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Daniel Miller, *First Vice Chair*
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Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

October 23, 2017

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

Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. ***224 West 4th St. – Application is to install an ADA compliant ramp.**

Whereas:

- A. The grade of the sidewalk leading to the ATM bank entrance is at a busy corner and does not adhere to ADA regulations; and
- B. A utilitarian ramp is proposed and the distance from the ramp to the curb is tight and may not be sufficient to meet code; and
- C. There are clearly several internal solutions, including repositioning of the door, that are easy to implement, would preserve the facade of the building and eliminate an encumbrance to the public at this busy corner; now

Therefore be it resolved that CB2 Manhattan recommends denial of the application and that an internal configuration be devised to satisfy the ADA requirement.

Vote: Unanimous, with 43 Board members in favor.

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One Centre St., 9th Floor North
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Dear Chair Srinivasan:

At its Full Board meeting on October 19 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. ***52 King St. – Application is to remove metal lintels and sills and replace with brownstone lintels and sills.**

Whereas:

- A. The window lintels have been covered with metal, causing considerable, irreversible damage from trapped moisture; and
- B. The proposal is to install replacement lintels in the proper materials referencing the intact examples on an adjoining property; now

Therefore be it resolved that CB2 Manhattan recommends approval of the application provided that best efforts are made to replicate the original profile.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. ***159 Bleecker St. – Application is to restore the facade removing the brick infill at previous storefronts both sides of ground floor main entrance, and installation of fixed glass panels similar in opening size at prior storefronts.**

Whereas:

- A. The proposal to install two large plate glass windows, one on either side of the entry doors, does great harm to the remaining historic portion of the building; and
- B. A photograph was presented that clearly shows historic infill that can easily be referenced; now

Therefore be it resolved that CB2 recommends denial of the application; and

That the applicant return to the Committee with a design that respects the historic character of the building and the district in order that the Board is able to make a recommendation to the Commission prior to a public Commission hearing.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. ***17 King St. - Application is to renovate the interior & exterior; installation of a full-width, 12-ft 8-in. addition in the rear at the cellar, 1st, and 2nd floors with a roof terrace above the 2nd floor; demolition of rear roof dormer to be rebuilt the same size as adjacent dormer, extension to southwest chimney with 6 new small flues to replace existing flue; replacement, in kind, of existing roofing at south roof and replacement, in kind, of existing structure and roofing at north roof; installation of new skylight and mechanical roof vents at north roof.**

Whereas:

- A. The Charlton-King-Vandam historic district is one of the earliest designated districts in Manhattan and distinguished by both the character of the individual houses and the historic cohesiveness of intact, matching houses in rows; and
- B. The subject property is one of a row of four remarkably intact matching houses and is unique in that the rear facades, clearly visible from Sixth Avenue, present a unique view of a row that faced an alleyway; and
- C. The roof is to be replicated in kind with new materials, several flues are to be extended and are not objectionable, and the rear dormer is to be centered to replicate the adjacent building's dormer to the east; and

D. The highly visible proposed three story rear extension would completely destroy the unique view of rear facades along the row, has no historical reference or precedent, and is of excessive bulk with plate glass windows; now

Therefore be it resolved that CB2 Manhattan recommends:

Denial of the proposed extension or any extension in that it would destroy the unique rear facade and rear yard row that is clearly visible from a public thoroughfare in this historic district; and

Approval of the replacement of the roof, the flue additions, and the rear rooftop dormer.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. ***58 Bank St. – Application is to install a new elevator at the rear of the building, a rooftop penthouse addition, and a below grade, rear yard expansion.**

Whereas:

- A. The presentation for rear yard excavation, a penthouse, and installation of an elevator in the back garden was incomplete and the materials did not illustrate clearly the design of the proposal; and
- B. There was no mockup of the penthouse and in its place a rendering of the supposed visibility of the penthouse from a public thoroughfare and no assurance that the rendering accurately portrayed the visibility; and
- C. Numerous questions from the Committee to the applicant attempting to clarify details not evident in the materials presented lacked satisfactory answers and in several cases the applicant responded that important details had not been decided; now

Therefore be it resolved that CB2 Manhattan recommends:

Full denial of the application; and

That the applicant return to the Committee with a full, clear presentation of the proposed work, including accurate representations of each aspect of the project and photographs of a rooftop mockup showing visibility from public thoroughfares in order that the Board is able to make a recommendation to the Commission prior to a public Commission hearing.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. ***182-184 Waverly Pl., 156 and 158 W. 10th St – Application is to add rooftop egress and mechanical bulkheads, add roof decks and areaway fencing and gates, changes to rear window patterns, minor changes to existing storefront, installation of new trash enclosures, and a rear yard addition including minor excavation.**

Whereas:

- A. Three contiguous buildings rounding the corner constitute a group in similar style and condition; and
- B. The facades, fenestration, and entrances are to be restored within the existing configuration, suitable wood and metal garbage enclosures will be installed in two places and there are two ill placed fresh air intakes; and
- C. Iron fences with gates, which are anchored directly into the sidewalk rather than having the usual desirable curb, continue the line of fences on adjacent properties, do not detract from the facades and are prevalent in the immediate area; and
- D. The stair bulkheads and mechanical rooms are of minimal height determined by code and have been placed toward the rear of the buildings and are not objectionably visible from any public thoroughfare; and

- E. The required roof railings are minimal and set back 5'-6" from the cornice; and
- F. A pergola with slatted roof is extremely visible, not in keeping with the historic character of the building and calls undue attention to itself; and
- G. Additions and reconfiguration of windows in two rear facades, and rear yard and cellar excavations (with proper monitoring) are not visible from any public thoroughfare and do not detract from the historic character of the building; now

Therefore be it resolved that CB2 Manhattan recommends:

Approval of the general restoration and modifications provided that:

The rooftop pergola is eliminated, and the rooftop fence is of minimal thickness and is set back as far as possible, and the fresh air intakes are lowered as close to the sidewalk level as possible.

Vote: Unanimous, with 43 Board members in favor.

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Dear Chair Srinivasan:

At its Full Board meeting on October 19, 2017, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

- 7. *462 Broadway - Application is to request that the LPC issue a report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.**

NB: The application was previously considered the restoration has been enhanced since the original presentation.

CB2 Manhattan does not object to the landmarks elements under consideration in this application, and defers comment on the appropriateness of any bulk, use or other waivers per special permit ZR 74-711 to CB2's Land Use Committee.

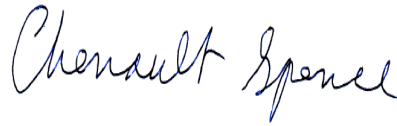
Vote: Unanimous, with 43 Board members in favor.

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. Daniel L. Squadron, NY State Senator
Hon. Deborah J. Glick, Asse Assembly Member mbly Member
Hon. Yuh-Line Niou,
Hon. Gale A. Brewer, Man. Borough President
Hon. Corey Johnson, Council Member
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Lauren George, LPC