, 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  
Ali Rasoulinejad, Director of Government & Community Relations, LPC