

Carter Booth, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
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Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *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

February 20, 2020

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 February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. **6 Greene St.**- Application is to establish a Master Plan for a painted sign.

Whereas:

1. The proposed master plan appears to conform with all LPC requirements and is consistent with previously approved plans in the district; and
2. The requirement that the sign be no taller than 75' above curb level and the applicant's desire to get approval for as big a sign as possible, results in a sign that appears too low; now:

Therefore, be it resolved that CB2, Man. recommends **approval** of the application provided that the height of the sign space be reduced in order to provide a uniform margin along the front and bottom of the proposed sign and that the master plan otherwise conforms to landmarks regulations governing painted signs for the area.

Vote: Unanimous, with 41 Board members in favor.

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January 24, 2020

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 February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

2. 16 Leroy St. – Application is to restore the front facade and to reconfigure an existing rear extension with a new terrace, install skylights and solar panel on the roof, and install exterior lighting.

Whereas:

- A. The front facade is to be restored with certain changes to paint color of the masonry, woodwork and lighting fixture, none of which were reviewed since the front façade was not included in the presentation; and
- B. The property presents an unusual situation for a row house in Greenwich Village in that the lot immediately behind it to the east is a vacant lot and the entire rear facade above a lot line fence is totally visible from Carmine Street; and
- C. A non-historic, undistinguished rear extension is to be removed; and
- D. The proposed 7' rear extension to the cellar, basement and parlor floor with oversize arched windows at the parlor floor, a landing with metal stairs from the parlor floor to the garden and an out of scale, tall blank expanse of brick above the arched windows is completely visible from a public thoroughfare above the lot line fence and is partly visible through the fence; and
- E. The arched windows are not in the style of the building and their placement destroys the three-window rhythm of the original facade and; and
- F. The ground floor pilasters are not in the style of the building; and
- G. There is a skylight that is not visible; and
- H. On the sloped rear roof of this historic house are highly visible solar panels that cover the entire sloped rear roof (15' x 20'), are of a reflective material and completely visible from a public thoroughfare; and

- I. The board fully supports the use of solar panels as a conservation measure, however their installation in a landmarked district must be done in the most unobtrusive manner possible with both careful placement and choice of materials to ensure that they have minimal impact on the historic character of the district; and
- J. The panels, as proposed in a reflective material and fully covering the visible rear roof of the building, do harm to the character of the building and to the district; now

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

- A. That the front facade restoration be **approved** provided that LPC review the paint colors and the lighting fixture to ensure that they are suitable to the building; and
- B. **Approval** of the demolition of the existing extension and the size of the proposed extension; and
- C. **Denial** of the facade of the extension with respect to the ground floor pilasters, parlor floor windows and the expanse of unrelieved brick above the parlor windows; and
- D. **Denial** of the solar panels as currently proposed, with the recommendation that they be located where they are not visible from a public thoroughfare and /or that the applicant research and propose alternative panels that are designed to be in harmony with historic buildings and the area.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

3. 196 6th Ave., PH– Application is to renovate a visible greenhouse structure on the South Eastern façade and replace and update greenhouse windows and to construct a pergola.

Whereas:

- A. The existing minimally visible greenhouse is to be replaced by one of similar design with a reduced slope of the roof that conforms to code and is fitted with energy conserving windows; and
- B. A pergola (9'-8" x 16' x 8'-10.5" high) that was represented by the applicant as being of a plain, undistinguished design located to the north of the greenhouse is fully visible from a public thoroughfare; and
- C. Insufficient visual information regarding the pergola was provided; now

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

- A. That the modifications to the greenhouse structure be **approved**; and
- B. That the pergola be **denied** and that the applicant return to the Board with more detailed drawings and/or renderings of the structure in order that it may make a recommendation to the Commission.

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

4. 61-63 Crosby St. – Application is to install new, cast stone drip moldings above each of the 18 street-facing windows on floors 2-4 of the building.

Whereas:

- A. The building owners are completing a facade restoration in connection with an application for a 74 - 711 (change of use); and
- B. The new window moldings are modeled after a poor quality photograph of the building and similar buildings in the area; and
- C. The moldings will match the restored facade in color and texture and give the appearance of original material; now

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

Vote: Unanimous, with 41 Board members in favor.

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Dear Chair Carroll:

At its Full Board meeting on February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

5. **40 Crosby St. aka 478 Broadway** - Application is to modify storefront infill, replace windows, restore cast iron surround and metal shutters.

Whereas:

- A. The Crosby Street facade is the original service entrance for the building with its principal facade on Broadway and has some of the same cast iron detail as the Broadway facade; and
- B. The cast iron elements are retained and new wooden double doors provide an accessible entrance, with a transom in the north bay, plain glass window with transom in the central bay, and open and closed shutters with a grill transom in the south bay -closed due to the elevator shaft within; and
- C. Existing shutters will be fixed in the open, recessed position and newly fabricated replicas in wood will replace the missing sections; and
- D. New shutters recessed in new pockets are to be installed in the north and center bays behind the cast iron columns; and
- E. A member of the public expressed that proper egress for the residential occupants must be maintained and that the owner is required to contact certain government agencies (regarding the residential occupants) to provide notice about proposed changes; and
- F. Members expressed concern that the necessary preliminary steps concerning the changes to the building that affect the residential use had not been approved prior to making this landmarks application

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

- A. **Approval** of the application for the infill and cast-iron column restoration; and

- B. That **approval** be conditioned on compliance with all governing agencies including the Zoning Resolution and Department of Buildings regulations affecting this work.

Vote: Unanimous, with 41 Board members in favor.

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New York, New York 10007

Dear Chair Carroll:

At its Full Board meeting on February 19, 2020, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

6. **71 Jane St.** - Application is to demolish the existing building's rear wall, construct a 3-½ story rear extension, construct a rear deck at the 4th floor, alter the rear yard's existing grade, and remove rooftop HVAC equipment and metal chimney.

Whereas:

- A. The non-historic undistinguished rear extension and the extant original rear facade are to be demolished; and
- B. The proposed 10' deep extension is three floors high and similar in depth to other buildings in the row, however the applicant made no representation that the comparable extensions cited were approved by the Commission; and
- C. The extension presents a bulky appearance and leaves the top floor facade partly obscured; and
- D. The windows are of an undistinguished modern design with no historical reference, the design, size and configuration of the windows appear random and the applicant explained them as being placed according to the interior layout without apparent consideration of the exterior appearance; and
- E. The roof of the exterior is a terrace with an oddly modern style curved corner structure to accommodate a bathtub and is without sensitivity to the design of this historic building and the area; and
- F. The existing 10' deep excavation at the basement level is to be extended an additional 20' for a total of 42' and does not require underpinning; now

Therefore, be it resolved that CB2 Manhattan recommends:

- A. **Denial** of the demolition of the entire extant historic rear façade; and

- B. **Denial** of the bulky extension with odd features and windows that are non-historic and placement that are not respectful of design of the building and the area; and
- C. **Approval** of the garden excavation.

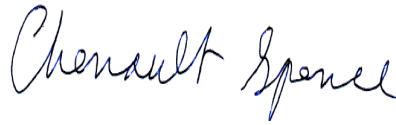
Vote: Passed, with 40 Board members in favor, and 1 abstention (J. Liff).

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. Scott Stringer, NYC Comptroller
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