

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

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

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

September 21, 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 September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **\*12-14 Minetta St.** – Application is to legalize the replacement of a window and security grille installed without landmarks permits and to install a security gate at the entry.

**Whereas:**

- A. A window, presumably existing at the time of designation, has been replaced by plate glass without regard of an appropriate historic style of the original window; and
- B. The window grill, though modern in design, is simple and not unduly obtrusive; and
- C. The design proposed for a gate at the entry is typical to those elsewhere in the district and will provide the necessary security; and
- D. The necessity for reasonable protection for the ground floor window and the stoop on this small lane near an active “party” street is undisputed and was affirmed by a caretaker of the building; and

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

- A. Denial** of the legalization of the window and that it be modified to an appropriate historic design; and
- B. Approval** of the existing window grate and the proposed stoop gate.

Vote: Unanimous, with 41 Board members in favor.

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

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. **\*53 Mercer St.** – Application is to construct a partial two-story addition on an existing three-story building.

**(Laid over)**

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Dear Chair Bland:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**3. \*770 Broadway** – Application is to partially replace the ground floor (Kmart) storefront.

**(Laid over)**

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

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. **\*225 W. 13th St.** - Application is to install new storefront, new windows at street and secondary facades, build new bulkhead, install rooftop mechanical equipment and partially excavate rear yard.

**Whereas:**

A. The proposal at the ground floor is to be non-historic multi-pane windows without transoms or other separating elements with an entrance in each bay; and

B. Historic photographs depict large windows with transoms, typical of a commercial building of the period in the district; and

C. A step is to be removed to conform to accessibility requirements and adjacent materials are proposed to be removed that **should** be left intact to preserve the character of the building; and

D. The facade will be restored in the existing color and existing lighting fixtures and intercoms will be removed; and

E. The rear facade, visible from the rear of a few buildings, is to have the fire escape removed, reconfigured multi-pane windows, the rear facade restored, and the garden level excavated 8' deep to the rear of the property; and

F. The bulkhead and mechanical equipment on the roof are minimally visible from any public thoroughfare; now

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

- A. Denial** of the aggressively modern ground floor infill and upper floor windows in the front facade as out of character with the building and with the district, and which serve to effectively erase the story of the manufacturing history of the building; and
- B. Approval** of removal of the step to provide accessible access provided that there is only minimal destruction of historic material and that the several courses of brick and the sill that define this entrance be preserved; and
- C. Approval** of the rear facade windows, although they are of modern design, in this particular case, there is no viable doughnut and they are minimally visible from other properties; and
- D. Approval** of the rear facade restoration and the excavation provided that care is taken to ensure the integrity of the building and surrounding buildings; and
- E. Approval** of the mechanical equipment and bulkhead on the roof which are minimally visible from any public thoroughfare.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. \*256 W. 4<sup>th</sup> St. - Application is to install a new roof deck and stair bulkhead and safety railing and to raise chimney flue.

**Whereas:**

A. The stairs are being extended to the roof and a bulkhead 4'-0" wide and approximately 11'-0" high from the existing rear roof, is proposed in zinc and steel, and a new safety railing in black steel to be added; and

B. The bulkhead is minimally visible from any public thoroughfare and the railing is somewhat visible and the chimney extensions for code requirements are clearly visible, though not objectionably so; and

C. It was clearly demonstrated that care has been taken to reduce all visibility to the minimum; now

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Bland:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

**6. \*68 Bank St.** - Application is to extend all 10 chimney flues to 3'-0" above adjacent bulkhead and equipment at 70 Bank St.; north and middle chimneys to receive masonry enclosure to match brick.

**(Laid over)**

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Dear Chair Bland:

At its Full Board meeting on September 20, 2018, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

7. **\*196 Spring St.** – Application to restore front façade and replace ground floor infill.
- A. The existing infill, canopies and security gate are to be removed; and
  - B. The water table will be restored to aligned with the existing, restored section and have a similar finish; and
  - C. The infill is an operable folding window in a black finished aluminum frame with a 12” tall bulkhead in wood; and
  - D. The windows will collapse in one direction leaving a large void when they are in the open position; and
  - E. The black canvas awnings are over the windows with proper interruption for original pilasters and are 5’-0” deep and 2’-6” high; now

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

- A. **Denial** of the windows unless they have historically referenced wooden frames and are of a design that does not leave a complete void when in the open position; and
- B. **Approval** of the black color, wooden bulkhead, restoration of the water table, and the awnings.

Vote: Unanimous, with 41 Board members in favor.

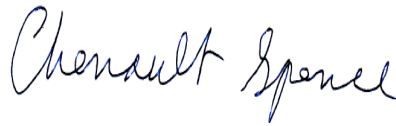


Please advise us of any decision or action taken in response to this resolution.

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  
Amber Novak, External Affairs Coordinator, LPC